

PUBLIC NOTICE
In the Iowa District Court

**IN THE IOWA DISTRICT COURT
FOR HARDIN COUNTY**

GREEN BELT BANK)
& TRUST,)
Plaintiff,) **ORIGINAL**
vs.) **NOTICE**
MARSHA KAY LEPIRD, A)
DECEASED INDIVIDUAL,)
UNKNOWN SPOUSE OF)
MARSHA KAY LEPIRD, A)
DECEASED INDIVIDUAL,)
MASON CITY ROOFING INC,)
AND PARTIES IN POSSESSION,)
GENEVIEVE LEPIRD, TIM)
LEPIRD, THE ESTATE OF)
MARSHA KAY LEPIRD, 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 LOT)
SEVEN (7), OF AUDITOR'S)
SUBDIVISION OF OUT LOT)
SIX (6), ELDORA, HARDIN)
COUNTY, IOWA; EXCEPT THE)
SOUTH 3 1/2 FEET THEREOF;)
AND EXCEPT BEGINNING AT)
THE NORTHEAST CORNER OF)
SAID LOT 7, THENCE SOUTH)
8.00 FEET ALONG THE EAST)
LINE OF SAID LOT 7; THENCE)

WEST 90.00 FEET PARALLEL)
WITH THE NORTH LINE OF)
SAID LOT 7; THENCE)
NORTHWESTERLY TO A POINT)
2.00 FEET SOUTH OF THE)
NORTHWEST CORNER OF SAID)
LOT 7; THENCE NORTH 2.00)
FEET TO THE NORTHWEST)
CORNER OF SAID LOT 7;)
THENCE 132.00 FEET ALONG)
THE NORTH LINE OF SAID)
LOT 7 TO POINT OF BEGINNING)
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 MARSHA KAY)
LEPIRD, A DECEASED)
INDIVIDUAL, HEREINAFTER)
"UNKNOWN CLAIMANTS"),)
UNITED STATES OF AMERICA)
(INTERNAL REVENUE SERVICE),)
STATE OF IOWA (IOWA)
DEPARTMENT OF REVENUE)
AND FINANCE), AND ESTATE)
RECOVERY PROGRAM,)
Defendants.)

TO THE ABOVE-NAMED DEFEN-)
DANTS: MARSHA KAY LEPIRD, A DE-)
CEASED INDIVIDUAL, UNKNOWN)
SPOUSE OF MARSHA KAY LEPIRD,)
A DECEASED INDIVIDUAL, THE ES-)
TATE OF MARSHA KAY LEPIRD, A DE-)
CEASED INDIVIDUAL, AND ALL CLAIM-)
ANTS AND ALL PERSONS KNOWN)
OR UNKNOWN CLAIMING ANY RIGHT,)
TITLE, OR INTEREST WITH RESPECT)
TO THE FOLLOWING DESCRIBED)
REAL ESTATE, TO WIT LOT SEVEN (7),)
OF AUDITOR'S SUBDIVISION OF OUT)
LOT SIX (6), ELDORA, HARDIN COUN-)
TY, IOWA; EXCEPT THE SOUTH 3 1/2)
FEET THEREOF; AND EXCEPT BEGIN-)
NING AT THE NORTHEAST CORNER)
OF SAID LOT 7, THENCE SOUTH 8.00)
FEET ALONG THE EAST LINE OF SAID)
LOT 7; THENCE WEST 90.00 FEET)
PARALLEL WITH THE NORTH LINE OF)
SAID LOT 7; THENCE NORTHWESTER-)
LY TO A POINT 2.00 FEET SOUTH OF)
THE NORTHWEST CORNER OF SAID)
LOT 7; THENCE NORTH 2.00 FEET TO)
THE NORTHWEST CORNER OF SAID)
LOT 7; THENCE 132.00 FEET ALONG)
THE NORTH LINE OF SAID LOT 7 TO)
POINT OF BEGINNING SUBJECT TO)
EASEMENTS, RESTRICTIONS, COV-)
ENANTS, ORDINANCES AND LIMITED)
ACCESS PROVISIONS OF RECORD;)
INCLUDING BUT NOT LIMITED TO ALL)
OF THE HEIRS, BENEFICIARIES, DEVI-

SEES, LEGATEES SPOUSES, ASSIGN-)
EES, GRANTEES, CREDITORS OF)
MARSHA KAY LEPIRD, A DECEASED)
INDIVIDUAL, HEREINAFTER "UN-)
KNOWN CLAIMANTS")

You are hereby notified there was on)
November 17, 2018, filed in the Office)
of the Clerk of the above-named Court, a)
Foreclosure Petition, and you are hereby)
notified there was on April 19, 2018, filed)
in the office of the clerk of the above-)
named Court, an Amended 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 \$33,526.39 plus)
interest at \$4.75 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-de-)
scribed premises from February 20, 2007,)
described in Hardin County, Iowa, to-wit:

LOT SEVEN (7), OF AUDITOR'S)
SUBDIVISION OF OUT LOT SIX (6),)
ELDORA, HARDIN COUNTY, IOWA; EX-)
CEPT THE SOUTH 3 1/2 FEET THERE-)
OF; AND EXCEPT BEGINNING AT)
THE NORTHEAST CORNER OF SAID)
LOT 7, THENCE SOUTH 8.00 FEET)
ALONG THE EAST LINE OF SAID LOT)
7; THENCE WEST 90.00 FEET PARAL-)
LEL WITH THE NORTH LINE OF SAID)
LOT 7; THENCE NORTHWESTERLY TO)
A POINT 2.00 FEET SOUTH OF THE)

