

NOTICES

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REAL ESTATE – SALE

Apartment For Rent FOR RENT: One bedroom apartments for qualified seniors. Utilities paid, small pets allowed. Autumn Park Apartments, 330 N. Main, Chariton, Iowa. Ph 641-774-4201 to see an apartment today. Equal Housing Opportunity.

LEGALS

City of Russell Council Meeting March 2, 2026
 Present: Mayor Chris Feehan, Council Members: Casey DeHoedt, Brian Harryman, and Robert Smith. City Maintenance Supervisor Cody McCullough and City Clerk Cindy Smith. Absent: Jay Pierschbacher and Casey Slack.
 Mayor Feehan opened the meeting at 6:00 pm.
 No guests were present.
 Mayor Feehan had spoken with Austin Smith from Garden and Associates-no update at this time as we are awaiting the opening for a local grant that will be available in March of 2026 to complete the necessary requirements from the USDA on the water grant/loan.
 Review of minutes from February 2, 2026, meeting was reviewed. Casey DeHoedt motioned to approve the February 2, 2026, minutes and this motion was seconded by Brian Harryman. Ayes-all approved, nay's-none. Motion carried.
 Review of income and expenses for February 2026 were reviewed and Casey DeHoedt motioned to approve the income and expenses for January 2026, and this motion was seconded by Robert Smith. Ayes all approved, Nay's-none, motion carried.
 Fire Department report: Fire Chief Brian Beaty stated that we are still waiting for the chassis to be delivered. The department will also be hosting training for Fire Fighter 1 for our department and surrounding communities that need the fire fighter 1 training. There have also been a lot of ground fires this year. Discussions were made about possibly implementing a burn ban, but this has not happened to date.
 Water/Wastewater: Supervisor Cody stated that the sewer has been inspected and will need a few parts replaced. The two (2) new pumps are in and working. The 3rd pump is nonrepairable, so it was discussed about installing a new third pump Casey DeHoedt motioned to approve the purchase of a new 3rd pump and this motion was seconded by Brian Harryman. Ayes all approved, nay's-none. Motion carried. There will also be another inspection by the IDNR next week.
 Street Report: Black Top Services has submitted a bid to complete Summerfield from Prairie Street to Washington Street, from Summerfield to Highland, and from Northumberland to Washington/Summerfield Street for \$72,930.00. Then Rock in the fiscal year 2027-2028. Robert Smith motioned to approve the quote from Black Top Services for \$72,930.00 and this motion was seconded by Brian Harryman. Ayes all approved, nay's-none. Motion carried. There were hoses on the road grader that needed replaced. Cody will begin to level off streets so the spring rains will flow correctly.
 Old Business: Ordinance 179 regarding the increase in water usage was read and Robert Smith motioned to approve Ordinance 179 regarding the increase in water and this motion was seconded by Brian Harryman. Ayes all approved, nay's-none.
 Ordinance 180 regarding the increase in sewer by \$1.00 per 1000 gallon was read and Casey DeHoedt motioned to approve Ordinance 180 regarding the increase in sewer and this motion was seconded by Robert Smith. Ayes all approved, nay's-none.
 Ordinance 181 regarding the increase in landfill cost or \$.20 was read and Casey DeHoedt

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motioned to approve Ordinance 181 regarding the increase in landfill cost by \$.20 and this motion was seconded by Brian Harryman.
 Resolution 2026-07 was read regarding the application for proceeding with applying for funds from the USDA for equipment for the new fire pumper truck. Casey DeHoedt motioned to approve Resolution 2026-07 to apply for funding for equipment for the new pumper truck and this motion was seconded by Brian Harryman. Ayes-all approved, nays-none, motion carried.
 Public Hearing regarding the application for USDA funding for the equipment for the new fire truck was scheduled to be on March 12, 2026, at Russell City Hall at 5:30.
 New resident, Todd Atwell, has requested an abatement for his property at 208 S Highland Street. Resolution 2026-08 was read regarding this abatement and roll call was as follows: Casey DeHoedt-Aye, Robert Smith-Aye, Brian Harryman-Aye, Jay Pierschbacher-Absent, Casey Slack-Absent. Motion carried.
 Clean up day has been scheduled for May 9, 2026, from 8:00 till noon.
 Casey DeHoedt motioned to adjourn the meeting and this motion was seconded by Brian Harryman-meeting adjourned.
 Approved by:
 Mayor
 Chris Feehan
 Attest:
 Cindy A Smith,
 City Clerk

