

NOTICE

TRUST NOTICE

IN THE MATTER OF THE TRUST: Marilyn R. Johanns Revocable Trust Agreement

To all persons regarding Marilyn R. Johanns, Deceased, who died on or about February 18, 2026. You are hereby notified that the trustee listed below is the successor trustee of the Marilyn R. Johanns Revocable Trust Agreement dated February 18, 2001.

Notice is further given that any person or entity possessing a claim against the trust must mail proof of the claim to the successor trustee at the address listed below via certified mail, return receipt requested, by the later to occur of four (4) months from the date of mailing 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.

Robert Lorenz Johanns 1002 Indigo Street Grundy Center, IA 50638

Attorney for Successor Trustee: Redfern, Mason, Larsen & Moore, PLC, 415 Clay Street, Cedar Falls, IA 50613

Date of second publication: 3/25/2026.

NOTICE

THE IOWA DISTRICT COURT FOR MITCHELL COUNTY

IN THE MATTER OF THE ESTATE OF BONNIE J. GRIMM, Deceased CASE NO. ESPR014

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

To All Persons Interested in the Estate of Bonnie J. Grimm, Deceased, who died on or about February 14, 2026:

You are hereby notified that on March 3, 2026, the Last Will and Testament of Bonnie J. Grimm, deceased, bearing date of October 21, 2004, was admitted to probate in the above-named court and that Laurel L. Jeffries 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 3/3/2026 /s/ Laurel L. Jeffries, Executor of Estate 922 College Ave. Iowa Falls, IA 50126

/s/ Nicholas T. Larson Nicholas T. Larson, ICIS#: AT009361 Attorney for Executor Larson Law Office, PLLC 500 MAIN STREET OSAGE, IA 50461

Date of second publication: 3/25/2026

Probate Code Section 304 \* Designate Codicil(s) if any, with date(s).

NOTICE

THE IOWA DISTRICT COURT FOR MITCHELL COUNTY

IN THE MATTER OF THE ESTATE OF MARILYN R. JOHANNS, DECEASED PROBATE NO. ESPR014228

NOTICE OF PROOF OF WILL WITHOUT ADMINISTRATION

To All Persons Interested in the Estate of Marilyn R. Johanns, Deceased, who died on or about February 18, 2026:

You are hereby notified that on March 11, 2026, the Last Will and Testament of Marilyn R. Johanns, deceased, bearing date of November 7, 2023, was admitted to probate in the above-named court and there will be no present administration of the estate. Any action to set aside the Will must be brought in the district court of the 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.

Robert Lorenz Johanns, Proponent 1002 Indigo Street Grundy Center, IA 50638

Attorney for estate: Redfern, Mason, Larsen & Moore. P.L.C. 415 Clay Street, P.O. Box 627 Cedar Falls, IA 50613

Date of second publication 3/25/2026

Probate Code Section 305

NOTICE

TRUST NOTICE IN THE MATTER OF THE Deo A. Koenigs TRUST

To all persons regarding Deo A. Koenigs, deceased, who died on or about February 18, 2026. You are hereby notified that Joan M. Koenigs is the Trustee of the Deo A. Koenigs Revocable Trust U/A dated September 25, 2018. Any action to contest the validity of the trust must be brought in the District Court of Mitchell 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 and the spouse 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 trustees at the addresses 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 on March 6, 2026. Joan M. Koenigs, Fiduciary 416 South Winter, St. Ansgar, IA 50472

John P. Lander #AT0004583, Attorney for Trustees Brown, Kinsey, Funkhouser & Lander, P.L.C. 214 North Adams, P.O. Box 679 Mason City, Iowa 50402-0679

Date of second publication: 3/25/2026

NOTICE

THE IOWA DISTRICT COURT FOR MITCHELL COUNTY IN THE MATTER OF THE Estate of Deo A. Koenigs, DECEASED

CASE NO. ESPR014223 NOTICE OF PROOF OF WILL WITHOUT ADMINISTRATION

To All Persons Interested in the Estate of Deo A. Koenigs, Deceased, who died on or about February 18, 2026:

You are hereby notified that on March 5, 2026, the last will and testament of Deo A. Koenigs, deceased, bearing date of September 25, 2018, was admitted to probate in the above-named court and there will be no present administration of the estate. Any action to set aside the will must

be brought in the district court of the 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.

