

Eldora Herald Legals 9.4.25

Notice: Publication for a Divorce: Ramirez

In the Iowa District Court for Hardin County
Upon the Petition of
Petitioner Amanda Lynne Ramirez
and concerning
Respondent Videl Ramirez
Case no. 02421 CDDMO10033
Original Notice by Publication
If you need assistance to participate in court due to a disability, call the disability coordinator (information at www.iowacourts.gov/for-the-public/ada). Persons who are hearing or speech impaired may call Relay Iowa TTY (1-800- 735-2942).
Disability coordinators cannot provide legal advice.
1. Information for Respondent
• Petitioner (your spouse) has filed a divorce lawsuit naming you as Respondent.
• Petitioner's contact information during the divorce case:
Amanda Lynne Ramirez
1815 15th St. Eldora, IA 50627
Hardin 641-351-8798
2. Respondent's deadline for filing a Response
You must file an Answer or a Motion with the clerk of court in the above county within **20 days** after September 11, 2025
3. Instructions to Respondent
You must file an Answer or a Motion with the clerk of court in the above county within 20 days after the date provided above. If you do not respond, the court may enter a judgment against you giving Petitioner what he or she asked for in the Petition.
Notice to Respondent
• You should talk to an attorney at once to protect your interests.
• If you choose not to have an attorney represent you in this matter, go to the Iowa Judicial Branch website for self-represented litigant information and free guided interactive interview court forms or free fillable .pdf court forms under Divorce.
• You must register through the Iowa Judicial Branch website at www.iowacourts.state.ia.us/Efile/ and obtain a log in and password to electronically file and view court documents in your case and to receive service and notices from the court.
• For general rules and information on electronic filing, refer to the Iowa Rules of Electronic Procedure in Chapter 16 of the Iowa Court Rules.
• For court rules on the Protection of Personal Privacy in court filings, refer to Division VI of the Iowa Rules of Electronic Procedure in Chapter 16 of the Iowa Court Rules.

Iowa Judicial Branch
Case No. CDDM010033
County **Hardin**
Case Title AMANDA RAMIREZ AC DIDEL RAMIREZ

You must file your Appearance and Answer on the Iowa Judicial Branch eFile System, unless the attached Petition and Original Notice contains a hearing date for your appearance, or unless the court has excused you from filing electronically (see Iowa Court Rule 16.302).
Register for the eFile System at www.iowacourts.state.ia.us/Efile/ to file and view documents in your case and to receive notices from the court.
For general rules and information on electronic filing, refer to the Iowa Rules of Electronic Procedure in chapter 16 of the Iowa Court Rules at www.legis.iowa.gov/docs/ACO/CourtRulesChapter/16.pdf.
Court filings are public documents and may contain personal information that should always be kept confidential. For the rules on protecting personal information, refer to Division VI of chapter 16 of the Iowa Court Rules and to the Iowa Judicial Branch website at www.iowacourts.gov/for-the-public/representing-yourself/protect-personal-information/.
If you need assistance to participate in court due to a disability, call the disability access coordinator at (515 576-6336)
Persons who are hearing or speech impaired may call Relay Iowa TTY (1-800-735-2942). For more information, see www.iowacourts.gov/for-the-public/ada/. Disability access coordinators cannot provide legal advice.
Date Issued 8/13/2025 08:54:18 AM

District Clerk of Court or/by Clerk's Designee of County
/S/ Michella Ryan

Published in the Eldora Herald-Ledger on August 28, September 4, 11, 2025

Estate of Joan Brubaker

THE IOWA DISTRICT COURT HARDIN COUNTY
IN THE MATTER OF THE ESTATE OF JOAN BRUBAKER, Deceased.
Probate No. ESPR024470
NOTICE OF APPOINTMENT
OF ADMINISTRATOR AND NOTICE TO CREDITORS
To All Persons Interested in the Estate of Joan Brubaker, Deceased, who died on or about March 18, 2023:
You are hereby notified that on the 16th day of May, 2024, the undersigned were appointed as co-executors 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 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 this 26th day of August, 2025.

Nile Hicks
Beattie Law Firm, P.C. 4300 Grand Ave.
Des Moines IA 50312 Attorney for the Executors

/s/ Wanda Christensen
Wanda Christensen, Executor of the Estate
/s/ Marilyn Wendell
Marilyn Wendell, Executor of the Estate

Published in the Eldora Herald-Ledger on September 4, and 11, 2025

Notice: Expiration of Right of Redemption

Notice of Expiration of Right of Redemption from Tax Sale

TO: **Megan M. Nugent VL next to 607 Pearl St, Alden, IA 50006- Owner**
Megan M. Nugent 607 Pearl St, Alden, IA 50006- Owner
Kenneth L. Underwood VL next to 607 Pearl St, Alden, IA 50006- Owner
Kenneth L. Underwood 607 Pearl St, Alden, IA 50006- Owner
Person in Possession VL next to 607 Pearl St, Alden, IA 50006- Person In Possession
MERS P.O. Box 2026, Flint, MI 48501-2026- Mortgage Holder
Cardinal Financial Company 3701 Arco Corporate Dr, Ste 200, Charlotte, NC 28273- Mortgage Holder
Lakeview Loan Servicing LLC 4425 Ponce De Leon Blvd, MS 5-251, Coral Gables, FL 33646- Mortgage Holder
Secretary of Housing & Urban Development 451 Seventh St SW, Washington, DC 20410- Mortgage Holder
Flag Star Bank 8800 Bay Meadows Way West, Ste 400, Jacksonville, FL 32256- Mortgage Holder
City of Alden c/o City Clerk, 1018 Water St, Alden, IA 50006- City Limits

All of the heirs, spouses, assignees, grantees, legatees, devisees,

and successors in interest both known and unknown, and all unknown claimants claiming to have any recorded or unrecorded right, title, or interest in and to the parcel hereinafter described.

In accordance with Iowa Code Section 447.9 you are hereby notified that on the 19th day of June, 2023, the following described parcel, situated in Hardin County, Iowa, to-wit:
Lots Three (3) and Four (4) in Block Sixteen (16), Raymond, Peabody & Hawes Central Addition, Alden, Hardin County, Iowa a/k/a PARCEL # 892118380002 Certificate No: 230035

Was sold at tax sale by the Treasurer of Hardin County for the then delinquent and unpaid taxes against the parcel, which a Certificate of Purchase was duly issued by the County Treasurer of Hardin County, Iowa, to ACC 12 LLC pursuant to said tax sale, which Certificate is now lawfully held and owned by ACC 12 LLC, and that the right of redemption will expire and a deed to the said parcel will be made unless redemption from said tax sale is made within ninety (90) days from the completed service of this Notice.

Chris Newhouse, Member
SCC Holding LLC,
Agent for ACC 12 LLC
Hardin 230035

Published in the Eldora Herald-Ledger on September 4, 2025

Estate of Billy Brubaker

THE IOWA DISTRICT COURT HARDIN COUNTY
IN THE MATTER OF THE ESTATE OF BILLY BRUBAKER, Deceased.
Probate No. ESPR024451
NOTICE OF APPOINTMENT
OF ADMINISTRATOR AND NOTICE TO CREDITORS
To All Persons Interested in the Estate of Billy Brubaker, Deceased, who died on or about May 28, 2023:
You are hereby notified that on the 13th day of March, 2024, the undersigned were appointed as co-executors 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 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 this 26th day of August, 2025.

Nile Hicks
Beattie Law Firm, P.C. 4300 Grand Ave.
Des Moines IA 50312 Attorney for the Executors

/s/ Wanda Christensen
Wanda Christensen, Executor of the Estate
/s/ Marilyn Wendell
Marilyn Wendell, Executor of the Estate

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Notice of Whitten LOSST Funds Election

Notice of Election – Local Option Tax Election

On November 4th, 2025, during the regular City/School Election in Hardin County, for the City of Whitten, public measure JQ will be voted on by the City of Whitten residents. They will vote on the question of changing the allocation of the Local Option Sales and Service Tax. The proposal to be voted upon at that election will include the following information:
Type of tax: Local Sales and Service Tax – Rate of tax: 1%
Date of imposition: July 1, 2026
The following information will appear on the ballot for the jurisdiction listed: Shall the City of Whitten change the current allocation of LOSST tax spending? Vote Yes or No.
The current designation of spending became effective on January 1, 1997, and allocated:
0% for property tax relief, 80% for Capital Improvements; and 20% for Community Programs and Services.
The proposed change is the following:
90% for Capital Improvement and 10% for Parks and Recreation
90% for Capital Improvement includes but is not limited to: debt payments, street construction, blight, etc.
The 10% for Parks and Recreation includes but is not limited to: park improvements.

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