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**Legal Notice**

IN THE IOWA DISTRICT COURT FOR CEDAR COUNTY  
JOHN H. GILLENWATER and MARY S. GILLENWATER, Plaintiffs, vs. UNKNOWN CLAIMANTS of the following described real estate in Cedar County, Iowa, to wit: Auditor's Parcel 'O,' located on Lot 46, Block 6, West Branch, Cedar County, Iowa, as shown in Plat Book M at Page 73 in the Cedar County Recorder's Office, more particularly described as follows: A portion of Block 6 of Hollingsworth's Division of Cameron, now West Branch, Iowa more particularly described as follows: Commencing at the North ¼ Corner of Section 8, Township 79 North, Range 4 West of the 5th P.M., thence S01°25'35"E along the East line of the NE ¼ of the NW ¼ of said Section 8 and the east of Lot 49 in Block 6 of Hollingsworth's Division of Cameron, now West Branch, Iowa as recorded in Book "E" on Pages 436-439 in the Records of the Cedar County, Iowa Recorder, 202.44 feet to the South line of the East-West Alley in said Block 6; thence S89°00'59"W along the South line of said alley, 235.83 feet to the point of beginning; thence S89°00'59"W, 53.27 feet to a point on the southerly extension of the East line of Lot 46 in said Block 3; thence N00°55'36"W along the southerly extension and the East line of said Lot 46; 169.19 feet to a point on the South right-of-way line of East Main Street; thence N88°53'54"E along said South right-of-way line 51.64 feet; thence S01°28'32"E, 169.31 feet to the point of beginning, containing 0.20 acres and is subject to any easements and restrictions of record. And Auditor's Parcel 'P,' located in the Northeast Quarter of the Northwest Quarter of Section 8, Township 79 North, Range 4 West of the 5th P.M., West Branch, Cedar County, Iowa, as shown in Plat Book M at Page 73, in the Cedar County Recorder's Office, more particularly described as follows: A portion of Block 3 of Hollingsworth's Division of Cameron, now West Branch, Iowa and the NE ¼ of the NW ¼ of Section 8-79N-R4W of the 5th P.M., more particularly described as follows: Commencing at the North ¼ corner of Section 8, Township 79 North, Range 4 West of the 5th P.M., thence S01°25'35"E along the East line of the NE ¼ of the NW ¼ of said Section 8 and the east of Lot 49 in Block 6 of Hollingsworth's Division of Cameron, now West Branch, Iowa as recorded in Book "E" on Pages 436-439 in the Records of the Cedar County, Iowa Recorder, 202.44 feet to the South line of the East-West Alley in said Block 6; thence N88°58'52"E along the South line of the vacated alley running east-west in Block 5 of said Hollingsworth's

Division, 123.77 feet to the Northeast Corner of Lot 57 in said Block 5; thence S01°25'15"E along the East line of Lot 57 and the southerly projection thereof, 264.66 feet to a point on the perimeter of the Plat of Survey recorded in Book C at Page 47 in the Office of the Cedar County, Iowa Recorder; thence S89°00'10"W along said perimeter, 123.75 feet; thence S89°02'06"W along said perimeter, 215.00 feet to the point of beginning; thence S01°45'53"E, 511.67 feet to its intersection with the easterly extension of the South line of aforementioned Plat of Survey; thence S87°21'07"W along said easterly extension, 63.33 feet to the southeast corner of said Plat of Survey; thence N01°25'15"W along the perimeter of said Plat of Survey, 513.50 feet; thence N89°02'06"E along said perimeter, 60.25 feet to the point of beginning, containing 0.73 acres and is subject to any easements and restrictions of records. Defendants.

