

NEWS/LEGALS

Public Notice

POCAHONTAS COUNTY COURTHOUSE TRANSACTIONS
courtesy of
POCAHONTAS TITLE COMPANY
Abstracts of Title -
Lien Searches
Vol. 31 & 32
Week of August 4, 2025 &
August 11, 2025
JUDGEMENT LIENS

Desire Ruth Anderson in favor of State of Iowa, 08/14/2025, \$105.00 civil penalty, surcharge, court costs.

Nikole M. Bennett in favor of Midland Credit Management, Inc., 08/14/2025, \$948.25 with interest at the rate of 5.92% from 6/23/25 plus court costs.

Rayan Castano in favor of State of Iowa, 08/13/2025, \$149.88.

Phylisia Ann Gafford in favor of State of Iowa, 08/13/2025, \$105.00 civil penalty, court costs due.

Tiffanie Hafoka in favor of LVNV Funding LLC, 08/14/2025, \$732.59 with interest at the rate of 5.92% from 7/1/25 plus court costs.

William Charles Hill in favor of State of Iowa, 08/13/2025, \$375.00 fine, surcharge, court costs due.

William Charles Hill in favor of State of Iowa, 08/05/2025, \$106.75.

James Grems in favor of LVNV Loan Servicing LLC, 08/05/2025, IN REM: Lot Eleven (11) and the South Ten (10) Feet of Lot Ten (10), in Block Twenty-two (22) in the Subdivision entitled Blocks 20, 21, & 22 and Outlots V & W, Town of Laurens, Pocahontas County, Iowa, \$30,444.30 (see file for details) with interest at 4% from 8/5/25 plus costs and accruing costs.

Harley Dana Janssen in favor of State of Iowa, 08/12/2025, \$615.63.

Russell Arthur Kuster in favor of State of Iowa, 08/06/2025, court costs.

William Michael Lewis in favor of State of Iowa, 08/06/2025, \$155.00 fine, surcharge, court costs due.

Dennis D. Lyon in favor of Capital One, N.A., 08/14/2025, \$5,835.60 with interest at 5.92% from 7/3/25 plus

court costs and accruing costs.

Laura Nicole Merritt in favor of LVNV Funding LLC, \$954.85 with interest at 5.92% from 7/1/2025 plus court costs.

Michael Shane Mohr in favor of State of Iowa, 08/06/2025, \$250.00 fine,

surcharge, court costs due.

Dana Leigh Parkhurst in favor of State of Iowa, 08/05/2025, \$322.38.

Dana Leigh Parkhurst in favor of State of Iowa, 08/05/2025, \$287.88.

Joshua Michael Peters in favor of State of Iowa, 08/13/2025, court costs.

Brian Richard Petersen in favor of State of Iowa, 08/13/2025, court costs.

Brian Richard Petersen in favor of State of Iowa, 08/13/2025, court costs.

Christopher Lee Ruthart and Kelsey Ruthart in favor of Accounts Management, Inc., 08/14/2025, \$1,696.76 with interest at 5.92% from 6/4/2025 plus court costs.

Cody Alan Schmidt in favor of State of Iowa, 08/14/2025, \$155.00 fine, surcharge, court costs due.

James Randall Turner in favor of State of Iowa, 08/12/2025, \$106.75.

Matthew Emil Welter in favor of State of Iowa, 08/06/2025, \$70.00 fine, surcharge, court costs due.

CONVEYANCES, ETC.

Quit Claim Deed, no stamps, Russell D. Lamphier and Mary E. Lamphier, h&w to Russell D. Lamphier, Trustee of the Russell D. Lamphier Revocable Trust U/A/D July 29, 2025 (undivided 1/2 interest) and Mary E. Lamphier, Trustee of the Mary E. Lamphier Revocable Trust U/A/D July 29, 2025 (undivided 1/2 interest) in reference to a part of the SE 1/4 of Section 28-90-31, 9.81 acres, 08/04/2025 at 11:10:44.0 p.m., \$1.00 and other.

Court Officer Deed, stamps of \$11.20, The Conservatorship of Edith Colleen White, protected person, By Matthew Fornital, Trust Officer, Citizens First National Bank, as Conservator to Darrel L. Richardson and Darren L. Richardson, jt, in reference to Lots 8 & 9, Smith's Subd. of Outlot F & G, Laurens, 08/07/2025 at 8:14:26.0 a.m., \$1.00 and other.

