

Legal Notices Cont.

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

You are notified there was on June 2, 2025 filed in the Office of the Clerk of the above-named Court a Foreclosure Petition, which prays for foreclosure of a mortgage in favor of the Plaintiff on the property described herein and judgment in rem in the amount of \$124,464.37 plus interest at the rate of 2.875% per annum from March 1, 2025, such amount equaling \$9.80 per day, the costs of the action including title costs of \$575.00, and reasonable attorney fees and that said sums be declared a lien upon the following-described premises from April 26, 2021, located in Madison County, Iowa, to-wit:

ORIGINAL NOTICE
FOR PUBLICATION

Lots Five (5) and Six (6) in Block Two (2) of JOELS 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 2nd 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

49-51

Marriages

Tyler Haynes
Emma Henry
July 19, 2025
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Deeds

WARRANTY DEED: SWEENEY BRADLEY W TR, SWEENEY QUENDY S TR, SWEENEY BRADLEY W TRUST TO EGLI JULIE, EGLI TRAVIS, 2-74-26 SWEENEY ACRES LOT 7, OHIO TWP, \$700,000

WARRANTY DEED: SWEENEY BRADLEY W TR, SWEENEY QUENDY S TR, SWEENEY QUENDY S TRUST TO EGLI JULIE, EGLI TRAVIS, 2-74-26 SWEENEY ACRES LOT 7, OHIO TWP

WARRANTY DEED: JUNGMAN JOHN A III COEX, JUNGMAN RICHARD C COEX, JUNGMAN FAYE L EST TO SEHMAN CODI J, EATON LOGAN L, 19-77-27 NE SE PARCEL B, JEFFERSON TWP, \$375,000

QUIT CLAIM DEED: SILLIMAN CECIL D, SILLIMAN CECIL TO SILLIMAN CECIL DWITE, 20-77-27 SE NE, 20-77-27 N2 SE, 20-77-27 SW SE, JEFFERSON TWP

AFFIDAVIT-TRANSFER: BOYLE CAROLYN S, BOYLE DAVID D TO BOYLE CAROLYN S, 26-77-29 SE TRACT IN, PENN TWP

WARRANTY DEED: FLASKERUD CHERYL A TR,

FLASKERUD CHERYL A TRUST TO BEELER ABIGAIL L, 9-76-29 SE NE PARCEL C, JACKSON TWP, \$450,000

QUIT CLAIM DEED: WAYBRIGHT MELISSA, MADONIA MELISSA, WAYBRIGHT TROY, GLASS MARIE, GLASS MARVIN R TO WAYBRIGHT MELISSA, WAYBRIGHT TROY, ST CHARLES BEAVER & PATTONS ADD LOT 4 BLOCK 1, ST CHARLES BEAVER & PATTONS ADD LOT 5 BLOCK 1, ST CHARLES BEAVER & PATTONS ADD LOT 6 BLOCK 1

WARRANTY DEED: HILL DERMY KENNETH, HILL TABITHA M TO SIMMONS KENDRA, RODRIGUEZ PEDRO, 33-76-26 NW SW PARCEL E, CRAWFORD TWP, \$365,000

QUIT CLAIM DEED: HITCHCOCK MERRILL J, HITCHCOCK CHRISTINE A TO HITCHCOCK KATIE MARIE TR, HITCHCOCK MERRILL TRUST, HITCHCOCK CHRIS TRUST, WINTERSET LAUGHRIDGE & CASSIDAYS ADD LOT 2 BLOCK 11 PT LOT, WINTERSET LAUGHRIDGE & CASSIDAYS ADD LOT 3 BLOCK 11, WINTERSET LAUGHRIDGE & CASSIDAYS ADD LOT 4 BLOCK 11

WARRANTY DEED: SHAFER PETER RAYMOND, SHAFER PETER R, SHAFER LYNNETTE A TO GOULD WAYNE, GOULD LYNNE, WINTERSET PITZER & KNIGHTS ADD LOT 6 BLOCK 10, \$335,000

QUIT CLAIM DEED: IOWA EQUITY EXCHANGE PRKG 3132 LLC TO EDGINGTON BRYAN P, WINTERSET MANDOLFO ADD PLAT 1 LOT 1

WARRANTY DEED: RAUTERBERG MARK L, RAUTERBERG MARY L, RAUTERBERG CHARLES POA TO MARSHALL EMILY J, MARSHALL PAUL F, WINTERSET MAPLE LANE ESTATES LOT 2, \$255,000

WARRANTY DEED: MCCLELLAND VIRGINIA R, MCCLELLAND VIRGINIA TO PICKERING BRANDON R, PICKERING SHAUNA L, 16-74-26 SE SE NE TRACT IN, TRURO H & K SUBDIVISION LOT 3, TRURO H & K SUBDIVISION LOT 4 PT LOT, OHIO TWP, \$170,000

