

**PUBLIC NOTICE**

Notice of Hearing

**NOTICE OF HEARING**

TO: ALL PUTATIVE FATHERS OF A CHILD BORN ON THE 6th DAY OF MARCH, 2001.

**YOU ARE HEREBY NOTIFIED** there is a petition now on file in the Office of the Clerk of Court for Hardin County alleging that a child born on the 6th day of March, 2001, is a child in need of assistance in case number JVV007294. For further details contact the clerk's office. The petitioner's attorney is Christopher I. Klein, Assistant Hardin County Attorney, 1201 14th Avenue, Eldora, IA 50627.

**YOU ARE FURTHER NOTIFIED** a hearing on the child in need of assistance

petition will take place before the Iowa District Court for Hardin County, at the Courthouse in Eldora, Iowa, at 3:30 p.m. on the 26th day of November, 2018.

**YOU ARE FURTHER NOTIFIED** that you have the right to be represented by legal counsel, and if you are unable to employ counsel, the Court, upon application by you not less than two (2) days prior to the date of the hearing, will appoint counsel to represent you.

By: Christopher I. Klein  
Assistant Hardin County Attorney  
1201 14th Avenue, 2nd Floor  
Eldora, IA 50627

(Index – Nov. 2, 9, 16 2018)

**PUBLIC NOTICE**

Shirley C. Landt Trust

**TRUST NOTICE  
IN THE MATTER OF THE TRUST:  
SHIRLEY C. LANDT**

To all persons regarding Shirley C. Landt, deceased, who died on or about October 20, 2018. You are hereby notified that Steven Landt, Rick Landt and Todd Landt are the trustees of the SHIRLEY C. LANDT TRUST, dated on November 13, 2006 and First Amendment May 18, 2009. Any action to contest the validity of the trust must be brought in the District Court of Hardin County, Iowa, within the later to occur of four (4) months from the date of second publication of this notice or thirty (30) days from the date of mailing this notice to all heirs of the decedent settlor and the spouse of the decedent settlor whose identities are reasonably ascertainable. Any suit not filed within this period shall be forever barred.

Notice is further given that any person or entity possessing a claim against the trust must mail proof of the claim to the trustees at the addresses listed below via

certified mail, return receipt requested, by the later to occur of four (4) months from the second publication of this notice or thirty (30) days from the date of mailing this notice if required or the claim shall be forever barred unless paid or otherwise satisfied.

Dated on October 30, 2018.

SHIRLEY C. LANDT TRUST  
/s/ Steven Landt, Trustee  
33848 W Ave, Union, IA 50258  
/s/ Rick Landt, Trustee  
1034 Knapp Ave.  
Liscomb, IA 50148  
/s/ Todd Landt, Trustee  
2400 170<sup>th</sup> St.  
Charles City, IA 50616

Sean K. Heitmann  
Attorney for Trustees  
Moore, McKibben, Goodman & Lorenz,  
LLP  
26 S 1<sup>st</sup> Ave., Suite 302  
Marshalltown, IA 50158  
Date of second publication, November 16, 2018.

(Index – Nov. 9, 16, 2018)

**PUBLIC NOTICE**

Notice of Sheriff's Levy and Sale

**NOTICE OF SHERIFF'S  
LEVY AND SALE  
IN THE IOWA DISTRICT COURT  
FOR HARDIN COUNTY**

STATE OF IOWA ) ss.  
COUNTY OF ) Docket No.  
HARDIN ) 18-1686(1)  
) Court No.  
) EQCV101277

**SPECIAL EXECUTION**

GREEN BELT BANK & TRUST  
vs.  
UNKNOWN SPOUSE OF  
CHAD L. RISIUS, PARTIES IN  
POSSESSION, IOWA DEPARTMENT  
OF HUMAN SERVICES, STATE OF  
IOWA, ADVANTAGE FS, A DIVISION  
OF GROWMARK, INC., CHILD  
SUPPORT RECOVERY UNIT and  
RISIUS, CHAD L.\*

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) rights, title, and interest in Real Estate Property to satisfy the judgment. The property to be sold is:

THE E1/2 OF THE SW1/4 OF SECTION 19, TOWNSHIP 86 NORTH, RANGE 19 WEST OF THE 5TH P.M. HARDIN COUNTY, IOWA EXCEPT THE SOUTH 71 ACRES THEREOF, AND ALSO EXCEPT THE NORTH 310 FEET OF THE EAST 440 FEET OF THE NE1/4 OF THE SW1/4 OF SAID SECTION 19, AND ALSO EXCEPT THE FOLLOWING: COMMENCING AT THE NE CORNER OF THE SW1/4 OF SECTION 19, TOWNSHIP 86 NORTH, RANGE 19 WEST OF THE 5TH P.M.. HARDIN COUNTY, IOWA.

THENCE WEST 440 FEET TO PLACE OF BEGINNING, THENCE WEST 280 FEET, THENCE SOUTH 310 FEET, THENCE EAST 280.00 FEET, THENCE NORTH 310 FEET TO THE PLACE OF BEGINNING; AND THE NORTH 310 FEET OF THE NW1/4 OF THE SW1/4 OF SECTION 19, TOWNSHIP 86 NORTH, RANGE 19 WEST OF THE 5TH P.M., HARDIN COUNTY, IOWA, LYING EAST OF PARCEL-D AS SURVEYED IN THE COUNTY RECORDER'S YEAR 2002, INSTR. NO 2804.

Street Address: 30256 HWY D65 UNION, IOWA 50258

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

Date of Sale: 12/13/2018  
Time of Sale: 01:00 PM

Place of Sale: Lobby of the Hardin County Law Enforcement Center, 1116 14<sup>th</sup> Avenue, Eldora, IA 50627

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 applicable.

Judgment Amount: \$106,279.87  
Costs: \$513.71  
Accruing Costs: PLUS  
Interest 4.75% of \$102,797.37 from 09/13/2018 = \$1,217.37.  
Attorney: NELSON LAW FIRM, PLLC (319)891-6161  
Date: 10/26/18  
Sheriff: David L. McDaniel  
Deputy: James D. Holmes  
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