CLAIMS REPORT, 26-Feb
 VENDOR, REFERENCE, AMOUNT
 INTERNAL REVENUE SERVICE, FED/FICA TAX.....\$358.76
 IOWA DEPART OF REV WH, STATE TAXES.....\$45.00
 IPERS, IPERS.....\$308.45
 NATIONWIDE, SURETY BOND ON CLERK.....\$297.00
 ALLIANT ENERGY, ELECTRICITY 2/26.....\$126.56
 CHRIS FEEHAN, AIR/OIL FILTERS FOR FIRE DEPT.....\$516.82
 HEIMAN FIRE EQUIPMENT, BOOTS.....\$491.45
 O'REILLY AUTO PARTS, OIL FOR FIRE DEPT.....\$920.40
 STUBBS PETROLEUM, GAS/DIESEL\$959.06
 ALLIANT ENERGY, ELECTRICITY 2/26.....\$68.75
 FIRST INTERSTATE BANK, TRAIL CAMS / OFFICE 1099'S.....\$25.00
 JIM NEER, MOWING RUSSELL CORNER.....\$300.00
 ALLIANT ENERGY, ELECTRICITY 2/26.....\$72.14
 NIKI SHOUNKWIL ER,FEB 26 COMMUNITY CENTER CLEAN.....\$150.00
 ULINE, BENCHES FOR WALKING PATH.....\$2,927.99
 ALLIANT ENERGY, ELECTRICITY 2/26.....\$65.26
 FIRST INTERSTATE BANK, TRAIL CAMS / OFFICE 1099'S.....\$29.96
 IOWA MUNICIPAL FIN OFF ASSOC., IMFOA/CLERKNET DUES.....\$50.00
 LOCKRIDGE INC, MICE BAIT.....\$55.38
 PROFESSIONAL SOLUTIONS XP, CREDIT CARD.....\$0.02
 PROFESSIONAL SOLUTIONS XP, CREDIT CARD.....\$7.49
 US CELLULAR, CELL PHONE 2/26.....\$94.23
 CHARITON NEWSPAPERS, INC., LEGAL PRINTING.....\$197.74
 ROCKHOLD LAW, PLLC, 107 SHAW STREET.....\$160.00
 RUSSELL VOL FIRE DEPT, CITY PART OF WASHINGTON.....\$4,500.00
 FARM BUREAU FINANCIAL SERVICES, HEALTH INS.....\$161.95
 INTERNAL REVENUE SERVICE, FED/FICA TAX.....\$391.72
 IOWA DEPART OF REV WH, STATE TAXES.....\$153.76
 IPERS, IPERS.....\$275.98
 ALLIANT ENERGY, ELECTRICITY 2/26.....\$92.29
 O'REILLY AUTO PARTS, BATTERY CHARGER.....\$70.00
 STUBBS PETROLEUM, GAS/DIESEL.....\$251.62
 ALLIANT ENERGY, ELECTRICITY 2/26.....\$1,156.80
 FARM BUREAU FINANCIAL SERVICES, HEALTH INS.....\$161.90
 INTERNAL REVENUE SERVICE, FED/FICA TAX.....\$391.62
 IOWA DEPART OF REV WH, STATE TAXES.....\$153.72
 IPERS, IPERS.....\$275.89
 ALLIANT ENERGY, ELECTRICITY 2/26.....\$189.84
 MASTER METER, HARMONY SUPPORT 26-27.....\$1,547.00
 MICROBAC LABORATORIES, LAB TESTING.....\$26.75
 O'REILLY AUTO PARTS, BATTERY CHARGER.....\$70.00
 POSTMASTER, 2 ROLLS POSTCARD STAMPS.....\$40.67
 RATHBUN RURAL WATER ASSOC, JANUARY WATER USEAGE 2026.....\$3,458.40
 STUBBS PETROLEUM, GAS/DIESEL.....\$251.62
 ZACH BEDFORD, WATER / SEWER LICENSE.....\$450.00
 FARM BUREAU FINANCIAL SERVICES, HEALTH INS.....\$161.90
 INTERNAL REVENUE SERVICE, FED/FICA TAX.....\$391.59
 IOWA DEPART OF REV WH, STATE TAXES.....\$153.71
 IPERS, IPERS.....\$275.86
 ALLIANT ENERGY, ELECTRICITY 2/26.....\$698.46
 ENGINEERED EQUIPMENT SOL, 2-5HP 230V 60 HZ TEFC 1 PH.....\$4,897.98
 MICROBAC LABORATORIES, LAB TESTING.....\$408.00
 O'REILLY AUTO PARTS, BATTERY CHARGER.....\$69.99
 POSTMASTER, 2 ROLLS POSTCARD STAMPS.....\$40.67
 STUBBS PETROLEUM, GAS/DIESEL\$251.62
 USDA RURAL DEVELOPMENT, 2-26 REGULAR LOAN PAYMENT.....\$1,201.00
 USDA RURAL DEVELOPMENT, 2/26 LOAN PAYMENT CLSS LOAD.....\$1,312.00
 ZACH BEDFORD, WATER / SEWER LICENSE.....\$450.00
 COUNTRY TRASH LLC.....\$4,056.00
 POSTMASTER, 2 ROLLS POSTCARD STAMPS.....\$40.66
 Accounts Payable
 Total.....\$36,708.43
 Payroll Checks.....\$5,434.13
 REPORT TOTAL.....\$42,142.56
 BUSINESS TAX CREDIT.....\$14,341.33
 ROAD USE TAX.....\$3,827.80
 WATER.....\$8,290.71
 SEWER.....\$11,586.06
 LANDFILL/ GARBAGE.....\$4,096.66
 TOTAL FUNDS.....\$42,142.56
 TOTAL INCOME.....\$46,133.69