WARRANTY DEED: CHICO DAVID, PETERSON JOANNE TO LOOMIS SCOTT, LOOMIS TAYLOR, 31-75-26 JOANNES RETREAT LOT 1, SOUTH TWP, \$340,000

WARRANTY DEED: ROBBINS ROLLIE III, ROBBINS ANGELA TO GUTTENFELDER DENNIS R, 29-76-26 NE SW TRACT IN PATTERSON, CRAWFORD TWP, \$5,000

AFFIDAVIT-TRANSFER: DANILSON JEREMY, BLAIR MARY ELIZABETH, WELTHA MARY E, BLAIR KELLY DALLAS TO CTG PROPERTIES LLC, WINTERSET NORTH ADD LOT 3 BLOCK 5

WARRANTY DEED: LATHROP BRADLEY G, LATHROP BRADLEY TO HITT JOSEPH ROBERT, 25-76-26 SW PARCEL A, CRAWFORD TWP, \$465,000

WARRANTY DEED: KIRKLAND CARL K, KIRKLAND PEGGY A TO KIRKLAND ROBERT, 16-74-29 N2 NE TRACT IN, GRAND RIVER TWP

WARRANTY DEED: WOODS DENNIS W, WOODS

DENNIS TO DEHAMER RICHARD J, DEHAMER HOLLY A, 25-76-26 WOODS ADDITION LOT 2, CRAWFORD TWP, \$115,000

QUIT CLAIM DEED: OLSON PAUL C, OLSON PAUL, OLSON CLAUDIA V TO OLSON CHRISTOPHER, 24-75-27 NE SE PARCEL F, SCOTT TWP

WARRANTY DEED: HUENEKE DUANE R, HUENEKE LAVONNE M TO HOLMES STEPHEN, WINTERSET CORKREAN & WATTS PLAT 6 LOT 7B, \$289,500

QUIT CLAIM DEED: BISHOP LYNZDY R, BISHOP LYNZDY TO STUEKERJUERGEN ERIK J, 8-75-27 MIDDLE RIVER VIEW LOT 4, 9-75-27 MIDDLE RIVER VIEW LOT 4, SCOTT TWP

WARRANTY DEED: TBI ENTERPRISES LLC TO MADISON COUNTY MEMORIAL HOSPITAL, EARLHAM ORIGINAL TOWN LOT 6 BLOCK 4 PT LOT, EARLHAM ORIGINAL TOWN LOT 7 BLOCK 4 PT LOT, EARLHAM ORIGINAL TOWN LOT 8 BLOCK 4 PT LOT, \$768,000

QUIT CLAIM DEED: VANWERDEN JAMES E, VANWERDEN SUSAN L TO VANWERDEN JAMES E TR, VANWERDEN JAMES E TRUST, 21-76-27 NW TRACT IN, 21-76-27 W2 NE TRACT IN, 16-76-27 W2 SW, UNION TWP

WARRANTY DEED: SCENIC RIDGE HOLDINGS LLC TO ANGELES BENJAMIN ELISEO, 12-77-28 SCENIC RIDGE LOT 1, MADISON TWP, \$100,000

IN THE IOWA DISTRICT COURT IN AND FOR MADISON COUNTY

IN THE MATTER OF THE GUARDIANSHIP AND CONSERVATORSHIP OF DOUGLAS R SHEFFIELD, Respondent.

GCPR013582

NOTICE OF HEARING ON THE COMBINED PETITION FOR APPOINTMENT OF GUARDIAN AND CONSERVATOR AND APPOINTMENT OF REPRESENTATIVE AND ATTORNEY

To All Persons Interested in the Guardianship and Conservatorship of Douglas R. Sheffield:

You are hereby notified that an Order Setting Hearing on the Combined Petition for Appointment of Guardian and Conservator and Appointment of Representative and Attorney and Prescribing Notice is now on file in the office of the Clerk of the District Court of Madison County, Iowa, and a hearing thereon has been set and fixed by the Court for September 15, 2025, at 3:30 PM in the courtroom in the courthouse in Madison County, Iowa, and you may appear at said time and place and file objections and show cause, if any you may have, why such Petition for Appointment of Guardian and Conservator should not be approved by the Court and the relief therein prayed for granted.

Dated this 30th day of July, 2025.

Date of Publication August 6th, 2025.

