

# NOTICE OF SHERIFF'S LEVY AND SALE

STATE OF IOWA  
FREMONT COUNTY

SS: SPECIAL EXECUTION

IOWA DISTRICT COURT  
COURT CASE # EQCV025719  
FREMONT COUNTY

MIDFIRST BANK, PLAINTIFF

VS.

ROBERT L. SIMMERMAN JR., TAMMY LYNN SIMMERMAN AKA TAMMY SIMMERMAN, SPOUSE OF ROBERT L. SIMMERMAN, JR., IF ANY, NEBRASKA FURNITURE MART AND MIDLAND CREDIT MANAGEMENT INC.,  
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:

**The W ½ of Lots 1 and 2 in Block “Q”, except 20 feet off the South side of said Lot 2, all in the City of Sidney, Fremont County, Iowa, according to the recorded plat thereof**

(PROPERTY ADDRESS: 700 Clay Street Sidney, Iowa 51652)

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

DATE OF SALE: June 6, 2024 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.

Judgment	\$	96,130.05	Interest	\$	5,525.18
Incurred Insurance	\$	4,258.43	Attorney Fees	\$	2,700.00
Incurred Taxes	\$	2,259.00	Incurred Fees	\$	595.00
Abstract Costs	\$	450.00	Service Costs	\$	415.00
Late Charges	\$	281.69	Filing Cost Petition	\$	255.00
Filing Cost Praeipce	\$	60.00			
Together with the original and accrued costs of suit					

ATTORNEY: Benjamin W. Hopkins  
515-222-9400

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KEVIN AISTROPE, FREMONT COUNTY SHERIFF