LEGALS

Blanchard; Shelby Blanchard; Parties in Possession; Midland Credit Management, Inc, et al. Defendants.
 EQUITY NO: EQCV033944 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 November 21, 2025, and prays for foreclosure of Plaintiffs Mortgage in favor of the Plaintiff on the property described in this notice and judgment for the unpaid principal amount of \$99,864.23, with 3.75% per annum interest thereon from May 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 from December 21, 2021, located in Lucas County, Iowa:
The South One-half (S½) of the East Ninety-five feet (95') of the Northeast Quarter (NE1/4) Out Lot Fifteen (15) in the Original Town of Chariton, Lucas County, Iowa, known as the South One-half (S½) of the East Ninety-five feet (95') of Lot One (1) in Out Lot Fifteen (15) in the Original Town of Chariton, Lucas County, Iowa; AND the North Forty-five feet (45') of the East Sixty-three and One-half feet (63½) of Lot Nine (9) in Out Lot Fifteen (15) in the Original Town of Chariton, Lucas County, Iowa, commonly known as 225 N 12th St, Chariton, IA 50049 (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 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 Plaintiffs attorney is Arlet Costilla, of SouthLaw, P.C.; whose address is 4601 Westown Pkwy, Suite 250, West Des Moines, IA 50266.
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 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 or two-family dwelling or until two months from entry of judgment if the mortgaged

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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 April 23, 2026, and within a reasonable time thereafter, you must file your motion or answer with the Clerk

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of Court for Lucas County, at the county courthouse in Chariton, Iowa. If you fail to respond, judgment by default may be rendered 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 515-286-3394.
 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.
 By:
 CLERK OF THE ABOVE COURT
 Lucas County Courthouse
 916 Braden Avenue,
 Chariton, IA 50049
IMPORTANT:
 YOU ARE ADVISED TO SEEK LEGAL ADVICE AT ONCE TO PROTECT YOUR INTERESTS

IN THE IOWA DISTRICT COURT FOR LUCAS COUNTY IN THE MATTER OF THE ESTATE OF CATHY L DONNER, Deceased.
PROBATE NO: ESPR021659 NOTICE OF PROBATE OF WILL, OF APPOINTMENT OF EXECUTOR AND NOTICE TO CREDITORS

