

Foreclosure / Sheriff Sales

IN THE IOWA DISTRICT COURT FOR POLK COUNTY

LAND HOME FINANCIAL SERVICES, INC.,
PLAINTIFF

VS.

CODY MICHAEL KERN, SPOUSE OF CODY MICHAEL KERN, IF ANY,
NATIONAL HOMEBUYERS FUND, INC. BRANDI MARIE SINKLIER,
PARTIES IN POSSESSION AND STATE OF IOWA,

DEFENDANTS

EQUITY NO. EQCE091450

ORIGINAL NOTICE FOR PUBLICATION

TO THE ABOVE NAMED DEFENDANTS:

You are hereby notified that there is a petition on file in the office of the clerk of the above court which petition prays for a judgment in rem against the property involved in this action for the sum of \$139,831.84 with interest at 3.75% per annum from and including November 1, 2024, on the promissory note executed by Cody Michael Kern, a single person and mortgage executed by Cody Michael Kern, a single person to Mortgage Electronic Registration Systems, Inc. as mortgagee, as nominee for Land Home Financial Services, Inc., its successors and assigns and assigned to Plaintiff, who is the sole and absolute owner thereof.

Said note, together with the mortgage given to secure the same are due and payable by reason of the failure of the Defendants Cody Michael Kern, a single person to pay the installments of principal when due. Plaintiff also prays in said Petition for the foreclosure of said mortgage dated March 10, 2021 recorded in Book 18410 Page 19 in the Recorder's Office of Polk County, Iowa, with said note dated March 10, 2021 on the following described property, to-wit:

Lot 46 in Highland Hills Plat 4, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa

and also asking that said mortgage be declared a prior and superior lien to that of each of the above named Defendants; for appointment of a receiver; for the amount paid by Plaintiff for attorneys' fees, abstract expense, costs and accruing costs of this action; that special execution issue for the sale of said real estate to satisfy said judgment, interest, attorneys' fees and costs and for such other and further relief as may be just and equitable.

FOR FURTHER PARTICULARS, SEE COPY OF PETITION NOW ON FILE.

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 WITH THE COURT A WRITTEN DEMAND TO DELAY THE SALE. IF YOU FILE A WRITTEN DEMAND, THE SALE WILL BE DELAYED UNTIL THREE MONTHS FROM 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 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 OF THE PROPERTY ENTITLED TO IMMEDIATE POSSESSION OF THE MORTGAGED PROPERTY. YOU MAY PURCHASE AT THE SALE.

The Plaintiff's attorneys are Petosa Law LLP by Benjamin W. Hopkins, whose address is 1350 NW 138th Street, Suite 100, Clive, IA 50325, telephone number 515-222-9400, facsimile number 515-222-9121.

You must serve a motion or answer on or before the 17th day of July, 2025, and within a reasonable time thereafter file your motion or answer in the Iowa District Court of Polk County, at the Courthouse in Des Moines, Iowa. If you do not, judgment by default may be rendered against you for the relief demanded in the Petition.

This case has been filed in a county that utilizes electronic filing. You should refer to (i) Iowa Court Rules Chapter 16 for general rules and information on electronic filing; and (ii) Iowa Court Rules Chapter 16, division VI regarding the protection of personal information in court filings.

If you require assistance of auxiliary aids or services to participate in court 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).

YOU ARE ADVISED TO SEEK LEGAL ADVICE AT ONCE TO PROTECT YOUR INTERESTS.
June 13, 20, 27 2025
LIOW0314023

Foreclosure / Sheriff Sales

Govt Public Notices

IN THE JUVENILE COURT FOR POLK COUNTY STATE OF IOWA EX. REL. KIMBERLY GRAHAM, POLK COUNTY ATTORNEY IN THE INTEREST OF A.V. CHILD JUVENILE NO. 255311 ORIGINAL NOTICE AND NOTICE OF HEARING TO: Any biological or putative fathers of the female child (A.V.) born on 4/8/2021. You are notified that there is a petition to terminate parental rights on file in the office of the Juvenile Clerk of Court for Polk County. For further details, contact the clerk's office. The petitioner's attorney is the Polk County Attorney's Office, 222 Fifth Avenue, Des Moines, IA 50309, (515) 286-3737. You are notified that there will be a hearing on the petition on July 21, 2025 at 2:30 p.m. in room 280 of the Polk County Justice Center. You are further notified that unless you appear at hearing above, you may lose your right to contest the allegations and reasons for this child being under the Court's jurisdiction and that termination of parental rights may be granted as requested. You are further notified that you have the right to legal counsel and if you desire but are financially unable to employ a lawyer, one can and will be appointed by the Court, subject to your filing a financial affidavit to demonstrate proof of indigence. June 13, 20, 27 2025
LIOW0314285

