

NOTICE OF FORFEITURE OF REAL ESTATE CONTRACT

NOTICE OF FORFEITURE OF REAL ESTATE CONTRACT
TO: Larry L. Peterson and Kristina Kaye Peterson, 23838 A Highway 9, Forest City, IA 50436

You are each of you are hereby notified:

1. The written contract dated October 10, 2014, and executed by Ann Brighton as vendors, and Larry L. Peterson and Kristina Kaye Peterson as vendees, recorded on November 5, 2014, in the office of the Hancock County Recorder, recorded as document reference number 14-1576, for the sale of the following described real estate:

Lot Three (3), Block Nineteen (19), Crystal Lake, Hancock County, Iowa.

has not been complied with in the following particulars:

- (a) Abandoned the property
- (b) Failure to Pay September 2017.....\$650.00

(c).....
(d).....
.....**Total \$650.00**

2. The contract shall stand forfeited unless the parties in default, within 30 days after the completed service of this notice, shall perform the terms and conditions in default, and in addition pay the reasonable costs of serving this notice.

3. The amount of attorney fees claimed by the Vendors pursuant to Section 656.7 of the Code of Iowa is \$50.00 (not to exceed \$50.00). Payment of the attorney fees is not required to comply with this notice in order to prevent forfeiture.

Vendor
Ann Brighton, Vendor
(or Successors in Interest)
By Kristopher Duer, Attorney
ICIS PIN No: AT0011293
PO Box 349
Buffalo Center, IA 50424

Published in The Leader on Wednesday, Aug. 16, Aug. 23, and Aug. 30, 2023

NOTICE OF PUBLIC HEARING • City of Britt

NOTICE OF HEARING ON PROPOSAL TO AMEND THE CODE OF ORDINANCES OF THE CITY OF BRITT, IOWA

TO WHOM IT MAY CONCERN:
Public notice is hereby given that there is now on file in the Office of the City Administrator of the City of Britt, Hancock County, State of Iowa, a proposed resolution to increase the current refuse collection rates (Section 6-5-9) and to automatically increase residential refuse collection rates by 3% on the first day of July of each year starting

July 1, 2024.
A hearing on the final adoption of said proposal will be held in the Municipal Room, City Hall, in the City of Britt, Hancock County, State of Iowa, on the 5th day of September 2023 at 7:00 o'clock P.M., and any and all objections thereto must be made prior to or at such hearing, and at which time the final approval of said sale will be considered.
Dated this 23rd day of August, 2023.
Elizabeth Ibarra,
City Administrator

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HANCOCK COUNTY BOS MINUTES 8.7.23

**August 7, 2023
Garner, Iowa**

The Hancock County, Iowa, Board of Supervisors met in adjourned session on the above captioned date pursuant to adjournment with Supervisors Florence (Sis) Greiman, Gary Rayhons, and Jerry J. Tlach present. Absent:

none.
The minutes of August 1, 2023 meeting were read and approved.
On motion by Supervisor Tlach, seconded by Supervisor Rayhons and carried unanimously, the Board gave approval to the following: Tentatively approved Engineer Collin Klingbell's annexation of lands report for Drainage District no. 66 and set the date and time for hearing with landowners on annexation of lands report for September 18, 2023 at 9:30 a.m. Tentatively approved the commissioners' report on reclassification of lands for Drainage District no. 66 and set the date and time for hearing on reclassification of lands report for September 18, 2023 at 9:45 a.m.