Dated on March 6, 2026. Joan M. Koenigs, Proponent

Attorney for estate: John P. Lander, ICIS#: AT0004583 214 North Adams P.O. Box 679 Mason City, IA 50402-0679 jplander@iabar.org

Date of second publication: 3/25/2026

NOTICE

Notice of Sheriff's Levy and Sale IN THE IOWA DISTRICT COURT IN AND FOR MITCHELL COUNTY STATE OF IOWA - MITCHELL COUNTY Iowa District Court Mitchell County

Case#: EQCV016061 Civil#: 26-000094

FIRST CITIZENS BANK vs BRIDGE INVESTING, LLC, HEATHER M. DAVIS, BRYCE R. DAVIS, CITY OF OSAGE, RELIANCE STATE BANK AND PARTIES IN POSSESSION

X Special Execution

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, Described Below To satisfy the judgment. The Property to be sold is

PLEASE SEE ATTACHMENT "A" WHICH STATES EACH LEGAL DESCRIPTION FOR EACH PROPERTY.

EACH PARCEL WILL BE SOLD SEPARATELY.

Property Address: 533 MAIN STREET, OSAGE, IA; 702 MAIN STREET, OSAGE, IA; 626 PARK STREET, OSAGE, IA 50461

The described property will be offered for sale at public auction for cash only as follows:

Sale Date - Sale Time - Place of Sale 05/15/2026 - 10:00 - FRONT STEPS OF THE MITCHELL COUNTY COURTHOUSE, 212 S 5TH ST, OSAGE, IA

Redemption: After the sale of real estate, defendant may redeem the property within ONE YEAR FROM 05/15/2026

Judgment Amount - \$2,053,155.04 Costs - \$133,587.53 Accruing Costs - PLUS Interest - \$241,316.03 Sheriff's Fees - Pending

Date 03/11/2026 /s/GREGORY BEAVER MITCHELL COUNTY SHERIFF

Attorney ALEXANDER M. JOHNSON 666 GRAND AVE, SUITE 2000 DES MOINES, IA 50309 (515) 242-2426

ATTACHMENT "A" Property Address #1: 533 Main Street, Osage, Iowa 50461 Legal Description: Middle 1/3 of Lot 12, Block 131, City of Osage, Mitchell County, Iowa

Property Address #2: 702 Main Street, Osage, Iowa 50461

Legal Description: The West 45 1/2 Feet of Lot 6 in Block 156, Osage Mitchell County, Iowa; and a Parcel of land commencing 83 feet North of the Southwest Corner (SW COR.) of the east 20 1/2 Feet of; Lot 6, Block 156, thence South 12 Feet, thence East 12 Feet, thence North 12 Feet, thence West 12 Feet to Place of Beginning;

And Portions of the Second and Third Stories of a Brick Building as Follows: 1. The Second Story of The Building Located on the East 20 1/2 Feet of Lot 6 Block 156, Osage, Iowa, and the Stairway to said

Second Floor of said Building; 2. The Third Story of a Brick Building extending over and across the West 2/3 of Lot 5 and the East 20 1/2 Feet of Lot 6, All in Block 156, Osage, Mitchell County, Iowa.

Property Address #3: 626 Park Street, Osage, Iowa 50461

Legal Description: The East 16.00 Feet of Lot Three (3) and the West 41.00 Feet of Lot Two (2), Except the South 36.50 Feet of the West 41.00 Feet of Lot Two (2), in Block Two Hundred Forty (240) of the Original Town of Osage, Mitchell County, Iowa.

Party in Possession: Defendants Heather M. Davis and Bryce R. Davis Redemption Period: 1 year from date of Sheriffs Sale Delay of Sale: None

NOTICE

NOTICE OF SALE - SURPLUS WEIGHT ROOM EQUIPMENT

The Osage Community School District is accepting sealed bids for surplus weight room equipment including (3x)powerlifting racks with bars, dumbbell racks and dumbbells, (2x) kettlebell racks, jammer machine with weights, (2x) pulley systems, (2x) benches (light damage), table, and other miscellaneous equipment.

Items are sold as-is with no warranties expressed or implied. All sales are final.

Interested parties may contact the district to request photos or schedule a time to inspect the equipment. Photos and more information will also be available on the Osage Activities Facebook page.

Sealed bids must be received by April 1, 2026. Please clearly mark the envelope "Weight Room Equipment Bid."