Warranty Deed, no stamps, City of Pocahontas, an Iowa Municipality, By Laura Holmes, City Administrator to High Point Roofing NE, LLC, in reference to Lot 2, Prairie Estates Second Residential Addition, Pocahontas, 08/07/2025 at 2:10 p.m., \$1.00 and other.

Court Officer Deed, stamps of \$88.80, The Estate of Dianne Harrison, By Jean Unger, Executor to Clyde Madsen and Teresa Madsen, h&w, jt, in reference to Lots 3 & 4, Block 5, Gilmore City, 08/08/2025 at 10:21:42.0 a.m., \$1.00 and other.

Warranty Deed, no stamps, Rick G. Bierstedt, single to Rick G. Bierstedt, Trustee of the Bierstedt Family Trust, in reference to the NE 1/4 of Section 36-91-34, 08/04/2025 at 1:27:06 p.m., \$1.00 and other.

Warranty Deed, stamps of \$295.20, Kevin D. Hauswirth and Megan L. Hauswirth, h&w to Shannon Lee Clausen, single, in reference to a part of the NW 1/4 of Section 24-93-33, 6.00 acres, 08/04/2025 at 2:48:45 p.m., \$1.00 and other.

Quit Claim Deed, no stamps, Keith Albers, a single person to Rosa Maria Pena, f/k/a Rose Maria Albers, single, in reference to Lots 8, 9, 10, Block 4, Varina, and Lots 3 & 4, Block 5, Varina, 08/11/2025 at 3:08:05 p.m., \$1.00 and other.

Court Officer Deed, stamps of \$1,535.20, The Estate of Janet Faye Doane, By Gregory Doane, Executor to Diane L. Nielsen and Glenn D. Nielsen, as Co-Trustees, or any successor Trustee of Co-Trustee of the Diane L. Nielsen Trust together with any amendments thereto, in reference to the S 1/2 of the SW 1/4 of Section 3-92-33, 08/05/2025 at 11:00 a.m., \$1.00 and other.

Quit Claim Deed, no stamps, Steven E. Nelson, Sheriff of Pocahontas County, Iowa to Idaho Housing and Finance Association, in reference to Lot 2, Block 9, First Fairview Addition, Pocahontas, 08/12/2025 at 12:32:39.0

Sherriff's Deed, no stamps, Steven E. Nelson, Sheriff of Pocahontas County, Iowa to Idaho Housing and Finance Association, in reference to Lot 2, Block 9, First Fairview Addition, Pocahontas, 08/12/2025 at 12:32:39.0

Quit Claim Deed, no stamps, Robert D. Haggland, Jr, single and Donna Rae Broomall, single to Robert D. Haggland, Jr, in reference to comm. 75' S of NW/c of Block 17, North Laurens, 176.2 x 75',

08/05/2025 at 11:12:59.0 a.m., \$1.00 and other.

Quit Claim Deed, no stamps, Nicolle M. Harper, single to John A. Gould and Susanne F. Gould, h&w, in reference to Lot 7, Block 2, Stelphug's 2nd Addition, Pocahontas, 08/05/2025 at 2:58:04.0 p.m., \$1.00 and other.

Quit Claim Deed, no stamps, Michelle L. Locklear, single to John A. Gould and Susanne F. Gould, h&w, in reference to Lot 7, Block 2, Stelphug's 2nd Addition, Pocahontas, 08/05/2025 at 10:51 p.m., \$1.00 and other.

Quit Claim Deed, no stamps, Brian Richard Petersen in favor of State of Iowa, 08/13/2025, court costs.

Quit Claim Deed, no stamps, Brian Richard Petersen in favor of State of Iowa, 08/13/2025, court costs.

Christopher Lee Ruthart and Kelsey Ruthart in favor of Accounts Management, Inc., 08/14/2025, \$1,696.76 with interest at 5.92% from 6/4/2025 plus court costs.

Cody Alan Schmidt in favor of State of Iowa, 08/14/2025, \$155.00 fine, surcharge, court costs due.

James Randall Turner in favor of State of Iowa, 08/12/2025, \$106.75.

Matthew Emil Welter in favor of State of Iowa, 08/06/2025, \$70.00 fine, surcharge, court costs due.