CASE NO. EQCV 037317 ORIGINAL NOTICE FOR PUBLICATION

TO THE ABOVE-NAMED DEFENDANTS:

You are hereby notified that Plaintiffs' Petition is now on file in the office of the Cedar County Clerk of Court, stating in substance that Plaintiffs own in fee simple the property described in the caption of this notice. Such ownership is claimed by reason of facts fully stated in the Petition, which also alleges that Defendants claim some interest therein, but their claim is without right and constitutes a cloud on the title which it is desired to remove. The Petition prays that Plaintiffs' title to the premises be established as an absolute title in fee simple, and quieted and confirmed against all Defendants, each of whom be forever barred and estopped from having or claiming any right, title, lien or interest in said property; and for other equitable relief, and for costs. For further particulars, see the Petition as on file. The attorney for the Plaintiffs is Michael W. Kennedy, whose address is 920 S. Dubuque Street, P.O. Box 2000, Iowa City, IA 52244-2000. The attorney's phone number is (319) 351-8181; facsimile number (319) 351-0605. This case has been filed in a county that utilizes electronic filing. General rules and information on electronic filing are contained in Iowa Court Rules Chapter 16. Information regarding requirements related to the protection of personal information in court filings is contained in Chapter 16, Division VI. You must serve a motion or answer within 20 days after service of this Original Notice upon you by using the Iowa Judicial Branch Electronic Document Management System (EDMS) at <https://www.iowacourts.state.ia.us/EFfile>, unless you obtain from the court an exemption from electronic filing requirements. If you do not file your motion or answer within 20 days from the date you are served with this Original Notice, 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, contact the disability coordinator at: (563) 328-4145. 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.

Iowa Judicial Branch Case Title JOHN H. GILLENWATER ET AL V. UNKNOWN CLAIMANTS Case No. EQCV 037317 Cedar County You must file your Appearance and Answer on the Iowa Judicial Branch eFile System, unless the attached Petition and Original Notice contains a hearing date for your appearance, or unless the court has excused you from filing electronically (see Iowa Court Rule 16.302). Register for the eFile System at [www.iowacourts.state.ia.us/EFfile](http://www.iowacourts.state.ia.us/EFfile) to file and view documents in your case and to receive notices from the court. For general rules and information on electronic filing, refer to the Iowa Rules of Electronic Procedure in chapter 16 of the Iowa Court Rules at [www.legis.iowa.gov/docs/ACO/CourtRules/Chapter16.pdf](http://www.legis.iowa.gov/docs/ACO/CourtRules/Chapter16.pdf). Court filings are public documents and may contain personal information that should always be kept confidential. For the rules on protecting personal information, refer to Division VI of chapter 16 of the Iowa Court Rules and to the Iowa Judicial Branch website at [www.iowacourts.gov/for-the-public/representing-yourself/protect-personal-information/](http://www.iowacourts.gov/for-the-public/representing-yourself/protect-personal-information/). If you need assistance to participate in court due to a disability, call the disability access coordinator at (563) 328-4145. Persons who are hearing or speech impaired may call Relay Iowa TTY (1-800-735-2942). For more information, see [www.iowacourts.gov/for-the-public/ada](http://www.iowacourts.gov/for-the-public/ada). Disability access coordinators cannot provide legal advice. Date Issued 11/04/2025 02:12:34 PM District Clerk of Court or by Clerk's Designee of Cedar County /s/ Mary Ann Esbeck WBT 47-48-49

**Legal Notice**

THE IOWA DISTRICT COURT CEDAR COUNTY IN THE MATTER OF THE ESTATE OF CAROL B. SLACH, Deceased. Probate No. ESPR 019926 NOTICE OF PROBATE OF WILL, OF APPOINTMENT OF EXECUTOR, AND NOTICE TO CREDITORS To All Persons Interested in the Estate of Carol B. Slach, Deceased, who died on or about October 31, 2025: You are hereby notified that on the 20th day of November, 2025, the Last Will and Testament of Carol B. Slach, Deceased, bearing date of the 31st day of August, 2022, was admitted to probate in the above-named court and that Gary B. Slach 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 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 this 20th day of November 2025. GARY B. SLACH 200 Ridge View Drive West Branch, IA 52358 Executor of Estate Danica L. Bird, ICIS#: AT0014223

Leff Law Firm, L.L.P. 222 South Linn Street Iowa City, IA 52240 Attorneys for Executor Date of second publication: December 4, 2025 (Date to be inserted by publisher) Probate Code Section 304 WBT 48-49

CORNERSTONE REAL ESTATE CONSULTANTS



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<http://WWW.CSHOMESIOWA.COM> THE DIFFERENCE IS "RESULTS!"

