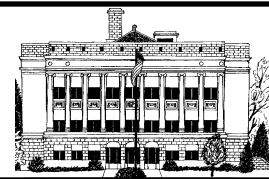


News/LEGALS



Pocahontas RECORD-DEMOCRAT

Public Notice

POCAHONTAS COUNTY
COURTHOUSE TRANSACTIONS

POCAHONTAS TITLE COMPANY

Abstracts of Title - Lien Searches
Vol. 31 & 32

Week of August 4, 2025 & August 11, 2025

JUDGMENT LIENS

Desirae Ruth Anderton 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, 08/05/2025, \$149.88.

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

Tiffany 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 Lakeview 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, 08/05/2025, court costs.

Harley Dana Janssen in favor of State of Iowa, 08/06/2025, court costs.

Donald Jobe Jr. and Pilot Creek Motor Freight Inc. in favor of United Bank of Iowa, 08/14/2025, \$2,189.06 with interest at 5.92 % from 7/17/25 plus court costs.

Riley Todd Kroll 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 7/3/2025 plus court costs.

Laura Nicole Merritt in favor of LVNV Funding LLC, \$594.85 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 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.

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 1:27:06.0 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 2:46 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 made 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, Robert D. Hagglund, Jr., single and Donna Rae Broomall, single to Robert D. Hagglund, Jr., in reference to comm. 75' S of NW1/4 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, Nicole M. Harper, single to John A. Gould and Susanne F. Gould, h&w, in reference to Lot 7, Block 2, Stelpflug'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, Stelpflug's 2nd Addition, Pocahontas, 08/05/2025 at 2:58:22.0 p.m., \$1.00 and other.

Court Officer Deed, stamps of \$11.20, The Conservatorship of Edith Colleen White, protected person, By Matthew Fornistal, 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 Colleen White, LLC, in reference to Lot2, 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 - Joint Tenancy, stamps of \$331.20, Lars P. Herson and Elizabeth A. Herson, h&w to Jason Kirk Eller and Rachael Eller, married, jt, in reference to Lot 2, Block 2, Eastview 3rd Addition, Laurens, 08/08/2025 at 1:21 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 3:08:05.0 p.m., \$1.00 and other.

Quit Claim Deed, no stamps, Andrew J. Lemmenes and Katy L. Lemmenes, h&w; and Brandon J. Dodgen and Julie A. E. Dodgen, h&w to NIALAWL, LLC, a limited liability company, in reference to the S 22' of Lot 8, and the N 3' of Lot 9, Block 6, Laurens, 08/12/2025 at 8:21:42.0 a.m., \$1.00 and other.

Sheriff'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

p.m., \$39,600.00.

Special Warranty Deed, no stamps, Lois V. Nelson, a widow to Lois V. Nelson, Trustee of Lois V. Nelson Revocable Trust Dated August 12, 2025, in reference to Lots 6 & 7, Poppen Addition, Pocahontas, and a strip of ground in Outlot B, Subdivision of Outlot 6, Allen's 2nd Addition, Pocahontas, 60' x 130'; and the W 1/2 of the SW 1/4 of Section 35-91-33, 08/13/2025 at 10:51 p.m., \$0.00 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, Stelpflug's 2nd Addition, Pocahontas, 08/13/2025 at 2:56:46.0 p.m., \$10.00 and other.

Quit Claim Deed, no stamps, Kenneth Powers and Jill Powers, married to Andrew Deval, Trustee of the ABD Family Trust, in reference to Lot 8, 9, & 10, Block 2, Stelpflug's 2nd Addition, Pocahontas, 08/13/2025 at 2:57:23.0 p.m., \$10.00 and other.

Quit Claim Deed, no stamps, Rosa Maria Pena, f/k/a Rosa Maria Albers, single to Keith Allan Albers, single, in reference to Lots 6 & 7, Block 4, Varina; and Lots 1 & 2, Block 5, Varina; and Lot 11, Block 4, Varina, 08/14/2025 at 10:49:36.0 a.m., \$1.00 and other.