IN THE JUVENILE COURT FOR POLK COUNTY STATE OF IOWA EX. REL. KIMBERLY GRAHAM, POLK COUNTY ATTORNEY IN THE INTEREST OF S.R. CHILD JUVENILE NO. 255311 ORIGINAL NOTICE AND NOTICE OF HEARING TO: Iyuskinpiwin Rowland, Alejandro Chaparro and any biological or putative fathers of the female child (S.R.) born on 5/8/2021. You are notified that there is a petition to terminate parental rights on file in the office of the Juvenile Clerk of Court for Polk County. For further details, contact the clerk's office. The petitioner's attorney is the Polk County Attorney's Office, 222 Fifth Avenue, Des Moines, IA 50309, (515) 286-3737. You are notified that there will be a hearing on the petition on August 5, 2025 at 10:00 a.m. in room 230 of the Polk County Justice Center. You are further notified that unless you appear at hearing above, you may lose your right to contest the allegations and reasons for this child being under the Court's jurisdiction and that termination of parental rights may be granted as requested. You are further notified that you have the right to legal counsel and if you desire but are financially unable to employ a lawyer, one can and will be appointed by the Court, subject to your filing a financial affidavit to demonstrate proof of indigence. June 13, 20, 27 2025
LIOW0314296

IN THE JUVENILE COURT OF IOWA IN AND FOR CERRO GORDO COUNTY - ORIGINAL NOTICE AND NOTICE OF HEARING TO ALL UNKNOWN PUTATIVE FATHERS OF C.P. born 5/12/2024 YOU ARE HEREBY NOTIFIED that there has been filed in the Juvenile Court of the State of Iowa, for Cerro Gordo County, a Petition for Termination of Parental Rights in JUV009685 and Child in Need of Assistance No. JUV009569, involving C.P. The petitioner's attorney is the Cerro Gordo County Attorney's Office, 220 N Washington Ave, Mason City, IA 50401, 641-421-3101. You are further notified that Hearing on the Petition will be held at the Cerro Gordo County Courthouse in Mason City Iowa, on June 26, 2025 at 11:30 a.m. You are further notified that unless you appear and defend at the time and place above, you may lose your right to contest the allegations. You are further advised that you have the right to be represented by an attorney and appear, in person, in the event you qualify financially, the Court will, upon application, appoint an attorney for you. May 30, June 6, 13 2025
LIOW0305954

Homes



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Public Notices

281 CITY OF ANKENY
ACCOUNTS PAYABLE AS
APPROVED BY CITY COUNCIL
June 2, 2025
General Disbursements:
251826-252015
Vendor Payment Disbursements:
251826-251827

