MARKETPLACE

Public Notices

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 April 1, 2025.
Rebecca A. Wilson, Executor
11000 Nickel Avenue
Bloomfield, IA 52537

Broerman, Lindgren & Denny
Attorney for Executor
216 South 1st Street
Oskaloosa, IA 52577

Date of second publication
April 12, 2025

PUBLIC HEARING NOTICE

The Oskaloosa City Council will hold a public hearing on Monday, April 21, 2025 at 6:00 p.m. in the City Hall Council Chambers, 220 South Market Street, Oskaloosa, Iowa, to consider the vacation of a 66 foot wide by 20 foot long portion of South B Street and legally described as follows:

A tract of land described as commencing at the southeast corner of Lot 8 of Block 25 of the Original Plat of Oskaloosa; running thence east 66 feet to the southwest corner of Lot 5 of Block 26; thence north 20 feet along the west edge of Lot 5 of Block 26; thence west 66 feet to the east edge of Lot 8 of Block 25; thence south 20 feet along the east edge of Lot 8 of Block 25 to the point of beginning.

Objections may be presented orally at the meeting or written objections shall be received by the City Clerk by April 21, 2025 at 4:00 p.m. in the City Clerks Office, City Hall, 220 South Market Street, Oskaloosa, IA.

Pamela Nimtz, City Clerk

THE IOWA DISTRICT COURT FOR MARION COUNTY IN THE MATTER OF THE ESTATE OF SONJA SUE JONES, Deceased.
Probate No. ESPR044009
NOTICE OF PROBATE OF WILL, OF APPOINTMENT OF EXECUTOR, AND NOTICE TO CREDITORS

To All Persons Interested in the Estate of Sonja Sue Jones, Deceased, who died on or about February 17th, 2025:

You are hereby notified that on the 28th day of February, 2025, the last will and testament of Sonja Sue Jones, deceased, bearing date of the 30th day of October, 2003, was admitted to probate in the above named court and that Vincent Jones 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 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 28th day of February, 2025.
Vincent Jones, Executor

Jonathan N. De Reus,
ICIS#: AT0013643
Attorney for the Executor
Grefe & Sidney, PLC
1304 Washington Street
Pella, Iowa 50219

Date of second publication
12th day of April, 2025.

NOTICE OF SHERIFF'S LEVY AND SALE
IOWA DISTRICT COURT
COURT CASE EQEQ089778
MAHASKA COUNTY
SPECIAL EXECUTION

PLAINTIFF
Lakeview Loan Servicing, LLC
VS.
DEFENDANT
(Judgment Debtor)

Jessy J. Countryman; Megan Cline; State of Iowa, Child Support Services; Unknown Spuse, if any, of Jessy J Countryman; Parties in Possession; Cavalry SPV I, LLC; Midland Credit Management, Inc. State of Iowa, et al

As a result of the judgment rendered in the above referenced court case, an execution was issued by the clerk of court to the Sheriff of this county. The execution ordered the sale of defendant(s) Real Estate to satisfy the judgment. The property to be sold is :

LOT ONE OF BLOCK THREE OF THE ORIGINAL PLAT OF THE TOWN OF FREMONT, IOWA, AND COMMENCING AT THE NORTHEAST CORNER OF LOT TWO OF BLOCK THREE OF THE ORIGINAL PLAT OF THE TOWN OF FREMONT, IOWA. RUNNING THENCE WEST SIXTY-SIX FEET, THENCE SOUTH FORTY-TWO FEET, THENCE EAST FORTY-SEVEN FEET, THENCE SOUTH TWENTY-FOUR FEET, THENCE EAST NINETEEN FEET TO THE EAST LINE OF SAID LOT TWO, THENCE NORTH SIZTY-SIZ FEET TO THE PLACE OF BEGINNING, commonly known as 203 N Walnut St, Fremont, IA 52561-7729 (the "Prperty").

The described property will be offered for sale at public auction for cash only as follows:
Date of Sale: May 13, 2025
Time of Sale: 10:00 AM
Place of Sale: Mahaska County Sheriff's Office - Basement Lobby - 214 High Avenue East, Oskaloosa, Iowa

Homestead Defendant is advised that if the described real estate included the homestead (which must not exceed ½ 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.

