

NOTICE OF SHERIFF'S LEVY AND SALE

STATE OF IOWA  
FREMONT COUNTY

SS: SPECIAL EXECUTION

IOWA DISTRICT COURT  
COURT CASE # EQCV025084  
FREMONT COUNTY

U.S. BANK NATIONAL ASSOCIATION, PLAINTIFF

VS.

ESTATE OF BRIDGET S LONG; DALE F KUDERA; SPOUSE OF DALE F KUDERA, IF ANY; STATE OF IOWA – DEPARTMENT OF REVENUE; STATE OF IOWA – ESTATE RECOVERY UNIT; ALL UNKNOWN PERSONS WITH AN INTEREST IN THE ESTATE OF BRIDGET S LONG; AND PARTIES IN POSSESSION, DEFENDANTS

As a result of the judgment rendered in the above referenced court case, an execution was issued by the court to the Sheriff of this county. The execution ordered the sale of defendant(s) Real Estate to satisfy the judgment. The property to be sold is described below:

A tract of land situated in the Southwest ¼ of Section 23, Township 70, Range 42, Fremont County, Iowa, said tract being described as follows: commencing at the Southwest corner of said Section 23; thence along Section Line, North 00 Degrees 11'02" East 1181.81 feet to the Point of Beginning; thence continuing along Section Line, North 00 Degrees 11'02" East 613.40 feet; thence North 89 Degrees 46'16" East 369.60 feet; thence South 00 Degrees 03'54" East 625.33 feet; thence North 88 Degrees 23'25" West 372.42 feet to the point of beginning. Subject to Road Right-of-Way

(PROPERTY ADDRESS: 1374 280<sup>th</sup> Avenue Tabor, Iowa)

The described property will be offered for sale at public auction for cash only as follows:

DATE OF SALE: September 27, 2016 TIME OF SALE: 10:00 a.m.  
PLACE OF SALE: Fremont Co. Sheriff's Office, 2814 200<sup>th</sup> St., Sidney, Iowa

Homestead: Defendant is advised that if the described real estate includes the homestead (which must not exceed 40 Acres), defendant must file a homestead plat with the Sheriff within ten (10) days after service of this notice, or the Sheriff will have it platted and charge the costs to this case.

Redemption: After the sale of real estate, defendant may redeem the property within \_\_\_\_\_.

This sale not subject to redemption.

Property exemption: Certain money or property may be exempt. Contact your attorney promptly to review specific provisions of the law and file appropriate notice, if acceptable.

Judgement \$222,466.39 Interest \$ 5,733.00  
Together with the original and accrued costs of suit

ATTORNEY: DONALD J PAVELKA JR  
402-898-7000

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KEVIN AISTROPE, FREMONT COUNTY SHERIFF