For additional information or to schedule an inspection contact: Trevor Molitor Osage Community School District trevor.molitor@osage.k12.ia.us 641-732-5381

The district reserves the right to reject any or all bids.

NOTICE

Special St. Ansgar City Council Meeting Monday, March 16, 2026 6:00 p.m.

St. Ansgar City Hall Council Chamber Mayor Horgen opened the special meeting at 6:00 p.m. Jason Squier, Herb Wright, Ben Walk, Chris Maiers & Michael Juhl answered roll call.

Maiers presented a motion, seconded by Squier to approve the agenda, roll call vote ayes five.

Council interviewed three candidates for the public works position.

Walk presented a motion, seconded by Squier to offer the Public Works Employee position to the second candidate interviewed, if candidate refuses the offer, then make an offer to the third candidate interviewed, and on roll call vote ayes-Walk, Squier, Wright, and Nays-Maiers & Juhl.

Meeting adjourned at 7:48 p.m. Keith Horgen, Mayor Tami Woods, City Clerk

NOTICE

ORDINANCE NO. 150 An Ordinance Deleting Property from the Tax Increment Financing District for the Stacyville Urban Renewal Area of the City of Stacyville, Iowa, Pursuant to Section 403.19 of the Code of Iowa

WHEREAS, the City Council of the City of Stacyville, Iowa (the "City") previously enacted certain ordinances providing for the division of taxes levied on taxable property in the Stacyville Urban Renewal Area pursuant to Section 403.19 of the Code of Iowa; and

WHEREAS, pursuant to said ordinances, a portion of the Stacyville Urban Renewal Area in the City of Stacyville was designated a "tax increment district"; and

WHEREAS, the City Council now desires to decrease the size of the "tax increment district" by deleting certain property;

BE IT ENACTED by the City Council of the City of Stacyville, Iowa:

Section 1.Purpose. The purpose of this ordinance is to delete certain property from the tax increment financing district for the Stacyville Urban Renewal Area.

Section 2.Definitions. For use within this ordinance the following terms shall have the following meanings:

"Deleted Property" shall mean certain real property situated in the City of Stacyville, Mitchell County, State of Iowa more particularly described as follows:

That part of the Northwest Fractional Quarter (NW Fr. 1/4) of Section 31, Township 100 North, Range 16 West of the 5th P.M., Mitchell County, Iowa more particularly described as follows: Commencing at the West Quarter (W 1/4) Corner of said Section 31; thence N 00°45'38" W along the West line of said NW Fr. 1/4, 621.05 feet to the Northwesterly corner of Rolling Hills Estate First Subdivision in Stacyville, Iowa and the Point of Beginning; thence continuing N 00°45'38" W along the West line of said NW Fr. 1/4, 692.57 feet to the Northwesterly corner of the Parcel described in the Plat of Survey on file at the Mitchell County, Iowa Recorder's Office recorded in Book 4 Page 337; thence N 87°21'26" E along the Northerly line of said Parcel, 846.48 feet to the Northeastery corner of said Parcel; thence S 00°44'40" E along the Easterly line of said Parcel, 397.01 feet to the Northeastery corner of Rolling Hills Estate First Subdivision in Stacyville, Iowa; thence S 89°15'20" W along the Northerly line of Rolling Hills Estate First Subdivision in Stacyville, Iowa, 260.85 feet to the Easterly line of the Tracts described in the Trusty Warranty Deeds on file at the Mitchell County, Iowa Recorder's Office recorded in Document No. 2022-547 & 2022-1814; thence N 00°44'40" W along the Easterly line of said Tracts, 106.40 feet to the Northeastery most corner of said Tracts; thence S 89°15'20" W along the Northerly most line of said Tracts, 160.00 feet to the Northwesterly most corner of said Tracts; thence S 00°44'40" E along the Westerly line of said Tracts and the Westerly line of Lots 14 & 15 of Rolling Hills Estate First Subdivision in Stacyville, Iowa, 430.00 feet to the Northeastery corner of Lot 12 of said Subdivision; thence S 89°15'20" W along the Northerly line of said Subdivision, 424.97 feet to the Point of Beginning.

