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# Legal Notices

Legal documents are printed as received at the Madisonian.

## NOTICE OF ELECTION AND PUBLIC TEST MADISON COUNTY AUDITOR SPECIAL ELECTION

A special election for the Office of Madison County Auditor on Tuesday, August 26<sup>th</sup>, 2025

Notice is hereby given to the qualified electors of Madison County Iowa that a SPECIAL ELECTION of said district will be held on Tuesday, August 26<sup>th</sup>, 2025, where eligible voters within Madison County will have the opportunity to vote for the Madison County Auditor to fill a vacancy.

Optimal Scan Equipment will be used to count the votes cast. A public test of voting equipment to be used in the upcoming August 26<sup>th</sup>, 2025, Special Election will be held on August 20<sup>th</sup>, 2025. The test will commence at 8:30 a.m. and proceed until completion in the Auditor's IT Office on the first floor of the Madison County Courthouse at 112 N John Wayne Dr, Winterset, IA, 50273.

The polls will be open at 7:00 AM and will close at 8:00 PM. For this Special Election to be held on August 26<sup>th</sup>, 2025, voting centers will be available. For this election only, any qualified elector of Madison County may vote at one of any of the following locations on election day:

Macksburg WRC Hall- 110 South St, Macksburg, IA, 50155  
St Charles Parish- 305 Main St, St Charles, IA 50240  
Earlham Community Building- 140 S Chestnut Ave, Earlham, IA, 50072  
Winterset Jackson Building- 1146 W Summit St, Winterset, IA 50273

Any voter who is physically unable to enter a voting location has the right to vote in the voter's vehicle. For further information, please contact the County Auditor's office at the telephone number or email listed below.

Telephone: 515-462-3914      Email: [CoAuditor@madisoncounty.iowa.gov](mailto:CoAuditor@madisoncounty.iowa.gov)

Pre-registered voters are required to provide an approved form of identification at the polling place before receiving and casting a regular ballot. Voters who are not pre-registered – such as voters registering to vote on election day – and voters changing their residence must also provide proof of residence. A voter who is unable to provide an approved form of identification (or prove residence if required) 1) may have the voter's identity/residence attested to by another registered voter in their precinct, 2) prove identity and residence using Election Day Registration documents, or 3) cast a provisional ballot and provide proof of identity/residence at the County Auditor's Office by 12:00 PM on Tuesday, September 2<sup>nd</sup> 2025. Election Day registrants must provide an approved form of identification. For additional information about providing proof of identity and/or residence, visit: <https://sos.iowa.gov/voterid> or phone 515-462-3914

### Public Notice of Intent to Appoint to Fill

Vacancy of Office of Madison County Treasurer

Pursuant to Iowa Code Chapters §69.14A and §331.305

The Madison County Board of Supervisors intend to fill the vacancy of Office of County Treasurer by appointment. The person appointed will conduct the duties of that position until the seat appears on the General Election ballot in November 2026. Qualified persons must be a resident of Madison County. Duties of the County Treasurer are listed in §331.551-§331.559.

Fiscal year 2025/2026 salary for County Treasurer is \$78,787.13, with benefits of health insurance and IPERS.

The appointment process will begin at 9:30 AM, on August 19, 2025, in the basement of the Madison County Annex, 201 W. Court, Winterset, Iowa. Notice is further given that the electors of Madison County have the right to file a petition in accordance with Code of Iowa 69.14A requesting a Special Election. Said petition shall be filed with the County Auditor within 14 days after the vacancy is filled by appointment. The petition shall meet the requirements of Code of Iowa 331.306.

## Estate Notice

**IN THE IOWA DISTRICT COURT FOR MADISON COUNTY**  
IN THE MATTER OF THE ESTATE OF ARTHUR ANDREW HARTMAN, Deceased.  
PROBATE NO. ESPR013585  
**NOTICE OF APPOINTMENT OF ADMINISTRATOR AND NOTICE TO CREDITORS**

To All Persons Interested in the Estate of Arthur Andrew Hartman, Deceased, who died on or about March 4, 2025:

You are hereby notified that on August 5, 2025, the undersigned was appointed Administrator of the Estate.

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 four months from the date of 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 August 5, 2025.

Alice Katherine Hartman, Administrator  
Estate of Arthur Andrew Hartman  
413 E. Green Street  
Winterset, IA 50273

Jane E. Rosien, ICIS#: AT0006681  
Attorney for Administrator  
Flander Rosien, P.C.  
114 E. Jefferson Street  
P.O. Box 67  
Winterset, IA 50273-0067  
Telephone: (515) 462-4912  
Fax: (515) 462-3392  
Email: [jrosien@flanderrosienlaw.com](mailto:jrosien@flanderrosienlaw.com)  
Date of second publication: August 20, 2025.

## Marriages

Autumn Barongan  
Blaze Kai  
August 2, 2025  
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Lexi Crozier  
Michael Hagen  
August 2, 2025  
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## Deeds

WARRANTY DEED: BISHOP JULIA A ROBERSON TRUST, ROBERSON JULIA A BISHOP TRUST, BISHOP JULIA A ROBERSON TR, ROBERSON JULIA A BISHOP TR TO WOOD TRESSA, 2-77-28 NW SE PARCEL D, MADISON TWP, \$310,000

WARRANTY DEED: WHITLOW VICTOR D, WHITLOW VICTOR TO SILVERBACK INVESTMENTS LLC, WINTERSET ORIGINAL TOWN LOT 5 BLOCK 27 PT LOT, \$71,000

WARRANTY DEED: SCHNETTER DUANE A TRUST, SCHNETTER DUANE A TR, SCHNETTER TAMMI R TR TO HUENEKE DUANE R, HUENEKE LAVONNE M, WINTERSET CORKREAN & WATTS PLAT 5 LOT 19, \$400,000

