

Legal Notices

the following described real estate:
The Southwesterly 1/2 of Lot 37 in McCraney's 2nd Addition to the City of Dubuque, Dubuque County, Iowa, according to the recorded plat thereof.

has not been complied with in the following particulars:

a) Failure to pay five (5) monthly payments each in the amount of \$583.26; and failure to pay five (5) monthly escrow payments for taxes and insurance each in the amount of \$179.00
Total \$3,811.30

2. The contract shall stand forfeited unless the parties in default, within 30 days after the completed service of this notice, shall perform the terms and conditions in default, and in addition pay the reasonable costs of serving this notice.

3. The amount of attorney fees claimed by the Vendors pursuant to Section 656.7 of the Code of Iowa is \$50.00 (not to exceed \$50.00). Payment of the attorney fees is not required to comply with this notice in order to prevent forfeiture.

QUECK CAPITAL MANAGEMENT, L.L.C.
Vendor(s) (or Successors in Interest) /s/ TODD M. QUECK, Managing Member,
/s/ Nathan D. Runde, Attorney
ICIS PIN No: AT0009759
Address: 2080 Southpark Court
Dubuque, IA 52003

NOTE: If the Fair Debt Collection Practices Act, 15 U.S.C. §§ 1692 et seq., applies to this communication.
3t 1/19, 26, 2/2

THE IOWA DISTRICT COURT
DUBUQUE COUNTY
IN THE MATTER OF THE ESTATE
OF STEVEN J. SIMON a/k/a
STEPHEN J. SIMON
Deceased.

01311 ESPR054620
NOTICE OF PROBATE OF WILL, OF
APPOINTMENT OF EXECUTOR,
AND NOTICE TO CREDITOR

To All Persons Interested in the Estate of Steven J. Simon a/k/a Stephen J. Simon, Deceased, who died on or about December 27, 2023:

You are hereby notified that on the 8th day of January, 2024, the last will and testament of Steven J. Simon, deceased, bearing date of the 13th day of June, 2017, was admitted to probate in the above named court and that Kimberly L. Link and Timothy J. Simon were appointed 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 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 16th day of January, 2024.

Kimberly L. Link, Executor of estate
15133 Old Highway Rd,
Peosta, IA 52068

Timothy J. Simon, Executor of estate
2160 Clarke Dr, Dubuque, IA 52001

Todd J. Locher,
ICIS PIN No: AT0004721
Attorney for Executors
Firm Name: Locher & Davis PLC
Address: 202 2nd Avenue NW, Box 7, Farley, IA 52046

Date of second publication January 26th, 2024.
2t 1/19, 26

THE IOWA DISTRICT COURT FOR
DUBUQUE COUNTY
IN THE MATTER OF
THE ESTATE OF
DAVID RAAB,

Deceased
CASE NO. ESPR054638
NOTICE OF PROBATE OF WILL, OF
APPOINTMENT OF EXECUTOR,
AND NOTICE TO CREDITORS

To All Persons Interested in the Estate of David Raab, Deceased, who died on or about January 11, 2024:

You are hereby notified that on January 23, 2024, the Last Will and Testament of David Raab, deceased, bearing date of October 2, 2021, was admitted to probate in the above named court and that Sheila Smith 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 January 23, 2024.

Sheila Smith, Executor of Estate
14387 W Budden Ct
East Dubuque, IL 61025
James T Peters, ICIS#: AT0006120
Attorney for Executor
Peters & Longmuir, PLC
309 First St. E
Independence, IA 50644

Date of second publication:
February 2nd, 2024.
2t 1/26, 2/2



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TELEGRAPH HERALD

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Join Our News Team!

TH Media

Distribution Center Utility

Telegraph Herald

Telegraph Herald, an employee-owned daily newspaper located in Dubuque, Iowa, seeks a talented city government reporter to join our news team. Be part of a hard-working, aggressive newsroom working to produce the best newspaper in the state, both in print and online.

We are looking for a confident journalist who can cover all things related to Dubuque city government. The candidate will handle a mix of hard news and features, keeping up with everything from City Council meetings to trends that impact local government. The ideal candidate should be as adept at breaking a story on our website in the middle of the afternoon as on the front page the next morning. A commitment to holding local government officials accountable is a must. Primary responsibilities include writing news and feature stories, taking video and using social media to gather information and inform readers.

Prior professional or collegiate media experience is required. Prior experience at a daily newspaper is preferred, but we are willing to consider any talented journalist. New graduates of collegiate journalism programs are encouraged to apply.

Joining our team offers more than just the daily grind of churning out stories. Reporters have time to tackle Sunday centerpieces on larger issues and to craft strong series.

Investigative reporting and data-driven work also is encouraged.

Our salaries are very competitive with others in the industry. In addition, our employee-owned paper offers the possibility of raises after one year, and current employees earn shares in the company annually that fully vest after five years, providing another significant financial benefit. Additionally, due to our local ownership, the important decisions about our products are made by people who live and work in our community.



TH MEDIA
Connecting our Community

adno=377331

Full-time

The Telegraph Herald's Distribution Center needs reliable and positive individuals with a great Midwest work ethic to join our team in Dubuque, Iowa. 30 hours per week, schedule varies throughout a six-day week. This position will assist the manager and crew leaders with the daily functions of the Distribution Center.

Those include:

- Straps, labels and bags newspapers
- Loads bundles on conveyors and trucks
- Properly stacks papers on skids and bags newspapers

What do you need to join our team?

- Good driving record, valid driver's license and proof of auto insurance.
- Respectful attitude.
- Enjoys a production team environment.
- Ability to lift up to 50 pounds.
- Basic reading and math skills.



TH MEDIA
Connecting our Community

adno=378647