On a joint teleconference with Cerro Gordo County Board of Supervisors, Casey Callanan, Lori Ginapp, and Chris Watts, Absent: none; and Hancock County Board of Supervisors, Florence (Sis) Greiman, Gary Rayhons, and Jerry Tlach, Absent: none; motion by Supervisor Ginapp, seconded by Supervisor Tlach, and carried unanimously, the Joint Board gave approval to the following: Approved

the plans and specifications for Joint Drainage District no. 123-113 and Cerro Gordo County Drainage District no. 16. On motion by Supervisor Watts, seconded by Supervisor Rayhons, and carried unanimously, the Joint Board gave approval to the following: Set the date and time for opening of bids for August 30, 2023 at 10:00 a.m. at the Cerro Gordo County Courthouse and set the date and time for consideration of bids for award for Joint Drainage District no. 123-113 and Cerro Gordo County Drainage District no. 16 for September 5, 2023 at 10:30 a.m with the option of no more than 10 installment payments at a 6 percent interest rate for Cerro Gordo County and a 5 percent interest rate for Hancock County.
On motion by Supervisor Rayhons, seconded by Supervisor Tlach, and carried, the Board authorized the County Auditor to issue checks for the claims on file this date, August 7, 2023. A full listing of all claims paid in August 2023 will be published in the August 21, 2023 minutes.
No further business to come before the Board, motion made to adjourn at 10:36 a.m. by Supervisor Tlach and carried. All Supervisors present voting, "Aye," session to adjourn and will meet again on August 14, 2023.

ATTTEST:
Michelle K. Eisenman, Auditor
Florence Sis Greiman, Chair

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PROBATE | George Van Den Heuvel

THE IOWA DISTRICT COURT FOR HANCOCK COUNTY IN THE MATTER OF THE ESTATE OF GEORGE VAN DEN HEUVEL, Deceased.

CASE NO. ESPR012168 NOTICE OF PROBATE OF WILL, OF APPOINTMENT OF EXECUTOR, AND NOTICE TO CREDITORS

To All Persons Interested in the Estate of George Van Den Heuvel, Deceased, who died on or about August 1, 2023:

You are hereby notified that on August 9, 2023, the last will and testament of George Van Den Heuvel, deceased, bearing date of August 20, 2021 was admitted to probate in the above named court and that Jon Gamerding 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 August 9, 2023.

Jon Gamerding,
Executor of Estate
145 East Henschen
Garner, IA 50438

Philip L Garland,
ICIS#: AT0001786
Attorney for Executor
Garland & Rodriguez Attorneys at Law

200 State Street
PO Box 134
Garner, IA 50438
Date of second publication:
Wednesday, Aug. 30, 2023
Probate Code Section 304

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PROBATE | Richard J. Lauen

THE IOWA DISTRICT COURT FOR HANCOCK COUNTY IN THE MATTER OF THE ESTATE OF RICHARD J. LAUEN, Deceased

CASE NO. ESPR012167 NOTICE OF PROBATE OF WILL, OF APPOINTMENT OF EXECUTOR, AND NOTICE TO CREDITORS

To All Persons Interested in the Estate of Richard J. Lauen, Deceased, who died on or about April 17, 2023:

You are hereby notified that on August 7, 2023, the last will and testament of Richard J. Lauen, deceased, bearing date of January 16, 1970 was admitted to probate in the above named court and that Carol A. Lauen 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 there-

after 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 August 9, 2023.

Carol A. Lauen,
Executor of Estate
160 Richard Lauen Rd.
Searcy AR 72143

Timothy M. Anderson,
ICIS#: AT0000454
Attorney for Executor
Timothy M. Anderson
165 E. 4th St.
Garner, IA 50438
Date of second publication:
Wednesday, Aug. 23, 2023

Published in The Leader on Wednesday, Aug. 16 and Aug. 23, 2023

NOTICE TO BIDDERS

SECTION 00100 - NOTICE TO BIDDERS

Main Open Ditch Repair
Joint Drainage District No. 123-113 & Drainage District No. 16
Cerro Gordo and Hancock Counties, Iowa

Time and Place for Filing Sealed Proposals. Sealed bids for the work comprising the repair as stated below must be filed before 10:00 a.m. on August 30, 2023, in the office of the County Auditor, 220 N. Washington Ave., Mason City, Iowa.

Time and Place Sealed Proposals Will be Opened and Considered. Sealed proposals will be opened, and bids tabulated at 10:00 a.m. on August 30, 2023, in the Board Room of the Cerro Gordo County Board of Supervisors, for consideration by Joint Drainage District Trustees at its meeting at 10:30 a.m. on September 5, 2023. The Joint Drainage District Trustees reserves the right to reject any and all bids.

