

# Legals

## PROBATE ANDERSON ESPR017618

**THE IOWA DISTRICT COURT FOR BUTLER COUNTY**  
IN THE MATTER OF THE ESTATE OF JANET ANDERSON, Deceased  
CASE NO. ESPR017618  
**NOTICE OF PROBATE OF WILL, OF APPOINTMENT OF EXECUTOR, AND NOTICE TO CREDITORS**

To All Persons Interested in the Estate of Janet Anderson, Deceased, who died on or about September 25, 2024:

You are hereby notified that on February 13, 2025, the Last Will and Testament of Janet Anderson, deceased, bearing date of May 26, 2021, was admitted to probate in the above-named court and that Gail J. Moyer 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: February 17, 2025  
Gail J. Moyer, Executor of Estate  
27654 270<sup>th</sup> St.  
Shell Rock, IA 50670  
Beau D. Buchholz, ICIS#: AT0009650  
Attorney for Executor  
Engelbrecht and Buchholz, PLLC  
123 1<sup>st</sup> Street SE  
P.O. Box 59  
Waverly, IA 50677  
Date of second publication:  
March 6, 2025  
*Published in the Butler County Star Tribune on February 27 and March 6, 2025*

## PROBATE UBBEN ESPR017622

**G. A. CADY III**  
**THE IOWA DISTRICT COURT BUTLER COUNTY**

IN THE MATTER OF THE ESTATE OF RICHARD E. UBBEN, Deceased.  
Probate No. ESPR017622  
**NOTICE OF PROBATE OF WILL, OF APPOINTMENT OF EXECUTOR, AND NOTICE TO CREDITORS**

To All Persons Interested in the Estate of RICHARD E. UBBEN, Deceased, who died on or about February 17, 2025:

You are hereby notified that on the 20<sup>th</sup> day of February, 2025, the last will and testament of RICHARD E. UBBEN, deceased, bearing date of the 25<sup>th</sup> day of April, 2007, was admitted to probate in the above named court and that SANDRA L. NELSON, CARMEN J. HINZ and EUGENE R. UBBEN 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 pay-

ment 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 21<sup>st</sup> day of February, 2025.  
SANDRA L. NELSON  
1505 Georgetown Road  
Iowa Falls, IA 50126  
CARMEN J. HINZ  
1127 Loretta Avenue  
Waterloo, IA 50702  
EUGENE R. UBBEN  
PO Box 266  
Conrad, IA 50621  
Executors of estate  
G. A. Cady III, ICIS PIN No: AT0001386  
Attorney for Executor  
Cady & Rosenberg Law Firm, PLC  
9 First Street, SW  
PO Box 456  
Hampton, IA 50441  
Phone: 641-456-2555  
Date of second publication  
6<sup>th</sup> day of March, 2025  
Probate Code Section 304  
*Published in the Butler County Star Tribune on February 27 and March 6, 2025*

## PROBATE FREESE ESPR017621

**THE IOWA DISTRICT COURT FOR BUTLER COUNTY**  
IN THE MATTER OF THE ESTATE OF DARWIN W. FREESE, Deceased  
CASE NO. ESPR017621  
**NOTICE OF PROBATE OF WILL, OF APPOINTMENT OF EXECUTOR, AND NOTICE TO CREDITORS**

To All Persons Interested in the Estate of Darwin W. Freese, Deceased, who died on or about January 15, 2025:

You are hereby notified that on February 20, 2025, the Last Will and Testament of Darwin W. Freese, deceased, bearing date of April 25, 2023, was admitted to probate in the above-named court and that Margorie A. Freese 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: February 21, 2025.  
Margorie A. Freese, Executor of Estate  
355 Phaltzgraff  
Allison, IA 50602  
Beau D. Buchholz, ICIS#: AT0009650  
Attorney for Executor  
Engelbrecht and Buchholz, PLLC  
123 1<sup>st</sup> Street SE  
P.O. Box 59  
Waverly, IA 50677  
Date of second publication  
March 6, 2025  
*Published in the Butler County Star Tribune on February 27 and March 6, 2025*