3CMA 400.00
A Cut Above Lawn Care 7,990.80
A Tech Inc-TCL 255.00
Academy Roofing 425.49
ACCO Unlinc 4,828.10
Acushnet 9,469.21
Adam Shell 75.00
Agency 10 Insurance 29.74
Aprehnoltz, Karlee 88.69
Airbrush Body Creations 300.00
Airsport North Central 306.10
All American Fire Equipment 851.85
All City Mgmt Services 6,916.66
Amazon Capital Services 10,511.11
American Red Cross 3,207.00
American Red Cross 320.00
Amy Denhartog 250.00
Anderson, Brittany S 83.04
Andrew Docker 121.85
Ankeny American Legion Post 42 486.58
Ankeny Hardware 679.28
Anthony San 154.61
A-Plus Lawn & Landscape 3,023.14
Araujo, Rogerio 25.43
Arnold Motor Supply 1,800.49
AT&T Mobility 1,070.01
AT&T Mobility 1,961.20
Atlantic Bottling Co 1,153.12
Baker & Taylor Inc 450.56
Barnes, Richard 533.64
Battles, Sutton 46.57
Beach, Sydney 92.27
Beacon Athletic 1,026.60
Becky Ford 206.00
Bergman, Scott 92.71
Beth Engels 60.00
Chris Riegel 75.00
Bolton & Hay 824.90
Bolton & Menk 5,047.50
Boot Barn 280.00
Bound Tree Medical 12,045.78
Brad Moeller Electric 6,000.00
Brick Gentry 902.50
Bruce Feuerbach 383.87
Bryan, Gerald R 43.45
Bulb Guy Lighting 198.90
Burdick, Haley 23.32
Carquest Auto Parts 4.50
Carrie Spoelstra 250.00
Castro, Merrissa 17.32
Cavusic, Dzenana 99.42
Central Iowa Pilot 1,496.50
Central Iowa Mechanical 23,106.00
Central McGowan 34.80
Central Pump and Motor 333.30
Central Service & Supply 123,751.50
Century Homes 13,220.88
Chad Elliot 750.00
Chris Riegel 75.00
Christensen, Reed 88.89
Cintas Corp 50.00
Cintas Corp 2,020.33
Clear Brook Counseling 1,300.00
Collection Services Center 4,719.20
Colt Moninger 1,142.00
Colton Libbert 131.49
Commercial Lighting Services 279.50
Commercial Service Innovation 287.76
Confluence Inc 10,000.00
Connor, Joe & Kara 28.98
Construction Materials Testing 902.00
Contractor Solutions 827.32
Converge One 36,605.41
Cor & Main 4,215.58
D H Pace Company 287.25
David Schumacher 48.79
Davis Equipment 115.29
Davis, Garrett 36.93
Dell Marketing 1,335.90
Demco Inc 738.89
Department of the Treasury 26,822.18
Des Moines Water Works 576,983.81
Dewey Ford 129.73
Diane Klemme 12.00
DLF USA 490.50
Doll Distributing 4,423.95
Doors Inc 351.60
Durschmidt, Emmaly M 84.45
Dustin Eggers 216.00
Dustin Stucker 140.00
Edward J/Theresa M Van Buren 75.00
Edwards, Teresa 94.35
Environmental Systems Research 901.86

Notice To Creditors

THE IOWA DISTRICT COURT FOR POLK COUNTY
IN THE MATTER OF THE ESTATE OF KEITH MCWHETHER, Deceased
CASE NO. ESPR084632
NOTICE OF PROBATE OF WILL, OF APPOINTMENT OF EXECUTOR, AND NOTICE TO CREDITORS

To All Persons Interested in the Estate of Keith McWhether, Deceased, who died on or about December 13, 2024:

You are hereby notified that on June 5, 2025, the Last Will and Testament of Keith McWhether, deceased, bearing date of June 28, 2016, was admitted to probate in the above-named court and that Marshelle Fatino 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. Dated 06/09/2025

Marshelle Fatino, Executor of Estate
505 Army Post Road #206
Des Moines, IA 50315

James H. Sayre, ICIS#: AT006889
Attorney for Executor
Wesker, Doner, Wimmer & Marcovillier, P.C.
4201 Westtown Parkway - Suite 250
West Des Moines, IA 50266
(515) 283-1801
June 13, 20 2025
LIOW0314689

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— **FIND A GARAGE SALE**
— **HIRE A HANDYMAN**

