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PROBATE

THE IOWA DISTRICT COURT FOR CARROLL COUNTY

IN THE MATTER OF THE ESTATE OF ALICE AGNES REISER, Deceased. CASE NO. ESPR019588

NOTICE OF PROBATE OF WILL, OF APPOINTMENT OF EXECUTORS, AND NOTICE TO CREDITORS

To All Persons Interested in the Estate of Alice Agnes Reiser, Deceased, who died on or about May 8, 2025:

You are hereby notified that on May 20, 2025, the Last Will and Testament of Alice Agnes Reiser, deceased, bearing the date of April 27, 2023, was admitted to probate in the above named court and that Lori Weber, Lisa Morgan and Colleen Heitmann 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 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: 5/19/2025

/s/Lori Weber
Lori Weber
6704 Chippewa CT NE
Cedar Rapids, IA 52411
/s/Colleen Heitmann
Colleen Heitmann
201 Cottage LN
Montezuma, IA 50171
/s/Lisa Morgan
Lisa Morgan
19871 Olympic Ave
Carroll, IA 51401

Marcus Gross, Jr.
ICIS PIN No: AT0003057
Attorney for Executors
Salvo, Deren, Schenck, Gross, Swain & Argotsinger, P.C.
711 Court St., P.O. Box 509
Harlan, IA 51537-0509
Date of second publication: 3rd day of June, 2025.
(#50857)

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CARROLL COUNTY SHERIFF

NOTICE OF SHERIFF'S LEVY AND SALE IN THE IOWA DISTRICT COURT IN AND FOR CARROLL COUNTY

STATE OF IOWA } Iowa District Court Carroll County
CARROLL COUNTY } Case #: EQCV041022
Civil#: 25-000347

ROCKET MORTGAGE LLC FKA QUICKEN LOANS LLC VS CALLAWAY, JORDAN AKA JORDAN B CALLAWAY/MELISSA; UNITED STATES OF AMERICA; SECRETARY OF HOUSING AND URBAN DEVELOPMENT; PARTIES IN POSSESSION

Special Execution General Execution Other

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 1 EXCEPT THE WEST 54 FEET THEREOF, BLOCK 43, SECOND ADDITION TO CARROLL, CARROLL COUNTY, IOWA

Property Address: 127 N MAIN ST CARROLL, IA 51401

The described property will be offered for sale at public auction for cash only as follows:

Sale Date: 06/24/2025

Sale Time: 10:00

Place of Sale: CARROLL COUNTY SHERIFF'S OFFICE, 114 E 6TH ST, CARROLL, IA 51401

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: \$180,252.30; Costs: \$0.00; Accruing Costs: PLUS; Interest: \$14,997.36; Sheriff's Fees: Pending.

Date: 05/05/2025, KENNETH E PINGREY CARROLL COUNTY SHERIFF; Attorney: EMILY.BARTEKOSKE@SOUTHLAW.COM 4601 WESTTOWN PKWY, STE 250 WEST DES MOINES, IA 50266 (515)233-7325 (#50283)

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CITY OF HALBUR

CITY OF HALBUR • MEETING MINUTES MAY 14, 2025

The Halbur City Council met on May 14, 2025 at 5:30 p.m. at the city office. Members Present: Mayor Bryan Wittrock, Kim Riesselman, Scott Mikkelsen, Ali Eischeid, Dan Drake. Members Absent: Caleb Hopkins. Others present: Cathy Williams, City Clerk, Chad Grossman, Public Works, Dave Sturm, engineer; Nate Greteman, EMC insurance rep.; Ryan and Jessica Borkowski.

Additions to the agenda: ash trees update and curb on 207 W. 2nd St.

Drake motioned to approve the agenda with the additions; Mikkelsen seconded. Motion carried.

Drake motioned to approve the consent agenda; Riesselman seconded. Motion carried.

Fire Dept. Report – Borkowski stated received 6 – 3 year old cylinders from the city of Renwick. Car show is scheduled for Aug. 31, 2025.

Public works report- Grossman stated concession stand water heater not working. Council agreed to wait on purchasing another one for this year. No longer use the two chimneys on roof of Community Center. Council agreed to cover them. Water tower gravity valve stuck open, if continue to have problems will have to replace.

City truck- table

Street Project – Sturm stated waiting for USDA to approve loan before the project can go out for bids. Snyder questioned the sink hole on 4th street and culvert on 1st street and gave options to repair.

Community Center – consider options: repair, sell, or remodel.

Burn site - After submitting the city offer to Sacred Heart Parish in Manning, the offer has been sent to the diocese for approval.

Insurance rates – Greteman with EMC insurance presented a quote for city insurance.

Hail damage quote – Motion made by Mikkelsen to get quotes for the hail damage to the community center and fire station, seconded by Drake. Motion carried.

Software update – City Clerk stated all reviews on the new Alpha Edition software were excellent. Drake motioned to approve the software change, seconded by Riesselman only if it doesn't interfere with the training of the new city clerk. Motion carried.

Storm Sewer Drain Repair – The storm sewer drain on 1st street needs repair. Sturm stated could use a lining.

Land sale at North end of park- Halbur Implement Corp. proposed \$1,650 to purchase 1/6 of an acre of land located on the northwest side of town Lot 10-18-101-036. Terms of purchase would include resurveying the lot and moving the frisbee tee box to the town's desired location. Riesselman motioned to approve the sale of the property for \$1,650 including purchase terms, Eischeid seconded. Motion carried.

Sidewalk at 301 Main St. – Owner requested to remove the sidewalk on the south and east sides of his property. According to the ordinances, he can remove the south sidewalk but not the east side.

Sidewalk on the lot north of the bank. The owner requested repair. According to the city ordinances, repairs would be the owner's expense.

Curb on Seymore St. and 2nd St. – the curb has been constructed to be flush with the street at a cost of \$1696. Curb is part city and part owner property. Drake motioned the city will pay half and the owner will pay half, seconded by Riesselman. Motion carried.

City Clerk position – Jessica Borkowski has accepted the city clerk position. She will start June 2, 2025.

House on 322 Main Street – The house is in violation of Ordinance 3-2-1. Clerk will contact the city attorney on how to proceed.

Fire Hydrant flushing – Grossman stated the hydrants are flushed 2 times a month

Ash Trees – Ash trees that were treated are due for another treatment. Drake motioned to treat ash trees that are responding to treatment, Riesselman seconded. Motion carried.

At 7:30 p.m. Drake motioned to adjourn the meeting; Riesselman seconded. Next meeting June 11, 2025.

Bryan Wittrock, Mayor

ATTEST: Cathy Williams, City Clerk (#50939)

TOP-TO-BOTTOM

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