

IN THE IOWA DISTRICT COURT OF LOUISA COUNTY

United States Secretary of Agriculture Plaintiff, vs.

Jennifer L. Lekwa; Unknown spouse, if any, of Jennifer L. Lekwa; State of Iowa; Parties in Possession; Portfolio Recovery Associates, LLC, et al.

Defendants. EQUITLY NO: EEQEQ003481 ORIGINAL NOTICE FOR PUBLICUTION

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 October 16, 2024, 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 \$44,020.66, with 3.25% per annum interest thereon from April 24, 2023, 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 February 24, 2012, located in Louisa county, Iowa:

Lot 4 and the South 13 feet of Lot 5 in Block 40 of Columbus City, Louisa County, Iowa., commonly known as 2205 Market St, Columbus City, IA 52737 (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 Richard Reinblatt, 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 a 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 14th day of May, 2025, and within a reasonable time thereafter, you must file your motion or answer with the Clerk of Court for Louisa County, at the county courthouse in Wapello, 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 641-326-6502. 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. By: CLERK OF THE ABOVE COURT

Louisa County Courthouse 117 South Main Street, P.O. Box 268 Wapello, IA 52653-0268

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

Published in the Wapello Morning Sun on April 3, 10, and 17, 2025.

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

Iowa District Court, Louisa County CASE#: EEQEQ003424 CIVIL #: 25-000092 NEWAMERICAN FUNDING, LLC VS.

IVAN L SPITZNOGLE, KIMBERLY R SPITZNOGLE, IOWA NATIONAL BANK, TIMOTHY LEE LAUGHLIN, MICHAEL CHARLES LAUGHLIN, AND PARTIES IN POSSESSION

Special Execution 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 described below to satisfy the judgment. The property to be sold is:

LOTS 1 & 2 AND THE EAST 22 FEET OF LOT 3, IN BLOCK 2 OF W.T. VERTREES' ADDITION TO THE TOWN OF MORNING SUN, LOUISA COUNTY, IOWA.

Property Address: 207 N CHURCH ST, MORNING SUN, IA 52640.

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

Sale Date: MAY 6, 2025 Sale Time: 09:00 Place of Sale: Louisa County Sheriff's office lobby, 12635 Co Road G56, Ste. 102, Wapello, IA

52653. 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: \$160,547.52 Costs: \$9,192.01 Accruing Costs: PLUS Interest: \$22,950.73 Sheriff's Fees: PENDING Date: MARCH 28, 2025 Brandon Marquardt, Louisa County Sheriff. Attorney: Brian G Sayer 925 E 4th St. Waterloo, IA 50703 (319) 234-2530

April 10, 2025 April 17, 2025 Published in the Wapello Morning Sun April 10 and April 17, 2025.

TRUST NOTICE IN THE MATTER OF THE MARILLYN M. SCHLUTZ REVOCCABLE TRUST DATED JUNE 17, 1991

To all persons regarding MARILYN M. SCHLUTZ, deceased, who died on February 4, 2025. You are hereby notified that Kevin Schlutz and Lynn Hagen are the co-trustees of the Marilyn M. Schlutz Revocable Trust. That, at this time, no probate administration is contemplated with regard to the above-referenced decedent's estate. Any action to contest the validity of the trust must be brought in the District Court of Louisa County, Iowa, within the later to occur of four months from the date of second publication of this notice or thirty (30) days from the date of mailing this notice to all heirs of the decedent settlor, spouse of the decedent settlor and beneficiaries under the trust whose identities are reasonably ascertainable, or thereafter be forever barred.

Notice is further given that all persons indebted to the decedent or the trust are requested to make immediate payment to the undersigned trustees and creditors having claims against the trust must mail them to the trustees at the address listed below via certified mail, return receipt requested, and unless so mailed by the later to occur of four months from the second publication of this notice or thirty (30) days from the date of mailing this notice (unless otherwise allowed or paid) a claim is thereafter forever barred.

Notice is further given that the will of the decedent has been admitted to probate without present administration in the above-named court, that such will designates the trust as the residual beneficiary of the estate, that all persons indebted to the estate of the decedent are requested to make immediate payment to the undersigned trustee, and that any person or entity possessing a claim against the estate must mail proof of the claim to the trustee at the address listed below by certified mail, return receipt requested, by the later to occur of four months from the date of the second publication of this notice or thirty days from the date of mailing this notice if required, or the claim shall be forever barred, unless paid or otherwise satisfied.

Dated this 25th day of February, 2025.