Warranty Deed, stamps of \$95.20, Swing23, LLC, an Iowa limited liability company, By Matt Stauter, Member to Eduardo Torres and Diana Torres, h&w, jt, in reference to Lots 1, 2, 3, 4, 5, and the N 1/2 of Lot 6, Block 11, Fonda, 08/14/2025 at 1:52 p.m., \$1.00 and other.

Warranty Deed, stamps of \$365.60, Darlye Nagel, single, by his Agent, Timothy Nagel to John S. Boyd and Karen L. Boyd, married, jt, in reference to Lot 1, Clearview Subdivision, Pocahontas, 08/15/2025 at 1:47 p.m., \$1.00 and other.

POCAHONTAS COUNTY
COURTHOUSE TRANSACTIONS

courtesy of
POCAHONTAS TITLE COMPANY

Abstracts of Title - Lien Searches
Vol. 33 & 34

Week of August 18, 2025 & August 25, 2025

JUDGMENT LIENS

Jordan Marie Allen Walker in favor of State of Iowa, 08/26/2025, \$149.88.

Richard Beaty D/B/A Bunker Hill Sales Associates, Inc., and Bunker Hill Rare Coin in favor of James Michael Crotty, 08/25/2025, \$13,100.00 with interest at 6.10% annually and court costs.

Duane Eugen Condit in favor of City of Laurens, 08/24/2025, \$100.00 civil penalty/court costs.

Ben William Conlin in favor of State of Iowa, 08/27/2025, court costs.

April Micheal Dahl in favor of Midland Credit Management, Inc., 08/18/2025, \$1,193.51 with interest at 5.92% from 7/1/25 plus court costs.

Matthew Daniel in favor of Midland Credit Management, Inc., 08/19/2025, \$1,061.88 with interest at 5.92% from 7/1/25 plus court costs.

Chance Reid Ferguson in favor of

State of Iowa, 08/26/2025, \$92.95.

Chance Reid Ferguson in favor of State of Iowa, 08/26/2025, \$188.70.

Grace Marie Gonzalez in favor of Pocahontas County Sheriff Service and State of Iowa, 08/29/2025, fine \$300.00, surcharge \$45.00 and court costs \$96.00.

William Mervin Hobbs in favor of State of Iowa, 08/18/2025, court costs due.

Landin Joseph Howell in favor of State of Iowa, 08/19/2025, \$105.00 fine, surcharge, court costs due.

Shawna Theresa Hunt and Shane Anthony Munos in favor of United Bank of Iowa, 08/18/2025, \$1,143.43 with interest at 5.92% per annum from 7/8/25 plus court costs.

Terra Kay Inman in favor of State of Iowa, 08/18/2025, \$105.00 fine, surcharge, court costs due.

Stephen Michael Jansen in favor of State of Iowa, 08/18/2025, \$860.00 fine, surcharge, court costs due.

Christopher Steven Janssen in favor of L. F. Noll, Inc., 08/19/2025, \$803.16 with interest at 5.92% from 7/3/25 plus court costs.

Kathleena Lorraine Kraus in favor of State of Iowa, 08/26/2025, \$322.38.

Julia Lancaster in favor of Portfolio Recovery Associates, LLC, 08/20/2025, \$1,178.61 with interest at 5.92% per annum from 6/18/25 plus court costs.

David Joseph Kenneth Lorton in favor of LVNV Funding, LLC, 08/19/2025, \$484.47 with interest at 5.92% from 7/18/25 plus court costs.

Christopher Dean Madren in favor of State of Iowa, 08/27/2025, \$325.00 fine, surcharge, court costs.

David Pineda Medrano in favor of State of Iowa, 08/18/2025, \$430.00 fine, surcharge, court costs due.

Roseguer Merazil in favor of State of Iowa, 08/26/2025, \$149.88.

Ali Salat Mohamed in favor of State of Iowa, 08/27/2025, \$135.00 fine, surcharge, court costs.

