

Govt Bids & Proposals

POLK COUNTY PROCUREMENT AND PURCHASING DIVISION
REQUEST FOR PROPOSAL
REF NO. 243-2526
GROUP LIFE, CRITICAL ILLNESS, ACCIDENT, AND HOSPITAL INDEMNITY INSURANCE
OFFICIAL PUBLICATION

On behalf of the Polk County Board of Supervisors and Human Resources, the Procurement and Purchasing Division will receive proposals from qualified providers for Group Life, Disability, Critical Illness, Accident, and Hospital Indemnity Insurance. Interested firms/individuals may obtain information and submit bids via BidNet Direct until proposal submission deadline/closing date and time of August 21, 2025, at 2:00 PM CST at: <https://www.bidnetdirect.com/iowa/polkcounty>. Any firm not yet registered on BidNet Direct may sign up for a free account for access to this posting and be included in all future Polk County solicitations.

By virtue of my official authority, a preference will be given to products and provisions grown and produced within the State of Iowa and to Iowa domestic labor. It is the purchasing policy of Polk County to allow the Polk County Board of Supervisors the discretion of showing preference in purchasing goods and services from vendors who produce goods or maintain an office in Iowa. Preference may also be given to goods produced in Polk County or to vendors maintaining an office in Polk County. Further, it is the policy of Polk County to actively solicit and seek out local vendors of goods and services and to encourage said vendors to stock and supply Iowa-made products. July 31 2025
LIOW03340596

Notice To Creditors

IN THE IOWA DISTRICT COURT FOR POLK COUNTY
IN THE MATTER OF THE ESTATE OF JENNIE LOU HANKS, Deceased.
PROBATE NO. ESPR084799
NOTICE OF PROBATE OF WILL, OF APPOINTMENT OF EXECUTOR, AND NOTICE TO CREDITORS

To All Persons Interested in the Estate of Jennie Lou Hanks, Deceased, who died on or about September 20, 2020: You are hereby notified that on July 16, 2025, the Last Will and Testament of Jennie Lou Hanks, deceased, bearing date of May 22, 2017, was admitted to probate in the above-named court and that Terry R. Hanks-Lund, Jr., 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 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.

Terry R. Hanks-Lund, Jr., Executor for Estate
625 South Seventh Street, Unit 1
Chariton, IA 50209
Peter J. Rolwes, ICIS#: AT0009311
Attorney for Executor
Hindler, Anderson, Goplerud & Weese, P.C.
5015 Grand Ridge Drive, Suite 100
West Des Moines, IA 50265
Telephone: (515) 223-4567
FAX: (515) 223-9887
E-mail: rolwes@sagwlaw.com
Date of second publication
July 31, 2025

IN THE IOWA DISTRICT COURT FOR POLK COUNTY
IN THE MATTER OF THE ESTATE OF Betty Elaine Koepsel, Deceased.
PROBATE NO. ESPR084829
NOTICE OF PROBATE OF WILL, OF APPOINTMENT OF EXECUTOR, AND NOTICE TO CREDITORS

To All Persons Interested in the Estate of Betty Elaine Koepsel, Deceased, who died on or about May 12, 2025: You are hereby notified that on the 16th day of July 2025, the Last Will and Testament of Betty Elaine Koepsel, deceased, bearing the date of March 10th day of 2017, was admitted to probate in the above-named court and that Cynthia Koepsel 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 mailing 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.

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 mailing 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.

Cynthia Koepsel
Executor of the Estate
511 20th Street
Ames, IA 50010

Rebecca A. Reisinger
Attorney for Executor
New Point Law Firm, PLLC
612 Kellogg Ave., P.O. Box 847
Ames, IA 50010
Date of second publication
31st day of July 2025
July 24, 31 2025
LIOW0337933

IOWA DISTRICT COURT FOR POLK COUNTY
CASE NO. ESPR084778
NOTICE OF PROBATE OF WILL, OF APPOINTMENT OF EXECUTOR, AND NOTICE TO CREDITORS

IN THE MATTER OF THE ESTATE OF VALENTO ANGELO VACCO
To All Persons Interested in the Estate of VALENTO ANGELO VACCO, who died on or about May 10, 2025: You are hereby notified that on July 24, 2025, the Last Will and Testament of VALENTO ANGELO VACCO, bearing a date of March 2, 2017, was admitted to probate in the above named court and that Pamela Rogers 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.

