

Legals

CITY OF CLARKSVILLE • LOCAL SALES & SERVICES

NOTICE OF LOCAL OPTION SALES AND SERVICES TAX ELECTION

On November 7, 2023, an election will be held in Butler County, Iowa, to vote on the question of imposition of a local sales and service tax in the City of Clarksville. The ballot proposition to be voted upon at the election will include the following information:

Type of tax:.....
..... Local Sales and Service Tax
Rate of tax:..... 1% (one percent)

Date of imposition:..... July 1, 2024
Shall the City of Clarksville, Iowa, continue and change the use of its portion of revenue from the one percent (1%) local option sales and services tax, so that it is to be used for the following specific purposes: 25% for general tax relief (which may include property tax relief), and 75% for general obligation debt relief.
Leslie Groen
Butler County Auditor & Commissioner of Elections

Published in the Butler County Star Tribune on Thursday, Sept. 7, 2023

PROBATE TAYLOR ESPR017442

IN THE IOWA DISTRICT COURT FOR BUTLER COUNTY IN THE MATTER OF THE ESTATE OF JUDY ANNETTE TAYLOR, Deceased. Probate No. ESPR017442 NOTICE OF PROBATE OF WILL, OF APPOINTMENT OF EXECUTOR, AND NOTICE TO CREDITORS

To All Persons Interested in the Estate of Judy Annette Taylor, Deceased, who died on or about the 19th day of July, 2023:

You are hereby notified that on , the Last Will and Testament of Judy Annette Taylor, Deceased, bearing the date of the 30th day of December, 2015, admitted to probate in the above named court and that Julie Moser 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 dece-

dent 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 21st day of August, 2023.
Julie Moser
Executor
Habbo G. Fokkena
P.O. Box 250
Clarksville, IA 50619
Date of second publication
7th day of September, 2023.

Published in the Butler County Star Tribune on Thursday, Aug. 31 and Sept. 7, 2023

CITY OF AREDALE • LOCAL SALES & SERVICES

NOTICE OF LOCAL OPTION SALES AND SERVICES TAX ELECTION

On November 7, 2023, an election will be held in Butler County, Iowa, to vote on the question of imposition of a local sales and service tax in the City of Aredale. The ballot proposition to be voted upon at the election will include the following information:

Type of tax:.....
..... Local Sales and Service Tax

Rate of tax:..... 1% (one percent)
Date of imposition:..... July 1, 2024
Shall the City of Aredale, Iowa, continue and change the use of its portion of revenue from the one percent (1%) local option sales and services tax, so that it is to be used for the following specific purposes: 100% for road use purposes.
Leslie Groen
Butler County Auditor & Commissioner of Elections

Published in the Butler County Star Tribune on Thursday, Sept. 7, 2023

PROBATE VANCE ESPR017454

IN THE IOWA DISTRICT COURT FOR BUTLER COUNTY IN THE MATTER OF THE ESTATE OF LA VONNE I. VANCE, Deceased. Probate No. ESPR017454 NOTICE OF PROBATE OF WILL, OF APPOINTMENT OF EXECUTOR, AND NOTICE TO CREDITORS

To All Persons Interested in the Estate of LaVonne I. Vance, Deceased, who died on or about the 26th day of July, 2023:

You are hereby notified that on , the Last Will and Testament of LaVonne I. Vance, Deceased, bearing the date of the 27th day of July, 2021, was admitted to probate in the above named court and that Susan Vance 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 dece-

dent 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 21st day of August, 2023.
Susan Vance
Executor
Habbo G. Fokkena
P.O. Box 250
Clarksville, IA 50619
Date of second publication
7th day of September, 2023.