Quit Claim Deed, no stamps, Dennis Ferguson and Diane Ferguson, married to Kenneth Powers, in reference to Lot 8, 9, & 10, Block 2, Stelphug's 2nd Addition, Pocahontas, 08/13/2025 at 2:56:46.0 p.m., \$10.00 and other.

Quit Claim Deed, no stamps, Dennis Ferguson and Diane Ferguson, married to Kenneth Powers, in reference to Lot 8, 9, & 10, Block 2, Stelphug's 2nd Addition, Pocahontas, 08/13/2025 at 10:51 p.m., \$1.00 and other.

Quit Claim Deed, no stamps, Dennis Ferguson and Diane Ferguson, married to Kenneth Powers, in reference to Lot 8, 9, & 10, Block 2, Stelphug's 2nd Addition, Pocahontas, 08/13/2025 at 10:51 p.m., \$1.00 and other.

Quit Claim Deed, no stamps, Dennis Ferguson and Diane Ferguson, married to Kenneth Powers, in reference to Lot 8, 9, & 10, Block 2, Stelphug's 2nd Addition, Pocahontas, 08/13/2025 at 10:51 p.m., \$1.00 and other.

Quit Claim Deed, no stamps, Dennis Ferguson and Diane Ferguson, married to Kenneth Powers, in reference to Lot 8, 9, & 10, Block 2, Stelphug's 2nd Addition, Pocahontas, 08/13/2025 at 10:51 p.m., \$1.00 and other.

Quit Claim Deed, no stamps, Dennis Ferguson and Diane Ferguson, married to Kenneth Powers, in reference to Lot 8, 9, & 10, Block 2, Stelphug's 2nd Addition, Pocahontas, 08/13/2025 at 10:51 p.m., \$1.00 and other.

Quit Claim Deed, no stamps, Dennis Ferguson and Diane Ferguson, married to Kenneth Powers, in reference to Lot 8, 9, & 10, Block 2, Stelphug's 2nd Addition, Pocahontas, 08/13/2025 at 10:51 p.m., \$1.00 and other.

Quit Claim Deed, no stamps, Dennis Ferguson and Diane Ferguson, married to Kenneth Powers, in reference to Lot 8, 9, & 10, Block 2, Stelphug's 2nd Addition, Pocahontas, 08/13/2025 at 10:51 p.m., \$1.00 and other.

Quit Claim Deed, no stamps, Dennis Ferguson and Diane Ferguson, married to Kenneth Powers, in reference to Lot 8, 9, & 10, Block 2, Stelphug's 2nd Addition, Pocahontas, 08/13/2025 at 10:51 p.m., \$1.00 and other.

Quit Claim Deed, no stamps, Dennis Ferguson and Diane Ferguson, married to Kenneth Powers, in reference to Lot 8, 9, & 10, Block 2, Stelphug's 2nd Addition, Pocahontas, 08/13/2025 at 10:51 p.m., \$1.00 and other.

Quit Claim Deed, no stamps, Dennis Ferguson and Diane Ferguson, married to Kenneth Powers, in reference to Lot 8, 9, & 10, Block 2, Stelphug's 2nd Addition, Pocahontas, 08/13/2025 at 10:51 p.m., \$1.00 and other.

Quit Claim Deed, no stamps, Dennis Ferguson and Diane Ferguson, married to Kenneth Powers, in reference to Lot 8, 9, & 10, Block 2, Stelphug's 2nd Addition, Pocahontas, 08/13/2025 at 10:51 p.m., \$1.00 and other.

Quit Claim Deed, no stamps, Dennis Ferguson and Diane Ferguson, married to Kenneth Powers, in reference to Lot 8, 9, & 10, Block 2, Stelphug's 2nd Addition, Pocahontas, 08/13/2025 at 10:51 p.m., \$1.00 and other.

Quit Claim Deed, no stamps, Dennis Ferguson and Diane Ferguson, married to Kenneth Powers, in reference to Lot 8, 9, & 10, Block 2, Stelphug's 2nd Addition, Pocahontas, 08/13/2025 at 10:51 p.m., \$1.00 and other.

Quit Claim Deed, no stamps, Dennis Ferguson and Diane Ferguson, married to Kenneth Powers, in reference to Lot 8, 9, & 10, Block 2, Stelphug's 2nd Addition, Pocahontas, 08/13/2025 at 10:51 p.m., \$1.00 and other.

Quit Claim Deed, no stamps, Dennis Ferguson and Diane Ferguson, married to Kenneth Powers, in reference to Lot 8, 9, & 10, Block 2, Stelphug's 2nd Addition, Pocahontas, 08/13/2025 at 10:51 p.m., \$1.00 and other.

Quit Claim Deed, no stamps, Dennis Ferguson and Diane Ferguson, married to Kenneth Powers, in reference to Lot 8, 9, & 10, Block 2, Stelphug's 2nd Addition, Pocahontas, 08/13/2025 at 10:51 p.m., \$1.00 and other.

Quit Claim Deed, no stamps, Dennis Ferguson and Diane Ferguson, married to Kenneth Powers, in reference to Lot 8, 9, & 10, Block 2, Stelphug's 2nd Addition, Pocahontas, 08/13/2025 at 10:51 p.m., \$1.00 and other.

Quit Claim Deed, no stamps, Dennis Ferguson and Diane Ferguson, married to Kenneth Powers, in reference to Lot 8, 9, & 10, Block 2, Stelphug's 2nd Addition, Pocahontas, 08/13/2025 at 10:51 p.m., \$1.00 and other.

Quit Claim Deed, no stamps, Dennis Ferguson and Diane Ferguson, married to Kenneth Powers, in reference to Lot 8, 9, & 10, Block 2, Stelphug's 2nd Addition, Pocahontas, 08/13/2025 at 10:51 p.m., \$1.00 and other.

Quit Claim Deed, no stamps, Dennis Ferguson and Diane Ferguson, married to Kenneth Powers, in reference to Lot 8, 9, & 10, Block 2, Stelphug's 2nd Addition, Pocahontas, 08/13/2025 at 10:51 p.m., \$1.00 and other.

Quit Claim Deed, no stamps, Dennis Ferguson and Diane Ferguson, married to Kenneth Powers, in reference to Lot 8, 9, & 10, Block 2, Stelphug's 2nd Addition, Pocahontas, 08/13/2025 at 10:51 p.m., \$1.00 and other.

Quit Claim Deed, no stamps, Dennis Ferguson and Diane Ferguson, married to Kenneth Powers, in reference to Lot 8, 9, & 10, Block 2, Stelphug's 2nd Addition, Pocahontas, 08/13/2025 at 10:51 p.m., \$1.00 and other.

Quit Claim Deed, no stamps, Dennis Ferguson and Diane Ferguson, married to Kenneth Powers, in reference to Lot 8, 9, & 10, Block 2, Stelphug's 2nd Addition, Pocahontas, 08/13/2025 at 10:51 p.m., \$1.00 and other.

Quit Claim Deed, no stamps, Dennis Ferguson and Diane Ferguson, married to Kenneth Powers, in reference to Lot 8, 9, & 10, Block 2, Stelphug's 2nd Addition, Pocahontas, 08/13/2025 at 10:51 p.m., \$1.00 and other.

Quit Claim Deed, no stamps, Dennis Ferguson and Diane Ferguson, married to Kenneth Powers, in reference to Lot 8, 9, & 10, Block 2, Stelphug's 2nd Addition, Pocahontas, 08/13/2025 at 10:51 p.m., \$1.00 and other.

Quit Claim Deed, no stamps, Dennis Ferguson and Diane Ferguson, married to Kenneth Powers, in reference to Lot 8, 9, & 10, Block 2, Stelphug's 2nd Addition, Pocahontas, 08/13/2025 at 10:51 p.m., \$1.00 and other.

Quit Claim Deed, no stamps, Dennis Ferguson and Diane Ferguson, married to Kenneth Powers, in reference to Lot 8, 9, & 10, Block 2, Stelphug's 2nd Addition, Pocahontas, 08/13/2025 at 10:51 p.m., \$1.00 and other.

Quit Claim Deed, no stamps, Dennis Ferguson and Diane Ferguson, married to Kenneth Powers, in reference to Lot 8, 9, & 10, Block 2, Stelphug's 2nd Addition, Pocahontas, 08/13/2025 at 10:51 p.m., \$1.00 and other.

Quit Claim Deed, no stamps, Dennis Ferguson and Diane Ferguson, married to Kenneth Powers, in reference to Lot 8, 9, & 10, Block 2, Stelphug's 2nd Addition, Pocahontas, 08/13/20