On July 19, 2025
Pamela Rogers, Executor
4050 Cherokee Ct.
Waukee Iowa 50263
LIOW0337874

THE IOWA DISTRICT COURT FOR POLK COUNTY
CASE NO. ESPR084808
IN THE MATTER OF THE ESTATE OF WILLIAM M. TODD, Deceased.
NOTICE OF PROBATE OF WILL, OF APPOINTMENT OF EXECUTOR, AND NOTICE TO CREDITORS

To All Persons Interested in the

Notice To Creditors

Estate of William M. Todd, Deceased, who died on or about May 10, 2025: You are hereby notified that on July 16, 2025, the last will and testament of William M. Todd, deceased, bearing date of March 6, 1986, was admitted to probate in the above named court and that Susan K. Ginther 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 (unless otherwise allowed or paid) a claim is thereafter 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 July 17, 2025
Susan K. Ginther, Executor of estate
1617 Guthrie Ave, #14B
Des Moines, IA 50317
Scott S. Riemenschneider, ICIS#: AT0006626
Attorney for executor
Wilson Deese Despotovich
Riemenschneider & Ritters, PLC
4200 University Ave, Suite 424
West Des Moines, Iowa 50266-5945
Date of second publication July 24, 2025

Public Notices

SCSC742583

Form 3.1: Original Notice and Petition for a Money Judgment
In the Iowa District Court for POLK County
Plaintiff(s)
Barclays Bank Delaware
c/o Gurstel Law Firm PC
6681 Country Club Drive
Golden Valley, MN 55427
vs.
Defendant(s)
Jason P. Garnett
2000 High St Apt 319, Des Moines IA 50309

ORIGINAL NOTICE AND PETITION FOR A MONEY JUDGMENT

If you need assistance to participate in court due to a disability, call the disability coordinator (information at <https://www.iowacourts.gov/form3.1a.us/EFile>). Persons who are hearing or speech impaired may call Relay Iowa TTY (1-800-735-2942). Disability coordinators cannot provide legal advice.

To Defendant(s):
1. You are notified that Plaintiff(s) demands from you the amount of \$2,592.82, plus court costs: This demand is based on the failure to make payment in full on a credit agreement originating with Barclays Bank Delaware.
2. Judgment may be entered against you unless you file an Appearance and Answer within 20 days of the service of the Original Notice upon you. Judgment may include the amount requested plus court costs.
3. You must electronically file the Appearance and Answer using the local e-filing system, the Electronic Document Management System (EDMS) at <https://www.iowacourts.state.ia.us/EFile>, unless you obtain a court order for exemption from electronic filing requirements.
4. If your Appearance and Answer is filed within 20 days of the date of the claim, you will receive electronic notification through EDMS of the place and time of the hearing on the claim.
5. If you electronically file, EDMS will serve a copy of the Appearance and Answer to Plaintiff(s) or the attorney(s) of the court. The Notice of Electronic Filing will indicate if Plaintiff(s) is (are) exempt from electronic filing and, if you must mail a copy of your Appearance and Answer to Plaintiff(s).
6. You must also notify the clerk's office of any address change.

Amy M. Goltz (#AT0010430-IA)
Kristin E. Weis (#AT0011326-IA)
Matthew W. Murphy (#AT0013807-IA)
Michael W. Pettengill (#AT0012765-IA)
A. Brandon Sanchez (#AT0014247-IA)
Noelle Young (#AT0016193-IA)
Michael Meduna-Gee (#AT0015859-IA) —
Gurstel Law Firm, P.C.
Attorneys for Plaintiff
6681 Country Club Drive
Golden Valley, MN 55427
Telephone: 1-877-344-4002
FAX: (763) 267-6777
IAADMIN@gurstel.com

Small
Claims Form 3.1, page 1 of 2*
*Upon electronic filing, a clerk's signature page will be attached to the date of mailing of this notice
July 24, 31, August 7 2025
LIOW0337945

PUBLIC NOTICE
Mitchellville Board of Adjustment
Notice is hereby given that the Mitchellville Board of Adjustment will meet on Monday, August 11th, 2025, at 6:00 p.m. in the City of Council Chambers, 204 Center Ave. N. to consider a request for a variance to the City Zoning Code.