Isl. Mason J. Ouderkirk

Mason J. Ouderkirk
Ouderkirk Law Firm
108 W. Ashland Ave., P.O. Box 156
Indianola, Iowa 50125-0156
Telephone: 515-961-5315
Facsimile: 515-961-0304
Email: mason@olfirm.com
ATTORNEY FOR PETITIONER

If you need assistance to participate in court due to a disability, call the disability coordinator (information at www.iowacourts.gov/Administration/Directories/ADA_Access/). Persons who are hearing or speech impaired may call Relay Iowa TTY (1-800-735-2942). **Disability coordinators cannot provide legal advice.**

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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 22nd day of July, 2025, the Last Will and Testament of VIVIAN J. CLAUSEN, deceased, bearing the date of the 18th 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: 6th day of August, 2025

49-50

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. 26th 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

49-50

Winterset City Council August 4, 2025

The City Council of the City of Winterset, Iowa met on August 4, 2025 in accordance with the above Notice and Call of Public meeting. The meeting was called to order at 7 P.M. by Mayor Leners and recited the pledge of allegiance.

PRESENT: Michael Cook, Christopher Fairholm, Michael Eller
Mike Fletcher, Mary Ann Orr

ABSENT: none

The Mayor asked for a motion to adopt the presented agenda. Council Member Orr inquired if record of prior meeting and annotation was correct based upon her absence, Attorney Rosien confirmed the wording did not include her presence or perceived voting. There being no further additions or deletions to the agenda and no further discussion, Council Member Fletcher made a motion, seconded by Council Member Orr. On roll call vote, all Council Members present voted Aye.

Consent Agenda

City Council Meeting Minutes from July 21st, 2025
Parks and Recreation Board minutes from July 8th, 2025
Tree Commission Minutes from July 2nd, 2025
Library Board Minutes from July 16th, 2025
Class E Retail Alcohol License – TFL Inc., DBA Mega Saver
Class C Retail Alcohol License – Urban Taproom & Grille LLC
Utility Bill Adjustments for 507 E Lane & 1209 W Washington

The Mayor stated that the minutes of the July 21, 2025 City Council meeting were previously distributed to the Council Members for their review. There being no further discussion; a motion was made to approve the Consent Agenda by Council Member Fletcher and seconded by Council Member Cook to approve the minutes as submitted. On roll call vote, all Council Members voted Aye.

Receipts, Filings, and Affidavits

The claims submitted are in the amount of \$176,315.56.

The Mayor called for a report on the claims. Council Member Orr stated that she reviewed the claims and moved to approve the following list of claims. Council Member Eller seconded the motion. On roll call vote, all Council Members voted Aye.

Reports from City Boards and Departments

Library Director Dave Hargrove was excused from the meeting.
Park & Recreation Director Sky Smothers provided report to council

including campground nightly stays is on track to be a record year and in the first 6 months exceeding entire camping seasons from 2016-2019. A master tails plan is underway, schematic design of the Winterset Field House and Police Station is nearing completion. The bennet cabin is nearly completed. Completed programs include: Little League, TeeBall, Basketball Camp. Ongoing Programs include CoEd Pickleball and Swimming pool for one more week. Cardboard Boat races and dog swim will conclude the season. Upcoming programs include Flag Football, Youth Volleyball, CoEd Volleyball.

Fire Chief Jayson McDonald provided a report to council including community events, parades and station tours. Election of Fire Department officers occurred, Kyle Lauer- Assistant Chief was presented to council. Partnership with WPD and WPRD hosting the Kids Fire and Police Academy will occur and use of the Blank Children's Hospital Fire Safety Trailer is an addition this year. Physical fitness and Fit Testing will occur in Aug and Sept of this year. 3 individuals have applied to become members. 21 calls for service occurred in July. Inquiry about the fire truck delivery was asked and answered.

Police Chief Ryan Pittman presented written report and noted average call volume, A new Durango is on the streets, community events and completed certifications by Officers.

Code Enforcement Officer Hollie Burgus presented cases for the month and noted tall vegetation was the largest number of violations. Reports on Planning and Zoning as well as Board of Adjustment were given. Feedback for the Iowa Thriving communities award was presented, notably documenting what community businesses do to assist citizens with housing and what the community school district does to keep its employees from moving out of town for more affordable housing and how they can be encouraged to remain living in Winterset.

City Administrator Report was provided to council. Administrator Barden appreciated and acknowledged all city staff efforts and accomplishments. Major updates included the WWTF change order and Flooding response.

Public Comment – Individuals wishing to speak shall sign up prior to the meeting. When called upon please stand and give your address for the record. Each person may speak for up to three minutes. Please professionally and tactfully express your specific concerns and not disrespect individuals.

Citizens at 423 spoke about the quantity and damage sustained over years from flooding.

A Citizen at 315 E Filmore provided historical comment and noted quality and damage sustained as well.

A Citizen at 703 3rd Ave remarked about assistance given thus far and

acknowledged the effort relative to debris removal.

