

## ORIGINAL NOTICE

IN THE IOWA DISTRICT COURT  
FOR HANCOCK COUNTY  
IOWA BANKERS MORTGAGE  
CORPORATION,  
Plaintiff,  
vs.  
RYDER A. CLARK; SPOUSE OF  
RYDER A. CLARK; HANCOCK  
COUNTY; STATE OF IOWA; KEA-  
LEY R. JOHNSON; and PARTIES  
IN POSSESSION,  
Defendants.  
EQUITY NO. EQCV020154  
ORIGINAL NOTICE FOR  
PUBLICATION

To the above-named Defendants: ..  
Ryder A. Clark, Spouse of Ryder A.  
Clark, Kealey R. Johnson

You are notified there was on  
8/23/2024 filed in the Office of the  
Clerk of the above-named Court a  
Foreclosure Petition , which prays  
for foreclosure of a mortgage in fa-  
vor of the Plaintiff on the property  
described herein and judgment in  
rem in the amount of \$166,995.52  
plus interest at the rate of 2.875%  
per annum from 1/1/2024, such  
amount equaling \$13.15 per day,  
the costs of the action including  
title costs of \$235.00, and reason-  
able attorney fees and that said  
sums be declared a lien upon the  
following-described premises from  
9/8/2021, located in Hancock Coun-  
ty, Iowa, to-wit:

A tract of land in the South Half  
(S1/2) of the South West Quarter  
(SW 1/4) of Section Twenty-two  
(22), Township Ninety-four (94)  
North, Range Twenty-five (25),  
West of the Fifth Principal Meridian,  
Hancock County, Iowa, described  
as follows: Commencing at the  
Southwest corner of said Sec. 22,  
thence East 447.6 feet along the  
South line of the SW 1/4 of Sec.  
22, thence North 379.3 feet to the  
Southeast corner of Lot 16, Block  
1, Robert Lucas Sr's Addition to  
the Town of Kanawha, Iowa, thence  
East 348.1 feet along a line 50 feet  
North of and parallel with the North  
line and the North line extended of  
Van Oosting's Addition to the Town  
of Kanawha, Iowa to the point of  
beginning, thence East 100 feet,  
thence North 158 feet, thence West  
100 feet, thence South 158 feet to  
the place of beginning

that the mortgage on the above-de-  
scribed 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 Robert J. Douglas, Jr.,  
whose address is The Davis Brown  
Tower, 215 10th Street, Suite 1300,  
Des Moines, Iowa 50309-3993,  
Phone: (515) 286-2500, Facsimile:  
(515) 243-0654.

### NOTICE

THE PLAINTIFF HAS ELECT-  
ED FORECLOSURE WITHOUT  
REDEMPTION. THIS MEANS  
THAT THE SALE OF THE MORT-  
GAGED PROPERTY WILL OC-  
CUR PROMPTLY AFTER ENTRY  
OF JUDGMENT UNLESS YOU  
FILE WITH THE COURT A WRIT-  
TEN DEMAND TO DELAY THE  
SALE. IF YOU FILE A WRITTEN  
DEMAND, THE SALE WILL BE DE-  
LAYED UNTIL THREE MONTHS  
FROM ENTRY OF JUDGMENT.  
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 an-  
swer on or before the 10th day  
of December, 2024, and within  
a reasonable time thereafter, file  
your motion or answer, in the Iowa  
District Court for Hancock County,  
Iowa. You are notified that Hancock  
County District Court utilizes the  
Electronic Document Management  
System. You are directed to the  
Iowa Court Rules Chapter 16 for  
general rules and information on  
electronic filing and, in particular,  
Division VI regarding the protec-  
tion of personal information in court  
filings. If you do not, judgment by  
default may be rendered against  
you for the relief demanded in the  
Petition.

**If you need assistance to partic-  
ipate in 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.**

**IMPORTANT**  
**YOU ARE ADVISED TO SEEK**  
**LEGAL ADVICE AT ONCE TO**  
**PROTECT YOUR INTERESTS.**  
Wednesday, Nov. 20, 2024  
Date of Third Publication:

Published in The Leader on Wednesday, Nov. 6th, 13th, and 20th, 2024

## PROBATE | FRANK G. ARNOLD, JR.

**THE IOWA DISTRICT COURT  
FOR HANCOCK COUNTY**  
IN THE MATTER OF THE ESTATE  
OF  
FRANK G. ARNOLD, JR.,  
Deceased  
CASE NO. ESPR012262  
**NOTICE OF APPOINTMENT  
OF ADMINISTRATOR AND  
NOTICE TO CREDITORS**

To All Persons Interested in the  
Estate of Frank G. Arnold, Jr., De-  
ceased, who died on or about Octo-  
ber 18, 2024:

You are hereby notified that on  
October 23, 2024, 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 authenti-  
cated, for allowance, and unless  
so filed by the later to occur of four  
months from 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: October 24, 2024.

/s/ John Arnold  
John Arnold,  
Executor of the Estate  
107 Oakridge Drive  
Forest City, IA 50436  
Earl W. Hill, ICIS#: AT0003537  
Attorney for the Administrator  
Law Office of Earl W. Hill  
35 Main Ave. S.  
P.O. Box 301  
Britt, IA 50423  
Date of second publication  
Wednesday, Nov. 6, 2024  
Probate Code Section 230

Published in The Leader on Wednesday, Oct. 30 & Nov. 6, 2024

## PROBATE | DAGNY T. SCHMIDT

**THE IOWA DISTRICT COURT  
FOR HANCOCK COUNTY**  
IN THE MATTER OF  
THE ESTATE OF  
DAGNY T. SCHMIDT, Deceased  
CASE NO. ESPR012267

**NOTICE OF PROBATE OF  
WILL OF APPOINTMENT OF  
EXECUTOR, AND NOTICE TO  
CREDITORS**

To All Persons Interested in the  
Estate of Dagny T. Schmidt, De-  
ceased, who died on or about Oc-  
tober 26, 2024:

You are hereby notified that on No-  
vember 1, 2024, the Last Will and  
Testament of Dagny T. Schmidt,  
deceased, bearing date of March  
8, 2021, was admitted to probate  
in the above named court and that  
Melvin Anderson was appointed Ex-  
ecutor of the estate. Any action to  
set aside the will must be brought in  
the district court of said county with-  
in the later to occur of four months  
from the date of the second publica-  
tion of this notice or one month from  
the date of mailing of this notice to  
all heirs of the decedent and devi-  
sees under the will whose identities

are reasonably ascertainable, or  
thereafter be forever barred.

Notice is further given that all per-  
sons indebted to the estate are  
requested to make immediate pay-  
ment to the undersigned, and cred-  
itors having claims against the es-  
tate 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 publica-  
tion 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 November 1, 2024

Melvin Anderson,  
Executor of Estate  
11831 2nd Street  
Rockwell, IA 50469  
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, Nov. 13, 2024

Published in The Leader on Wednesday, Nov. 6 and Nov. 13, 2024