## PROBATE TIMMER ESPR017619

**THE IOWA DISTRICT COURT FOR BUTLER COUNTY**  
IN THE MATTER OF THE ESTATE OF GLENDA S. TIMMER, DECEASED

PROBATE NO. ESPR017619  
**NOTICE OF PROBATE OF WILL WITHOUT ADMINISTRATION**  
To All Persons Interested in the Estate of Glenda S. Timmer, Deceased, who died on or about on February 6, 2025:

You are hereby notified that on February 14, 2025, the last will and testament of Glenda S. Timmer, deceased, bearing date of January 9, 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 February 14, 2025.  
First Bank, Proponent  
602 Main St.  
Cedar Falls, IA 50613  
Attorney for estate:  
Mark S. Rolinger, ICIS#: AT0006713  
415 Clay Street  
P.O. Box 627  
Cedar Falls, IA 50613  
mrolinger@cflaw.com  
Date of second publication  
February 27, 2025  
Probate Code Section 305  
*Published in the Butler County Star Tribune on February 20 and 27, 2025*

## PROBATE RABER ESPR017617

**THE IOWA DISTRICT COURT FOR BUTLER COUNTY**  
IN THE MATTER OF THE ESTATE OF GREGORY A. RABER, Deceased  
PROBATE NO. ESPR017617  
**NOTICE OF PROBATE OF WILL, OF APPOINTMENT OF EXECUTORS, AND NOTICE TO CREDITORS**

To All Persons Interested in the Estate of Gregory A. Raber, Deceased, who died on or about October 25, 2024:

You are hereby notified that on February 11, 2025, the Last Will and Testament of Gregory A. Raber, deceased, bearing date of October 2, 2024, was admitted to probate in the above-named court and that Elena Schwerdtfeger and Chris Luhning have been 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 per-

sons 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 February 11, 2025.  
Elena Schwerdtfeger, Executor of Estate  
604 2<sup>nd</sup> Street  
Parkersburg, IA 50665  
Chris Luhning, Executor of Estate  
21248 245<sup>th</sup> Street  
Allison, IA 50602  
Patrick B. Dillon, ICIS#: AT0001973  
Attorney for Executors  
Dillon Law PC  
209 E 1<sup>st</sup> Street  
Sumner, IA 50674  
Date of second publication  
February 27, 2025  
*Published in the Butler County Star Tribune on February 20 and 27, 2025*

## GLENDAS. TIMMER REVOCABLE TRUST

### TRUST NOTICE

IN THE MATTER OF THE TRUST: Glenda S. Timmer Revocable Trust Under Agreement Dated January 9, 2018

To all persons regarding Glenda S. Timmer, deceased, who died on or about the 6<sup>th</sup> day February, 2025. You are hereby notified that First Bank is the Trustee of the Glenda S. Timmer Revocable Trust Under Agreement Dated January 9, 2018. Any action to contest the validity of the trust must be brought in the District Court of Butler 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 beneficiaries under trust 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 trustee at the ad-

dress listed below via certified mail, return receipt requested, by the later to occur of four (4) months from the date of 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 February 12, 2025.  
First Bank, Trustee of  
Glenda S. Timmer Revocable Trust  
Under Agreement Dated January 9, 2018  
602 Main St.  
Cedar Falls, IA 50613  
Mark S. Rolinger #AT0006713  
Attorney for Trustee  
Redfern, Mason, Larsen & Moore, PLLC  
415 Clay Street, P.O. Box 627, Cedar Falls, Iowa 50613  
Date of second publication:  
February 27, 2025.  
*Published in the Butler County Star Tribune on February 20 and 27, 2025*

## CITY OF ALLISON COUNCIL WORKSHOP TUESDAY FEBRUARY 18TH, 2025

Workshop Meeting:  
Mayor Henrichs opened the workshop at 5:18 p.m. Council members present were Bangasser, Gale, Henning, Heuer, Stirling. Bangasser made a motion to approve the agenda with a second by Henning. Ayes: All. Nays: None. Motion Carried.

New Business:  
The Council reviewed wages and the percentages for each City employee. They made the decision to change some of the percentages to make them more accurate for the work that is accounted for. With the new wage splits, there will be

32% savings in water and a 26% savings in sewer for wages. The council then reviewed the wages and made the decision to provide a 5% increase that will take effect July 1, 2025.