The request is for the City Code Chapter 169 Zoning Code - District Regulations, Zoning Code 169.03(4)(b) 1. Single lot residential, Front Yard: 30 feet. 50 feet for permitted uses other than single family. The property is located at 1400 Center Ave., Mitchellville, IA 50169. This request, if approved, would allow the owner a variance to the size of 7x26.
The public is invited to attend, send in written comments or have a representative attend.

THE IOWA DISTRICT COURT FOR DECATUR COUNTY
CASE NO. ESPR005271
IN THE MATTER OF THE ESTATE OF JANEAN KAY BLAKESLEY, Deceased.
NOTICE OF PROBATE OF WILL, OF APPOINTMENT OF EXECUTOR, AND NOTICE TO CREDITORS

To All Persons Interested in the Estate of Janean Kay Blakesley, Deceased, who died on or about May 19, 2025:

You are hereby notified that on July 18, 2025, the Last Will and Testament of Janean Kay Blakesley, deceased, bearing date of November 20, 2024, was admitted to probate in the above-named court and that Jessica Leigh Bishop 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 (unless otherwise allowed or paid) a claim is thereafter 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.

On July 21, 2025
Jessica Leigh Bishop, Executor of Estate
2220 E. Rose Ave.
Des Moines, IA 50320
Dawn Van Wyk Tozekawa, ICIS#: AT0009273
Attorney for Executor
Toksogwa & Green P.L.L.C.
1610 SW Main St., Ste. 207
Ankeny, IA 50023
Date of second publication: July 31, 2025

Public Notices

TO: BELEN GARCIA JIMENEZ AND FRANCISCO MANUEL HERNANDEZ PARENTS OF A CHILD WHOSE INITIALS ARE J.A.N.E. AND R.D. on the 9TH DAY OF JANUARY, 2008, IN MEXICO. You are notified that there is now on file in the office of the Clerk of Court for Jefferson County, Iowa, a Petition in Case Number JGV0033472, which prays for a judgment of custody and visitation and born on the 9th day of January, 2008. For further details contact the clerk's office. The Petitioner's attorney is Alexander Smith, who may be contacted at 515-284-5737. You must serve a motion or answer on or before the 27th day of August 2025 and, within a reasonable time thereafter, file your motion or answer with the Clerk of Court for Jefferson County, at the Jefferson County Courthouse in Fairfield. If you do not file a motion or answer, judgment by default may be rendered against you for the relief demanded in the Petition. A Parent of the Child may be entitled to representation by an Attorney in the district court of said county in Iowa Code Section 232D.304. A Parent of the Child may register to receive notice of the hearing on the Petition and other proceedings by using the Iowa Judicial Branch Electronic Document Management System (EDMS) at <https://www.iowacourts.state.ia.us/EFile> or contacting the clerk of court for Jefferson County. This case has been filed in a county that utilizes electronic filing. General rules and information on electronic filing are contained in Iowa Court Rules Chapter 16. You may find more information and general rules governing electronic filing in Iowa Court Rules Chapter 16, Division VI. If you need assistance to participate in court due to a disability, call the disability coordinator (information at <https://www.iowacourts.gov/form3.1a.us/EFile>). Persons who are hearing or speech impaired may call Relay Iowa TTY (1-800-735-2942). Disability coordinators cannot provide legal advice.

YOU ARE ADVISED TO SEEK LEGAL ADVICE AT ONCE TO PROTECT YOUR INTERESTS.

July 24, 31, August 7 2025
LIOW0338236

Iadoha Financing v. Ferhatovic FN250590
IN THE IOWA DISTRICT COURT OF POLK COUNTY

Iadoha Housing and Finance Association Plaintiff,
vs.
Emir Ferhatovic; Amira Menkovic; United States of America, Secretary of Housing and Urban Development; State of Iowa, Child Support Services; Unknown Spouse, if any, of Emir Ferhatovic; Parties in Possession; CitiBank, N.A.; Iowa Finance Authority; LVNV Funding, LLC; Mid-America Financial; Nebraska Furniture Mart; State of Iowa, et al. Defendants.