Published in the Butler County Star Tribune on Thursday, Aug. 31 and Sept. 7, 2023

NOTICE OF SHERIFF'S LEVY AND SALE • CASE NO. EQCV021964

NOTICE OF SHERIFF'S LEVY AND SALE

IN THE IOWA DISTRICT COURT STATE OF IOWA BUTLER COUNTY
Iowa District Court Butler County Case #: EQCV021964
Civil #: 23-000253
NATIONSTAR MORTGAGE LLC VS
SHARY STOFFREGEN; KARLY STOFFREGEN; UNITED STATE OF AMERICA, SECRETARY OF HOUSING AND URBAN DEVELOPMENT, MIKE TELLINGHUISEN; 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

SOUTHWESTERLY 90 FEET OF LOT 6; SOUTHWESTERLY 90 FEET OF THE SOUTHEASTERLY ONE-HALF OF LOT 7, AND ALL OF NORTHWESTERLY ONE-HALF OF LOT 7; AND ALL OF THE SOUTHEASTERLY ONE-HALF OF LOT 8; ALL IN BLOCK 26, IN SHELL ROCK, IOWA
JUDGMENT IN REM
Property Address: 111 W. ADAIR ST., SHELL ROCK, IA 50670
The described property will be offered for sale at public auction for cash only as follows:

Sale Date 10/12/2023
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 of 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 _
X This sale not subject to Redemption.
Property exemption: Certain money or property may be exempt. Contact your attorney promptly to review specific provisions of hte law and file appropriate notice, if acceptable.
Judgment Amount \$ 184,976.95
Costs \$ 13,738.46
Accruing Costs PLUS

Interest \$6,597.09
Sheriff's Fees Pending
Date 08/31/2023
JASON S. JOHNSON
BUTLER COUNTY SHERIFF
Attorney
BENJAMIN W. HOPKINS
1350 NW 138TH ST. STE 100
CLIVE, IA 50325
(515)222-9400

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CITY OF ALLISON • MINUTES 8.28.2023

CITY OF ALLISON REGULAR COUNCIL MEETING MONDAY, AUGUST 28TH, 2023

Public Hearing:
Mayor pro tem Bangasser opened the public hearing at 5:15 P.M. and asked for a roll call. Council members present Carlson, Henning, Heuer, and Stirling. Absent: Mayor Henrichs. Also present: Trent Stirling, Coby Bangasser, Chris Graser, Randy Moad, Joe Conlon, Chip Schultz, and Nicholas Vassios. The Mayor pro tem announced that this is the time and place for the public hearing and meeting on the matter of the authorization of a Loan agreement Loan agreement and the issuance of not to exceed \$70,000 General Obligation Capital Loan Notes (GCP), in order to provide funds to pay the costs of construction, reconstruction, improvement, and equipping of recreation grounds and parks including the Wilder Park Improvement Project, for general corporate purposes, and that notice of the proposed action by the Council to institute proceedings for the authorization of the Loan Agreement and the issuance of the Notes and the right to petition for an election had been published as provided by Sections 384.24A and 384.26 of the Code of Iowa, and the Mayor then asked the City Clerk whether any petition

had been filed in the Clerk's Office, in the manner provided by Section 362.4 of the Code of Iowa, and the Clerk reported that no such petition had been filed, requesting that the question of issuing the Notes be submitted to the qualified electors of the City.
The Mayor pro tem then asked the Clerk whether any written objections had been filed by any resident or property owner of the City to the issuance of the Notes. The Clerk advised the Mayor and the Council that no written objections had been filed. The Mayor pro tem then called for oral objections to the issuance of the Notes and none were made. Whereupon, the Mayor pro tem declared the time for receiving oral and written objections to be closed. Motion by Stirling with a second by Carlson to close the public hearing. Ayes: All. Nays: None. Motion carried.
Public Hearing:
Mayor pro tem Bangasser opened the public hearing at 5:17 P.M. and asked for a roll call. Council members present Carlson, Henning, Heuer, and Stirling. Absent: Mayor Henrichs. Also present: Trent Stirling, Coby Bangasser, Chris Graser, Randy Moad, Joe Conlon, Chip Schultz, and Nicholas Vassios. The Mayor Pro tem announced that this was the time and place for the pub-

