

Legal Notices Cont.

Notice Of Sheriff's Levy And Sale
IN THE IOWA DISTRICT COURT IN AND FOR MADISON COUNTY
STATE OF IOWA Iowa District Court
MADISON COUNTY Madison County
FREEDOM MORTGAGE CORPORATION
VS Case #: **EQCV035914**
SHANNON ROWLAND; UNKNOWN Special Execution
SPOUSE, IF ANY, OF SHANNON
ROWLAND; 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 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
Property Address: **302 W SOUTH ST, MACKSBURG, IA 50155**
The described property will be offered for sale at public auction for cash only as follows:
Sale Date: Time of Sale: Place of Sale:
10/07/2025 10:00 a.m. Madison Co Sheriff's Office Winterset, IA
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	\$4,909.49	Costs	\$6,401.77	Emily Bartekoske
\$76,756.03		PLUS		4601 Westown Pkwy, Suite 250 West Des Moines, IA 50266 (515) 223-7325

Sheriff's Fees: Pending
Date: 08/14/2025
Jason Barnes, Madison County Sheriff 52-1

Marriages

Ainsley Gurwell
Easton Darling
July 26, 2025
~ ~ ~
Connor Wallace
Talia Martinez
August 8, 2025
~ ~ ~
Kellie Montgomery
Eric Sherif
August 9, 2025
~ ~ ~
Kara Oliver
Dustin George
August 9, 2025
~ ~ ~
Jasmine Teed
Michael Terrell
August 10, 2025
~ ~ ~
Gregory Wiemann
Julie McConnell
August 13, 2025
~ ~ ~

Deeds

COURT OFFICER'S DEED: JUNGMAN FAYE L EST, JUNGMAN JOHN A III COEX, JUNGMAN RICHARD C COEX TO JUNGMAN JOHN A III, JUNGMAN CHRISTINE R, 19-77-27 N2 SE TRACT IN, 19-77-27 S2 NE TRACT IN, JEFFERSON TWP, \$1,550,000
COURT OFFICER'S DEED: JUNGMAN JOHN A III COEX, JUNGMAN RICHARD C COEX, JUNGMAN FAYE L EST TO WAGNER DYLAN, 19-77-27 SE NE PARCEL A, JEFFERSON TWP, \$200,000
CONTRACTS: MONTROSS GEORGE L TRUST, MONTROSS GEORGE M TR, MONTROSS GEORGE TR TO GONZLEZS JORGE LUIS, GONZLEZ JORGE LUIS, GONZALEZ JORGE LUIS, BRAMMER KEVIN ALLEN, GONZALES JORGE, BRAMMER KEVIN, 21-74-28 NE NE TRACT IN,

MONROE TWP
AFFIDAVIT-TRANSFER: SMITH MARY CLAIRE, SMITH WILLIAM C TO SMITH MARY CLAIRE, 11-75-28 SW TRACT IN, LINCOLN TWP
AFFIDAVIT-TRANSFER: BEDWELL GLEN, BEDWELL GARRY DEAN TO BEDWELL GLEN, 5-74-26 S2 SW, 5-74-26 W2 SE, 8-74-26 E2 NW, 8-74-26 W2 NE, OHIO TWP
QUIT CLAIM DEED: HAGER JORDAN A, HAGER JORDAN, HAGER DANIELLE K, HAGER DANIELLE TO HAGER JORDAN A TR, HAGER DANIELLE K TR, HAGER FAMILY TRUST, 21-75-28 W2 SE SE, LINCOLN TWP
AFFIDAVIT-TRANSFER: RASMUS LAURA L, RASMUS LAURA, RASMUS ROBERT TO RASMUS ROBERT, WINTERSET BIRCHWOOD ESTATES PLAT 1 LOT 11 BLOCK 4
WARRANTY DEED: KADLEC TIMOTHY L, KADLEC LUANN PALMER, PALMER LUANN KADLEC TO HOLETON MATTHEW W, 10-76-27 HILLCREST SUBDIVISION LOT 3, 10-76-27 HILLCREST SUBDIVISION LOT 4, 10-76-27 HILLCREST SUBDIVISION LOT 5, UNION TWP, \$1,150,000
WARRANTY DEED: WELTHA ROGER, WELTHA CHERYL TO RODRIGUES FRANK ANDREW, WINTERSET ORIGINAL TOWN LOT 3 BLOCK 8, \$226,000
QUIT CLAIM DEED: KENT RAYMOND, KENT RAYMOND JR TO KENT SHANNON, CONARD SHANNON, WINTERSET PITZER & KNIGHTS ADD LOT 7 BLOCK 18 PT LOT, WINTERSET PITZER & KNIGHTS ADD LOT 8 BLOCK 18 PT LOT
QUIT CLAIM DEED: ALBRECHT MEGAN, ALBRECHT THEODORE CARL JR, ALBRECHT THEODORE TO ALBRECHT MEGAN MARIE TR, ALBRECHT THEODORE CARL JR TR, ALBRECHT MEGAN MARIE TRUST, 10-77-27 NE PARCEL A, JEFFERSON TWP
CONTRACTS: KIRK RUTH ANN TR, KIRK RUTH ANN TRUST TO KIRK DALE A, KIRK KARLY M, 7-74-27 SE NW TRACT IN, 7-74-27 N2 SW TRACT IN, WALNUT TWP, \$293,000