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 applicable.
Judgment Amount: $66,074.67
Costs: $15,617.84
Accruing Costs Plus Sheriff's Fees:
Interest: 4% from December 1, 2023
Date: March 18, 2025
Sheriff:
Russell J. VanRenterghem
Mahaska County, Iowa
Deputy:
Attorney
South Law, PC
4601 Westown Pkwy
West Des Moines, IA
515-223-7325

Date of second publication:
April 5, 2025

Special Notices

CREDIT AND RATE POLICY
All classifieds categories may require prepayment. All Classified display and liner ads require prepayment in the absence of established credit terms. Commercial rates apply to commercial business and applicable classifications, i.e. Help Wanted, Rentals, Real Estate for Sale, etc. Classified line rates are discounted by consecutive insertions.

ADJUSTMENT OF ERRORS
It is the responsibility of the advertiser to check each insertion of an advertisement. On consecutive run advertisements will be made by the Publisher for errors not corrected after the first day. The Publisher accepts no liability or responsibility for failure to insert an advertisement. The publisher accepts no liability for any error in an advertisement, regardless of course, except for the cost of the space actually occupied by the error. The publisher reserves the right to revise or reject, at its opinion, any advertisement deemed objectionable by the Publisher in subject matter,phraseology, or composition,or to classify any advertisements.

CANCELLED SUBSCRIPTION POLICY
Subscriptions are non-refundable. Cancellations will take effect at the end of the current subscription term.

ALL ADS SUBJECT TO CREDIT APPROVAL

homes

Rentals

EQUAL HOUSING OPPORTUNITY

PUBLISHER'S NOTICE: All real estate advertised in this newspaper is subject to equal opportunity housing standards. This newspaper will not knowingly accept any advertising for real estate which is in violation of the law.

The Iowa Civil Rights Act (Iowa Code 216) prohibits housing discrimination based on race, color, sex, sexual orientation, gender identity, religion, national origin, mental disability, physical disability, and familial status (presence of children in the home).

The Federal Civil Rights Act of 1866 prohibits discrimination in housing because of race or color. The Civil Rights Act of 1968, Title VIII, and the Fair Housing Amendments Act of 1989 prohibit discrimination in housing because of race, color, sex, religion, national origin, disability, and familial status.

Violations can be reported to the Iowa Civil Rights Commission (https://icrc.iowa.gov) or the U.S. Department of Housing and Urban Development (https://hud.gov).

GREAT BUY

AVERTISE WITH US TODAY!

• Homes,
• Vehicles,
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• Furniture,
• Collectibles,
• Anything!

Call the Oskaloosa Herald at 641-672-2581!

CLASSIFIED ADVERTISING WORKS!

Call our classified department today at 641-672-2581 to place an ad here!

Thanks, Subscribers!

PLACING AN AD with the Oskaloosa Herald Marketplace can help you turn those unused items into cash.
Call us today at 641-672-2581.

Get the Facts. Subscribe Today!

Public Notices

NOTICE OF PUBLIC HEARING - AMENDMENT OF CURRENT BUDGET
City of OSKALOOSA
Fiscal Year July 1, 2024 - June 30, 2025

The City of OSKALOOSA will conduct a public hearing for the purpose of amending the current budget for fiscal year ending June 30, 2025

Meeting Date/Time: 4/21/2025 06:00 PM | **Contact:** Pamela Nimtz | **Phone:** (641) 673-9431 ext: 5000

Meeting Location: Oskaloosa City Hall Council Chambers, 220 South Market, Oskaloosa, IA 52577

There will be no increase in taxes. Any residents or taxpayers will be heard for or against the proposed amendment at the time and place specified above. A detailed statement of: additional receipts, cash balances on hand at the close of the preceding fiscal year, and proposed disbursements, both past and anticipated, will be available at the hearing. Budget amendments are subject to protest. If protest petition requirements are met, the State Appeal Board will hold a local hearing. For more information, consult https://dom.iowa.gov/local-gov-appeals.