Public Hearing

Public Hearing on plans and specifications, Annexation Application for 1.79 ac. owned by Agriland FS and Zone Change Application from A- Agricultural to I-Industrial, 1.79 ac. and 1.02 ac., owned by Agriland FS.

A motion was made by Council Member Fairholm to enter into public hearing, the motion was seconded by Council Member Fletcher. There being no further discussion; On roll call vote, all Council Members voted Aye.

Whereupon the Mayor declared that the motion carried.

Public Hearing was entered at 7:33p.m.

Notice of Publication was on file, No written protests received.

No Public was present to speak on the matter.

A motion was made by Council Member Orr to exit public hearing; the motion was seconded by Council Member Cook. There being no further discussion; On roll call vote, all Council Members voted Aye.

Whereupon the Mayor declared that the motion carried.

Public Hearing was exited at 7:35 p.m.

Resolutions

A motion was made by Council Member Eller to approve Resolution No. 2025-46 Resolution Approving Change Order #1 to WWTF project seconded by Council Member Orr. There being no further discussion; On roll call vote, all Council Members voted Aye.

A motion was made by Council Member Fairholm to approve Resolution No. 2025-47 Resolution Approving Professional Services for Allender Butzke for material testing at WWTF project project seconded by Council Member Eller. There being no further discussion; On roll call vote, all Council Members voted Aye.

Mayor and Council Discussion

Council Member Fairholm requested a report detailing number of victims and amount of damage to affected properties following the flooding. Council Member Eller and Mayor Leners appreciated city staff response and assistance to citizens for removing debris. Administrator Barden presented council with evaluation materials.

The Adjournment

There being no further business, Council Member Fairholm then made a motion to adjourn the meeting. The motion to adjourn was seconded by Council Member Eller. All Council Members voted Aye.

Whereupon the Mayor declared that the motion was carried, and the meeting was adjourned at 8:00p.m.

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GENERAL		Winterset Veterinary Center, impound fees		maintenance		Electric Pump, pump repairs	
POLICE:		BUILDING INSPECTOR:		Quill Corporation, office supplies	1,298.18	Microbac Laboratories Inc, lab testing	1,106.75
Payroll Account, salaries	33,809.98	Payroll Account, salaries	3,005.48	Thirst Park, supplies	825.95	Payroll Account, benefits	357.90
FIRE:		Veenstra & Kimm Inc, building permit fees		Warren Water District, readings fee	35.50	Payroll Account, salaries	437.74
Fareway Stores Inc, meeting supplies	259.99	& zoning map	3,294.16	Quadiant Finance USA Inc, postage	25.00	SEWER IMPROVEMENT PROJECT:	2,610.01
Orkin, pest control	82.00	GARBAGE FUND		Copy Systems Inc, computer service	689.06	Strand Associates Inc, engineer fees	38,315.70
Payroll Account, salaries	4,500.00	SOLID WASTE/GARBAGE:		ROAD USE TAX	20.00	TRUST & AGENCY	
ADMINISTRATION:		Payroll Account, benefits	157.71	ROADWAY MAINTENANCE:		POLICE:	
Farmers & Merchants State Bank, deposit slips	111.21	Payroll Account, salaries	946.44	Allender Butzke Engineers Inc, engineer fees	2,396.16	Payroll Account, benefits	5,649.72
IA Municipalities Workers Comp, work		South Central Iowa Landfill, flood clean up	632.00	Iowa State University, street/road conference	300.00	ADMINISTRATION:	
comp premium	9,693.00	INTERNAL SERVICE FUND		Michael Todd & Co Inc, supplies	3,013.65	Payroll Account, benefits	2,106.77
Payroll Account, salaries	1,175.00	ADMINISTRATION:		Payroll Account, salaries	8,775.53	Payroll Account, benefits	2,106.77
Payroll Account, salaries	153.88	Access Systems, maintenance contract	171.43	Quality Car Care, repairs	1,956.81	ROADWAY MAINTENANCE:	
Payroll Account, salaries	9,037.98	First Citizens Bank & Trust Co, copier lease	357.00	Veenstra & Kimm Inc, engineer fees	28,800.00	Payroll Account, benefits	1,479.44
PFM Financial Advisors LLC, continuing		For Sure Roofing LLC, roof repairs	570.95	SEWER UTILITY FUND		FIRE:	
disclosure filing	2,050.68	Greatamerica Financial Svcs, server lease	349.72	SANITARY SEWER:		Payroll Account, benefits	502.56
Winterset Madisonian, publications	1,305.29	Mediacom, phone/internet service	1,161.30	American Underground Supply, supplies	89.98		
ANIMAL CONTROL:		MMIT Business Solutions Group, copier		Brothers Ace4 LLC, building & grounds	424.20		