Containing 10.20 acres more or less, subject to easements recorded or unrecorded. Provisions for Division of Taxes Levied on Taxable Property in the Urban Renewal Area. After the effective date of this ordinance, the taxes levied on the taxable property in the Urban Renewal Area each year by and for the benefit of the State of Iowa, the City, the County and any school district or other taxing district in which the Urban Renewal Area is located, shall be divided as follows:

that portion of the taxes which would be produced by the rate at which the tax is levied each year by or for each of the taxing districts upon the total sum of the assessed value of the taxable property in the Urban Renewal Area, as shown on the assessment roll as of January 1 of the calendar year preceding the first calendar year in which the City certifies to the County Auditor the amount of loans, advances, indebtedness, or bonds payable from the special fund referred to in paragraph (b) below, shall be allocated to and when collected be paid into the fund for the respective taxing district as taxes by or for said taxing district into which all other property taxes are paid. For the purpose of allocating taxes levied by or for any taxing district which did not include the territory in the Urban Renewal Area on the effective date of this ordinance, but to which the territory has been annexed or otherwise included after the effective date, the assessment roll applicable to property in the annexed territory as of January 1 of the calendar year preceding the effective date of the ordinance which amends the plan for the Urban Renewal Area to include the annexed area, shall be used in determining the assessed valuation of the taxable property in the annexed area.

Section 3.The Deleted Property is hereby removed from the tax increment financing district for the Stacyville Urban Renewal Area. No division of property tax revenues as provided under Section 403.19 of the Code of Iowa shall be done with respect to the Deleted Property without further action by the City Council.

Section 4.Repealer. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 5.Saving Clause. If any section, provision, or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

Section 6.Effective Date. This ordinance shall be effective after its final passage, approval and publication as provided by law. Passed and approved by the City Council of the City of Stacyville, Iowa, on March 9, 2026.

Mayor, /s/ Paul Halbach Attest: /s/ City Clerk, Tammy Lamb There being no further business to come before the meeting, it was upon motion adjourned. Mayor, /s/ Paul Halbach Attest: /s/ City Clerk, Tammy Lamb

NOTICE

ORDINANCE NO. 151 An Ordinance Providing for the Division of Taxes Levied on Taxable Property in the 2026 Stacyville Urban Renewal Area, Pursuant to Section 403.19 of the Code of Iowa

BE IT ENACTED by the members of the City Council of the City of Stacyville, Iowa:

Purpose. The purpose of this ordinance is to provide for the division of taxes levied on the taxable property in the 2026 Stacyville Urban Renewal Area, each year by and for the benefit of the state, city, county, school districts or other taxing districts after the effective date of this ordinance in order to create a special fund to pay the principal of and interest on loans, moneys advanced to or indebtedness, including bonds proposed to be issued by the City to finance projects in such area.

Definitions. For use within this ordinance the following terms shall have the following meanings:

"City" shall mean the City of Stacyville, Iowa.

"County" shall mean Mitchell County, Iowa.

"Urban Renewal Area" shall mean the taxable real property situated in 2026 Stacyville Urban Renewal Area, the boundaries of which are set out below, such property having been identified in the Urban Renewal Plan approved by the City Council by resolution adopted on March 9, 2026:

That part of the Northwest Fractional Quarter (NW Fr. 1/4) of Section 31, Township 100 North, Range 16 West of the 5th P.M., Mitchell County, Iowa more particularly described as follows: Commencing at the West Quarter (W 1/4) Corner of said Section 31; thence N 00°45'38" W along the West line of said NW Fr. 1/4, 621.05 feet to the Northwesterly corner of Rolling Hills Estate First Subdivision in Stacyville, Iowa and the Point of Beginning; thence continuing N 00°45'38" W along the West line of said NW Fr. 1/4, 692.57 feet to the Northwesterly corner of the Parcel described in the Plat of Survey on file at the Mitchell County, Iowa Recorder's Office recorded in Book 4 Page 337; thence N 87°21'26" E along the Northerly line of said Parcel, 846.48 feet to the Northeastery corner of said Parcel; thence S 00°44'40" E along the Easterly line of said Parcel, 397.01 feet to the Northeastery corner of Rolling Hills Estate First Subdivision in Stacyville, Iowa; thence S 89°15'20" W along the Northerly line of Rolling Hills Estate First Subdivision in Stacyville, Iowa, 260.85 feet to the Easterly line of the Tracts described in the Trusty Warranty Deeds on file at the Mitchell County, Iowa Recorder's Office recorded in Document No. 2022-547 & 2022-1814; thence N 00°44'40" W along the Easterly line of said Tracts, 106.40 feet to the Northeastery most corner of said Tracts; thence S 89°15'20" W along the Northerly most line of said Tracts, 160.00 feet to the Northwesterly most corner of said Tracts; thence S 00°44'40" E along the Westerly line of said Tracts and the Westerly line of Lots 14 & 15 of Rolling Hills Estate First Subdivision in Stacyville, Iowa, 430.00 feet to the Northeastery corner of Lot 12 of said Subdivision; thence S 89°15'20" W along the Northerly line of said Subdivision, 424.97 feet to the Point of Beginning.