IOWA CITY & CEDAR RAPIDS MLS

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NEW LISTING



602 Orange St, Tipton, \$235,000

4 BR, 3 BA. This spacious zero-entry house has something for everyone. The house has a large living room and a main floor family room/sun room. The dining room is large enough for a family table. The main floor has 2 spacious bedrooms and 2 bathrooms. The primary bedroom has a walk-in closet and private bath. In the Lower level there is a third NON-conforming bedroom, family room, full bath and LOTS of storage. The LL is stubbed for an additional kitchen or bath. Outside, the lot has plenty of shade for the hot summer days and a fenced yard. The property has a garden shed for outdoor storage. This property is sold in AS-IS condition.

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SUBDIVISIONS, LOTS, ACREAGES & COMMERCIAL



SUNRISE ESTATES PHASE 10 LOCATION! LOCATION! LOCATION! RARE BUILDING LOTS BORDERING CITY PARK, AQUATIC CENTER, BASEBALL DIAMONDS & SOCCER FIELDS. CITY OF TIPTON IS OFFERING 100% TAX ABATEMENT ON NEW CONSTRUCTION FOR 7 YEARS!!

LOT 1 - \$53,000 • LOT 2 - \$53,000 • LOT 3 - \$56,000 • LOT 4 - \$47,000  
LOT 5 - \$54,000 • LOT 6 - \$55,000 • LOT 7 - \$55,000 • LOT 8 - \$57,000 • LOT 9 - \$54,000



2 Lots E. 5th St., Tipton \$41,000



1007 PARKVIEW LN., TIPTON. \$50,000



5.2 Acres 1692 Baker Ave. West Branch \$198,000

FOR RENT

Corner - Commercial for office for rent!! Great Cedar St Location with windowfrontage!! Welcoming reception area. Large private office area. Shared kitchenette. High speed internet available for \$25/mo.

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NOW HIRING

The City of Durant, Iowa, is looking for a highly motivated individual with a strong work ethic to fill the full-time position of Deputy Clerk. The Deputy Clerk is responsible for performing a variety of routine and complex administrative and clerical duties that require accuracy, proficiency, and confidentiality. Preference will be considered for any applicant with local, county, or state government experience. This position is also responsible for monthly utility billing and collections. The right candidate must possess strong problem-solving, verbal and written communication, organizational and multi-tasking skills, and be proficient using Micro-soft Office Suite along with various other technologies. Applicants must possess a high school diploma or equivalent; and have at least three years of experience in an office accounting, business, or related field. Preferred qualifications include experienced in city, county, or state government. Benefits include IPERS, health insurance with eye and dental insurance, paid holidays, vacation and personal time.

Durant, Iowa



Qualified individuals may obtain an application at City Hall 402 6th Street Durant, Iowa. Or on line at [www.cityofdurantiowa.com](http://www.cityofdurantiowa.com). Return application and resume in person, or mail to PO Box 818 Durant IA 52747-0818. No emailed applications will be accepted. Applications will be accepted until position is filled. The City of Durant is an Equal Opportunity Employer.

All applicants will be considered for employment without attention to race, color, religion, sex, sexual orientation, gender identity, national origin, veteran or disability status."

Christmas is just  
around the corner!

Call us Today to add your  
Christmas Greeting to our  
Dec. 18 Edition!

Deadline is Dec. 10 at Noon

Call 563-886-2131 - Ask for Annie or Kit

## Festival

From Page 1

bring his love of O-gauge model trains to Christmas Past to meet the demand.

The train display runs 5 to 8 p.m. Friday and 4 to 8 p.m. Saturday.

According to the WBFD's Facebook page, the "Winter Village & Train Display" will include a hand-built holiday town with "vintage-style buildings, glowing lamp posts, and snowy streets that capture the warmth and wonder of the season."