Time for Commencement and Completion of Work. Work on the

Repair shall commence upon approval of the contract by the Joint Trustees, and as stated in the Notice to Proceed. All work under the Contract must be substantially complete on or before December 15, 2023. Damages in the amount of \$500.00 per day will be assessed for each day the work remains incomplete.

Bid Security. Each bidder shall accompany its bid with bid security, as defined in Section 468.35 of the Iowa Code in the amount equal to five percent of the total amount of the bid.

Contract Documents. Copies of the project documents are available for a price of \$25 per set. This fee is refundable, provided the plans and specifications are returned complete and in good usable condition, and they are returned within fourteen (14) calendar days after the award of the project. Please make your check payable to Bolton & Menk, Inc. and send it to 1609 US Hwy 18, Algona, Iowa 50511, (515) 395-3140. You may view the digital

plan documents for free by entering Quest project #8625908 on the website's Project Search page. Documents may be downloaded for \$0.00. Please contact QuestCDN.com at 952-233-1632 or info@questcdn.com for assistance in free membership registration, viewing, downloading, and working with this digital project information.

Preference of Products and Labor. Preference shall be given to domestic construction materials by the contractor, subcontractors, material, men, and suppliers in performance of the contract and further, by virtue of statutory authority, preference will be given to products and provisions grown and coal produced within the State of Iowa, and to Iowa domestic labor, to the extent lawfully required under Iowa statutes. Failure to submit a fully completed Bidder Status Form with the bid may result in the bid being deemed nonresponsive and rejected.

Sales Tax Exemption Certificates. The bidder shall not include sales

tax in the bid. The County Auditor will distribute tax exemption certificates and authorization letters to the Contractor and all subcontractors who are identified. The Contractor and subcontractor may make copies of the tax exemption certificates and provide a copy to each supplier providing construction materials. These tax exemption certificates and authorization letters are applicable only for this specific project under the Contract.

Payment for work done will be in accordance with estimates approved monthly by the Engineer and in Drainage Warrants issued by the Drainage District, which, if registered and stamped "not paid for want of funds", shall bear interest at a rate fixed by the Trustees not to exceed the maximum set by law in accordance with Chapter 468 of the Code of Iowa, as amended. The Trustees reserves the right to issue Drainage District Improvement Certificates pursuant to Chapter 468 of the Code of Iowa, as amended, which certifi-

cates may be given in exchange for outstanding warrants issued to the Contractor or to the holder thereof. Said warrants to be surrendered, if called by the Trustees, in exchange for Drainage District Improvement Certificates which shall be taken by the Contractor or holder at par and shall bear interest at a rate fixed by the Trustees not to exceed the maximum set by law in accordance with Chapter 468 of the Code of Iowa, as amended.

Progress payments will be made in an amount equal to ninety percent (90%) of the work completed. Final payment will be made not less than thirty (30) days after completion of the work and acceptance by the Board, subject to the conditions and in accordance with the provisions of Chapter 468 of the Code of Iowa, as amended.

PROJECT DESCRIPTION:
This project consists of construction of 18.4 stations of open ditch excavation, 18.4 stations of spoil bank leveling, 18.4 stations of open ditch seeding and fertilizing, clear-

ing and grubbing, rip rap placement, repairs to surface drainpipes and tile extension pipes, and all other miscellaneous items relates thereto.

The Joint Board of Supervisors acting as Trustees will select any or no bid that is in the best interest of the joint drainage district.

All bidders will be required to complete each division of the "Proposal, Attachment C, Bid Items and Quantities" (including all alternate options) to be considered for award.

Bidders must bid on all Divisions. The Joint Board of Supervisors as Trustees will select any combination of Divisions, which is in the best interest of the drainage district.

This Notice is given by authority of the Joint Drainage District Trustees in Cerro Gordo and Hancock Counties, Iowa.

Adam Wedmore,
Cerro Gordo County Auditor
Michelle K. Eisenman,
Hancock County Auditor

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