Motion by Henning with a second by Gale to approve the percentage changes for the wage break out and a 5% increase for city employees taking effect July 1, 2025. Ayes: All. Nays: None. Motion Carried.

The Council discussed software's that the City Clerk, Alexis Wiegmann, has been looking at to potentially replace GWork's who is currently used, due to the increase in which the City's new cost would be around \$16,000. The new software that was presented was for

the business Town Cloud and they would cost around \$10,200.00 per year and lock that price in for 10 years. Alexis is going to continue looking into this company and make some comparisons before a final decision is made.

Council reviewed the maximum levy hearing notice and advised Alexis to publish the notice in the paper as required for a public hearing to be held March 24<sup>th</sup>, 2025, at 5:15 p.m. It will also be posted on the City's Facebook page and website.

Motion by Bangasser with a second by Gale to approve the maximum levy that has an increase around 6%. Ayes: All. Nays: None. Motion Carried.

Motion by Stirling with a second by

Bangasser to set the public hearing for the property tax levy for Monday March 24<sup>th</sup>, 2025, at 5:15p.m. Ayes: All. Nays: None. Motion Carried.

The Council tabled reviewing the budget for FY 2026 and decided to have another workshop that will be held on March 3<sup>rd</sup>, 2025, at 5:15 p.m.

Adjournment:  
Bangasser made a motion to adjourn at 6:51p.m. Second by Heuer. Ayes: All. Nays: None. Motion Carried.

Scot Henrichs – Mayor  
Attest: Alexis Wiegmann – City Clerk  
*Published in the Butler County Star Tribune on February 27, 2025*

## CITY OF ALLISON • WORKSHOP 2.18.2025

## SHERIFF'S LEVY AND SALE EQCV022106

### NOTICE OF SHERIFF'S LEVY AND SALE

**IN THE IOWA DISTRICT COURT IN AND FOR BUTLER COUNTY**  
STATE OF IOWA  
BUTLER COUNTY  
Iowa District Court Butler County  
Case #: EQCV022106  
Civil #: 25-000002  
IOWA BANKERS MORTGAGE CORPORATION  
VS  
TIMOTHY S. GADE AKA TIMOTHY GADE; SAMANTHA GADE; STATE BANK; AND PARTIES IN POSSESSION  
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)  
X Real Estate  
X Personal Property  
X Described Below

On attached sheet:  
To satisfy the judgment. The Property to be sold IS  
THAT PART OF LOT TWELVE (12) IN AUDITOR HILMER'S PLAT NO. 1 RECORDED IN PLAT BOOK "B", PAGE 63, FORMERLY OUT LOT THREE (3) OF RAILROAD ADDITION TO GREENE, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID OUT LOT 3, THENCE NORTHEAST ALONG THE NORTHWEST LINE OF COURTLAND STREET SEVENTY (70) FEET, THENCE AT RIGHT ANGLES NORTHWESTERLY ONE HUNDRED FIFTY (150) FEET, THENCE AT RIGHT ANGLES SOUTHWESTERLY SEVENTY (70) FEET TO THE SOUTHWEST SIDE OF SAID OUT LOT THREE (3), THENCE AT RIGHT ANGLES SOUTHEASTERLY ONE HUNDRED FIFTY (15) FEET TO

THE PLACE OF BEGINNING JUDGMENT IN REM  
Property Address: 411 COURTLAND ST., GREENE, IA 50636  
The described property will be offered for sale at public auction for cash only as follows:  
Sale Date 04/24/2025  
Sale Time 10:00  
Place of Sale BUTLER COUNTY SHERIFF'S OFFICE, 428 6TH ST, ALLISON, IA 50602  
Homestead: Defendant is advised that if the described real estate includes the homestead (which must not exceed 1/2 acre if within a city or town plat, or . if rural, must not exceed 40 acres), defendant must file a homestead plat with the Sheriff within ten (10) days after service or this notice, or the sheriff will have it platted and charge the costs to this case.  
Redemption: After the sale of real estate, defendant may redeem the