Among the display's highlights: an Emergency Response Train, "honoring the firefighters, medics, and first responders who keep our communities safe year-round."

Chiles said he will hide numerous Santas throughout the display and challenges visitors to count as many as they can.

"We extend our heartfelt thanks to the Gibson family for so many years of joy, craftsmanship, and community spirit," Chiles wrote in the post. "Their legacy set a wonderful standard — and we hope this year's display lives up to the magic they shared with us all."

Simon said MSWB is glad to see the popular feature revived without a break.

"It's kind of fun that they have been searching for a replacement for the train display, and it turns out that one of our very own firefighters is a train enthusiast with his own collection," she said. "And he is excited to carry on



Hoover Presidential Foundation volunteer Debbie Johnson helps prepare for the Festival of Trees display, "Kaleidoscope of Christmas," which will go on display this week and through the rest of December. Fifteen trees make up the display with each in a single color. Photo courtesy of Main Street West Branch

the Gibson tradition. He actually worked with the Gibson family ... He very much enjoys and respects what the Gibson family has created over the years and he's hoping to carry on that magic."

Visitors can also enjoy free hot cocoa served next to the train display, courtesy of Liberty Communications and Brown's West Branch.

## New attractions

The festival name, "A Christmas Past," sparks the imaginations of the community and, once again, draws new ideas to make the festival special.

The fire department will put on a new Christmas Tree Fire Prevention Demonstration 5:30 p.m. Friday and Saturday. Half of all Christmas tree fires happen from 3 p.m. to midnight, and

17 percent happen after 9 p.m., according to the National Fire Protection Association.

Hoover Park will host harmonica music at the birthplace cottage 6, 7, and 8 p.m. Friday and 5, 6, and 7 p.m. Saturday. In July 1929, Hoover hosted the Albert G. Hoxie and His Harmonica Band for a concert at the White House.

The Laura Ingalls Wilder programs will feature Cindy Wilson, author of "The Beautiful Snow: The Ingalls Family, the Railroads, and the Hard Winter of 1880-81." Wilder's daughter, Rose Wilder Lane, was an early biographer of President Hoover and Wilson will speak 5:30 and 7:30 p.m. Friday and 5 and 7 p.m. Saturday.

And re-enactor Sarah Utoff will present her portrayal of Wilder 6:30 p.m. Friday and 6 p.m. Saturday.

A chili cookoff at The Black Rose brings back a contest that used to be part of the former Scarecrow Festival and Fall Fest, with the most recent one held in 2018. This event runs from 10 a.m. to 2 p.m. and visitors may sample and vote for their favorites to determine "West Branch's Best Chili."

A Christmas Cabaret, organized by Tony Senio, will feature festive music and Christmas favorites at The Black Rose. The variety show runs from 6 to 7 p.m. Saturday. "He is certainly a Christmas enthusiast," Simon said.

The Parent-Teacher Organization will host

a Gingerbread House Decorating contest.

Simon said each of these timeless traditions contributes to the Christmas Past experience.

"Being able to come and do all of these things all in one place and really taking time to step back and enjoy some of these simple things around the holidays, especially with loved ones, is really the goal of Christmas Past," the director said.

## Colorful trees and hidden elves

The fresh doughnuts will return, but the Scouts have handed the cooking over to the West Branch Kiwanis Club and the younger counterparts, the Junior Builders Club. (See separate story). That runs from 5 to 8 p.m. Friday and Saturday.

The Silent Auction, the Festival of Trees, the Elf Hunt, Something For My Sibling, Photos with Santa, Brick Oven Marshmallow Roasting, horse-drawn wagon rides, and hot-dog roasting all return — many appearing both days of the festival.

The Festival of Trees, which opens Friday at the Rummells Center and runs through the end of the month, features a "Kaleidoscope of Christmas" theme, aligns with the Holiday Elf Hunt. Children trying to find the elves around town will also see them holding crayons or markers with unique colors. Fill out the Elf Hunt Form and match the elves to their colors to win prizes.