REVENUES & OTHER FINANCING SOURCES		Total Budget as Certified or Last Amended	Current Amendment	Total Budget After Current Amendment
Taxes Levied on Property	1	5,938,745	4,081	5,942,826
Less: Uncollected Delinquent Taxes - Levy Year	2	0	0	0
Net Current Property Tax	3	5,938,745	4,081	5,942,826
Delinquent Property Tax Revenue	4	0	0	0
TIF Revenues	5	437,527	0	437,527
Other City Taxes	6	2,036,265	165,012	2,201,277
Licenses & Permits	7	1,050,800	20,250	1,071,050
Use of Money & Property	8	604,321	481,344	1,085,665
Intergovernmental	9	3,778,626	-508,892	3,269,734
Charges for Service	10	8,449,088	488,464	8,937,552
Special Assessments	11	0	6,971	6,971
Miscellaneous	12	5,975,765	-3,715,852	2,259,913
Other Financing Sources	13	7,375,652	1,071,793	8,447,445
Transfers In	14	12,968,143	185,908	13,154,051
Total Revenues & Other Sources	15	48,614,932	-1,800,921	46,814,011
EXPENDITURES & OTHER FINANCING USES				
Public Safety	16	4,937,852	-296,280	4,641,572
Public Works	17	2,131,944	-62,584	2,069,360
Health and Social Services	18	0	0	0
Culture and Recreation	19	2,043,284	-78,580	1,964,704
Community and Economic Development	20	887,603	-59,223	828,380
General Government	21	1,463,260	82,569	1,545,829
Debt Service	22	1,559,206	0	1,559,206
Capital Projects	23	5,135,906	-2,010,887	3,125,019
Total Government Activities Expenditures	24	18,159,055	-2,424,985	15,734,070
Business Type/Enterprise	25	17,470,316	728,177	18,198,493
Total Gov Activities & Business Expenditures	26	35,629,371	-1,696,808	33,932,563
Transfers Out	27	12,968,143	185,908	13,154,051
Total Expenditures/Transfers Out	28	48,597,514	-1,510,900	47,086,614
Excess Revenues & Other Sources Over (Under) Expenditures/Transfers Out	29	17,418	-290,021	-272,603
Beginning Fund Balance July 1, 2024	30	28,916,264	4,558,165	33,474,429
Ending Fund Balance June 30, 2025	31	28,933,682	4,268,144	33,201,826

Explanation of Changes: Revision from the adopted budget include updates to capital project expenses due to timing delays as well as the receipt of grant funding and donations. Additional revisions are due to anticipated increases in interest earned.

NOTICE OF PUBLIC HEARING -- PROPOSED BUDGET
Fiscal Year July 1, 2025 - June 30, 2026

City of: NEW SHARON

The City Council will conduct a public hearing on the proposed Budget at: New Sharon City Hall 101 S. Main St New Sharon, IA 50207 Meeting Date: 4/21/2025 Meeting Time: 06:00 PM

At the public hearing any resident or taxpayer may present objections to, or arguments in favor of , any part of the proposed budget. This notice represents a summary of the supporting detail of revenues and expenditures on file with the City Clerk and County Auditor.

City budgets are subject to protest. If protest petition requirements are met, the State Appeal Board will hold a local hearing. For more information, consult https://dom.iowa.gov/local-budget-appeals.

The Budget Estimate Summary of proposed receipts and expenditures is shown below. Copies of the the detailed proposed Budget may be obtained or viewed at the offices of the Mayor, City Clerk, and at the Library.

The estimated Total tax levy rate per $1000 valuation on regular property 13.39233

The estimated tax levy rate per $1000 valuation on Agricultural property is 3.00375

At the public hearing, any resident or taxpayer may present objections to, or arguments in favor of, any part of the proposed budget.

Phone Number
(641) 637-4124

City Clerk/Finance Officer's NAME
Lisa Munn

		Budget FY 2026	Re-estimated FY 2025	Actual FY 2024
Revenues & Other Financing Sources				
Taxes Levied on Property	1	495,543	401,577	491,134
Less: Uncollected Property Taxes-Levy Year	2	0	0	0
Net Current Property Taxes	3	495,543	401,577	491,134
Delinquent Property Taxes	4	0	0	0
TIF Revenues	5	0	0	0
Other City Taxes	6	157,579	151,600	159,595
Licenses & Permits	7	4,875	4,450	5,891
Use of Money and Property	8	48,800	23,800	82,510
Intergovernmental	9	310,504	333,104	359,480
Charges for Fees & Service	10	227,000	287,200	287,577
Special Assessments	11	0	0	0
Miscellaneous	12	56,540	71,000	23,541
Other Financing Sources	13	0	0	0
Transfers In	14	110,000	110,000	103,536
Total Revenues and Other Sources	15	1,410,841	1,382,731	1,513,264
Expenditures & Other Financing Uses				
Public Safety	16	343,350	536,000	300,829
Public Works	17	340,900	313,700	156,653
Health and Social Services	18	0	0	9,421
Culture and Recreation	19	283,207	282,467	198,060
Community and Economic Development	20	25,000	25,000	-200
General Government	21	259,300	259,200	211,007
Debt Service	22	0	0	0
Capital Projects	23	0	0	0
Total Government Activities Expenditures	24	1,251,757	1,416,367	875,770
Business Type / Enterprises	25	315,525	316,350	254,546
Total ALL Expenditures	26	1,567,282	1,732,717	1,130,316
Transfers Out	27	110,000	110,000	103,536
Total ALL Expenditures/Transfers Out	28	1,677,282	1,842,717	1,233,852
Excess Revenues & Other Sources Over (Under) Expenditures/Transfers Out	29	-266,441	-459,986	279,412
Beginning Fund Balance July 1	30	2,468,370	2,928,356	2,648,944
Ending Fund Balance June 30	31	2,201,929	2,468,370	2,928,356

