

PROBATE
James Kenneth Collins

THE IOWA DISTRICT COURT FOR HARDIN COUNTY IN THE MATTER OF THE ESTATE OF JAMES KENNETH COLLINS, Deceased.

CASE NO. ESPR024401 NOTICE OF PROBATE OF WILL, OF APPOINTMENT OF EXECUTOR,

AND NOTICE TO CREDITORS
To All Persons Interested in the Estate of James Kenneth Collins, Deceased, who died on or about October 5, 2023:

You are hereby notified that on October 5, 2023, the last will and testament of James Kenneth Collins, deceased, bearing date of April 1, 2015, was admitted to probate in the above named court and that Pamela S. Schaller 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 reasonably 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 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 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 10/17/23.

Pamela S. Schaller,
Executor of Estate
6728 Northwest 48th Court
Johnston, IA 50131
Michael A. Smith, ICIS#: AT0007409
Attorney for Executor
Craig, Smith, & Cutler, LLP
1305 12th St.
PO Box 431
Eldora, IA 50627

Published in the Eldora Herald-Ledger on Thursday, Nov. 9 and Nov. 16, 2023

PROBATE
Mary Lou Johnson - Trust

NOTICE TO CREDITORS, HEIRS, AND BENEFICIARIES OF MARY LOU JOHNSON, DECEASED, AND THE MARY LOU JOHNSON REVOCABLE TRUST

In The Matter Of:
Mary Lou Johnson Revocable Trust U/A/D August 16, 2011, as Amended and Restated

To: All persons regarding Mary Lou Johnson, deceased, who died on or about the 20th day of September 2023

You are hereby notified that Renae L. Zoske is serving as Trustee of the Mary Lou Johnson Revocable Trust under agreement dated August 16, 2011, as Amended and Restated. 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 the second publication of this Notice, or thirty (30) days from the date of mailing this Notice to all heirs of the Decedent and beneficiaries under the Trust whose identities are reasonably ascertainable. Any claim not filed within this period shall be forever barred.

Notice is further given that all persons indebted to the Decedent or to the Trust are requested to make immediate payment to the undersigned Trustee. Creditors having claims against the Trust must mail them to the Trustee at the address listed below via certified mail, return receipt requested. Unless creditor claims are mailed by the later to occur of four (4) months from the date of the second publication of this Notice or thirty (30) days from the date of mailing this Notice, a claim shall be forever barred, unless otherwise allowed or paid.

Dated this 31st day of October, 2023.
Mary Lou Johnson Revocable Trust U/A/D August 16, 2011
By: Renae L. Zoske, Trustee
20839 Co Hwy D41
Iowa Falls, IA 50126
Christine B. Long, AT0004696
Brown, Winick, Graves, Gross & Baskerville, PLC
666 Grand Avenue, Suite 2000
Des Moines, IA 50309
Attorney for Said Trust and Trustee
Date of Second Publication:
Thursday, Nov. 16, 2023

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PROBATE
Mary Lou Johnson

IN THE IOWA DISTRICT COURT FOR HARDIN COUNTY IN THE MATTER OF THE ESTATE OF MARY LOU JOHNSON, Deceased
CASE NO. ESPR024409 NOTICE OF PROOF OF WILL WITHOUT ADMINISTRATION

To All Persons Interested in the Estate of Mary Lou Johnson, Deceased, who died on or about on September 20, 2023:

You are hereby notified that on October 31, 2023, the last will and testament of Mary Lou Johnson, deceased, bearing date of October 22, 2014, was admitted to probate in the above-named court and there will be no present administration of the estate. Any action to set aside the will must be brought in the dis-

trict court of the 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 reasonably ascertainable, or thereafter be forever barred. Dated on October 31, 2023.

Renae L. Zoske, Proponent
20839 Co Hwy D41
Iowa Falls, IA 50126
Attorney for estate:
Christine B. Long, ICIS#: AT0004696
666 Grand Avenue, Suite 2000
Des Moines, IA 50309
Christine.long@brownwinick.com
Date of second publication
Thursday, Nov. 16, 2023

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ORIGINAL NOTICE
Green Belt vs Earnist • EQCV102063

