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RENTALS

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 All real estate advertised herein is subject to the Federal Fair Housing Act, which makes it illegal to advertise any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination. We will not knowingly accept any advertising for real estate which is in violation of the law. All persons are hereby informed that all dwellings advertised are available on an equal opportunity basis.

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PUBLIC NOTICES

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Foreclosure / Sheriff Sales

IN THE IOWA DISTRICT COURT FOR JOHNSON COUNTY
 Iowa Bankers Mortgage Corporation, Plaintiff,
 vs.
 Spouse of Kathryn R. Sherman; State of Iowa-Iowa Department of Revenue; United States of America-Internal Revenue Service; Barbara Beavers and Spouse of Barbara Beavers; All known and unknown claimants and all persons known or unknown claiming any right,

Foreclosure / Sheriff Sales

title or interest and all of their heirs, spouses, grantees, legatees, devisees and all beneficiaries of each and all of the above-named defendants, including but not limited to all creditors, heirs, spouses, assigns, grantees, legatees, and devisees of Kathryn R. Sherman and Parties in Possession, Defendants.
 EQUITY NO. EQCV087414
 ORIGINAL NOTICE FOR PUBLICATION

To the above-named Defendants: All known and unknown claimants and all persons known or unknown claiming any right, title or interest and all of their heirs, spouses, assigns, grantees, legatees, devisees and all beneficiaries of each and all of the above-named defendants, including but not limited to all creditors, heirs, spouses, assigns, grantees, legatees, and devisees of Kathryn R. Sherman

You are notified there was on March 5, 2026 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 \$65,931.66 plus interest at the rate of 5.0% per annum from August 1, 2025, such amount equaling \$9.03 per day, the costs of the action including title costs of \$235.00, and reasonable attorney fees and that said sums be declared a lien upon the following-described premises, title or interest, located in Johnson County, Iowa, to-wit:

Unit 8B of 8A - 8B East Hill Condominiums according to the declaration thereof recorded March 22, 2001 in Book 3045, Page 712, Records of the Recorder of Johnson County, Iowa, together with said unit's 50% ownership in the common elements
 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 Amy S. Montgomery, whose address is 4201 Westown Parkway, Suite 300, West Des Moines, Iowa 50266. Phone: (515) 288-2500, Facsimile: (515) 243-0654.

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 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 answer on or before the 7th day of

Foreclosure / Sheriff Sales

May, 2026, and within a reasonable time thereafter, file your motion or answer, in the Iowa District Court for Johnson County, Iowa. You are notified that Johnson 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 protection 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 participate in court due to a disability, call the disability coordinator at 319-398-3920 ext. 1100. 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.
 April 17, 2026
 Date of Third Publication
 April 3, 10, 17 2026
 LIOW0491373

Nationstar Mortgage v. Young

IN THE IOWA DISTRICT COURT OF JOHNSON COUNTY
 Nationstar Mortgage LLC Plaintiff,
 vs.
 Michael Young; Melissa J. Young; State of Iowa; Child Support Services; Two Rivers Bank & Trust; Unknown spouse, if any, of Michael Young; Parties in Possession; Discover Bank; Farmers and Merchants Savings Bank; Green-State Credit Union f/k/a University of Iowa Credit Union, et al. Defendants.

EQUITY NO: EQCV087139 ORIGINAL NOTICE FOR PUBLICATION

You are notified that a petition has been filed in the office of this court naming you as a defendant in this action. The petition was filed on December 18, 2025, and prays for foreclosure of Plaintiff's Mortgage in favor of the Plaintiff on the property described in this notice and judgment for the unpaid principal amount of \$238,155.34, with 3.25% per annum interest thereon from April 1, 2025, together with late charges, advances and the costs of the action including but not limited to title costs and reasonable attorney's fees, as well as a request that said sums be declared a lien upon the following-described premises, title or interest, located in Johnson County, Iowa:
Unit One, North Liberty, Preserve, Part One, North Liberty, Iowa, according to the Zero Lot Line Survey recorded in Book 65, Page 36, Plat Records of Johnson County, Iowa; said Unit "A" being the northerly portion of Lot 17, The Preserve, Part One, North Liberty, Iowa, commonly known as 780 River Bend Ln, North Liberty, IA 52317 (the "Property")
 The petition further prays that the Mortgage on the above-described real estate be foreclosed, that a special execution issue for the sale

Foreclosure / Sheriff Sales

of as much of the mortgaged premises as is necessary to satisfy the judgment and for other relief as the Court deems just and equitable. For further details, please review the petition on file in the clerk's office. The Plaintiff's attorney is Richard Ruess, Chapter 16 for general rules and information on electronic filing and, in particular, Division VI regarding the protection 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.
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 a written demand with the court 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 the entry of judgment if the mortgaged property is your residence and is a one-family 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 May 14, 2026, and within a reasonable time thereafter, you must file your motion or answer with the Clerk of Court for Johnson County, at the county courthouse in Iowa City, Iowa. If you fail to respond, judgment by default may be entered against you for the relief demanded in the petition.
 If you require the assistance of auxiliary aids or services to participate in a court action because of a disability, immediately call your District ADA Coordinator at 319-298-3920. If you are hearing impaired, call Relay Iowa TTY at 1-800-735-2942.
 This case has been filed in a county that utilizes electronic filing. You may find more information and general rules governing electronic filing in Iowa Court Rules Chapter 16. You may find information concerning protection of personal information in court filings in Iowa Court Rules Chapter 16, Division VI.

FORECLOSURE / SHERIFF SALES

JOHNSON COUNTY SHERIFFS OFFICE • PO BOX 2540, 511 S CAPITOL ST, IN THE IOWA DISTRICT COURT FOR JOHNSON COUNTY
STATE OF IOWA JOHNSON COUNTY Docket No. (Sale No.) 26-00914(1) Court No. EQCV087230 SPECIAL EXECUTION

PLAINTIFF: HILLS BANK AND TRUST COMPANY VS. DEFENDANT: CHRISTOPHER R UNVERZAGT DEFENDANT: UNKNOWN SPOUSE OF CHRISTOPHER R UNVERZAGT DEFENDANT: CAPTIAL ONE NA DEFENDANT: UNKNOWN PARTIES IN POSSESSION

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) Real Estate Property to satisfy the judgment. The property to be sold is:

UNIT 155A OF LOT 155, QUAIL CREEK FIFTH ADDITION, NORTH LIBERTY, IOWA, ACCORDING TO THE ZERO LOT LINE SURVEYS RECORDED IN BOOK 38, PAGE 181, AND RECORDED IN BOOK 38, PAGE 186, PLAT RECORDS OF JOHNSON COUNTY, IOWA, SAID UNIT 155A BEING THE NORTHEASTERLY PORTION OF LOT 155, QUAIL CREEK FIFTH ADDITION, NORTH LIBERTY, IOWA, ACCORDING TO THE PLAT RECORDED IN BOOK 35, PAGE 81, PLAT RECORDS OF JOHNSON COUNTY, IOWA.

Street Address 520 SUGAR CREEK LANE, NORTH LIBERTY, IOWA 52317

Date of Sale 05/19/2026

Time of Sale 09:30 am

Place of Sale JOHNSON COUNTY SHERIFFS OFFICE 511 S CAPITOL ST IOWA CITY, IA 52244-2540

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 Amt Costs \$164,548.98

Accruing Costs Interest 5.156% on \$164,548.98 from 03/10/2026 = \$1,627.10

Attorney ANDREW R. NORDYKE (319) 679-5467

Date 03/19/2026

Sheriff BRAD KUNKEL, JOHNSON COUNTY, IOWA

Deputy LT DAVID BROLL, DEPUTY SHERIFF

Notice To Creditors

contest the validity of the trust must be brought in the District Court of Johnson 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 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 trustee at the address 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.

Notice To Creditors

Dated this 30th day of March, 2026, EDRISS J. MCCARTHY TRUST dated January 15, 1990, as Amended
 MidWestOne Bank n/k/a MidWestOne Bank, a Division of Nicolet National Bank 102 South Clinton Street P. O. Box 1700 Iowa City, IA 52244 Trustee
 Leslie L. Moore, ICS PIN No. AT0005497 Left Law Firm, L.L.P. 222 South Linn Street Iowa City, IA 52240 Attorneys for Trustee
 Date of second publication: 10th day of April, 2026

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Jennifer F. us
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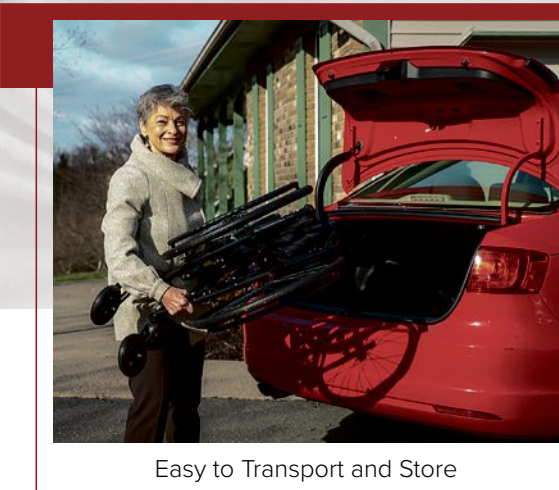
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