PUBLIC NOTICE
Marylyn K. Rolph Estate

IOWA DISTRICT COURT
FOR HARDIN COUNTY

IN THE MATTER OF THE ESTATE OF MARYLYN K. ROLPH Deceased	) CASE NO. ESPR023723) **NOTICE OF**) **APPOINTMENT**) **OF**) **ADMINISTRATOR,**) **AND NOTICE**) **TO CREDITORS**

To All Persons Interested in the Estate of Marylyn K. Rolph, Deceased, who died on or about September 27, 2018:

You are hereby notified that on January 4, 2019, the undersigned was appointed administrator of the estate.

Notice is hereby given that all persons indebted to the estate are requested to make immediate payment to the undersigned, and creditors having claims against the estate shall file them with the clerk of the above named district court, as provided by law, duly authenticated, for allowance, and unless so filed by the later to occur four months from the date of the second publication of this notice or one month from the date of the mailing of this notice (unless otherwise allowed or paid) a claim is thereafter forever barred.

Dated 12/20/2018.

/s/ Cindy L. Clemons
Administrator of the Estate
101 Perry Street
Union, IA 50258

Lawrence B. Cutler,
ICIS PIN: AT0001804
Attorney for the Administrator
Craig, Smith & Cutler, LLP
1305 12th St., Eldora, IA 50627

Date of second publication: January 18, 2019

(Index – Jan. 11, 18, 2019)

PUBLIC NOTICE
In the Iowa District Court

IN THE IOWA DISTRICT COURT
FOR HARDIN COUNTY

VERIDIAN CREDIT UNION, Plaintiff, vs.	) **ORIGINAL**) **NOTICE**
SHIRLEY A. GLENN aka SHIRLEY ANN GLENN, a deceased individual; UNKNOWN SPOUSE OF SHIRLEY A. GLENN aka SHIRLEY ANN GLENN, a deceased individual; THE ESTATE OF SHIRLEY A. GLENN aka SHIRLEY ANN GLENN, a deceased individual; ALL CLAIMANTS AND ALL PERSONS KNOWN OR UNKNOWN CLAIMING ANY RIGHT, TITLE, OR INTEREST WITH RESPECT TO THE FOLLOWING DESCRIBED REAL ESTATE, TO WIT: COMMENCING AT THE SOUTHEAST CORNER OF BLOCK 10, EDGINGTON'S ADDITION TO ELDORA, HARDIN COUNTY, IOWA, THENCE NORTH 74 FEET FOR A POINT OF BEGINNING; THENCE WEST 128 FEET, THENCE NORTH 80.8 FEET, THENCE EAST 128 FEET, THENCE SOUTH 80.8 FEET TO POINT OF BEGINNING; BEING ALSO DESIGNATED AS LOT 2 OF F. J. REIGLES' SURVEY OF SEPTEMBER 23, 1957, RECORDED IN HARDIN COUNTY RECORDER'S BOOK 412, PAGE 499 AKA LOT TWO (2), BLOCK TEN (10), EDGINGTON'S ADDITION, TO ELDORA, HARDIN COUNTY, IOWA, DESCRIBED AS: COMMENCING AT THE SOUTHEAST CORNER OF BLOCK TEN (10), EDGINGTON'S ADDITION TO ELDORA, HARDIN COUNTY, IOWA, THENCE NORTH 74 FEET FOR A POINT OF BEGINNING, THENCE WEST 128 FEET, THENCE NORTH 80.8 FEET, THENCE EAST 128 FEET, THENCE SOUTH 80.8 FEET TO THE POINT OF BEGINNING, BEING ALSO DESIGNATED AS LOT TWO (2), OF F. J. REIGLES' SURVEY OF SEPTEMBER 23, 1957, RECORDED IN HARDIN COUNTY RECORDER'S BOOK 412, PAGE 499, SUBJECT TO EASEMENTS, RESTRICTIONS, COVENANTS, ORDINANCES AND LIMITED ACCESS PROVISIONS OF RECORD; INCLUDING BUT NOT LIMITED TO ALL OF THE HEIRS, BENEFICIARIES, DEVISEES, LEGATEES SPOUSES, ASSIGNEES, GRANTEES, CREDITORS OF SHIRLEY A. GLENN aka SHIRLEY ANN GLENN, a deceased individual, HEREINAFTER "UNKNOWN CLAIMANTS"); UNITED STATES OF AMERICA (INTERNAL REVENUE SERVICE); STATE OF IOWA (IOWA DEPARTMENT OF REVENUE AND FINANCE); ESTATE RECOVERY PROGRAM, KIMBERLY PAXTON, DINA WIEBENSHON, AND PARTIES IN POSSESSION, Defendants.	