AFFIDAVIT-TRANSFER: PAULLIN ROBERT WAYNE, PAULLIN LORETTA JEAN, PAULLIN LORETTA J TO PAULLIN LORETTA JEAN, WINTERSET PITZER & KNIGHTS ADD LOT 4 BLOCK 8

WARRANTY DEED: PAULLIN LORETTA JEAN, PAULLIN LORETTA J TO MORRIS CONNER, WINTERSET PITZER & KNIGHTS ADD LOT 4 BLOCK 8, \$200,000

COURT OFFICER'S DEED: BASSETT KENNETH J EST, BASSETT CRAIG EUGENE EX, BASSETT CAROL MARIE EX TO MOODY VICTOR ALAN, MOODY JESSICA LYNN, WINTERSET FIELDSTONE ADD LOT 11B, \$197,000

WARRANTY DEED: ROUSE STANLEY D, ROUSE TONIA L TO SCHEIBER JON, WINTERSET NORTHWEST DEVELOPMENT PL 1 LOT 7, \$477,500

WARRANTY DEED: SILVERBACK INVESTMENTS LLC TO PAULLIN LORETTA, 16-74-26 SE SE NE PARCEL F, OHIO TWP, \$250,000

WARRANTY DEED: WISE MICHAEL C, WISE MICHAEL, WISE

AMBER TO SAWYERS STEVE C, WINTERSET LOUGHRIDGE & CASIDAYS ADD LOT 12 PT OUTLOT, \$125,000

QUIT CLAIM DEED: PETERSON JODI TO PETERSON AARON, 20-75-26 SW NW TRACT IN, SOUTH TWP

QUIT CLAIM DEED: PETERSON JODI TO PETERSON AARON, 19-75-26 E2 SE SE NE, SOUTH TWP

QUIT CLAIM DEED: PETERSON JODI TO PETERSON AARON, 20-75-26 SW NW TRACT IN, SOUTH TWP

WARRANTY DEED: SCADDEN MARVIN EUGENE JR, SCADDEN MARVIN E, SCADDEN CAROL JEAN TO STAPLES MELISSA, WINTERSET DEPOT ADD LOT 1 PT LOT D, WINTERSET DEPOT ADD LOT 1 PT LOT E, WINTERSET DEPOT ADD LOT 11 PT LOT, \$297,500

AFFIDAVIT-TRANSFER: DRUMMOND VICKI, DRUMMOND BERNARD TO DRUMMOND VICKI, ST CHARLES STOUFFERS ADD LOT 1 BLOCK 1, ST CHARLES STOUFFERS ADD LOT 2 BLOCK 1 PT LOT, ST CHARLES STOUFFERS ADD LOT 6 BLOCK 1

WARRANTY DEED: BECKY KNIGHT REALTY LLC TO KYNION JEFFREY TRUST, KYNION JEFFREY TR, KYNION SARA TRUST, KYNION SARA TR, 25-75-26 TIMBER CREEK ESTS LOT 2, SOUTH TWP, \$135,000


QUIT CLAIM DEED: MCLAREN NATHANIEL M, MCLAREN ANGELA M, MCLAREN NATHANIEL, MCLAREN ANGELA TO MCLAREN NATHANIEL TR, MCLAREN ANGELA TR, MCLAREN TRUST, 5-75-27 HOLLIWELL VALLEY LOT 12, 5-75-27 HOLLIWELL VALLEY LOT 14, SCOTT TWP

WARRANTY DEED: EASTER BRIAN CHARLES, EASTER B CHARLES, EASTER MELODIE ANN TO EASTER BRIAN CHARLES, EASTER MELODIE ANN, 25-76-29 W2 NE, 24-76-29 W2 SE, 24-76-29 E2 SE, 4-75-28 N2 E2 NE, JACKSON TWP, LINCOLN TWP

-WARRANTY DEED: LITTLE ALBERT L, LITTLE ALBERT, LITTLE MARILYN TO WIEDERHOLT COLBY A, 7-75-27 SE NW PT LOT 5, SCOTT TWP, \$130,000

# Set Your Sights On Adventure!

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



### NOTICE OF FORFEITURE OF REAL ESTATE CONTRACT

TO: Ashley Chambers, 4423 Cedar Bridge Road, Winterset, IA 50273

Parties in Possession, 4423 Cedar Bridge Road, Winterset, IA 50273

You and each of you are hereby notified:

- The written contract dated October 28, 2024, and executed by Steven R. Smith as Seller/Landlord, and Ashley Chambers as Buyer/Tenant for the property located at 4423 Cedar Bridge Road, Winterset, Madison County, IA 50273, has not been complied with in the following particulars:
  - Failure to comply with Section (4) of the Contract to pay the balance of the purchase price in full by May 1, 2025, at 11:59PM. \$450,000.00
- The contract shall stand forfeited unless the parties in default, within 30 days after the completed service of this notice, shall perform the terms and conditions in default, and in addition pay the reasonable costs of serving this notice.
- The amount of attorney fees claimed by the Seller/Landlord pursuant to Section 656.7 of the Code of Iowa is \$50.00 (not to exceed \$50.00). Payment of the attorney fees is not required to comply with this notice in order to prevent forfeiture.

Steven R. Smith  
Seller/Landlord  
By \_\_\_\_\_  
Jenna L. Wheeler  
Attorney for Seller/Landlord  
Dentons Davis Brown PC  
215 10<sup>th</sup> St. Suite 1300  
Des Moines, IA 50309  
(515)288-2500  
[Jenna.wheeler@dentons.com](mailto:Jenna.wheeler@dentons.com)



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