EQUITY NO: EQCE091310
ORIGINAL NOTICE FOR PUBLICATION
You are notified that a petition has been filed in the office of this court naming you as a defendant in this action. The petition was filed on March 28, 2025, and prays for foreclosure of Plaintiff's Mortgage in favor of the Plaintiff on the property described in this notice. The petition demands a principal amount of \$118,740.11, a 6.25% per annum interest thereon from September 1, 2024, together with late charges, advances and the costs of the action including (but not limited to) title costs and reasonable attorney's fees, as well as a request that said sum be declared a lien upon the following described premises from April 9, 2023, located in Polk County, Iowa: The South 50 feet of in Conrad Place, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, commonly known as 4905 SW 6th St., Des Moines, IA 50315 (the "Property"). The petition further prays that the Mortgage on the above described real estate be foreclosed, that a special execution issue for the sale of as much of the mortgaged premises as is necessary to satisfy the judgment and for other relief as may be deemed just and equitable. For further details, please review the petition on file in the clerk's office. The Plaintiffs attorney is Emily Bartekoske, of Southlaw, P.C., whose address is 4601 Westown Pkwy, Suite 250, West Des Moines, IA 50266.

NOTICE
The plaintiff has elected foreclosure without redemption. This means that the sale of the mortgaged property will occur promptly after entry of judgment unless you file a written demand with the court to delay the sale. If you file a written demand, the sale will be delayed until six months (or three months if the petition includes a waiver of deficiency judgment) from the entry of judgment if the mortgaged property is your residence and is a one-family or two-family dwelling or until two months from entry of judgment if the mortgaged property is not your residence but not one-family or two-family dwelling. You will have no right of redemption after the sale. The purchaser at the sale will be entitled to immediate possession of the mortgaged property. You may purchase at the sale.

You must serve a motion or answer on or before September 10, 2025, and within a reasonable time thereafter, you must file your motion or answer with the Clerk of Court for Polk County, at the county courthouse in Des Moines, Iowa. If you fail to respond, judgment by default may be rendered against you for the relief demanded in the petition. If you require the assistance of auxiliary aids or services to participate in a court action because of a disability, immediately call your District ADA Coordinator at 515-286-3394. If you are hearing impaired, call Relay Iowa TTY at 1-800-735-2942. This case has been filed in a county that utilizes electronic filing. You may find more information and general rules governing electronic filing in Iowa Court Rules Chapter 16. You may find information concerning protection of personal information in court filings in Iowa Court Rules Chapter 16, Division VI.

CLERK OF THE ABOVE COURT
Polk County Courthouse
500 Mulberry Street
Des Moines, IA 50309-4328

YOU ARE ADVISED TO SEEK LEGAL ADVICE AT ONCE TO PROTECT YOUR INTERESTS.

July 31, August 7, 14 2025
LIOW0338697

Lakeview Ln v. Merrick (FN250169)
IN THE IOWA DISTRICT COURT

Plaintiff,
vs.
Randal Merrick; Unknown spouse, if any, of Randall Merrick; Parties in Possession; Jefferson Apartments, Defendants.

EQUITY NO: EQCE091292
ORIGINAL NOTICE FOR PUBLICATION

You are notified that a petition has been filed in the office of this court naming you as a defendant in this action. The petition was filed on March 27, 2025, and prays for foreclosure of Plaintiffs Mortgage in favor of the Plaintiff on the property described in this notice and judgment for the unpaid principal amount of \$136,652.30, with late charges, advances and the costs of the action including (but not limited to) title costs and reasonable attorney's fees, as well as a request that said sums be declared a lien upon the following described premises from June 9, 2023, located in Polk county, Iowa: Lot 23 in Stallford's First Addition to North Des Moines, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, commonly known as 1401 17th Street, Ankeny, IA 50314 (the "Property"). The petition further prays that the Mortgage on the above described real estate be foreclosed, that a special execution issue for the sale of as much of the mortgaged premises as is necessary to satisfy the judgment and for other relief as the Court deems just and equitable. For further details, please review the petition on file in the clerk's

office. The Plaintiffs attorney is Emily Bartekoske, of Southlaw, P.C., whose address is 4601 Westown Pkwy, Suite 250, West Des Moines, IA 50266.