TO THE ABOVE-NAMED DEFENDANTS: SHIRLEY A. GLENN aka SHIRLEY ANN GLENN, a deceased individual; UNKNOWN SPOUSE OF SHIRLEY A. GLENN aka SHIRLEY ANN GLENN, a deceased individual; THE ESTATE OF SHIRLEY A. GLENN aka SHIRLEY ANN GLENN, a deceased individual; ALL CLAIMANTS AND ALL PERSONS KNOWN OR UNKNOWN CLAIMING ANY RIGHT, TITLE, OR INTEREST WITH RESPECT TO THE FOLLOWING DESCRIBED REAL ESTATE, TO WIT: COMMENCING AT THE SOUTHEAST CORNER OF BLOCK 10, EDGINGTON'S ADDITION TO ELDORA, HARDIN COUNTY, IOWA, THENCE NORTH 74 FEET FOR A POINT OF BEGINNING; THENCE WEST 128 FEET, THENCE NORTH 80.8 FEET, THENCE EAST 128 FEET, THENCE SOUTH 80.8 FEET TO POINT OF BEGINNING; BEING ALSO DESIGNATED AS LOT 2 OF F. J. REIGLES' SURVEY OF SEPTEMBER 23, 1957, RECORDED IN HARDIN COUNTY RECORDER'S BOOK 412, PAGE 499 AKA LOT TWO (2), BLOCK TEN (10), EDGINGTON'S ADDITION, TO ELDORA, HARDIN COUNTY, IOWA, DESCRIBED AS: COMMENCING AT THE SOUTHEAST CORNER OF BLOCK TEN (10), EDGINGTON'S ADDITION TO ELDORA, HARDIN COUNTY, IOWA, THENCE NORTH 74 FEET FOR A POINT OF BEGINNING, THENCE WEST 128 FEET, THENCE NORTH 80.8 FEET, THENCE EAST 128 FEET, THENCE SOUTH 80.8 FEET TO THE POINT OF BEGINNING, BEING ALSO DESIGNATED AS LOT TWO (2), OF F. J. REIGLES' SURVEY OF SEPTEMBER 23, 1957, RECORDED IN HARDIN COUNTY RECORDER'S BOOK 412, PAGE 499, SUBJECT TO EASEMENTS, RESTRICTIONS, COVENANTS, ORDINANCES AND LIMITED ACCESS PROVISIONS OF RECORD; INCLUDING BUT NOT LIMITED TO ALL OF THE HEIRS, BENEFICIARIES, DEVISEES, LEGATEES SPOUSES, ASSIGNEES, GRANTEES, CREDITORS OF SHIRLEY A. GLENN aka SHIRLEY ANN GLENN, a deceased individual, HEREINAFTER "UNKNOWN CLAIMANTS")

You are hereby notified there was on December 3, 2018, filed in the Office of the Clerk of the above-named Court, a Foreclosure Petition which prays for foreclosure of a Mortgage in favor of the Plaintiff on the property described herein and judgment in rem in the amount of $58,732.95 plus interest at the current rate of 4.25% per annum from October 31, 2018, such amount equaling $6.73 per day, and for the costs of this action including title costs and reasonable attorney fees and that said sums be declared a lien upon the following-described premises from June 14, 2018, located in Black Hawk County, Iowa to-wit:

COMMENCING AT THE SOUTHEAST CORNER OF BLOCK 10, EDGINGTON'S ADDITION TO ELDORA, HARDIN COUNTY, IOWA, THENCE NORTH 74 FEET FOR A POINT OF BEGINNING; THENCE WEST 128 FEET, THENCE NORTH 80.8 FEET, THENCE EAST 128 FEET, THENCE SOUTH 80.8 FEET TO POINT OF BEGINNING; BEING ALSO DESIGNATED AS LOT 2 OF F. J. REIGLES' SURVEY OF SEPTEMBER 23, 1957, RECORDED IN HARDIN COUNTY RECORDER'S BOOK 412, PAGE 499
AKA
LOT TWO (2), BLOCK TEN (10) EDGINGTON'S ADDITION, TO ELDORA, HARDIN COUNTY, IOWA, DESCRIBED AS: COMMENCING AT THE SOUTHEAST CORNER OF BLOCK TEN (10), EDGINGTON'S ADDITION TO ELDORA, HARDIN COUNTY, IOWA, THENCE NORTH 74 FEET FOR A POINT OF BEGINNING, THENCE WEST 128 FEET, THENCE NORTH 80.8 FEET, THENCE EAST 128 FEET, THENCE SOUTH 80.8 FEET TO THE POINT OF BEGINNING, BEING ALSO DESIGNATED AS LOT TWO (2), OF F. J. REIGLES' SURVEY OF SEPTEMBER 23, 1957, RECORDED IN HARDIN COUNTY RECORDER'S BOOK 412, PAGE 499.

That the Mortgage on the above-described real estate be foreclosed, that a special execution issue for the sale of as much of the mortgaged premises as is necessary to satisfy the judgment and for other relief as the Court may deem just and equitable. The attorney for the Plaintiff is Kenneth P. Nelson, Nelson Law Firm, PLLC, 3112 Brockway Road, PO Box 1020, Waterloo, IA 50704-1020, Phone: (319)291-6161, Facsimile: (319)291-6193.

NOTICE

THE PLAINTIFF HAS ELECTED FORECLOSURE WITHOUT REDEMPTION THIS MEANS THAT THE SALE OF THE MORTGAGED PROPERTY WILL OCCUR PROMPTLY AFTER ENTRY OF JUDGMENT UNLESS YOU FILE WITH THE COURT A WRITTEN DEMAND TO DELAY THE SALE. IF YOU FILE A WRITTEN DEMAND, THE SALE WILL BE DELAYED UNTIL 6 MONTHS FROM ENTRY OF JUDGMENT IF THE MORTGAGED PROPERTY IS YOUR RESIDENCE AND IS A ONE-FAMILY OR TWO-FAMILY DWELLING OR UNTIL 2 MONTHS FROM ENTRY OF JUDGMENT IF THE MORTGAGED PROPERTY IS NOT YOUR RESIDENCE OR IS YOUR RESIDENCE BUT NOT A ONE-FAMILY OR TWO-FAMILY DWELLING. YOU WILL HAVE NO RIGHT OF REDEMPTION AFTER THE SALE. THE PURCHASER AT THE SALE WILL BE ENTITLED TO IMMEDIATE POSSESSION OF THE MORTGAGED PROPERTY. YOU MAY PURCHASE AT THE SALE.

You must serve a Motion or Answer on or before the 31st day of January, 2019, within a reasonable time thereafter, file your motion or answer with the Clerk of Court for Black Hawk County, at the courthouse in Waterloo, Iowa. If you do not, judgment by default may be rendered against you for the relief demanded in the Petition.

I*f you need assistance to participate in the court due to a disability, call the disability coordinator at (641)421-0990. Persons who are hearing or speech impaired may call Relay Iowa TTY (1-800-735-2942).* ***Disability coordinators cannot provide legal advice.***

YOU ARE ADVISED TO SEEK LEGAL ADVICE AT ONCE TO PROTECT YOUR INTEREST.

(Index – Dec. 28, 2018,
Jan. 4, 11, 2019)