Containing 10.20 acres more or less, subject to easements recorded or unrecorded.

Provisions for Division of Taxes Levied on Taxable Property in the Urban Renewal Area. After the effective date of this ordinance, the taxes levied on the taxable property in the Urban Renewal Area each year by and for the benefit of the State of Iowa, the City, the County and any school district or other taxing district in which the Urban Renewal Area is located, shall be divided as follows:

that portion of the taxes which would be produced by the rate at which the tax is levied each year by or for each of the taxing districts upon the total sum of the assessed value of the taxable property in the Urban Renewal Area, as shown on the assessment roll as of January 1 of the calendar year preceding the first calendar year in which the City certifies to the County Auditor the amount of loans, advances, indebtedness, or bonds payable from the special fund referred to in paragraph (b) below, shall be allocated to and when collected be paid into the fund for the respective taxing district as taxes by or for said taxing district into which all other property taxes are paid. For the purpose of allocating taxes levied by or for any taxing district which did not include the territory in the Urban Renewal Area on the effective date of this ordinance, but to which the territory has been annexed or otherwise included after the effective date, the assessment roll applicable to property in the annexed territory as of January 1 of the calendar year preceding the effective date of the ordinance which amends the plan for the Urban Renewal Area to include the annexed area, shall be used in determining the assessed valuation of the taxable property in the annexed area.

that portion of the taxes each year in excess of such amounts shall be allocated to and when collected be paid into a special fund of the City to pay the principal of and interest on loans, moneys advanced to or indebtedness, whether funded, refunded, assumed or otherwise, including bonds issued under the authority of Section 403.9(1), of the Code of Iowa, incurred by the City to finance or refinance, in whole or in part, projects in the Urban Renewal Area, and to provide assistance for low and moderate-income family housing as provided in Section 403.22, except that taxes for the regular and voter-approved physical plant and equipment levy of a school district imposed pursuant to Section 298.2 of the Code of Iowa, taxes for the instructional support levy program of a school district imposed pursuant to Section 257.19 of the Code of Iowa, and taxes for the payment of bonds and interest of each taxing district shall be collected against all taxable property within the taxing district without limitation by the provisions of this ordinance. Unless and until the total assessed valuation of the taxable property in the Urban Renewal Area exceeds the total assessed value of the taxable property in such area as shown by the assessment roll referred to in subsection (a) of this section, all of the taxes levied and collected upon the taxable property in the Urban Renewal Area shall be paid into the funds for the respective taxing districts as taxes by or for said taxing districts in the same manner as all other property taxes. When such loans, advances, indebtedness, and bonds, if any, and interest thereon, have been paid, all money thereafter received from taxes upon the taxable property in the Urban Renewal Area shall be paid into the funds for the respective taxing districts in the same manner as taxes on all other property.

the portion of taxes mentioned in subsection (b) of this section and the special fund into which that portion shall be paid may be irrevocably pledged by the City for the payment of the principal and interest on loans, advances, bonds issued under the authority of Section 403.9(1) of the Code of Iowa, or indebtedness incurred by the City to finance or refinance in whole or in part projects in the Urban Renewal Area.

as used in this section, the term "taxes" includes, but is not limited to, all levies on an ad valorem basis upon land or real property.

Repealer. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Saving Clause. If any section, provision, or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

Effective Date. This ordinance shall be effective after its final passage, approval and publication as provided by law.

Passed and approved by the City Council of the City of Stacyville, Iowa, on March 9, 2026.

Mayor, /s/ Paul Halbach Attest: /s/ City Clerk, Tammy Lamb There being no further business to come before the meeting, it was upon motion adjourned. Mayor, /s/ Paul Halbach Attest: /s/ City Clerk, Tammy Lamb

BUSINESS DIRECTORY

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