property within \_\_\_\_\_  
This sale not subject to Redemption.  
Property exemption: Certain money or property may be exempt. Contact your attorney promptly to review specific provisions of the law and file appropriate notice, if acceptable.  
Judgment Amount \$47,777.87  
Costs \$6,764.25  
Accruing Costs PLUS  
Interest \$1,280.84  
Sheriff's Fees Pending  
Date 02/20/2025  
JASON S. JOHNSON  
BUTLER COUNTY SHERIFF  
Attorney  
JR. ROBERT J. DOUGLAS  
215-10TH ST., STE 1300  
DES MOINES, IA 50309  
*Published in the Butler County Star Tribune on February 27 and March 6, 2025*

## BUTLER CO ENGINEER • NOTICE TO BIDDERS

### NOTICE TO BIDDERS PROJECT NUMBER: 2025 LOCAL BRIDGES

Sealed bids will be accepted by the County Engineer of Butler County at their office in Allison, Iowa, until 09:00 AM, on Tuesday, March 11, 2025 for the various items of construction work listed below.

A Certified check, made payable to the County, or a Cashier's check, made payable to either the County or to the contractor, drawn upon a solvent bank or a bid bond, shall be filed with each proposal in an amount as set forth in the proposal form. Cashier's check, made payable to the contractor, shall contain an unqualified endorsement to the County signed by the contractor or his authorized agent. Failure to execute a contract and file an acceptable bond and Certificate of Insurance within 30 days of the date of the approval for awarding of the contract, as herein provided, will be just and sufficient cause for the denial of the award and the forfeiture of the proposal guaranty. Plans, specifications and proposal

forms for the work may be seen and may be secured at County Engineer's Office at 428 6th Street, Allison, IA, 50602-0305

All proposals must be filed on the forms furnished by the County, sealed and plainly marked. Proposals containing any reservations not provided for in the forms furnished may be rejected, and the County Board reserves the right to waive technicalities and to reject any or all bids.

Attention of bidders is directed to the Special Provisions covering the qualifications of bidders and subletting or assigning of the contract.

As a condition precedent to being furnished a proposal form, a prospective bidder must be on the current Iowa Department of Transportation or local county list of qualified bidders; except that this requirement will not apply when bids are received solely for materials, supplies, or equipment.

BUTLER COUNTY shall issue sales tax exemption certificates through the Iowa Department of Revenue and Finance to the successful bidder

and an subcontractors to enable them to purchase qualifying materials for the project free of sales tax.

Material letting for precast bridge units. TPMS#s 15384, 37338, 44608, 53448, 57245

The County, in accordance with Title VI of the Civil Rights Act of 1964, 78 Stat. 252, 42 U.S.C. 2000d to 2000d-4 and Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office of the Secretary, Part 21, Nondiscrimination in Federally-assisted programs of the Department of Transportation issued pursuant to such Act, hereby notifies all bidders that it will affirmatively insure that in any contract entered into pursuant to this advertisement, minority business enterprises will be afforded full opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, or national origin in consideration for an award.

Description of the Proposed Work :  
2025 Local Bridges  
Provide precast concrete panels at various sites in county. Panels to be

set by others on substructure provided by Butler County.  
Description, Units .....Quantity  
Precast Concrete Bridge Package - (2) span 102' x 28', 0 deg skew, LS .....1.00  
Precast Concrete Bridge Package - 56' x 28', 0 deg skew, LS ..... 1.00  
Precast Concrete Bridge Package - (2) span 92' x 28', 0 deg skew, LS ..... 1.00  
Precast Concrete Bridge Package - 56' x 28', 0 deg skew, LS ..... 1.00  
Precast Concrete Bridge Package - 46' x 28', 0 deg skew, LS ..... 1.00  
Total Proposal Guaranty is \$25,000.00; 90 Working Days; Late Start Date: 6/2/2025; \$0.00/Day Liquidated Damages.

STANDARD SPECIFICATIONS OF THE IDOT, SERIES 2023, AND CURRENT SUPPLEMENTAL SPECIFICATIONS SHALL APPLY.  
Approved by the Butler County Board of Supervisors at their regular session on 2/18/2025.  
*Published in the Butler County Star Tribune on February 27, 2025*