To all persons interested in the estate of Cathy L Donner, deceased, who died on or about January 13, 2026:
 You are hereby notified that on March 9, 2026, the Last Will and Testament of Cathy L Donner, deceased, bearing the date of December 29, 2025, was admitted to probate in the above-named court and that the undersigned was appointed Executor of the estate. Any action to set aside the Will must be brought in the District Court of the above 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

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devises 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 mailing 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 this 10th day of March, 2026.
 Dustin Deterding,
 Executor of the Estate
 107 Futon Drive
 Des Moines, IA 50313
 Joel S Hjelmaas, ICIS PIN No: AT0003496
 Attorney for the Executor
 Pearson Bollman Law
 1415 28th Street, Suite 160
 West Des Moines, IA 50266
 Date of second publication
 March 20, 2026

THE IOWA DISTRICT COURT FOR LUCAS COUNTY IN THE MATTER OF THE ESTATE OF RONALD M. LILLIE, Deceased CASE NO. ESPR021656 NOTICE OF PROBATE OF WILL, OF APPOINTMENT OF EXECUTOR, AND NOTICE TO CREDITORS

To All Persons Interested in the Estate of Ronald M. Lillie, Deceased, who died on or about January 16, 2026:
 You are hereby notified that on February 25, 2026, the Last Will and Testament of Ronald M. Lillie, deceased, bearing date of December 12, 2005, was admitted to probate in the above-named court and that Tamara Brackett 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

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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 February 25, 2026.
 Tamara Brackett,
 Executor of Estate
 47000 280th Avenue, Chariton, IA 50049
 Paul M. Goldsmith, ICIS#: 1916
 Attorney for Executor
 Goldsmith Law Office
 923 1/2 Braden Avenue
 P.O. Box 714
 Chariton, IA 50049
 Date of second publication
 March 13, 2026
 Probate Code Section 304

TRUST NOTICE IN THE MATTER OF THE TRUST:

Gerald Seufferer 03/28/2023 Trust
 To all persons regarding Gerald Floyd Seufferer, deceased, who died on or about November 21, 2025. You are hereby notified that the trustee listed below is the trustee of the Gerald Seufferer 03/28/2023 Trust. Any action to contest the validity of the trust must be brought in the District Court of Lucas 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 the spouse of the decedent settlor, and 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 possession 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.
 Dated January 15, 2026.
 Bret A Seufferer
 25571 482nd Street
 Chariton, IA 50049

CITY NAME:	NOTICE OF PUBLIC HEARING - CITY OF RUSSELL - PROPOSED PROPERTY TAX LEVY	CITY #: 59-566
RUSSELL	Fiscal Year July 1, 2026 - June 30, 2027	

The City Council will conduct a public hearing on the proposed Fiscal Year City property tax levy as follows:
Meeting Date: 3/30/2026 Meeting Time: 05:30 PM Meeting Location: Russell City Hall
 At the public hearing any resident or taxpayer may present objections to, or arguments in favor of the proposed tax levy. After the hearing of the proposed tax levy, the City Council will publish notice and hold a hearing on the proposed city budget.

City Website (if available) CITYOFRUSSELLIOWA.COM City Telephone Number (641) 535-2494

Iowa Department of Management	Current Year Certified Property Tax 2025 - 2026	Budget Year Effective Property Tax 2026 - 2027	Budget Year Proposed Property Tax 2026 - 2027
Taxable Valuations for Non-Debt Service	11,655,460	10,639,543	10,639,543
Consolidated General Fund	93,052	93,052	86,180
Operation & Maintenance of Public Transit	0	0	0
Aviation Authority	0	0	0
Liability, Property & Self Insurance	54,228	54,228	70,899
Support of Local Emergency Mgmt. Comm.	4,437	4,437	4,431
Unified Law Enforcement	0	0	0
Police & Fire Retirement	0	0	0
FICA & IPERS (If at General Fund Limit)	0	0	0
Other Employee Benefits	0	0	0
Capital Projects (Capital Improv. Reserve)	0	0	0
Taxable Value for Debt Service	11,655,460	10,639,543	10,639,543
Debt Service	0	0	0
CITY REGULAR TOTAL PROPERTY TAX	151,717	151,717	161,510
CITY REGULAR TAX RATE	13.01685	14.25973	15.18020
Taxable Value for City Ag Land	299,457	366,910	366,910
Ag Land	900	900	1,100
CITY AG LAND TAX RATE	3.00375	2.45292	2.99801
Tax Rate Comparison-Current VS. Proposed			
Residential property with an Actual/Assessed Valuation of \$100,000/\$110,000	Current Year Certified 2025/2026	Budget Year Proposed 2026/2027	Percent Change
City Regular Residential	617	744	20.58
Commercial property with an Actual/Assessed Valuation of \$300,000/\$330,000	Current Year Certified 2025/2026	Budget Year Proposed 2026/2027	Percent Change
City Regular Commercial	2,683	3,473	29.44