IN THE IOWA DISTRICT COURT FOR HARDIN COUNTY GREEN BELT BANK & TRUST, Plaintiff,

VS.
WAYNE F. EARNIST, A DECEASED INDIVIDUAL; UNKNOWN SPOUSE OF WAYNE F. EARNIST, A DECEASED INDIVIDUAL; ANGEL L. EARNIST, A DECEASED INDIVIDUAL; UNKNOWN SPOUSE OF ANGEL L. EARNIST, A DECEASED INDIVIDUAL; THE ESTATE OF WAYNE F. EARNIST, A DECEASED INDIVIDUAL; THE ESTATE OF ANGEL L. EARNIST, 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 FOUR (4), IN BLOCK FOUR (4), ESTES PLACE, AN ADDITION TO IOWA FALLS, HARDIN COUNTY, IOWA,, 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 WAYNE F. EARNIST, A DECEASED INDIVIDUAL AND ANGEL L. EARNIST, A DECEASED INDIVIDUAL;

UAL, A DECEASED INDIVIDUAL AND HEREINAFTER "UNKNOWN CLAIMANTS"); UNITED STATES OF AMERICA (INTERNAL REVENUE SERVICE); STATE OF IOWA (IOWA DEPARTMENT OF REVENUE AND FINANCE); ESTATE RECOVERY PROGRAM, WHITNEY EARNIST, AND PARTIES IN POSSESSION, Defendants.

ORIGINAL NOTICE

TO THE ABOVE-NAMED DEFENDANTS, WAYNE F. EARNIST, A DECEASED INDIVIDUAL; UNKNOWN SPOUSE OF WAYNE F. EARNIST, A DECEASED INDIVIDUAL; ANGEL L. EARNIST, 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 FOUR (4), IN BLOCK FOUR (4), ESTES PLACE, AN ADDITION TO IOWA FALLS, HARDIN COUNTY, IOWA,, 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 WAYNE F. EARNIST, A DECEASED INDIVIDUAL AND ANGEL L. EARNIST, A DECEASED INDIVIDUAL AND HEREINAFTER "UNKNOWN CLAIMANTS"); WHITNEY EARNIST, AND PARTIES IN POSSESSION:

You are hereby notified there was on October 4, 2023, 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 \$40,227.22 plus interest at the current rate of 7.50% per annum from September 27, 2023, such amount equaling \$8.09918 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 April 21, 2008, located in Hardin County, Iowa, to-wit: LOT FOUR (4), IN BLOCK FOUR (4), ESTES PLACE, AN ADDITION TO IOWA FALLS, HARDIN COUNTY, IOWA

That the Mortgage on the above-described real estate be foreclosed, that a special execution issue for the sale of as much of the mort-

gaged 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

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 SIX MONTHS (or THREE MONTHS if the petition includes a waiver of deficiency judgment) FROM ENTRY OF JUDGMENT IF THE MORTGAGED PROPERTY IS YOUR RESIDENCE AND IS A ONE-FAMILY OR TWO-FAMILY DWELLING OR UNTIL TWO 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 13th day of December, 2023, within a reasonable time thereafter, file your motion or answer with the Clerk of Court for Hardin County, at the courthouse in Eldora, Iowa. If you do not, 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.

Iowa Judicial Branch
Case No. EQCV102063
County Hardin

Case Title GREEN BELT BANK & TRUST VS. EARNIST, WAYNE, ET. AL

You must file your Appearance and Answer on the Iowa Judicial Branch eFile System, unless the attached Petition and Original Notice contains a hearing date for your appearance, or unless the court has excused you from filing electroni-

cally (see Iowa Court Rule 16.302). Register for the eFile System at www.iowacourts.state.ia.us/Efile to file and view documents in your case and to receive notices from the court.

For general rules and information on electronic filing, refer to the Iowa Rules of Electronic Procedure in chapter 16 of the Iowa Court Rules at www.legis.iowa.gov/docs/ACO/CourtRulesChapter/16.pdf.

Court filings are public documents and may contain personal information that should always be kept confidential. For the rules on protecting personal information, refer to Division VI of chapter 16 of the Iowa Court Rules and the Iowa Judicial Branch website at www.iowacourts.gov/for-the-public/representing-yourself/protect-personal-information/.

If you need assistance to participate in court due to a disability, call the disability access coordinator at (641) 421-0990. Persons who are hearing or speech impaired may call Relay Iowa TTY (1-800-735-2942). For more information, see www.iowacourts.gov/for-the-public/ada/. **Disability access coordinators cannot provide legal advice. Date Issued 10/04/2023 03:15:13 PM**
District Clerk of Court or/by Clerk's Designee of Hardin County
/s/ Michelle Ryan

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