

PUBLIC NOTICE: STINES V. POCOCK, LEGGETT, WARNER, ALVARADO ET AL.

**IN THE IOWA DISTRICT COURT
IN AND FOR IDA COUNTY
Case No. EQCV016776
ORIGINAL NOTICE**

**Ricky Stines, Molly Stines and
Adam Stines, Plaintiffs,
v.**

**Richard G. Pockock, Billy
Leggett, Jr., Lori M. Warner,
Tiffany J. Alvarado, Danielle
M. Pockock and Miranda M.
Anderson,**

**and all heirs, spouses,
assigns, grantees, legatees,
devisees, and beneficiaries of
each and all of the defendants
named above,**

Defendants.

**and all other unknown
claimants and all persons
unknown claiming any right, title
or interest in and to:**

The West Half (W1/2) of the Southwest Fractional Quarter (SWfr1/4) of Section Nineteen (19), Township Eighty-nine (89) North, Range Forty-one (41) West of the 5th P.M., Ida County, Iowa, EXCEPTING the following described real estate: A part of the Southwest Fractional Quarter (SWfr1/4 SWfr1/4) Section Nineteen (19), Township Eighty-nine (89) North, Range Forty-one (41), West of the 5th P.M., Ida County, Iowa, more completely described as follows: Commencing at the Southwest Corner of said Section Nineteen (19); thence North Ninety Degrees Zero Minutes Zero Seconds (N 90°00'00") East Three Hundred Seventy-eight and Twenty-one Hundreds feet (378.21"), along the South line of the Southwest fractional Quarter (SWfr1/4) of said Section Nineteen (19), to the Point of Beginning; thence North Thirty-two Degrees Twenty-seven Minutes Fourteen Seconds (N 32°27'14") East Four Hundred Eighty-eight and Sixty Hundredths Feet (488.60"); thence South Eighty-seven Degrees Thirty-six Minutes Forty Seconds (S 87°36'40") East Two Hundred Thirty-five and Sixty-one Hundredths Feet (E 235.61"); thence North Eighty-two Degrees Thirteen Minutes Zero Seconds (N 82°13'00") East Two Hundred Fifty-nine and Four Hundredths Feet (E 259.04"); thence South Eighty-seven Degrees Eleven Minutes Fifty-seven Seconds (S 87°11'57") East Three Hundred Seventy-seven Feet (E 377") to a point on the East line of the Southwest fractional Quarter (SWfr1/4 Swfr1/4) of said Section Nineteen (19); thence South Zero Degrees Thirty-

five Minutes Thirteen Seconds (S 00°35'13") West Four Hundred Nineteen and Fifteen Hundredths Feet (W 419.15'), along the East line, to the South line of the Southwest Fractional Quarter (SWfr1/4) of said Section Nineteen (19); thence South Ninety Degrees Zero Minutes Zero Seconds (S 90°00'00") West One Thousand One Hundred Twenty-six and Fifty-one Hundredths Feet (W 1126.51') along said South line, to the Point of Beginning, containing Nine and Sixty Hundredths Acres, more or less, (9.60 A) more or less, inclusive of a Thirty-three foot (33') County roadway easement on the South side thereof and subject to a Thirty foot (30') access easement retained by the Grantor on the East side thereof and also subject to any other easements or restrictions of record.

To the Aforementioned Defendants:

You are hereby notified that Plaintiff's Petition is now on file in the office of the clerk of the above court, stating in substance that Plaintiff owns in fee simple the property described therein situated in Ida County, Iowa, and described as follows:

The West Half (W1/2) of the Southwest Fractional Quarter (SWfr1/4) of Section Nineteen (19), Township Eighty-nine (89) North, Range Forty-one (41) West of the 5th P.M., Ida County, Iowa, EXCEPTING the following described real estate: A part of the Southwest Fractional Quarter (SWfr1/4 SWfr1/4) Section Nineteen (19), Township Eighty-nine (89) North, Range Forty-one (41), West of the 5th P.M., Ida County, Iowa, more completely described as follows: Commencing at the Southwest Corner of said Section Nineteen (19); thence North Ninety Degrees Zero Minutes Zero Seconds (N 90°00'00") East Three Hundred Seventy-eight and Twenty-one Hundreds feet (378.21"), along the South line of the Southwest fractional Quarter (SWfr1/4) of said Section Nineteen (19), to the Point of Beginning; thence North Thirty-two Degrees Twenty-seven Minutes Fourteen Seconds (N 32°27'14") East Four Hundred Eighty-eight and Sixty Hundredths Feet (488.60"); thence South Eighty-seven Degrees Thirty-six Minutes Forty Seconds (S 87°36'40") East Two Hundred Thirty-five and Sixty-one Hundredths Feet (E 235.61"); thence North Eighty-two Degrees Thirteen Minutes Zero Seconds (N 82°13'00") East Two Hundred Fifty-

nine and Four Hundredths Feet (E 259.04"); thence South Eighty-seven Degrees Eleven Minutes Fifty-seven Seconds (S 87°11'57") East Three Hundred Seventy-seven Feet (E 377") to a point on the East line of the Southwest fractional Quarter (SWfr1/4 Swfr1/4) of said Section Nineteen (19); thence South Zero Degrees Thirty-five Minutes Thirteen Seconds (S 00°35'13") West Four Hundred Nineteen and Fifteen Hundredths Feet (W 419.15'), along the East line, to the South line of the Southwest Fractional Quarter (SWfr1/4) of said Section Nineteen (19); thence South Ninety Degrees Zero Minutes Zero Seconds (S 90°00'00") West One Thousand One Hundred Twenty-six and Fifty-one Hundredths Feet (W 1126.51') along said South line, to the Point of Beginning, containing Nine and Sixty Hundredths Acres, more or less, (9.60 A) more or less, inclusive of a Thirty-three foot (33') County roadway easement on the South side thereof and subject to a Thirty foot (30') access easement retained by the Grantor on the East side thereof and also subject to any other easements or restrictions of record.

Such ownership is claimed by reason of facts fully stated in the Petition, which also alleges Defendants claim some interest therein, but their claims are without right and constitute a cloud on the title, which Plaintiff desires to remove. The Petition prays Plaintiff's 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 the property; and for costs and such other and further relief as the court deems just and equitable under the circumstances.

Plaintiff's attorney is Jay P. Phipps, Phipps Law Office, P.L.C., Moline, IA, (712) 873-3210.

You are further notified that unless, within 20 days after service of this Original Notice upon you, you serve, and within a reasonable time thereafter file, a motion or answer, in the Iowa District Court in and for Ida County, at the county courthouse in Ida Grove, Iowa, judgment by default will be rendered against you for

the relief demanded in the Petition.

Clerk of the Above Court Ida County Courthouse Ida Grove, Iowa

The attorney who is expected to represent the defendant should be promptly advised by defendant of the service of this notice.

If you require the assistance of auxiliary aids or services to participate in court because of a disability, immediately call your district ADA coordinator at 712-279-6616 (If you are hearing impaired, call Relay Iowa TTY at 1-800-735-2942).

**Iowa Judicial Branch
Case No. EQCV016776
County Ida**

**Case Title STINES V. POCOCK,
LEGGETT, WARNER, ALVARADO
ET AL.**

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/Efile 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/CourtRulesChapter16.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/.

If you need assistance to participate in court due to a disability, call the disability access coordinator at (712) 279-6035.

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/.

Disability access coordinators cannot provide legal advice.

**Date Issued
02/06/2023 11:39:51 a.m.
District Clerk of Court or by
Clerk's Designee of Ida County
/s/ Elizabeth Balder**