NOTICE
The plaintiff has elected foreclosure without redemption. This means that the sale of the mortgaged property will occur promptly after entry of judgment unless you file a written demand with the court to delay the sale. If you file a written demand, the sale will be delayed until six months (or three months if the petition includes a waiver of deficiency judgment) from the entry of judgment if the mortgaged property is your residence and is a one-family or two-family dwelling or until two months from entry of judgment if the mortgaged property is not your residence or is your residence but not one-family or two-family dwelling. You will have no right of redemption after the sale. The purchaser at the sale will be entitled to immediate possession of the mortgaged property. You may purchase at the sale.

You must serve a motion or answer on or before September 10, 2025, and within a reasonable time thereafter, you must file your motion or answer with the Clerk of Court for Polk County, at the county courthouse in Des Moines, Iowa. If you fail to respond, judgment by default may be rendered against you for the relief demanded in the petition. If you require the assistance of auxiliary aids or services to participate in a court action because of a disability, immediately call your District ADA Coordinator at 515-286-3394. If you are hearing impaired, call Relay Iowa TTY at 1-800-735-2942.

This case has been filed in a county that utilizes electronic filing. You may find more information and general rules governing electronic filing in Iowa Court Rules Chapter 16, Division VI. If you need assistance to participate in court filings in Iowa Court Rules Chapter 16, Division VI, contact the clerk of court for Polk County Courthouse.

YOU ARE ADVISED TO SEEK LEGAL ADVICE AT ONCE TO PROTECT YOUR INTERESTS.

July 31, August 7, 14 2025
LIOW0339081

Lakeview Ln. v. Gay FN251867
IN THE IOWA DISTRICT COURT OF POLK COUNTY

Lakeview Loan Servicing, LLC Plaintiff,
vs.
Kaw Gay n/k/a Kaw Kay; State of Iowa, Department of Revenue; Unknown Spouse if any, of Kaw Gay; Parties in Possession, et al. Defendants.

EQUITY NO: EQCE091577
ORIGINAL NOTICE FOR PUBLICATION

You are notified that a petition has been filed in the office of this court naming you as a defendant in this action. The petition was filed on June 16, 2025, and prays for foreclosure of Plaintiff's Mortgage in favor of the Plaintiff on the property described in this notice. The petition demands a principal amount of \$269,868.08, a 2.25% per annum interest thereon from November 1, 2024, together with late charges, advances and the costs of the action including (but not limited to) title costs and reasonable attorney's fees, as well as a request that said sum be declared a lien upon the following described premises from July 16, 2021, located in Polk County, Iowa: Lot 24 in Vlas's Brinmore Estates Plat 1, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, commonly known as 2725 NW 41st St, Ankeny, IA 50023 (the "Property").

The petition further prays that the Mortgage on the above described real estate be foreclosed, that a special execution issue for the sale of as much of the mortgaged premises as is necessary to satisfy the judgment and for other relief as may be deemed just and equitable. For further details, please review the petition on file in the clerk's office. The Plaintiffs attorney is Richard Beblatt, of Southlaw, P.C., whose address is 10855 W Dodge Road, Suite 250, Omaha, NE 68154.

NOTICE
The plaintiff has elected foreclosure without redemption. This means that the sale of the mortgaged property will occur promptly after entry of judgment unless you file a written demand with the court to delay the sale. If you file a written demand, the sale will be delayed until six months (or three months if the petition includes a waiver of deficiency judgment) from the entry of judgment if the mortgaged property is your residence and is a one-family or two-family dwelling or until two months from entry of judgment if the mortgaged property is not your residence or is your residence but not one-family or two-family dwelling. You will have no right of redemption after the sale. The purchaser at the sale will be entitled to immediate possession of the mortgaged property. You may purchase at the sale.

You must serve a motion or answer on or before September 10, 2025, and within a reasonable time thereafter, you must file your motion or answer with the Clerk of Court for Polk County, at the county courthouse in Des Moines, Iowa. If you fail to respond, judgment by default may be rendered against you for the relief demanded in the petition. If you require the assistance of auxiliary aids or services to participate in a court action because of a disability, immediately call your District ADA Coordinator at 515-286-3394. If you are hearing impaired, call Relay Iowa TTY at 1-800-735-2942.

