

# Legal Notices

IN THE IOWA DISTRICT COURT OF MADISON COUNTY

Freedom Mortgage Corporation  
Plaintiff,  
vs.  
Shannon Rowland; Unknown spouse,  
if any, of Shannon Rowland; Parties in  
Possession, et al.  
Defendants.

EQUITY NO: EQCV035914

ORIGINAL NOTICE  
FOR PUBLICATION

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 March 20, 2025, 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 \$76,756.03, with 6.75% per annum interest thereon from September 1, 2024, 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 November 2, 2022, located in Madison county, Iowa:

**A tract of land located in the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Sixteen (16), Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, more particularly described as follows, to-wit: Commencing at a point 45 rods West of the Northeast corner of said Section Sixteen (16), and running thence South 16 rods, thence West 6 rods, thence North 16 rods, thence East 6 rods to the place of beginning, commonly known as 302 W South St, Macksburg, IA 50155 (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 Emily Bartekoske, of SouthLaw, P.C.; whose address is 4601 Westown Pkwy, Suite 250, West Des Moines, IA 50266.

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 June 17, 2025, and within a reasonable time thereafter, you must file your motion or answer with the Clerk of Court for Madison County, at the county courthouse in Winterset, 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 515-286-3394. 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  
Madison County Courthouse

IMPORTANT:

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

37-39

SECTION 00 1113

ADVERTISEMENT FOR BIDS

PROJECT: SOCCER COMPLEX TRAIL CONNECTION PROJECT

BIDS DUE: June 5, 2025 at 2:00 PM

TO:

The Owner (hereinafter referred to as Owner):  
City of Winterset  
124 West Court Avenue  
Winterset, Iowa 50273

Architect (hereinafter referred to as Architect/Engineer):  
Shive-Hattery, Inc.  
4125 Westown Pkwy, Suite 100  
West Des Moines, IA 50266

TO: POTENTIAL BIDDERS

Sealed bids will be received by the Owner at the Winterset City Clerk's Office, 124 W Court Ave, Winterset, IA 50273, until 2:00 PM Central Time on June 5, 2025.

Sealed bids will be opened and publicly read at the Winterset City Clerk's Office, 124 W Court Ave, Winterset, IA 50273, at 2:05 PM Central Time on June 5, 2025 or at such later time and place as may then be fixed.

Bids will be considered by the Owner at a public meeting to be held at Winterset City Park, North Shelter, 300 S 9th Street, Winterset, IA 50273 at 12:00 PM, Central Time, on Jun 10, 2025 or at such later time and place as may then be fixed.

The general nature of the work is as follows:  
The Soccer Complex Trail Connection Project entails the development of an 8' PCC trail segment spanning approximately 2,600 linear feet. This trail will serve as a vital link between Winterset City Park, the campgrounds, ball fields, and Winterset Dog Park along E Court Avenue.

The work may commence after the contract has been awarded (June 11, 2025) and must be fully completed by May 30, 2026. Final Completion generally includes full restoration and seeding of the site and all other items not related to construction of the trail, sidewalks, and box culvert. Substantial Completion shall be reached by November 21, 2025. Substantial Completion shall include the construction of the box culvert, all in-stream improvements, fishing jetties, and trail and sidewalk sections open for public use.

Bidding documents may be obtained from Action Reprographics, 5037 NE 14th Street, Des Moines, IA 50313, Phone: 515.288.2146, planroom.actionrepro.com.

Each Bidder shall accompany the Bid with a Bid security, in a separate envelope, as security that the successful bidder will enter into a contract for the work bid upon and will furnish after the award of the contract corporate surety bond or bonds, acceptable to the Owner, for the faithful performance of the contract, in an amount equivalent to one hundred percent of the amount of the contract. The bidder's security shall be in an amount equivalent to 5% of the bid amount, and shall be in the form of a cashier's or certified check drawn on a bank in Iowa or a bank chartered under the laws of the United States of America, or a certified bank share draft drawn on a credit union in Iowa or chartered under the laws of the United States of America or a bid bond with corporate surety satisfactory to the Owner. The bid security will be held by the Owner until a contract is fully executed and bonds are approved by the Owner.

All Bidders are required to provide a statement regarding their residency status as required by 875 Iowa Administrative Code Chapter 156.

No bid may be withdrawn for a period of 30 days after the date of the scheduled closing time for the receipt of bids.

It is the intent of the Owner to award a contract to the lowest responsible, responsive bidder provided the bid has been submitted in accordance with the bidding requirements. The Owner reserves the right to waive informalities or irregularities. The Owner reserves the right to reject any or all bids.

Submit your offer on the Bid Form provided. Bidders may supplement this form as appropriate.

By: Sky Smothers, Director of Parks and Recreation  
Publish: By May 23, 2025

39-40

Public Hearing

The City Council of the City of Winterset, Iowa, will meet on June 2<sup>nd</sup>, 2025 at the City Hall in the City, at 7 o'clock p.m., for the purpose of consideration of an Addendum to the Lease – Business Property between the City of Winterset, Iowa, and The Drift, LLC pursuant to Iowa Code Section 364.4(4).

