



Winterset

# Madisonian

## Section C

Wednesday, June 4, 2025

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# Legal Notices

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### Notice of Delinquent Tax Sale Madison County Treasurer's Office June 2025

Notice is hereby given that the Madison County Annual Tax Sale will be held by the Madison County Acting Treasurer on Monday, June 16, 2025, in the Treasurer's office on the first floor of the Madison County Annex Building, 201 W. Court, Winterset, Iowa, beginning at 9:00 am. All bids must be placed online. Registered bidders can access the auction site by going to [www.iowataxauction.com](http://www.iowataxauction.com). Interested bidders are

required to complete and submit the necessary bidder information by 11:59 pm, Thursday, June 12, 2025. I will, as required by law, offer to the public at tax sale the following described real estate, mobile homes, and special assessments, which at the time of the sale remain delinquent and unpaid.

The Regular Sale will consist of parcels published for the first time. The Public Bidder Sale will consist of those parcels that have been advertised and offered for the second consecutive year. After this sale, if the taxes are not redeemed within the period provided in the Iowa

Code, Chapter 447, the right to redeem expires and a deed for real estate or certificate of title for mobile homes may be issued. If no bid is received on public bidder parcels, Madison County shall obtain a tax sale certificate for the property.

No property tax payment will be accepted on the day of the Tax Sale, June 16, 2025. Any taxpayer affected may avoid tax sale proceedings by making payment of the amount shown to the Madison County Treasurer by 4:30 pm, Friday, June 13, 2025. Online payments may be made at [www.iowatreasurers.org](http://www.iowatreasurers.org) until 11:59 pm Friday, June 13, 2025.

## Real Estate Tax List

Tax Dist-	020	LEE WINTERSET VMFD				
Entity	Seq	Parcel	Years Delinq	Acres	Total	
HIGGINS, BARBARA J (LIFE ESTATE)	1	020010182000000	*	37.00	1,710.00	
HIGGINS, KRISTIN JEAN/MICHAEL ANDREW & TU						
Tax Dist-	030	LEE WINTERSET WFD				
KATZER, NATHAN & JENNIFER	2	030013100032000	*	3.70	2,644.00	
	3	030013100033000	*	6.30	183.00	
	4	030013100051000	*	1.54	40.00	
ORTON, KYLE & BRIDGET	5	030013000081700	*	4.08	1,110.00	
Tax Dist-	031	LEE BADGER CR WINTERSET WFD				
HOUSEMANS OUTDOOR SOLUTIONS LLC	6	031011266036000	*	8.91	4,717.00	
PECENKA, COURTNEY W REV TRUST 1/2 &	7	031012140210000	*	4.53	129.00	
PECENKA, KARI L REV TRUST 1/2						
ZAMAGO, RAYMUNDO & SANTA HERMELINDA	8	031011186024000	*	2.77	1,114.00	
Tax Dist-	061	LEE BADGER CR MARTENSDALE WFD				
Mattco Land Corp	9	061012820150000	*	4.80	72.00	
	10	061012820160000	*	4.83	92.00	
	11	061012820170000	*	5.50	67.00	
	12	061012820180000	*	5.55	55.00	
	13	061012820190000	*	7.20	58.00	
	14	061012820200000	*	5.44	43.00	
	15	061012820210000	*	5.82	69.00	
	16	061012820220000	*	5.04	59.00	
	17	061012820230000	*	5.03	53.00	
	18	061012820240000	*	5.13	25.00	
	19	061012820250000	*	5.79	28.00	
	20	061012820260000	*	5.03	83.00	
	21	061012820270000	*	5.05	72.00	
	22	061012820280000	*	4.80	67.00	
Tax Dist-	071	LEE BADGER CR MARTENSDALE MFD				
GAULE, TRAVIS & KERRI	23	071012400053000	*	3.69	191.00	
POLO POINTE HOME OWNERS ASSOCIATION LC	24	071012400432010	*	24.71	396.00	
Tax Dist-	111	JEFF BADGER CR VAN METER VMFD				
Rolek Family Trust	25	111021522000000	*	37.05	12.00	
	26	111021524000000	*	33.99	10.00	
	27	111021526000000	*	39.60	12.00	
	28	111021528000000	*	39.28	11.00	
Tax Dist-	141	JEFF BADGER CR ADEL-DESOTO-MIN WFD				
BERTRAND, JALAN & ASHLEY	29	141022020030000	*	9.89	420.00	
Tax Dist-	150	JEFFERSON WINTERSET WFD				
Cochran, Gary Lee & Anna M.	30	150023240032000	*	1.00	317.00	
DELAZZER, THE BRENDA G FAMILY TRUST AGREE	31	150023222002000	*	7.14	2,342.00	
KELLY, NANCY L	32	150023248110000	*	.60	8.00	
NGUYEN, ROBERT T &	33	150022624006100	*	2.68	283.00	
BAUMGARTNER, MONICA E						
PATERNO, JOE & AUDREY	34	150023248150000	*	8.91	182.00	
Tax Dist-	190	MADISON ADEL-DESOTO-MIN EFD				
GUNNELL, LEA M. &	35	190031222019000	*	5.68	93.00	
WELLS, REBEKAH L.						
Tax Dist-	200	MADISON EARLHAM EFD				
CREES, RICK D & TONYA R	36	200032788011000	*	.56	14.00	
CREES, RICK D. & TONYA R.	37	200032782010000	*	4.75	117.00	
HERMAN, TRAVIS W. & EMILY E.	38	200030246011000	*	3.04	731.00	
MBV PROPERTIES LLC	39	200032782022000	*	19.46	236.00	
	40	200032784021000	*	1.32	12.00	
RICHTER, SEAN	41	200030264002000	*	6.19	2,094.00	
United States Cellular Corp	42	200030928012000	*	7.55	43.00	
Real Property Taxes						
WEST, JACK LAVERN	43	200033386010000	*	6.38	1,101.00	
Tax Dist-	210	MADISON WINTERSET EFD				
BACH, CHRISTOPHER T. & COURTNEY N.	44	210032580050000	*	2.95	9,717.00	
CLEMENS, ERIC W. & KRISTAL L.	45	210032560002100	*	4.10	3,454.00	
HOAKISON, CURTIS F	46	210032580040000	*	3.88	3,465.00	
Tax Dist-	250	PENN EARLHAM EFD				
ADAMS, DARRELL D. LIVING TRUST 1/2 &	47	250040120060000	*	11.80	172.00	
ADAMS, MARILYN K. LIVING TRUST 1/2						
	48	250040124030000	*	3.72	67.00	
	49	250040386001000	*	23.52	287.00	
	50	250041024000000	*	40.00	404.00	
	51	250041042000000	*	40.00	540.00	
	52	250041046012000	*	38.37	2,674.00	
	53	250041048000000	*	39.85	788.00	
	54	250041522002000	*	28.78	427.00	
	55	250041524020000	*	36.26	468.00	
	56	250041526002000	*	20.90	286.00	
FRANK, MICHAEL J &	57	250041140011000	*	5.22	25.00	
ZIMMERMAN-FRANK, TERRI L						
Tax Dist-	251	PENN EARLHAM DFD				
MYTOWN HOMES, LLC	58	251040722012000	*	4.62	149.00	
Tax Dist-	280	JACKSON EARLHAM EFD				
ADAMS, DARRELL D. LIVING TRUST 1/2 &	59	280051626010000	*	40.04	611.00	
ADAMS, MARILYN K. LIVING TRUST 1/2						
	60	280051628001000	*	12.23	146.00	
	61	280051628002000	*	26.30	204.00	
	62	280051662000000	*	40.00	685.00	
	63	280051666010000	*	37.30	464.00	
	64	280051668010000	*	38.79	640.00	
DAVIS, DELBERT L. & KAREN L.	65	280051566031000	*	.61	152.00	
	66	280051566040000	*	.50	24.00	
Tax Dist-	290	JACKSON WINTERSET WFD				
Alexander, Gregory M	67	290053422002000	*	2.39	21.00	
	68	290053428001000	*	20.66	1,925.00	
CONAWAY, MATTHEW & JESSICA	69	290051724020000	*	.95	610.00	
Tax Dist-	340	DOUGLAS WINTERSET WFD				
ERNESTO CALLES	70	340062888011000	*	22.29	841.00	
IPE1031 REV442, LLC	71	340063040021000	*	39.51	510.00	
	72	340063062000000	*	39.49	676.00	
	73	340063068010000	*	38.43	1,348.00	
SCHNEIDER, RICHARD JR	74	340062328002000	*	.83	129.00	
	75	340062446002000	*	1.99	1,033.00	
Tax Dist-	400	UNION WINTERSET WFD				
BANKS, ANGEL & PATRICK DANIEL	76	400073240030000	*	1.50	1,478.00	
BRADSHAW, SARA & JACK 2025 REVOCABLE TRUS	77	400073580040000	*	19.00	49.00	
	78	400073662011000	*	12.25	64.00	
	79	400073664000000	*	11.20	112.00	
BRITTAİN, MARK J. & CHRISTY A.	80	400073046030000	*	5.14	1,849.00	
KOEHN, FRANCIA C REV TRUST, FRANCIA KOEHN	81	400070860031000	*	36.62	684.00	
	82	400071742000000	*	40.00	549.00	
	83	400071744011000	*	34.25	640.00	
MIKKELSEN, DAN E. & LORI A.	84	400073546010000	*	12.00	11.00	
MITCHELL, NICOLE & ZACHARY	85	400070860032000	*	.84	32.00	
SMITH, STEVEN R & MARILYN K	86	400071768010000	*	5.69	16.00	