This case has been filed in a county that utilizes electronic filing. You may find more information and general rules governing electronic filing in Iowa Court Rules Chapter 16. You may find information concerning protection of personal information in court filings in Iowa Court Rules Chapter 16, Division VI.

CLERK OF THE ABOVE COURT
Polk County Courthouse
500 Mulberry Street
Des Moines, IA 50309-4328

IMPORTANT:
YOU ARE ADVISED TO SEEK LEGAL ADVICE AT ONCE TO PROTECT YOUR INTERESTS.

July 31, August 7, 14 2025
LIOW0340105

Nationstar Mtg. v. Otanez

IN THE IOWA DISTRICT COURT OF POLK COUNTY

Nationstar Mortgage LLC Plaintiff,
vs.
Eva Otanez a/k/a Eva D. Otanez; Julio C. Otanez a/k/a Julio Otanez; United States of America, Internal Revenue Service; Greenstate Credit Union; State of Iowa, Department of Revenue; Parties in Possession; State of Iowa, Iowa; State of Iowa, et al. Defendants.

EQUITY NO: EQCE091562
ORIGINAL NOTICE FOR PUBLICATION

You are notified that a petition has been filed in the office of this court naming you as a defendant in this action. The petition was filed on June 10, 2025, and prays for foreclosure of Plaintiffs Mortgage in favor of the Plaintiff on the property described in this notice and judgment for the unpaid principal amount of \$1,547,519.87, plus 8.75% per annum interest thereon from August 1, 2024, together with late charges, advances and the costs of the action including (but not limited to) title costs and reasonable attorney's fees, as well as a request that said sums be declared a lien upon the following described premises from May 14, 2003, located in Polk county, Iowa: Ponderosa Valley Plat 1, (except Parcel "A" of Plat of Survey recorded in Book 8647 Page 416 and re-recorded in Book 8871, Page 391), an Official Plat, now included in and forming a part of the City of West Des Moines, Iowa, commonly known as 1401 17th Street, Ankeny, IA 50314 (the "Property").

More Correctly Known As: Lot Twenty-seven (27) in Ponderosa, sa Valley Plat 1, (except Parcel "A" of Plat of Survey recorded in Book 8647; Page 416 and re-recorded in Book 8871; Page 391), an Official Plat, now included in and forming a part of the City of West Des Moines, Iowa, commonly known as 1401 17th Street, Ankeny, IA 50314 (the "Property").

Public Notices

Moines, Iowa., commonly known as 5418 Westwood Cir, West Des Moines, IA 50266 (the "Property"). The petition further prays that the Mortgage on the above described real estate be foreclosed, that a special execution issue for the sale of as much of the mortgaged premises as is necessary to satisfy the judgment and for other relief as may be deemed just and equitable. For further details, please review the petition on file in the clerk's office. The Plaintiffs attorney is Emily Bartekoske, of Southlaw, P.C., whose address is 4601 Westown Pkwy, Suite 250, West Des Moines, IA 50266.

NOTICE
The plaintiff has elected foreclosure without redemption. This means that the sale of the mortgaged property will occur promptly after entry of judgment unless you file a written demand with the court to delay the sale. If you file a written demand, the sale will be delayed until six months (or three months if the petition includes a waiver of deficiency judgment) from the entry of judgment if the mortgaged property is your residence and is a one-family or two-family dwelling or until two months from entry of judgment if the mortgaged property is not your residence or is your residence but not one-family or two-family dwelling. You will have no right of redemption after the sale. The purchaser at the sale will be entitled to immediate possession of the mortgaged property. You may purchase at the sale.

You must serve a motion or answer on or before September 10, 2025, and within a reasonable time thereafter, you must file your motion or answer with the Clerk of Court for Polk County, at the county courthouse in Des Moines, Iowa. If you fail to respond, judgment by default may be rendered against you for the relief demanded in the petition. If you require the assistance of auxiliary aids or services to participate in a court action because of a disability, immediately call your District ADA Coordinator at 515-286-3394. If you are hearing impaired, call Relay Iowa TTY at 1-800-735-2942.