Amber Monroe in favor of Midland Credit Management Inc., 08/19/2025, \$1,191.08 with interest at 5.92% from 7/17/25 plus court costs.

Jackie Jean Michelle Nehring in favor of State of Iowa, 08/18/2025, \$430.00 fine, surcharge, court costs, restitution due.

Mackayla M. Niemand in favor of Capital One, N. A., 08/27/2025, \$1,965.89 with interest at 5.92% from 06/25/2025 plus court costs.

Joshua Michael Peters in favor of State of Iowa, 08/19/2025, court costs.

Jessica Kay Poss in favor of State of Iowa, 08/18/2025, \$855.00 fine, surcharge, court costs, restitution due.

Brian Rosas in favor of State of Iowa, 08/18/2025, \$855.00 civil penalty, court costs.

Brian Rosas in favor of State of Iowa, 08/19/2025, court costs.

Jenna Ruth Mae Rose in favor of State of Iowa, 08/18/2025, court costs due.

Jenna Ruth Mae Rose in favor of State of Iowa, 08/18/2025, court costs

due.

Jenna Ruth Mae Rose in favor of State of Iowa, 08/19/2025, court costs.

Jenna Ruth Mae Rose in favor of State of Iowa, 08/20/2025, court costs.

Stormi J. Schoon in favor of City of Pocahontas, 08/27/2025, \$40.00 civil penalty, court costs.

Allison Elaine Vallaire in favor of State of Iowa, 08/26/2025, \$149.88.

Lissa Gaye Verdugo in favor of State of Iowa, 08/18/2025, court costs.

Joshua Gene Vigdal in favor of State of Iowa Ex Rel, 08/28/2025, \$1,194.00 per month child support, court costs.

Ashley Renee Yartz in favor of State of Iowa, 08/19/2025, court costs.

TAX LIENS

Notice of Tax Lien, Iowa Department of Revenue, By Mary Mosiman, Director to Zachary Trunkhill, in reference to Individual Income, 08/19/2025 at 8:14:00.0 a.m., \$2,798.62.

Certificate of Tax Lien Release, Iowa Department of Revenue, By Mary Mosiman, Director to Michael Jergens, 08/20/2025 at 8:15:17.0 a.m.

Certificate of Release of Federal Estate Tax Lien, the Estate of Cecelia A. Lampe Wadle; Qualified Heirs: Rick Wadle, Barbara Wadle; Sherry Loughran; Thomas Loughran and The Public, in reference to SE 1/4 NE 1/4 of Section 25-90-34; W 1/2 SE 1/4 of Section 14-90-34, 08/21/2025 at 8:55 a.m.

CONVEYANCES, ETC.

Court Officer Deed, stamps of \$31.20, The Estate of Elva Barnett, By Kelly K. Otto and Valerie J. Stuhrenberg, Executors to Shary M. Ollinger, in reference to Lots 15 & 16, Block 28, McCartan's Addition, Pocahontas, 08/18/2025 at 1:16:42.0 p.m., \$1.00 and other.

Quit Claim Deed, no stamps, Beverly A. Parrish, a single person to Beverly A. Parrish, as trustee of the Beverly Ann Parrish Revocable Trust, in reference to All of Lot 4 and the N 1/2 of Lot 5, Block 2, Fonda, 08/18/2025 at 1:17:19.0 p.m., \$1.00 and other.

Public Notice

IN THE IOWA DISTRICT COURT
FOR POCAHONTAS COUNTY
PROBATE NO. ESPR127510
NOTICE OF PROOF OF WILL
WITHOUT ADMINISTRATION
IN THE MATTER
OF THE ESTATE OF
ELFRIEDE ANDERSON,
DECEASED

To All Persons Interested in the Estate of ELFRIEDE ANDERSON, Deceased, who died on or about August 25, 2025:

You are hereby notified that on September 11, 2025, the last will and testament of Elfriede Anderson, deceased, bearing the date of October 5, 1992, was admitted to probate in the above named court and there will be no present administration 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.