Note: Actual/Assessed Valuation is multiplied by a Rollback Percentage to get to the Taxable Valuation to calculate Property Taxes. Residential and commercial properties have the same rollback percentage through \$150,000 of actual/assessed valuation.

Reasons for tax increase if proposed exceeds the current: COST OF INSURANCE IS THE MAIN REASON FOR THE INCREASE.

COUNTY NAME:	NOTICE OF PUBLIC HEARING - PROPOSED PROPERTY TAX LEVY	COUNTY NUMBER:
LUCAS COUNTY	Fiscal Year July 1, 2026 - June 30, 2027	59

The County Board of Supervisors will conduct a public hearing on the proposed Fiscal Year County tax asking as follows:
Meeting Date: 3/23/2026 Meeting Time: 09:00 AM Meeting Location: Supervisors Lucas County Courthouse 916 Braden Ave Chariton, IA 50049
 At the public hearing any resident or taxpayer may present objections to, or arguments in favor of the proposed tax levy. After the hearing of the proposed tax levy, the Board will publish notice and hold a hearing on the proposed county budget.

County Website (if available) lucascounty.iowa.gov County Telephone Number (641) 774-4512

Iowa Department of Management	Current Year Certified Property Tax FY 2025/2026	Budget Year Effective Tax FY 2026/2027	Budget Year Proposed Tax FY 2026/2027
Taxable Valuations-General Services	437,850,478	510,369,685	510,369,685
Requested Tax Dollars-Countywide Rates Except Debt Service	2,622,496	2,622,496	2,756,104
Taxable Valuations-Debt Service	440,035,862	512,967,884	512,967,884
Requested Tax Dollars-Debt Service	0	0	0
Requested Tax Dollars-Countywide Rates	2,622,496	2,622,496	2,756,104
Tax Rate-Countywide	5.98948	5.13842	5.40021
Taxable Valuations-Rural Services	297,462,643	351,933,771	351,933,771
Requested Tax Dollars-Additional Rural Levies	1,448,227	1,448,227	1,697,345
Tax Rate-Rural Additional	4.86860	4.11506	4.82291
Rural Total	10.85808	9.25348	10.22312
Tax Rate Comparison-Current VS. Proposed			
Residential property with an Actual/Assessed Valuation of \$100,000/\$110,000	Current Year Certified Property Tax FY 2025/2026	Budget Year Proposed Tax FY 2026/2027	Percent Change
Urban Taxpayer	284	265	-6.69
Rural Taxpayer	515	501	-2.72
Tax Rate Comparison-Current VS. Proposed			
Commercial property with an Actual/Assessed Valuation of \$300,000/\$330,000	Current Year Certified Property Tax FY 2025/2026	Budget Year Proposed Tax FY 2026/2027	Percent Change
Urban Taxpayer	1,235	1,236	0.08
Rural Taxpayer	2,239	2,339	4.47

Note: Actual/Assessed Valuation is multiplied by a Rollback Percentage to get to the Taxable Valuation to calculate Property Taxes. Residential and Commercial properties have the same Rollback Percentage at \$150,000 Actual/Assessed Valuation. The Proposed Property taxes assume a 10% increase in property values for the year as a comparison to the current year.
 Reasons for tax increase if proposed exceeds the current: no increase

IN THE IOWA DISTRICT COURT OF LUCAS COUNTY
 Servbank, N.A.
 Plaintiff,
 vs.
 Lucas W. Blanchard a/k/a Lucas