Simon recommends participants check out the website, [mainstreetwest-branch.org/schedule/a-christmas-past-2025](http://mainstreetwest-branch.org/schedule/a-christmas-past-2025), to make sure they do not miss their favorite event.

MSWB will also share a wish list for donation items to support the event.

"We certainly hope people will invite their friends and family and make a concentrated effort to spend some time enjoying West Branch, do some shopping, and support our local businesses while you're here and soak up the history," the director said.

She recommends making a reservation for Something For My Sibling — free gifts for children to give to family members — running 11 a.m. to 8 p.m. Friday and 9 a.m. to 8 p.m. Saturday at Izzy's Treasures. Find a link posted Nov. 26 on Izzy's Treasures West Branch's Facebook page.

The Snowball Sprint 2K Run/Walk comes back for its second year at Cubby Park, starting with a costume contest at 9:45 a.m. and the run at 10 a.m. — rain, shine, or snow. The link is on the MSWB Christmas Past website.

The Silent Auction goes on display at the Rummells Center and can be found online at [32auctions.com/CP25](http://32auctions.com/CP25).

"Dress for the weather, make your game plan so you don't miss anything fun, and don't forget to support local (businesses) while you're out enjoying all the free family activities," Simon said.

## SCHOOL MENUS

School menus for Dec. 4 through 10 at West Branch Community Schools. Student breakfast price is \$1.85; lunch is \$2.95 EK-8, \$3.10 9-12.

beans, cauliflower, raisins, fruit.

Tuesday, Dec. 9 - B: Sausage pancake stick or cereal, fruit, fruit juice,

milk. L: Chicken noodle soup or ham & cheese wrap, broccoli with cheese, romaine salad, mixed fruit, fruit.

Wednesday, Dec. 10 - B: Egg on a roll or cereal, fruit, fruit juice, milk. L: Hotdog on bun or chicken strips with roll,

cucumbers, sweet potato fries, peaches, fruit. Students must take three components, one must be a fruit or vegetable.

Students have choice of 1% white, skim white or chocolate skim milk. High school choices include fruit and vegetable bar.

## Elementary schools

Thursday, Dec. 4 - B: Mini French toast or cereal, fruit, fruit juice, milk. L: Carnitos tacos or egg rolls, shredded lettuce, refried beans, mandarin oranges, fruit.

Friday, Dec. 5 - B: Donut or cereal, fruit, fruit juice, milk. L: Hamburger or chicken patty on whole grain bun, corn, carrots, mixed fruit, fruit.

Monday, Dec. 8 - B: Snackin' waffles or cereal, fruit, fruit juice, milk. L: Cheese pizza or chicken nuggets, green beans, cauliflower, raisins, fruit.

Tuesday, Dec. 9 - B: Sausage pancake stick or cereal, fruit, fruit juice, milk. L: Chicken noodle soup or ham & cheese wrap, broccoli with cheese, romaine salad, teddy grahams, mixed fruit, fruit.

Wednesday, Dec. 10 - B: Egg on a roll or cereal, fruit, fruit juice, milk. L: Hotdog on whole grain bun or chicken strips, cucumbers, sweet potato fries, peaches, fruit.

## Middle-high schools

Thursday, Dec. 4 - B: Mini French toast or cereal, fruit, fruit juice, milk. L: Carnitos tacos or egg rolls, shredded lettuce, refried beans, mandarin oranges, fruit.

Friday, Dec. 5 - B: Donut or cereal, fruit, fruit juice, milk. L: Hamburger or chicken patty on bun, corn, carrots, mixed fruit, fruit.