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Public Notices

Ess Brothers & Sons 3,424.00
Excel Mechanical 936.82
Farone Reim 152.09
Fastenal 132.00
Faulks Bros Construction 1,709.38
Federal Express 19.10
G & S Hardware 192.84
Gadimina Enterprises 2,700.00
Gail Rodgers 180.32
Gale 344.88
Gallis Parent Holdings 203.28
Gannett Media 2,738.61
Garrett Meinecke 34.33
General Traffic Controls 56,979.00
Georgia Niffenegger 150.00
Golden Circle Municipal Office 50.00
Gode Greenhouses 2,330.46
Grainger 2,154.61
Graziano Brothers 536.40
Green, Jacob 95.32
Guerinot, Gregory W 98.91
Guerrinot, Gregory W 98.91
Hahn, Kayla J 43.06
Handley Law Firm 13,130.00
Hartley to Hearts Custom Sewing 145.00
Harrison Ingham 300.00
Harwood, Cody E 56.17
Hawkeye Polygraph 100.00
Hawkins Inc 4,045.40
HD Supply 754.95
H&R Engineering 21,120.88
HealthEquity Inc 5,242.42
Hellman, Evan M 49.93
Hepler, Alex 55.62
Hilbert, Robert 140.00
Hillert Steinbrecher 250.00
HMG Land Management 2,185.00
Hoey, John 55.29
Holt Tire Service 203.97
HPC LLC 15,000.00
Hydraquip 83.60
Hy-Vee 30.00
Hy-Vee Inc-BDI 2,000.75
Icma Retirement Trust 24,571.09
Snap-On 285.53
Infinsource Inc. 15,413.84
Ingram Library Services 2,490.46
Inroads, LLC 8,393.12
Intelligent Marking USA 1,999.00
Iowa State Battery System 283.90
Iowa Beverage Systems 2,668.56
Iowa Concrete Cutting 500.00
Iowa Finance Authority 1,105,995.53
Iowa Municipalities Workers 95,877.00
Iowa Pond Guy 1,376.00
Iowa Prison Industries 304.04
IPERS 229,955.41
J & M Golf 234.99
Jacqueline Roberts 1,035.60
Jalisco 140.00
James Piralli 2,933.56
JEO Consulting Group 4,431.50
Jerry Card 55.29
Jetco Inc 1,071.50
Jim Gill Inc 1,900.00
Joe Fogg 334.07
Johnson Brothers of Iowa 2,430.90
Johnson Health Tech Retail 202.00
Jones, Thomas C 34.79
Jordan, Austin 95.76
Kaiser Foundation Health Plan 14.67
Karl Chevrolet 12,061.56
Katie Drosiek 250.00
Keltek Inc 23,739.09
Kennedy & Civil Co 746.00
Key Cooperative 57,671.64
Kinney, Dante E 60.41
Kirchner, Isaac 99.72
Kline Electric 1,821.49
Kreifels, Celia 100.00
Kully Supply 159.90
Kurtz 41 Lawn and Landscape 180.00
Lemar Industries 108.65
Lennan, Ryan 900.00
Lim, Chau Wei 96.35
Logan Contractors Supply 470.72
Lube-Tech & Partners 142.45
Lumen 621.19
Macqueen Equipment 1,360.98
Madison National Life Insurance 1,933.93
Mainline Construction 330,739.95
Mainline Construction 42,504.36
Manotek Inc 9,069.00
Mark A Parks 76.76
Martin Brothers Distributing 9,716.65
Martin Marietta Materials 2,563.86
Matthew M. Woods 900.00
McFarling, Natalie 99.93
Menards 1,974.36
Mereditth and Kids Drain/Sewer 700.00
Michael Schrock 21.03
Michelle Lee Yusko 23.20
Mid American Signal 830.00