NORTHWEST CORNER OF SAID LOT)
7; THENCE NORTH 2.00 FEET TO THE)
NORTHWEST CORNER OF SAID LOT)
7; THENCE 132.00 FEET ALONG THE)
NORTH LINE OF SAID LOT 7 TO POINT)
OF BEGINNING

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 Shannon D. Simms, 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 REDEMP-)
TION 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 WRIT-)
TEN DEMAND, THE SALE WILL BE DE-)
LAYED UNTIL 6 MONTHS FROM ENTRY)
OF JUDGMENT IF THE MORTGAGED)
PROPERTY IS YOUR RESIDENCE)
AND IS A ONE-FAMILY OR TWO-FAM-)
ILY DWELLING OR UNTIL 2 MONTHS)

FROM ENTRY OF JUDGMENT IF THE)
MORTGAGED PROPERTY IS NOT)
YOUR RESIDENCE OR IS YOUR RESI-)
DENCE 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 ARE HEREBY NOTIFIED that)
unless you appear by completing and)
filing an Appearance and Answer using)
the Iowa Judicial Branch Electronic Fil-)
ing Interface at <https://www.iowacourts.state.ia.us/EFile> on or before the 4th day)
of June, 2018, judgment by default may)
be rendered against you for the relief)
demanded in the Petition.

If 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.

(Ledger – May 1, 8, 15, 2018)

PUBLIC NOTICE

Estate of Arlene Marie Crosser

**THE IOWA DISTRICT COURT
HARDIN COUNTY**

IN THE MATTER OF) CASE NO.
THE ESTATE OF) ESPR023635
ARLENE MARIE) **NOTICE OF**
CROSSER,) **PROBATE OF**
Deceased.) **WILL, OF**
) **APPOINTMENT**
) **OF EXECUTOR,**
) **AND NOTICE**
) **TO CREDITORS**

To All Persons Interested in the Estate)
of Arlene Marie Crosser, Deceased, who)
died on or about April 5, 2018:

You are hereby notified that on May 9,)
2018, the last will and testament of Arlene)
Marie Crosser, deceased, bearing date of)
March 9, 1977, was admitted to probate)
in the above named court and that Marie)
Geiken and Linda Opperman was ap-)
pointed executor of the estate. Any action)
to set aside the will must be brought in)
the district court of said county within the)
later to occur of four months from the date)
of the second publication of this notice or)
one month from the date of mailing of this)
notice to all heirs of the decedent and de-)
visees under the will whose identities are)
reasonably ascertainable, or thereafter)
be forever barred.

indebted to the estate are requested to)
make immediate payment to the un-)
dersigned, 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 of four months from the date)
of the second publication of this notice or)
one month from the date of mailing of this)
notice (unless otherwise allowed or paid))
a claim is thereafter forever barred.

Dated May 7, 2018.)
/s/ Marie Geiken)
Executor of estate)
16853 D Avenue)
Wellsburg, IA 50680)
/s/ Linda Opperman)
Executor of estate)
11018 Basswood Cr,)
Unionville, MO 63465)

Michael A. Smith)
ICIS PIN No: AT0007409)
Attorney for executor)
Craig, Smith & Cutler, LLP)
1305 12th Street, PO Box 431)
Eldora, IA 50627)
Date of second publication May 22,)
2018.)

(Ledger – May 15, 22, 2018)

PUBLIC NOTICE

Estate of Richard N. Dunn

**THE IOWA DISTRICT COURT
HARDIN COUNTY**

IN THE MATTER OF) CASE NO.
THE ESTATE OF) ESPR023634
RICHARD N.) **NOTICE OF**
DUNN,) **PROBATE OF**
Deceased.) **WILL, OF**
) **APPOINTMENT**
) **OF EXECUTOR,**
) **AND NOTICE**
) **TO CREDITORS**

To All Persons Interested in the Estate)
of Richard N. Dunn, Deceased, who died on)
or about April 28, 2018:

You are hereby notified that on May 9,)
2018, the last will and testament of Rich-)
ard N. Dunn, deceased, bearing date of)
February 19, 2003, was admitted to pro-)
bate in the above named court and that)
Jan R. Dunn was appointed executor of)
the estate. Any action to set aside the)
will must be brought in the district court)
of said county within the later to occur of)
four months from the date of the second)
publication of this notice or one month)
from the date of mailing of this notice to)
all heirs of the decedent and devisees)
under the will whose identities are reason-)
ably

ascertainable, or thereafter be forever)
barred.

Notice is further given that all persons)
indebted to the estate are requested)
to make immediate payment to the un-)
dersigned, 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 of four months from the date)
of the second publication of this notice or)
one month from the date of mailing of this)
notice (unless otherwise allowed or paid))
a claim is thereafter forever barred.

Dated May 9, 2018.)
/s/ Jan R. Dunn)
Executor of estate)
702 17th Ave.)
Eldora, IA 50627)

Michael A. Smith)
ICIS PIN No: AT0007409)
Attorney for executor)
Craig, Smith & Cutler, LLP)
1305 12th Street, PO Box 431)
Eldora, IA 50627)
Date of second publication May 22,)
2018.)

(Ledger – May 15, 22, 2018)