Monday, Dec. 8 - B: Snackin' waffles or cereal, fruit, fruit juice, milk. L: Cheese pizza or chicken nuggets with granola bar, green

NOTICE OF PUBLIC HEARING - AMENDMENT OF CURRENT BUDGET				
Board of Supervisors of CEDAR COUNTY Fiscal Year July 1, 2025 - June 30, 2026				
The Board of Supervisors of CEDAR COUNTY will conduct a public hearing for the purpose of amending the current budget for fiscal year ending June 30, 2026				
<b>Meeting Date/Time:</b> 12/16/2025 10:30 AM	<b>Contact:</b> Cari Dauber	<b>Phone:</b> (563) 886-6413		
<b>Meeting Location:</b> Board of Supervisors Room located on the first floor of the Courthouse				
There will be no increase in taxes. Any residents or taxpayers will be heard for or against the proposed amendment at the time and place specified above. A detailed statement of: additional receipts, cash balances on hand at the close of the preceding fiscal year, and proposed disbursements, both past and anticipated, will be available at the hearing. Budget amendments are subject to protest. If protest petition requirements are met, the State Appeal Board will hold a local hearing. For more information, consult <a href="https://dom.iowa.gov/local-gov-appeals">https://dom.iowa.gov/local-gov-appeals</a> .				
REVENUES & OTHER FINANCING SOURCES		Total Budget as Certified or Last Amended	Current Amendment	Total Budget After Current Amendment
Taxes Levied on Property	1	12,320,021	0	12,320,021
Less: Uncollected Delinquent Taxes - Levy Year	2	0	0	0
Less: Credits to Taxpayers	3	401,466	0	401,466
<b>Net Current Property Tax</b>	<b>4</b>	<b>11,918,555</b>	<b>0</b>	<b>11,918,555</b>
Delinquent Property Tax Revenue	5	300	0	300
Penalties, Interest & Costs on Taxes	6	22,300	0	22,300
Other County Taxes/TIF Tax Revenues	7	1,467,540	0	1,467,540
Intergovernmental	8	7,927,770	19,949	7,947,719
Licenses & Permits	9	75,769	0	75,769
Charges for Service	10	1,424,884	0	1,424,884
Use of Money & Property	11	177,256	0	177,256
Miscellaneous	12	155,844	26,211	182,055
Subtotal Revenue	13	23,170,218	46,160	23,216,378
Other Financing Sources:				
General Long-Term Debt Proceeds	14	0	0	0
Operating Transfers In	15	2,882,998	0	2,882,998
Proceeds of Fixed Asset Sales	16	28,000	0	28,000
Total Revenues & Other Sources	17	26,081,216	46,160	26,127,376
EXPENDITURES & OTHER FINANCING USES				
Operating:				
Public Safety and Legal Services	18	7,379,469	99,211	7,478,680
Physical Health and Social Services	19	2,107,567	28,949	2,136,516
Mental Health, ID & DD	20	0	0	0
County Environment & Education	21	2,591,255	0	2,591,255
Roads & Transportation	22	7,938,000	0	7,938,000
Government Services to Residents	23	716,564	0	716,564
Administration	24	2,370,187	76,284	2,446,471
Nonprogram Current	25	8,400	0	8,400
Debt Service	26	721,805	0	721,805
Capital Projects	27	3,500,000	0	3,500,000
Subtotal Expenditures	28	27,333,247	204,444	27,537,691
Other Financing Uses:				
Operating Transfers Out	29	2,882,998	0	2,882,998
Refunded Debt/Payments to Escrow	30	0	0	0
Total Expenditures & Other Uses	31	30,216,245	204,444	30,420,689
<b>Excess of Revenues &amp; Other Sources over (under) Expenditures &amp; Other Uses</b>	<b>32</b>	<b>-4,135,029</b>	<b>-158,284</b>	<b>-4,293,313</b>
Beginning Fund Balance - July 1, 2025	33	8,312,299	0	8,312,299
Increase (Decrease) in Reserves (GAAP Budgeting)	34	0	0	0
Fund Balance - Nonspendable	35	0	0	0
Fund Balance - Restricted	36	2,820,071	-76,000	2,744,071
Fund Balance - Committed	37	0	0	0
Fund Balance - Assigned	38	0	0	0
Fund Balance - Unassigned	39	1,357,199	-82,284	1,274,915
Total Ending Fund Balance - June 30, 2026	40	4,177,270	-158,284	4,018,986
<b>Explanation of Changes:</b> Expenses: replace courthouse boiler, increase cost in detention services, and expenses due to grants that were received.				