Public Notices

MidAmerican Energy 97,242.31
Midwest Motor Supply 104.47
Midwest Wheel 1,854.32
Mint Green Group USA 10.00
Mission Cancer 85.48
Mobotrex Inc 19,276.00
Mr B Auto 100.00
M Professional Services 9,138.85
MTI Distributing 1,640.32
Munich Police 337,194.28
Municipal Supply 43,917.18
Napa Auto Parts 316.42
Nelson, Kelsey 48.75
Newman, Nickie 97.17
Newton, Tony 83.04
Nisius, Rita D 58.29
ODP Business Solutions 533.31
Olson, Inc 16,131.63
OMG Midwest 471.00
O'Reilly Automotive 581.23
Osterline Inc 92.04
P F Pettibone & Co 56.00
Perficut 11,162.48
Performance Foodservice 5,192.78
Permatex Inc 1,062.00
Peterson, Abigail 99.51
Pinney Bowes 409.02
Papa John's Pizza 128.00
Plumb Supply 660.16
Pomp's Tire Service 2,545.72
Pribula, Rachel 97.66
Puma Supply 660.16
Promos 911 344.89
Punteney, Bridget 9.17
Push Pedal Pull 5,000.00
Quality Striping 1,553.25
Quick Supply 480.00
Quinton Lunt 7.00
Qwest 101.99
Racoma 1,313.66
Rademacher, Isabella 98.85
Rathi, Prithi 38.71
Red Wing Shoe Store 140.00
Redbud LLC 6,688.55
Redbud LLC 6,688.55
Reliance Standard Life Insurance 15,360.12
RingCentral 5,791.61
Roger Cleveland Golf 680.88
Ross Budden 17.95
Rotella's Italian Bakery 362.80
Ryan Arendse 44.60
Schneider Graphics 397.33
Scott Riewer 92.88
Seers, John 96.38
Seybert, Dave & Jane 17.80
Sironone, Jossima 33.37
Sprockels Turf Products 7,236.50
Sineone Landscape Supply 960.48
Smith's Sewer Service 393.75
Snayder & Associates 39,102.85
Spectrum Advantage 1,450.00
SSCW Fire & Safety 1,050.00
Staples 326.02
State Hygienic Laboratory 6,235.50
Streichers 1,308.90
Sysco Iowa 2,277.78
T-Scott Enterprises 268.00
TG Technical Services 1,232.20
The Easter Seal Society of Iowa 1,000.00
The Sherwin-Williams Co 287.52
Theodore Glen Townsend 13.86
TNT Landscaping & Nursery 10,009.50
Today's Business Solutions 2,975.60
Tom Dozier 1,007.56
Tompkins Industries 62.03
Torgerson Excavating 12,200.00
Toyne Inc 152.12
Traffic and Transportation 18,987.00
Traavis Grandgeorge 40.05
Treasurer State of Iowa 119,894.84
Treasurer State of Iowa 34,616.75
Triplett Office Solutions 846.00
Trustmark Voluntary Benefit 725.14
TSMJ Towing Service 55.00
U S Bank 29,657.24
United Way of Central Iowa 60.00
US Dept of Treasury - IRS 326,617.61
Utility Equipment 3,756.20
Van-Wall Equipment 563.65
Vatres, Irma 84.72
Vicki Martinez 43.72
Volkmeier, Jacob 94.35
Walsh Door & Hardware Co 31,024.00
Walter Reed 196.93
Washer Systems of Iowa 137.50
Weber Battery 135.65
Woodman Electrical Contractors 577.80
Woodward, Erin 35.89
Zaiger, Joseph 90.11
TOTAL 4,373,376.76
Published in the Des Moines Register June 13, 2025

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For those of us who've found daily activities becoming more challenging, there's a remarkable breakthrough in mobility that's changing lives. This ultra-lightweight wheelchair is nothing like the bulky and heavy models of yesterday weighing over 35lbs! - imagine gliding effortlessly through your garden again, joining your family at the park, or meeting friends for coffee, all without worry of fatigue or dependency. Why not take that first step toward renewed freedom? Your next chapter of independence is here.

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these devices were created to help those with mobility issues maintain their independence. However, there haven't been any truly revolutionary new products in this field until now. Until now, that is, because a team of engineers has developed something that's set to change the game. They've created the world's lightest wheelchair, weighing only 13.5 lbs, a personal mobility solution that's been called a game-changer. It's called the **Featherweight Wheelchair**, and there is nothing out there quite like it.

The first thing you'll notice about the **Featherweight Wheelchair** is how light it is! This is the world's lightest wheelchair at 13.5lbs, making it possible for anyone to lift into a vehicle. It's modern design and custom color options make it very lightweight, durable, and great to look at.

Why take our word for it? Call now, and **receive \$50 Off** when you purchase a **Matte Black Featherweight Wheelchair! Only \$599!** Mention CODE 50FEATHER to start your journey towards effortless mobility.



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Jennifer F. us
Verified Buyer

01/09/25

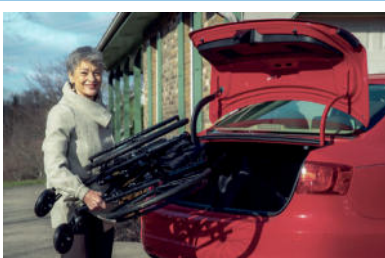
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