

PUBLIC NOTICE:
UBI • MCALEXANDER
SCCV017017

PUBLIC NOTICE
THE IOWA DISTRICT COURT
IDA COUNTY
UNITED BANK OF IOWA
Plaintiff
JULIA MARIE MCALEXANDER
Defendant
Case no: SCCV017017
Date petition filed: 5/28/24
Original Notice:

You are notified that a petition has been filed in the office of the clerk of court of this district naming you as a defendant in this action, which petition prays for an action to enforce a Promissory Note and Security Agreement.

The name and address of the plaintiff is United Bank OF Iowa, 501 2nd St. Ida Grove IA 51445. The plaintiff's phone number is 712-364-3393, facsimile number is 712-364-2247.

You must serve a motion or answer on or before (20 days past last date of publication (3 times), and within a reasonable time thereafter, file your motion or answer with the Clerk of Court for Webster County, at the courthouse in Fort Dodge. If you do not, judgment by default may be rendered against you for the relief demanded in this petition.

If you need assistance to participate in court due to a disability, call the disability coordinator at 712-279-6035. Persons who are hearing or speech impaired may call relay Iowa TTY (1-800-735-2942). **Disability Coordinators cannot provide legal advice.**

Clerk of Court
MONONA
County Clerk of Court
610 IOWA AVE, ONAWA IA 51040
IMPORTANT: YOU ARE ADVISED TO SEEK LEGAL ADVICE AT ONCE TO PROTECT YOUR INTERESTS.

Published in Ida County Courier on July 17, 24, and 31, 2024

PUBLIC NOTICE:
SHERIFF'S SALE • EQCV016966

Notice of Sheriff's Levy and Sale
IN THE IOWA DISTRICT COURT IN AND FOR IDA COUNTY
STATE OF IOWA } Iowa District Court Ida County
IDA COUNTY } Case #: **EQCV016966**
Civil #: **24-000268**
Special Execution
General Execution
Other

UNITED BANK OF IOWA
vs
ESTATE OF DANIEL R SIMONSON
A/KIA DANIEL RENE A SIMONSON-FRANK
& 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)

Real Estate
 Personal Property
 Described Below
On attached sheet:

To satisfy the judgment. The Property to be sold is
LOT FOUR (4) IN BLOCK TEN (10) IN THE SUB-DIVISION ENTITLED BLOCKS NINE AND TEN AND OUTLOT TEN CITY OF ARTHUR IDA COUNTY IOWA
Property Address: **309 E 1ST AVE, ARTHUR IA 51431**
The described property will be offered for sale at public auction for cash only as follows: Sale Date Sale Time Place of Sale
08/30/2024 10:00 IDA COUNTY COURTHOUSE, 401 MOOREHEAD, IDA GROVE, IA 51445

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 _____

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	Costs	Accruing Costs	Interest	Sheriff's Fees
\$ 27,852.74	\$ 1,685.38	PLUS	\$ 89.76	Pending
Date	WADE A. HARRIMAN			
07/15/2024	IDA COUNTY SHERIFF			
	Attorney			
	THADDEUS COSGROVE			
	607 W 2ND ST			
	IDA GROVE, IA 51445			
	(712)364-4138			

Published in Ida County Courier on July 24, Aug. 14, 2024

PROCEEDINGS:
GALVA CITY COUNCIL • JULY 1 MINUTES / CLAIMS

July 1, 2024, 5 p.m.

The Galva City Council met in regular session on the above date with Mayor Wanberg presiding. Council members present: Miller, Langel, Freese, Wuebker, Hustedt. Motion by Freese seconded by Wuebker approving the agenda. All ayes Motion carried. Motion by Langel seconded by Hustedt approving the Consent Agenda. All ayes. Motion carried. Consent Agenda: a. Minutes of June 10, 2024, b. Clerk/Treasurer Financial Reports, c. Allow Bills Presented
AgstateReference Amount
AgstateFuel 181.74
Badger Meter.....Beacon 185.64
Council Bluffs Online
June-Aug 90.00
EFTPS
FED/FICA Taxes 1,620.26
Foundation Analytical
Water Testing & Effluent/Influent 42.25
Holstein Sanitation.....
Fuel Surcharge 139.44
Iowa League of Cities.....
Membership Dues 517.00
IPERSPension 1,157.17
Ida County Courier

Publications70.74
USDA.....
Wastewater Treatment Plant 6,259.00
Vanessa Harder.....
Mileage/Supplies348.40
Anita Brandt.....
Water Affidavit Salary333.96
Brad Pedersen.....
Sewer Affidavit Salary.....580.54
Brenda Naberhaus
Wages/Stipend836.60
Cindee LichterWages130.13
Doug Baker.....
Salary/Stipend2,612.46
Judy Whitmer.....Wages92.94
Mary Weise.....Wages74.36
Vanessa Harder. Salary.....2,030.83
Jul-24 Total.....15,090.89
The Ida County Sheriff did not attend.

Motion to approve Wage Resolution by Freese, seconded by Miller, all ayes motion carried.

Motion to purchase mower attachment for Tractor to mow the New Wastewater Plant by Freese, seconded by Miller, all ayes motion carried. Motion to sell loader attachment by Freese, seconded by Miller, all ayes motion carried.

In other news Council discussed previous sewer plant insurance, removing stumps from tree removal, getting rid of a couple picnic tables that are beyond repair. The next stage of 6th street to finish off curb and gutter. City ordinances to be updated throughout the fiscal year, items tabled, City Hall building updates and adding an urban forestry charge.

RECEIPT: GENERAL; 5,154.86 ROAD USE; 5,233.76 T & A; 292.12 EMERGENCY; 67.29 LOST; 3,156.13 WATER; 15,200.42 SEWER; 9,460.87 SOLID WASTE; 3,819.77

DISBURSEMENT: GENERAL; 7,909.52 ROAD USE; 2,262.51 T & A; 1,363.85 LOST; 772.80 WATER; 29,446.99 SEWER; 11,123.52 WWTP-237,519.33 SOLID WASTE; 171.32.

Mayor Gary Wanberg
ATTEST: City Clerk
Vanessa Harder

Published in Ida County Courier on July 24, 2024

PROCEEDINGS:
GALVA CITY COUNCIL
JULY 15 MINUTES

July 15, 2024, 5 p.m.

The Galva City Council met in special session on the above date with Mayor Wanberg presiding. Council members present: Miller, Langel, Hustedt, Freese, Wuebker. Motion by Wuebker seconded by Hustedt approving the agenda. All ayes Motion carried. Motion by Freese seconded by Langel approving posting ads for the city maintenance position in Ida County Courier and the Reminder, the deadline to be Aug. 12, 2024, for applications, and wages to be determined by experience, all ayes Motion carried.

Mayor Gary Wanberg
ATTEST: City Clerk
Vanessa Harder
Published in Ida County Courier on July 24, 2024

PROBATE:
JAMES CHARLES LEWALLEN

THE IOWA DISTRICT COURT
FOR Ida COUNTY
IN THE MATTER OF
THE ESTATE OF
James Charles Lewallen,
DECEASED.
CASE NO. ES-PR009744
NOTICE OF APPOINTMENT OF
ADMINISTRATOR AND NOTICE
TO CREDITORS

To: All Persons Interested in the Estate of James Charles Lewallen, Deceased, who died on or about July 11, 2023:

You are hereby notified that on July 3, 2024, the undersigned was appointed administrator of the estate.

Notice is hereby 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 four months from the date of the second publication of this notice or one month from the date of the mailing of this notice (unless otherwise allowed or paid) a claim is thereafter forever barred. Dated on July 8, 2024.

James Thomas Lewallen
Administrator
James Charles Lewallen Estate
7058 Raymond Road
Madison, Wisconsin 53719
George W. Wittgraf
ICIS#: AT0008581
Attorney for the Administrator
Wittgraf Law Firm
223 N. Pine Street, P.O. Box 535
Cherokee, Iowa 51012
Date of second publication:
July 24, 2024
Published in Ida County Courier on July 17, and 24, 2024

PROBATE:
DELMAR D. JOHNSON

THE IOWA DISTRICT COURT
IDA COUNTY
CASE NO. ESPR009712
IN THE MATTER OF
THE ESTATE OF
NOTICE OF PROBATE OF WILL,
OF DELMAR D. JOHNSON,
Deceased.
APPOINTMENT OF EXECUTOR,
AND NOTICE TO CREDITORS

To All Persons Interested in the Estate of Delmar D. Johnson, Deceased, who died on or about Nov. 9, 2023:

You are hereby notified that on Nov. 21, 2023 the Last Will and Testament of Delmar D. Johnson, deceased, bearing date of Aug. 3, 2021, was admitted to probate in the above-named court and that Debra Ulrich 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 11-21-23

Debra Ulrich
112 South Main Street
Arthur, IA 51431
Peter A. Goldsmith
ICIS PIN No: AT0002823
Attorney for executor
Boerner & Goldsmith
500 Second Street
Ida Grove, IA 51445
Date of second publication:
July 31, 2024
Published in Ida County Courier on July 24, and 31, 2024

PROCEEDINGS:
IDA GROVE CITY COUNCIL • JULY 15 MINUTES

City of Ida Grove
Council Meeting Minutes
Monday, July 15, 2024 • 5:30 p.m.
City Hall, 403 3rd Street

Call to Order: Mayor Nathan Weill called the meeting to order at 5:31 p.m. **Roll Call:** Council Present: Gregor Ernst, Jeff Miesner, Reynold McLead, Jared Bogue. Councilman Jason Schable was absent. Other attendees: Attorney Ryan Gaskins, Deputy Fred Anderson, Stephanie Konradi, Beth Euchner, Kevin & Valerie Krager, Chad Claussen, Foreman Gerrod Sholy. **Approval of Agenda:** Motion by Bogue, second by Miesner to approve. Motion carried 4-0. **Chad Claussen - 2nd Street Vacant Building:** Claussen expressed interest in a downtown vacant building, requesting grant information from council. **Kevin Krager - 7th Street Water Drainage:** Krager's requested approval of a building permit application for 215 Seventh Street to place an inlet on City property and run 18" tubing to their west property line where an outlet would be placed to mitigate water runoff issues. Council reviewed previously discussed drainage mitigation options from 2020 that included developing a drainage ditch to capture water runoff starting at Ellen Street and emptying into Badger Creek via the box culvert at Badger Creek Drive. Sweeden was directed to contact McClure Engineering to obtain additional information for the Aug. 5 Council Meeting. **Consent Agenda:** Motion by Ernst, second by McLead to approve the consent agenda consisting of the following: Clerk's report, claims in the amount of \$127,668.53, financials, 7/1/2024 minutes, permits and correspondence. Motion carried 4-0. **FY25 Street Repair Bids - Open and Award a Asphalt/Crack Sealing:** One bid was received for asphalt work from Blacktop Services in the amount of \$691,576 and one bid was received for crack sealing from Blacktop Services in the amount of \$10,825. A lengthy discussion

was held regarding street repairs and funding mechanisms. Motion by McLead, second by Miesner to table the asphalt bid until the next meeting and approve the crack seal bid in the amount of \$10,825 with Blacktop Services. Motion carried 4-0. **b. Concrete:** No bids were received for concrete patching. Council directed Sholy to obtain a cost estimate from a local contractor for W. 6th Street patching to review at the next meeting. **Resolution 2024-23 Janessa Kolar Outdoor Life-guard \$10.75/hr:** Motion by Bogue, second by Miesner to approve. Motion carried 4-0. **Resolution 2024-24 Special Meeting Policy & Fees:** Resolution as presented sets a policy and associated fees for special meetings requested by the public. Motion by Miesner, second by Ernst to approve. Motion carried 4-0. **Dogs At Large:** Discussion was held regarding the increase in dogs at-large and unclaimed dogs. Deputy Anderson explained the proper procedure when a call is received at the Comm Center regarding at-large animals, which is to dispatch a deputy and request a City employee as needed. State Code requires a law enforcement officer or local board of health official handle dog at-large calls for safety and liability reasons. Transportation and boarding concerns were discussed. Sweeden was directed to review and recommend amendments to the City Code that would allow public works employees to assist law enforcement with future dog at-large calls. Council also directed Sweeden to provide an ordinance amendment to increase fees for at-large animals. Council intends to take animal issues seriously and discussed issuance of municipal infractions and/or simple misdemeanor citations against the at-large and citations against the owner in relation to dog bites. **Sidewalk Inspections:** Due to recent changes and court cases, a thorough discussion was held regarding liability and sidewalk conditions

throughout town. Implementation of a sidewalk inspection program was discussed. Council will review a comparison of the current City Code to SUDAS sidewalk standards at a future meeting as part of the process of creating procedures and expectations of sidewalk maintenance and repair. **Airport Inspection Report:** Council reviewed the airport inspection report, conducted by the Iowa Department of Transportation, noting discrepancies on both ends of the runway due to trees penetrating the approach zones. Discussion was held regarding what benefit the airport provides to the City and how possible closure would impact local farmers. No action was taken; further discussion will be held at the Aug. 19 City Council Meeting. **King Construction Pay App #13 \$39,621.65:** Motion by Miesner, second by Bogue to table pending further project completion. Motion carried 4-0. **King Construction Pay App #14 \$3,213.82:** Motion by Miesner, second by McLead to table pending further project completion. Motion carried 4-0. **King Construction Pay App #15 \$2,237.25:** Motion by Bogue, second by Miesner to table pending further project completion. Motion carried 4-0. **16. King Construction Pay App #16 \$19,237.50:** Motion by Miesner, second by Bogue to table pending further project completion. Motion carried 4-0. **Water Improvement Project - Engineering Amendment #3:** Motion by Miesner, second by Ernst to table until the next council meeting. Motion carried 4-0. **City Council Member News & Notes:** Staff will meet with JEO this Friday to review 90% plans for the wastewater treatment plant upgrade project. **Adjournment:** Motion by Miesner, second by Bogue to adjourn at 7:54 p.m. Motion carried 4-0.

Heather Sweeden, City Clerk
Nathan Weill, Mayor

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