lic hearing and meeting on the matter of the authorization of a Loan Agreement and the issuance of not to exceed \$375,000 General Obligation Capital Loan Notes (GCP), in order to provide funds to pay the costs of the opening, widening, extending, grading, and draining of the right-of-way of streets, highways, avenues, alleys and public grounds, and market places, and the removal and replacement of dead or diseased trees thereon; the construction, reconstruction, and repairing of any street improvements, bridges, grade crossing separations and approaches; the acquisition, installation, and repair of sidewalks, culverts, retaining walls, storm sewers, sanitary sewers, water service lines, street lighting, and traffic control devices; and the acquisition of any real estate needed for any of the foregoing purposes including the 2023 Street Improvement Project, for essential corporate purposes, and that notice of the proposed action by the Council to institute proceedings for the authorization of the Loan Agreement and the issuance of the Notes had been published as provided by Sections 384.24A and 384.25 of the Code of Iowa.
The Mayor pro tem then asked the Clerk whether any written objections had been filed by any res-

ident or property owner of the City to the issuance of the Notes. The Clerk advised the Mayor and the Council that no written objections had been filed. The Mayor pro tem then called for oral objections to the issuance of the Notes and none were made. Whereupon, the Mayor pro tem declared the time for receiving oral and written objections to be closed. Motion by Carlson with a second by Henning to close the public hearing. Ayes: All. Nays: None. Motion carried.
Regular Meeting:
Mayor Pro tem Bangasser opened the regular meeting of the Allison City Council at 5:19 p.m. Council members present were Carlson, Henning, Heuer, Stirling. Absent: Mayor Henrichs Also present: Trent Stirling, Coby Bangasser, Chris Graser, Randy Moad, Joe Conlon, Chip Schultz, and Nicholas Vassios. Henning made a motion to approve the agenda with a second by Heuer. Ayes: All. Nays: None. Motion carried.
Open Forum:
Deputy Clerk, Chris Graser gave an update regarding water accounts.
Randy Moad gave an update regarding the park. At this time, the Park is full for Labor Day weekend.
Consent Agenda:
Motion by Carlson with a second

by Stirling to approve the consent agenda as follows:
Approve Minutes from the meeting held on 08/14/2023.
Approve Building Permit for Terry West – 403 Locust St. – Ramp addition to front porch.
Approve Building Permit for Mitch and Jenna Rekers – 723 6th St. – Doghouse.
Ayes: All. Nays: None. Motion Carried.
New Business:
The action to hold a discussion with Tim Junker regarding the auction building was tabled.
Motion by Henning with a second by Heuer to approve the Public Works guys ordering a new truck bed and plow for the truck that was purchased. Ayes: All. Nays: None. Motion Carried.
Motion by Carlson with a second by Heuer to approve Resolution #23-08.4 - Resolution institution proceedings to take additional action for the issuance of not to exceed \$70,000 General obligation Capital Loan notes (GCP). Ayes: All. Nays: None. Motion carried.
Motion by Stirling with a second by Henning to approve Resolution #23-08.5 – Resolution institution proceedings to take additional action for the issuance of not to exceed \$375,000 General Obligation Capital Loan Notes (GCP). Ayes:

All. Nays: None. Motion carried.
Old Business:
Council discussed that they would like Deuell's to come back to the next meeting with specs for the building they would like to build so that they can come up with an agreement.
Council discussed looking at a couple of acres of Dickman's land. At this time, they decided they would like to set up a call for additional information.
Council reviewed the update that was provided by the owners of 280 Maple Street. At this time, they do not believe that a controlled burn is the best course of action and would like them to continue forward with someone to tear down the house. The owner can choose to have it hauled away and buried or tore down and burned once it is down. Council needs to have proof of the bid from the contractor within 30 days and an agreement to have the house down by November 1st.
Adjournment:
Motion by Henning with a second by Stirling to adjourn at 5:59 p.m. Ayes: All. Nays: None. Motion carried.
Jodi Bangasser – Mayor Pro Tem
Attest: Alexis Wiegmann – City Clerk

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