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NEW!

Versatile commercial building in a high-visibility location. Ideal for retail, office, or business use. The possibilities are endless!
 1812 Court Avenue, Chariton, IA #3443
 Call Jesse 641-203-9743

All the rest of the active listings may be viewed at lowaRealtyChariton.com, lowaRealty.com or Zillow.com
 Please call or email us for assistance

Betty Hansen 641-203-0975	Ray Thurlby 641-203-2806
Jesse Swainey 641-203-9743	Lisa Stripe 402-759-5497

LEGALS

AND NOTICE TO CREDITORS
 To All Persons Interested in the Estate of Richard D. Atwell, Deceased, who died on or about December 4, 2025:
 You are hereby notified that on January 27, 2026, the Last Will and Testament of Richard D. Atwell, deceased, bearing date of January 15, 2015, was admitted to probate in the above-named court and that Darren Richard Atwell, Kelly Anne Bush, and Ryan Dale Atwell have been appointed Co-Executors 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: January 27, 2026.
 Darren Richard Atwell, Co-Executor of Estate
 1019 West Edwards
 Maryville, MO 64468
 Kelly Anne Bush, Co-Executor of Estate
 1804 West 11th Street
 Waterloo, IA 50702
 Ryan Dale Atwell, Co-Executor of Estate
 45072 290th Avenue
 Russell, IA 50238
 Paul M. Goldsmith,
 ICIS#: 1916
 Attorney for Co-Executors
 Goldsmith Law Office
 923 1/2 Braden Avenue
 P.O. Box 714
 Chariton, IA 50049
 Date of second publication
 February 20, 2026
 Probate Code Section 304

LEGALS

The Towers, LLC proposes to build a 160-foot monopole Communications Tower/Structure. Anticipated lighting application is medium intensity dual red/white strobes. The Site location is 1110 Braden Avenue West, Chariton, Lucas County, IA 50049.
 Lat: 41-00-54.7778, Long: -93-18-36.3509. The Federal Communications Commission (FCC) Antenna Structure Registration (ASR, Form 854) filing number is A1352261.
 ENVIRONMENTAL EFFECTS Interested persons may review the application (www.fcc.gov/asr/applications) by entering the filing number. Environmental concerns may be raised by filing a Request for Environmental Review (www.fcc.gov/asr/environmentalrequest) and online filings are strongly encouraged. The mailing address to file a paper copy is: FCC Requests for Environmental Review, Attn: Ramon Williams, 45 L Street NE, Washington, DC 20554. HISTORIC PROPERTIES EFFECTS - Public comments regarding potential effects on historic properties may be submitted within 30 days from the date of this publication to: Trileaf Corp, Amanda Minetti, a.minetti@trileaf.com, 1821 Walden Office Square Suite 500, Schaumburg, IL 60173, (708) 742-2028.

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