39

Marriages

Cynthia Faucz Jeremy Soenen May 4, 2025 ~ ~ ~	Virginia Fortier Kevin Lange May 9, 2025 ~ ~ ~
--	---

Notice Of Sheriff's Levy And Sale

IN THE IOWA DISTRICT COURT IN AND FOR MADISON COUNTY

STATE OF IOWA  
MADISON COUNTY  
SELECT PORTFOLIO SERVICING INC  
VS  
PAUL HAMMANS; STATE OF IOWA,  
DEPARTMENT OF REVENUE; BANK  
OF THE WEST; UNKNOWN SPOUSE,  
IF ANY, OF PAUL HAMMANS;  
PARTIES IN POSSESSION

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 to satisfy the judgment. The property to be sold is:

A parcel of land located in the Southwest Quarter of the Southwest Quarter of Section 23, Township 74 North, Range 28 West of the 5th Principal Meridian, Madison County, Iowa, more particularly described as follows: Commencing at the Southeast Corner of the SW¼ of the SW¼ of Section 23, T74N, R28W of the 5th P.M., Madison County, Iowa; thence along the East line of said SW¼ of the SW¼, North 00°00'00" 970.05 feet; thence South 90°00'00" West 41.57 feet to the Point of Beginning; thence North 58°42'45" West 104.53 feet; thence North 00°00'00" 14.23 feet; thence South 90°00'00" West 257.44 feet; thence North 00°00'00" 74.96 feet; thence South 80°32'05" West 164.73 feet; thence North 00°00'00" 224.99 feet; thence North 89°28'46" East 500.45 feet to the westerly right of way line of U.S. Hwy# 169; thence, along said westerly R.O.W. line, South 00°39'41" West 256.57 feet; thence South 07°30'49" East 90.15 feet to the Point of Beginning. Said parcel of land contains 3.000 acres  
Property Address: **3175 HIGHWAY 169, LORIMOR, IA 50149-8016**  
The described property will be offered for sale at public auction for cash only as follows:

Sale Date:	Time of Sale:	Place of Sale:
<b>06/24/2025</b>	<b>10:00 a.m.</b>	<b>Madison Co Sheriff's Office Winterset, IA</b>

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 acceptable.


Judgment	Costs	Accruing	Interest	Attorney
Amount	\$13,445.64	Costs	\$14,290.57	Richard Reinblatt
\$133,170.35		PLUS		13160 Foster, Ste 100 Overland Park, KS 66213 (913) 663-7900


Sheriff's Fees: Pending  
Date: 05/09/2025  
Jason Barnes, Madison County Sheriff

38-39

Set Your Sights  
On Adventure!

Check out the  
Outdoor Page!  
It's full of fun things  
to do & interesting  
facts about nature.





Winterset  
Madisonian

113 S. 1st Ave. • P.O. Box 350  
Winterset, Iowa 50273 • 515-462-2101

Estate Notice

THE IOWA DISTRICT COURT FOR MADISON COUNTY

IN THE MATTER OF CASE NO. ESPR013576

THE ESTATE OF **NOTICE OF PROBATE OF WILL,  
BRYAN C. MESCHER, OF APPOINTMENT OF EXECUTOR,  
Deceased AND NOTICE TO CREDITORS**

To All Persons Interested in the Estate of Bryan C. Mescher, Deceased, who died on or about April 13, 2025:

You are hereby notified that on May 9, 2025, the Last Will and Testament of Bryan C. Mescher, deceased, bearing date of January 24, 2025, was admitted to probate in the above-named court and that Dale McCleish 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 April 30, 2025.

Dale McCleish, Executor of Estate  
4822 155th St.  
Urbandale, IA 50323

Mark L. Smith, ICIS#: AT0007354  
Attorney for Executor  
Jordan, Oliver, Walters & Smith, P.C.  
101 1/2 W. Jefferson  
Winterset, Iowa 50273  
Date of second publication: May 21, 2025

38-39

Studies show  
that reading  
keeps the  
mind sharp.  
Give your  
brain a boost.



Subscribe to the  
newspaper &  
expand your mind  
with a world of  
information.

Winterset  
Madisonian

515-462-2101

In Observance of Memorial Day, our office will be  
**CLOSED, on Monday, May 26th, 2025**

Winterset  
Madisonian

THE WINTERSET **SHOPPER** **FREE** THE EXCHANGE

The Deadline for the next issue of The Shopper  
& The Exchange, will be **FRIDAY, May 23rd at 5:00pm**

Honoring Their Sacrifice.  
Remembering Their Lives.  
Celebrating Their Memories.

Have a Safe and Happy Memorial Day!

MADCOMEDIA  
GROUP, LLC.