Dated September 11, 2025.

Carolyn A. Flaherty and Robert O. Anderson, Proponents

Attorney for Estate:
Jeffrey S. Kuchel,
ICIS#: AT0004476
Thomas & Kuchel
203 N. Main
Pocahontas, IA 50574

Date of second publication:
September 24, 2025

Public Notice

IN THE IOWA DISTRICT COURT
FOR POCAHONTAS COUNTY
PROBATE NO. ESPR127504
NOTICE OF PROOF OF WILL
WITHOUT ADMINISTRATION
NOTICE TO CREDITORS IN THE
MATTER OF THE ESTATE OF
CHARLES A. SHIMON, DECEASED

To All Persons Interested in the Estate of CHARLES A. SHIMON, Deceased, who died on or about January 24, 2025:

You are hereby notified that on August 28, 2025, the last will and testament of Charles A. Shimon, deceased, bearing the date of October 23, 2009, was admitted to probate in the above named court and that there will be no present administration on 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

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.

Dated August 28, 2025.

Edward M. Shimon
Proponent

Andrew C. Johnston
ICIS Pin No. AT0012303
Laird Law Firm
11 Fourth Street NE
P.O. Box 1567
Mason City, IA 50402-1567
Attorneys for the Estate

Date of second publication:
September 24, 2025

Public Notice

IN THE IOWA DISTRICT COURT
FOR POCAHONTAS COUNTY
PROBATE NO. ESPR127509
NOTICE OF PROBATE OF
WILL, OF APPOINTMENT OF
EXECUTORS AND NOTICE TO
CREDITORS IN THE MATTER
OF THE ESTATE OF
EILEEN K. ALIG, DECEASED

To All Persons Interested in the Estate of EILEEN K. ALIG, Deceased, who died on or about August 22, 2025:

You are hereby notified that on September 10, 2025, the last will and testament of Eileen K. Alig, deceased, bearing the date of October 31, 2024, was admitted to probate in the above named court and that Betty Sweet and Kenneth M. Alig were appointed co-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.

Dated September 10, 2025.

Betty Sweet
1430 11th Ave.
Manson, IA 50563
Co-Executor of the Estate

Kenneth M. Alig
2148 Hwy. 127
Missouri Valley, IA 51555
Co-Executor of the Estate

Jeffrey S. Kuchel,
ICIS#: AT0004476
Attorney for Executor
Thomas & Kuchel
203 N. Main
Pocahontas, IA 50574

Date of second publication:
September 24, 2025

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Farm Collectible, Gas Pump, and Machinery Auction

Located at 49248 320th Ave., Gilmore City, Iowa
Thursday, September 25, 2025, at 10 AM
Hibid Auction at 12 Noon

NO PRIOR INSPECTIONS, INSPECTIONS will be Wednesday, 24th from 10 AM to 6 PM

TRACTORS, VEHICLES, TRAILER, GAS and WELL PUMPS, GAS ENGINE Sell at NOON, HI BID AUCTION and live Auction

30+ TRACTORS, Farmall, John Deere, MM, Case, AC, IH, Mc. Deering * Few old Chevrolet cars * Few old Chevrolet pickups from 50s * trailers * well pumps * 18 Vintage gas pumps * Machinery * Wagons * Many Farm collectibles * many tractor wheels and accessories * MANY MANY PILES SCRAP IRON. This is a very large auction with something for everybody.

ALSO SELLING: Plus much more not listed, for more info go to www.HundertmarkAuction.com or facebook page for listing and many pictures of items to be sold. Many bigger items being sold On Hi bid online and live auction . Unable to attend, bid online with Hi Bid.

Jim Sheltgren Estate
HUNDERTMARK AUCTION SERVICE
Auctioneers: David Hundertmark 515-890-0380
Tom Hundertmark 515-890-0615
Clerks: Hundertmark Auction Service

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ADVICE: