

PUBLIC NOTICES

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Legal Notices

Legal documents are printed as received at the Madisonian.

Public Notice Of Storm Water Discharge

Madison County Secondary Roads plans to submit a Notice of Intent to the Iowa Department of Natural Resources to be covered under National Pollutant Discharge Elimination System (NPDES) General Permit No. 2 "Storm Water Discharge Associated with Industrial Activity for Construction Activities."

The storm water discharge will be from highway construction activity located in Madison County, on Rustic Avenue. The project is to replace the existing bridge over an unnamed branch of Clanton Creek, Project No. BROS-C061 (132)-5F-61.

The Public Land Survey location is NW. ¼, Section 1, Township 74N, Range 27W. Storm water will be discharged from 4 point sources and will be discharged to the following: existing road ditches with flow into an unnamed branch of Clanton Creek.

Comments may be submitted to the Storm Water Discharge Coordinator, IOWA DEPARTMENT OF NATURAL RESOURCES, Environment Protection Division, 502 East 9th Street, Des Moines, IA 50319-0034. The Public may review the Notice of Intent from 8:00 am to 4:30 pm Monday through Friday, at the above address after it has been received by the Department.

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Public Hearing Notice

You are hereby notified the Madison County Board of Supervisors have scheduled a public hearing at the request of Samuel Mapes to change the zoning district of a tract of land from its current zoning district of "A" Agricultural to "C" Commercial. The purpose of this request is to allow for the expansion of Sam's Upholstery onto the additional property he has recently purchased.

The following described real estate is involved in the request; Parcel "E" located in the Southeast Quarter (¼) of the Southeast Quarter (¼) of Section Thirteen (13), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 3.11 acres, as shown in Corrected Plat of Survey filled in Book 2025, Page 767 on April 2, 2025, in the Office of the Recorder of Madison County, Iowa.

You are further notified that the public hearing on said matter will be held by the *Madison County Board of Supervisors* on **Tuesday, August 12th, 2025**, at **6:00 p.m.** in the lower-level conference room at the Madison County Annex, 201 W. Court Ave, Winterset, Iowa, at which time and place all persons interested in said matter will be given an opportunity to be heard prior to the Boards decision.

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Marriages

Brandon Brown  
Amanda Blazek  
July 7, 2025

Bret Trombley  
Kimberly Harrell  
July 18, 2025

July 13, 2025, St. Charles City Council Special Meeting

The St. Charles City Council met on Sunday, July 13, 2025, for a special meeting. Mayor Smith called the meeting to order at 10:04 AM. Council members Blomme, Allison, Kozak, and Brockett were present.

Approval of Agenda: A motion was made by Kozak/ Brockett to approve the agenda. Roll: Ayes – unanimous. Motion passes.

Roles and Responsibilities of Elected Officials and City Clerk: A discussion was held to clarify the responsibilities of the Mayor, City Council, and City Clerk. The City Clerk was asked to put together Standard Operating Procedures based on the discussion held. No action taken.

Motion to Adjourn Allison/Blomme at 11:19 AM.

Dennis Smith, Mayor  
Posted at: City Hall, Post Office, Montross, Library

Attest: Tracy Kozak, Clerk  
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Deeds

QUIT CLAIM DEED: HOUSEMAN RICK L, MCCOOL MICHELLE A TO HOUSEMAN RICK L TR, HOUSEMAN RICK L TRUST, MCCOOL MICHELLE A TR, MCCOOL MICHELLE A TRUST, 15-75-28 NW SE PARCEL C, LINCOLN TWP

WARRANTY DEED: FINDLEY BRENT W TR, FINDLEY BRENT TR, FINDLEY WAYNE I TRUST TO FINDLEY KAILA C, 4-77-29 NE NW, 4-77-29 SE NW, PENN TWP

WARRANTY DEED: FINDLEY BRENT W TR, FINDLEY BRENT TR, FINDLEY E IRENE TRUST TO FINDLEY KAILA C, 4-77-29 NE NW, 4-77-29 SE NW, PENN TWP

WARRANTY DEED: BRANZ TYLER, BRANZ NICHOLE TO SARGENT DAVID ARTHUR, WINTERSET CORKREAN ADD LOT 7, \$269,900

WARRANTY DEED: VANTHUL MARK L COTR, VANTHUL KATHY J COTR, VANTHUL MARK L UNITRUST, VANTHUL KATHY J UNITRUST TO ROBISON HOLDINGS LLC, 29-75-27 SW SW TRACT IN, 30-75-27 SE SE TRACT IN, 31-75-27 NE NE TRACT IN, 32-75-27 W2 NW, SCOTT TWP, \$1,300,000

WARRANTY DEED: LUNDY LEE E, ARNBURG GINGER A TO STONE MAX E, STONE JODEE A, 31-75-27 SW NE PARCEL I, SCOTT TWP, \$140,000

WARRANTY DEED: HAWK FRANK E TR, HAWK SHARON L TR, HAWK TRUST TO BUSSANMAS JEFF, BUSANMAS DEANNA, BEVINGTON ORIGINAL TOWN LOT 3 BLOCK 8 & ADJ ALLEY, BEVINGTON ORIGINAL TOWN LOT 4 BLOCK 8 & ADJ ALLEY, BEVINGTON ORIGINAL TOWN LOT 5 BLOCK 8 ADJ ALLEY, BEVINGTON ORIGINAL TOWN LOT 6 BLOCK 8 ADJ ALLEY, \$35,000

QUIT CLAIM DEED: CREES TONYA R TO CREES RICK D, 27-77-28 NE SE PARCEL A, 27-77-28 SOUTHERN CORNER PT LOT 1, MADISON TWP

WARRANTY DEED: YOUNG ROBERT M, YOUNG MARY JANE TO YOUNG ROBERT M TRUST, YOUNG MARY JANE TRUST, YOUNG ROBERT M TR, YOUNG MARY JANE TR, WINTERSET CORKCREANS SECOND ADD LOT 12

AFFIDAVIT-TRANSFER: WEBER KYLE A TO ANDERSON ROGER TR, ANDERSON CYNTHIA TR, ANDERSON ROGER TRUST, ANDERSON CYNTHIA TRUST, BRACKEMYER BRYAN, BRACKEMYER MEGAN, 32-77-27 SW NE SE TRACT IN, JEFFERSON TWP

WARRANTY DEED: CARTER CHAD, BEVERLIN STACIE, CARTER STACIE LYNN TO NAF CASH LLC, 12-75-28 NE NW PARCEL A, LINCOLN TWP, \$500,000

WARRANTY DEED: PHILLIPS DENNIS, PHILLIPS PEGGY, PHILLIPS PEGGY L TO WIEDEMEYER WILLIAM K, WIEDEMEYER PAULA, 7-74-26 SW PARCEL A, OHIO TWP, \$163,500

WARRANTY DEED: ELLER MICHAEL, ELLER MICHAEL A TO PILCH KENNETH, PILCH KATHRYN, 7-75-27 NE NW TRACT IN, 6-75-27 SE SW TRACT IN, SCOTT TWP, \$385,000

WARRANTY DEED: MBV PROPERTIES LLC TO ARNOLD MATTHEW, ARNOLD RENEE E GILLIS, GILLIS RENEE E ARNOLD, 27-77-28 HOGBACK BRIDGE ACRES PL2 LOT 2, MADISON TWP, \$357,183

IN THE IOWA DISTRICT COURT FOR MADISON COUNTY

LUANA SAVINGS BANK,  
Plaintiff,  
vs.  
ESTATE OF DOUGLAS M. HOWARD;  
ETHAN D. HOWARD; SPOUSE OF  
ETHAN D. HOWARD; ANDREW J. HOWARD,  
A MINOR; CLARA E. HOWARD, A MINOR;  
LIZA K. MAXWELL F/K/A LIZA HOWARD  
and PARTIES IN POSSESSION,  
Defendants.  
To the above-named Defendants:  
**Ethan D. Howard and Spouse of Ethan D. Howard**

EQUITY NO. EQCV035954

ORIGINAL NOTICE  
FOR PUBLICATION

Lots Five (5) and Six (6) in Block Two (2) of JOEL'S ADDITION to the Town of St. Charles, Madison County, Iowa

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 may deem just and equitable. The attorney for the Plaintiff is Matthew E. Laughlin, whose address is The Davis Brown Tower, 215 10th Street, Suite 1300, Des Moines, Iowa 50309-3993, Phone: (515) 288-2500, Facsimile: (515) 243-0654.

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 WITH THE COURT A WRITTEN DEMAND TO DELAY THE SALE. IF YOU FILE A WRITTEN DEMAND, THE SALE WILL BE DELAYED UNTIL SIX MONTHS (THREE MONTHS IF THE PETITION INCLUDES A WAIVER OF DEFICIENCY) 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 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 the 2<sup>nd</sup> day of September, 2025, and within a reasonable time thereafter, file your motion or answer, in the Iowa District Court for Madison County, Iowa. You are notified that Madison County District Court utilizes the Electronic Document Management System. You are directed to the Iowa Court Rules Chapter 16 for general rules and information on electronic filing and, in particular, Division VI regarding the protection of personal information in court filings. If you do not, judgment by default may be rendered against you for the relief demanded in the Petition.

If you need assistance to participate in court due to a disability, call the disability coordinator at 515-286-3394. Persons who are hearing or speech impaired may call Relay Iowa TTY (1 800 735 2942.)

Disability coordinators cannot provide legal advice.

IMPORTANT

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

August 13, 2025

Date of Third Publication

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John D. Twillmann ISBA #AT0012810

Trust Notice

IN THE MATTER OF THE TRUST:  
**Vivian J. Clausen Revocable Trust dated July 18, 2019, as amended.**

To all persons regarding Vivian J. Clausen, deceased, who died on or about June 27, 2025. You are hereby notified that Cynthia Ann Clausen is the Successor Trustee of the Vivian J. Clausen Revocable Trust dated July 18, 2019, as amended. Any action to contest the validity of the trust must be brought in the District Court of Madison County, Iowa, within the later to occur of four (4) months from the date of second publication of this notice or thirty (30) days from the date of mailing this notice to all heirs and beneficiaries of the decedent settlor, whose identities are reasonably ascertainable. Any suit not filed within this period shall be forever barred.

Notice is further given that any person or entity possessing a claim against the trust must mail proof of the claim to the trustees at the address listed below via certified mail, return receipt requested, by the later to occur of four (4) months from the second publication of this notice or thirty (30) days from the date of mailing this notice if required or the claim shall be forever barred unless paid or otherwise satisfied.

VIVIAN J. CLAUSEN REVOCABLE TRUST  
dated July 18, 2019, as amended.  
Cynthia Ann Clausen  
1608 Fieldstone Avenue  
Earlham, IA 50072

Dated: July 16, 2025

John D. Twillmann  
Attorney for Successor Trustee  
Bump & Twillmann law  
222 East Market Street  
P.O. Box 127  
Panora, Iowa 50216  
Date of Second Publication: August 6, 2025

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Estate Notice

IN THE IOWA DISTRICT COURT IN AND FOR MADISON COUNTY

IN THE MATTER OF  
THE ESTATE OF  
VIVIAN J. CLAUSEN,  
Deceased.

PROBATE NO. ESPR013586  
NOTICE OF PROBATE OF WILL,  
AND APPOINTMENT OF  
EXECUTOR, AND NOTICE  
TO CREDITORS

TO: All persons interested in the ESTATE OF VIVIAN J. CLAUSEN, Deceased, who died on or about June 27, 2025:

You are hereby notified that on the 22<sup>nd</sup> day of July, 2025, the Last Will and Testament of VIVIAN J. CLAUSEN, deceased, bearing the date of the 18<sup>th</sup> day of July, 2019, was admitted to probate in the above-named court and that CYNTHIA ANN CLAUSEN 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 hereby 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 second publication of this notice or one month from the date of the mailing of this notice (unless otherwise allowed or paid) a claim is thereafter forever barred.

Dated on July 16, 2025

Cynthia Ann Clausen  
1608 Fieldstone Avenue  
Earlham, IA 50072

John D. Twillmann  
Bump & Twillmann Law  
Attorney for Executor  
222 East Market Street, P.O. Box 127  
Panora, Iowa 50216  
Date of second publication: 6<sup>th</sup> day of August, 2025

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Estate Notice

IN THE IOWA DISTRICT COURT FOR MADISON COUNTY

IN THE MATTER OF  
THE ESTATE OF  
WAYNE LEE CAUDLE,  
Deceased.

PROBATE NO. ESPR013587  
NOTICE OF PROBATE OF WILL,  
OF APPOINTMENT OF  
EXECUTOR, AND NOTICE  
TO CREDITORS

To All Persons Interested in the Estate of Wayne Lee Caudle, Deceased, who died on or about July 15, 2025:

You are hereby notified that on July 25, 2025, the Last Will and Testament of Wayne Lee Caudle, Deceased, bearing date of June 5, 2025, was admitted to Probate in the above-named Court and that Jeremy W. Caudle 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 July 25, 2025.

Jeremy W. Caudle, Executor of Estate  
401 E. 26<sup>th</sup> Street S.  
Newton, IA 50208

Jane E. Rosien, ICIS#: AT0006681  
Attorney for Executor  
Flander Rosien, P.C.  
114 E. Jefferson Street  
P.O. Box 67  
Winterset, Iowa 50273-0067  
Date of second publication: August 6, 2025

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