NOTICE OF PUBLIC HEARING -- PROPOSED BUDGET
Fiscal Year July 1, 2025 - June 30, 2026

City of: OSKALOOSA

The City Council will conduct a public hearing on the proposed Budget at: City Hall Council Chambers, 220 South Market Street, Oskaloosa, IA 52577 Meeting Date: 4/21/2025 Meeting Time: 06:00 PM

At the public hearing any resident or taxpayer may present objections to, or arguments in favor of , any part of the proposed budget. This notice represents a summary of the supporting detail of revenues and expenditures on file with the City Clerk and County Auditor.

City budgets are subject to protest. If protest petition requirements are met, the State Appeal Board will hold a local hearing. For more information, consult https://dom.iowa.gov/local-budget-appeals.

The Budget Estimate Summary of proposed receipts and expenditures is shown below. Copies of the the detailed proposed Budget may be obtained or viewed at the offices of the Mayor, City Clerk, and at the Library.

The estimated Total tax levy rate per $1000 valuation on regular property 14.45716

The estimated tax levy rate per $1000 valuation on Agricultural property is 3.00375

At the public hearing, any resident or taxpayer may present objections to, or arguments in favor of, any part of the proposed budget.

Phone Number
(641) 673-9431 ext: 5000

City Clerk/Finance Officer's NAME
Pamela Nimtz, City Clerk/Finance Director

		Budget FY 2026	Re-estimated FY 2025	Actual FY 2024
Revenues & Other Financing Sources				
Taxes Levied on Property	1	5,653,710	5,942,826	5,795,243
Less: Uncollected Property Taxes-Levy Year	2	0	0	0
Net Current Property Taxes	3	5,653,710	5,942,826	5,795,243
Delinquent Property Taxes	4	0	0	1,303
TIF Revenues	5	684,459	437,527	406,676
Other City Taxes	6	2,236,958	2,201,277	2,198,641
Licenses & Permits	7	1,071,050	1,071,050	1,076,299
Use of Money and Property	8	754,183	1,085,665	1,513,254
Intergovernmental	9	2,429,055	3,269,734	3,820,336
Charges for Fees & Service	10	9,134,757	8,937,552	8,487,049
Special Assessments	11	0	6,971	23,130
Miscellaneous	12	3,424,367	2,259,913	1,527,163
Other Financing Sources	13	75,000	8,447,445	1,561,355
Transfers In	14	16,436,032	13,154,051	8,311,643
Total Revenues and Other Sources	15	41,899,571	46,814,011	34,722,092
Expenditures & Other Financing Uses				
Public Safety	16	4,425,966	4,641,572	4,177,253
Public Works	17	2,313,340	2,069,360	1,575,387
Health and Social Services	18	0	0	0
Culture and Recreation	19	2,127,493	1,964,704	1,542,893
Community and Economic Development	20	768,584	828,380	450,164
General Government	21	1,512,839	1,545,829	1,181,075
Debt Service	22	1,835,825	1,559,206	1,554,492
Capital Projects	23	4,470,492	3,125,019	3,451,835
Total Government Activities Expenditures	24	17,454,539	15,734,070	13,933,099
Business Type / Enterprises	25	16,207,467	18,198,493	9,434,418
Total ALL Expenditures	26	33,662,006	33,932,563	23,367,517
Transfers Out	27	16,436,032	13,154,051	8,311,643
Total ALL Expenditures/Transfers Out	28	50,098,038	47,086,614	31,679,160
Excess Revenues & Other Sources Over (Under) Expenditures/Transfers Out	29	-8,198,467	-272,603	3,042,932
Beginning Fund Balance July 1	30	33,201,826	33,474,429	30,431,497
Ending Fund Balance June 30	31	25,003,359	33,201,826	33,474,429