This case has been filed in a county that utilizes electronic filing. You may find more information and general rules governing electronic filing in Iowa Court Rules Chapter 16, Division VI.

YOU ARE ADVISED TO SEEK LEGAL ADVICE AT ONCE TO PROTECT YOUR INTERESTS.

July 31, August 7, 14 2025
LIOW0341356

CLERK OF THE ABOVE COURT
Polk County Courthouse
500 Mulberry Street
Des Moines, IA 50309-4328

YOU ARE ADVISED TO SEEK LEGAL ADVICE AT ONCE TO PROTECT YOUR INTERESTS.

July 31, August 7, 14 2025
LIOW0341356

PUBLIC NOTICE OF STORM WATER DISCHARGE

Meadowlands II LLC plans to submit a Notice of Intent to the Iowa Department of Natural Resources to be covered under the NPDES General Permit No. 2 "Storm Water Discharge Associated with Industrial and Construction Activities". The stormwater discharge will be from New site development with associated grading and utilities. The discharge will be subject to the following streams: Unnamed Tributary to Mud Creek. Comments may be submitted to the

Public Notices

The Board of Directors of Iowa Public Power Agency met in regular session on Wednesday, July 23, 2025 via telephone conference call. Access to the public was provided at the NIMECA offices in Humboldt, Iowa. Physical attendance by all members was impossible or impractical for this meeting. Pursuant to Iowa Code section 21.6, participation of some members occurred electronically.

Present by telephone: Greg Fritz, NIMECA; John Bilsten, Algona; Gage Reeb, Council Bluffs; Kishin Kudat, Montezuma; John B. NIMECA; and Terry Wolf, MRB. Others present by phone: Allen Bonderman, Business Manager.

President Fritz called the meeting to order at 8:00 a.m. Motion Yates, seconded by Wolf, to approve the June 25, 2025 meeting minutes. All ayes.

Motion Huston, seconded by Yates, to approve the following bills (all ayes):
*** A. Bonderman, Wages \$975.00
*** IPERS - A. Bonderman - May 2025 \$235.95
Total bills for approval at this meeting: \$1,210.95

*** Fritz briefly reviewed the Treasurer's Cash Flow Report through June 30, 2025. Bonderman also presented his accrual-based Financial Report through May 31, 2025. Motion Huston, seconded by Yates, to accept and file the Financial Reports as presented. Motion Yates, seconded by Yates, to approve the accrual-based report, which contains an obvious error (corrected copies to be distributed later in the day). All ayes.

*** Fritz and Bonderman discussed the status and approximate timing of changes to be made to the IPPA Bylaws. No action was taken at this time. Motion Bilsten, seconded by Huston, to adopt Resolution No. 2025-003, entitled "RESOLUTION NO. 2025-003: AMENDING THE POLK COUNTY AGREEMENTS EXECUTED BETWEEN JUNE 25 & JULY 25, 2025. Roll call vote: Wolf - aye; Yates - aye; Kudat - aye; Huston - aye; Fritz - aye; Bilsten - aye. Motion carried.

Motion Huston, seconded by Yates, to authorize execution of a Joint Representation Consent & Waiver, related to Ahlers & Cooney, P.C., representing IPPA, NIMECA, and SIMECA, and other individual municipal utilities. Motion Wolf, seconded by Huston, to authorize execution of a Bond Counsel Engagement Agreement, engaging Ahlers & Cooney, P.C. for services as bond counsel for future IPPA tax-exempt financing issuance(s). All ayes, motion carried.

Motion Wolf, seconded by Bilsten, to authorize the officers to execute an agreement with Public Financial Management (PFM) for financial consulting services, upon review and approval by legal counsel. All ayes, motion carried. There being no further business, the meeting was adjourned by President Fritz at 9:10 a.m.
/s/John Bilsten, Secretary

Govt Public Notices

IN THE JUVENILE COURT OF IOWA IN AND FOR CERRO GORDO COUNTY
ORIGINAL NOTICE AND NOTICE OF HEARING
YOU ARE HEREBY NOTIFIED THAT there is an ongoing Child in Need of Assistance case in the Juvenile Court of the State of Iowa, for Cerro Gordo County JGV009588 involving G.A. You are further notified that hearing on the petition has been set in the Courtroom of the Courthouse,