MARILLYN M. SCHLUTZ REVOCCABLE TRUST /s/ Kevin Schlutz

Kevin Schlutz, Co-Trustee 14812 N Ave

Columbus Junction, Iowa 52738

Attorney for Trust: David M. Repp Dickinson, Bradshaw, Fowler & Hagen, PC 801 Grand Ave., Suite 3700 Des Moines IA 50309

Date of second publication April 24, 2025.

Published in the Wapello Morning Sun April 17 and April 24, 2025.

Wapello Community School District Board of Directors Regular Meeting 4-9-25

The Wapello Board of Education met in an open session for their monthly meeting at 6:30 p.m. at the Central Administration Building Board Room. Those present included Sarah Bockes, Kerri Horton, Kenny Marlette, Brandon Marquardt, Dave Moore, and Supt. Peterson. The meeting was live-streamed on the Wapello CSD YouTube Channel.

Call to Order: President Brandon Marquardt called the meeting to order at 6:30 p.m.

Approval of Agenda: Moore moved and was seconded by Horton to approve the agenda. The motion carried with a 5-0 voice vote.

Community Forum - Wapello Athletic Boosters President Joe Cross addressed the board about the recently reorganized Wapello Athletic Booster Club and shared with the board some plans they have in the works. The first project they will address is renovating the concession stand at the baseball/softball complex. The group has also begun work on a 5-year plan, which the projects identified were shared with the board.

Approval of Minutes: The motion was made by Marlette and seconded by Moore to approve the minutes as prepared. The motion carried with a 5-0 voice vote.

Approval of Bills: Bockes/Motion and Horton seconded to approve the bills presented for payment with added pre-approvals. The motion carried with a 5-0 voice vote.

Financial Report: Moore moved, seconded by Marlette, to approve the March 2025 financial report. The motion carried with a 5-0 voice vote.

Administrative Reports: Supt. Peterson - An agreement on SSA has been reached at 2%

The operational Sharing Cap has been increased from 21 to 25 for the next fiscal year

The governor has signed cell phone and math bills

Legislative Update Upcoming Schedule

Tony Johnson, High School Principal - Tony wanted to recognize Jake

Fraise for his two years at Wapello and wish him well in his new position.

ISASP tests are completed, and Tony gave a shout-out to Shannon and Kelci for their hard work preparing for a week of testing.

April 30 will be hometown day. Crews will be in Wapello, Oakville, and Cairo.

May 3 will be the annual Jr/Sr Prom

May 14 is baccalaureate at 6:00 p.m., with an awards night to follow at 7:00 in the auditorium.

Graduation is May 18th at 2:00 p.m. in the practice gym

Brett Nagle, Elementary Principal -

Parent/Teacher Conference Attendance Rates

Early Childhood Open House was well attended last month

ISASP Testing is coming up next week at the Elementary

Issues with the fire alarm have been resolved

Playground surfaces

Courage is the focus for Character Traits this month

PreK Roundup is April 25

Activity Director - Brandon Brown Coaching Recommendations

The Softball Batting Cage project has been started with Shafer Construction leading the assembly of the cage.

The issue at the home co-ed track meet that canceled the meet has been identified, and plans are in place to keep the technology issue from plaguing future meets.

Cohen Wolford sent a note to the board, which Mr. Brown read. Cohen wanted to show his appreciation for the support of the district during the State Wrestling Tournament.

Curriculum - Shannon Salazar -

ISASP Testing was completed last week at the Jr/Sr High

The Anxious Generation Book Study

Structured Literacy Training with Kara Veach from GPAEA

Maintenance Department - Cody Schnell

Planning for replacement of wood chips at the elementary playground Front Entryway at WHS

Water Leak in Room 206

Personnel

a. Terminations - None

b. Hires -

Drew Bartenhagen, Asst. Football Coach

Nate Atkinson, Asst. Football Coach

Kenny Marlette, Volunteer Asst. Football Coach

John Vandenberg, Volunteer Asst. Football Coach

Hunter Brooks, Volunteer Asst. Football Coach

Dylan Maine, Asst. Soccer Coach

Kenny Marlette, Volunteer Asst. Golf Coach

Jayden Kies, HS Social Studies Teacher

There was a motion by Bockes and seconded by Horton to approve the above employment contracts and assignments. The motion carried with a 5-0 voice vote.

c. Resignations -

i. Jake Fraise, HS Social Studies Teacher - There was a motion by Bockes and seconded by Marlette to accept the resignation of Jake Fraise, as HS Social Studies Teacher. The motion passed with a 5-0 voice vote.

New Business: Consideration to Approve Fund-raisers -

Baseball - Apparel Sales

Baseball - Leading Edge Donation Platform

Bockes moved, seconded by Moore, to approve the fundraisers submitted and approved by the A.D. before the meeting. The motion carried with a 5-0 voice vote.

Consideration to Approve Board Policies - Supt. Peterson recommended that the board approve reviewing the following policies:

100-Legal Status of the School District

101-Educational Philosophy of the School District

103-Long-Range Planning

104-Anti-Bullying/Harassment Policy

106-Title IX Discrimination and Harassment Based on Sex Prohibited

A motion by Horton, seconded by Moore, to approve the above-board policies. The motion carried with a 5-0 voice vote.

Consideration to Approve Changes to Board Policies - Supt. Peterson recommended that the board accept the changes to the following policies that reflect changes to current law.

102-Equal Educational Opportunity

302.1-Superintendent Qualifications, Recruitment, Appointment

303.2-Administrator Qualifications, Recruitment, Appointment

401.1-Equal Employment Opportunity

401.5-Employee Records

402.2-Child Abuse Reporting

501.8-Student Attendance Records

506.1-Student Records Access

603.4-Multicultural/Gender Fair Education

708-Care, Maintenance, and Disposal of School District Records

804.2-District Emergency Operations Plans

804.6-Use of Recording Devices on School Property

901-Public Examination of School District Records

There was a motion by Bockes and seconded by Marlette to approve changes to the above policies. The Motion carried with a 5-0 voice vote.

Consideration to Approve First Reading of Proposed Policy 503.9 - Student Use of Personal Electronic Devices - Supt. Peterson recommended that the board approve a change to the above policy to reflect changes made to the law by the Iowa Legislature, as this is a new policy, two readings will be required. There was a motion by Bockes and seconded by Horton to approve the first reading of Board Policy 503.9. The motion carried with a 5-0 voice vote.

Presentation on Wapello's District Career Academic Planning Process - Wapello Jr/Sr High School Counselor Kelci Eakins walked the board through the District Career Academic Plan.

Presentation of Wapello Education Association Initial Proposal

for Negotiations - The Wapello Education Association presented its initial proposal for negotiations to the board.

Consideration to Set Date and Time For Presentation of District's Initial Proposal for Negotiations - The board directed Supt. Peterson to set a date and time and notify those interested of the time and location for the district to return its initial proposal for negotiations within the two-week time period. Motion by Bockes and seconded by Moore to have the Superintendent schedule a meeting to return an initial proposal to the WEA.

Consideration to Approve 25-26 Service Agreement with GPAEA - Superintendent Peterson presented the board the proposed agreement for services from GPAEA for next school year.

Ed Services - \$102,738

Media Services - \$8,073.60

Other Services - \$2,270

Total Costs of Services from GPAEA - \$113,711.60

There was a motion by Moore and seconded by Horton to approve the contract between the district and GPAEA for services in the 25-26 school year. The motion passed with a 5-0 voice vote.

Consideration to Approve Bid for Asbestos Abatement - There have been some steam leaks developed in the heating tunnels of the second-ary building. To repair the leaks, the asbestos in the area of the leaks will need to be abated. Maintenance Director Cody Schnell secured a quote for the abatement from Ecco Midwest. Options were given for the entire project of \$38,715, or \$30.00 per foot. There would need to be approximately 80 feet abated. There was a motion by Marlette and seconded by Bockes to approve the abatement of 80 feet of asbestos for an approximate cost of \$2,520.00. So that there is flexibility in the abatement, there was a maximum amount to be spent of \$10,000. The motion carried with a 5-0 voice vote.

Consideration to Accept Bid for Elementary Roof Work - Bids were sought for repairs to the Elementary Roof. Three bids were returned.

Shafer Construction - \$91,800

Castle Grove Roofing - \$93,500

BC Roofing - \$119,075

There was a motion by Bockes and seconded by Moore to accept the bid from Shafer Construction in the amount of \$91,800 for repairs to the elementary roof. The motion carried with a 5-0 voice vote.

Consideration to Approve Barnes PRCA Rodeo Contract - Iv's Crew presented the 2025 Barnes Rodeo Contract for approval by the board.

There was a motion by Marlette and seconded by Horton to approve the 2025 Barnes Rodeo Contract. The motion passed with a 5-0 voice vote.

Items for the Next Regular Board Meeting - Supt. Peterson asked the board for any agenda items for the May meeting.

Consideration to Set Date for May Board Meeting:

Bockes moved, seconded by Horton, to set the May 2025 Board meeting for Tuesday, May 13, 2025, at 6:00 pm. The motion carried with a 5-0 voice vote.

Exempt Session for Negotiations Strategy - The board went into an exempt session at 8:03 p.m. for negotiations strategy.

Adjournment:

Motion by Marlette and seconded by Moore to adjourn. The motion carried with a 5-0 voice vote. The meeting was adjourned at 8:30 p.m.

Brandon Marquardt, President

Eric Small, Secretary

Wapello Community School District

April 2025

Checking Account ID 1

Fund Number 10

GENERAL FUND

Activate Learning-OPEN SCI-ED -

CHEMISTRY &

PHYSICS..... 1,372.00

AHLERS & COONEY P.C.-DISTRICT GENERAL COUNSEL..... 1,823.00

ALLIANT ENERGY / IPL-DISTRICT ELECTRIC..... 6,221.59

AMAZON CAPITAL SERVICES-SHARK VACUUM..... 2,939.39

ANDERSON ERICKSON DAIRY CO.-FEB 2025..... 121.32

AUTO-JET MUFFLER CORPORATION-BUS PARTS & REPAIRS. 533.94

BILEK, TACIANA-AG SELF STUDY WORKSHOP..... 119.50

BSN SPORTS, LLC-PAINT FOR SOFTBALL & BASEBALL FIELDS..... 219.45

CHEMSEARCHFE-CONTRACT WATER TREATMENT PROGRAM..... 883.33

CITY OF WAPELLO-MARCH 2025 SEWER & WATER..... 2,520.55

CURTIS PEST CONTROL INC.-FEB 2025..... 140.00

DEPARTMENT OF EDUCATION-ANNUAL BUS

INSPECTIONS..... 650.00

DOLLAR GENERAL - REGIONS-SUPPLIES..... 93.65

FARMERS ELEVATOR-FEB 2025 STMT..... 3,609.01

IOWA TESTING PROGRAMS-EST. TEST REGISTRATION COUNTS..... 1,416.00

J.W. PEPPER & SON, INC.-E-MUSIC..... 176.89

LOUISA COMMUNICATIONS-FEB 2025..... 1,172.30

LOUISA-MUSCATINE COMM.-SPECIAL ED

BILLING..... 26,978.08

MCDONOUGH, HEIDI - TSHIRTS..... 823.00

MEDIACOM-DISTRICT INTERNET..... 1,000.00

MINNIS HEATING & COOLING-WEIGHTROOM ROOFTOP VALVE REPAIRS..... 545.75

NOLTE, CORNMAN, & JOHNSON P.C.-40% AUDIT

FEES 23-24..... 5,600.00

NORTHWEST MECHANICAL, INC.-HS LOCKERROOM SHOWERS LEAKING..... 1,098.10

PETERSON, MICHAEL-4 MONTHS PHONE REIMBURSEMENT..... 211.46

QUILL CORPORATION-LAMINATOR, MECHANICAL PENCILS, ERASERS..... 58.14

RED LION RENEWABLES, LLC-FEB 2025..... 3,044.02

REFRESHMENT SERVICES PPSI-POP SUPPLIES..... 285.76

RUDIS-WOMEN'S WARMUPS..... 1,621.80

SOUTHEASTERN COMM. COLLEGE-4 STUDENTS CONTINU-

ING ED..... 191.90

TIMBERLINE BILLING SERVICE, LLC-MARCH 2025

BILLING..... 1,513.44

TK ELEVATOR CORPORATION-7 INVOICES SENT TO INCORRECT EMAILS..... 1,982.30

UNITED PARCEL SERVICE-PACKAGE SENT TO AUDITORS35.47

VESTIS-SHOP TOWELS & UNIFORMS..... 504.24

WAPELLO GENERAL FUND-100412-02/25 THRU 03/20 STMT..... 10,900.38

WAPELLO MORNING SUN, THE -MARCH 2025..... 432.35

WEMIGA WASTE INC.-FEB 2025..... 1,305.47

Fund Number 10..... 82,143.58

Checking Account ID 1

Fund Number 33

LOCAL OPTIONS SALES TAX

CASTLE GROVE ROOFING-MERLITE ROOF REPAIRS

SEC I & II..... 32,450.00

NORTHWEST MECHANICAL, INC-RADIATOR LEAK @

ELEM..... 2,266.28

SCHWAB ELECTRIC, LLC-INDUSTRIAL ARTS PANEL REPAIRS. 1,658.14

Fund Number 33..... 36,374.42

Checking Account ID 1

Fund Number 36

PHYSICAL PLANT EQUIPMENT

LEVY

ACCESS SYSTEMS LEASING-MONTHLY COPIER LEASE AGREEMENTS..... 870.41

GRANT WOOD AEA-MONTHLY SUPPORT MARCH

2025..... 3,333.33

SPECTRA BUILD, INC-WRESTLING ROOM

ADDITION..... 2,375.00

Fund Number 36..... 6,578.74

Checking Account ID 1

Fund Number 61

NUT