WARRANTY DEED: RYNEARSON PATRICIA TO MILLSAP REESE, WINTERSET GUIBERSONS ADD LOT 5 BLOCK 3, WINTERSET GUIBERSONS ADD LOT 8 BLOCK 3, \$100,000
QUIT CLAIM DEED: MARTENS GARY A, MARTENS MARLENE J TO GREEN ANTHONY M, GREEN JERI L, WINTERSET HUTCHINGS ADD LOT 8, WINTERSET HUTCHINGS ADD LOT 9 PT LOT
QUIT CLAIM DEED: GREEN JERI L, GREEN ANTHONY M, GREEN JERI LYNN TO GREEN ANTHONY M, GREEN JERI L, 10-75-26 SKY ACRES LOT 1, SOUTH TWP
QUIT CLAIM DEED: PAJAZETOVIC JASMINA TO ORDAGIC EMIL, 20-77-27 NORTH RIVER TRAIL ESTS LOT 3, 20-77-27 NORTH RIVER TRAIL ESTS LOT 4, JEFFERSON TWP
QUIT CLAIM DEED: ORDAGIC EMIL TO PAJAZETOVIC JASMINA, 20-77-27 NORTH RIVER TRAIL ESTS LOT 1, JEFFERSON TWP
CONTRACTS: HARKINS LU ANN TR, HARKINS LU ANN TRUST, HARKINS LUANN TR, HARKINS LUANN TRUST TO ORY FARMS INC, 6-77-28 E2 NE TRACT IN, MADISON TWP, \$1,180,000
WARRANTY DEED: CALLAHAN QUALITY CONSTRUCTION LLC TO ROOT ELTON , ROOT CINDA LEE, WINTERSET AB SHRIVERS ADD LOT 6 BLOCK 5, \$235,000
QUIT CLAIM DEED: PILIPOVIC HUSEIN NICO, PILIPOVIC LEJLA TO PILIPOVIC HUSEIN NICO, PILIPOVIC LEJLA, 12-77-26 WOODLAND AVENUE ESTS LOT 4, LEE TWP
AFFIDAVIT-TRANSFER: CAPPS AMANDA, CAPPS SCOTT TO CAPPS SCOTT, ST CHARLES CLANTONS ADD OF 1888 LOT 7 BLOCK 2 PT LOT, ST CHARLES CLANTONS ADD OF 1888 LOT 8 BLOCK 2
WARRANTY DEED: CASSADY GARY F SR, CASSADY NANCY J TO SYSTEMATIC INVESTMENT PTNRS LLC, EARLHAM ACADEMY ADD LOT 2 BLOCK 4 PT LOT, \$120,000

Madison County Board of Supervisors
Tuesday, 08 July 2025
Madison County Board of Supervisors met in regular session on 8 July 2025 at 6PM in the Madison County Annex Lower Level. Chair Heather Stancil called the meeting to order at 9PM with Supervisors Fitch and Hobbs present. This meeting was held with a public call-in option. The agenda was reviewed with no conflicts of interest noted Fitch moved; Hobbs seconded to approve the consent agenda; motion carried.
Receive and file items were Coalition Against Bigger Trucks Joint Letter Recorder's Report of JUNE Fees Collected, Sheriff's Month End Reports for JUNE, Agriland FS Inc. Voluntary Annexation Letter, and Oath of Office for Matthew Schwarz, Madison County Auditor.
Mike Hackett, Secondary Roads Engineer, provided additional information on three SR resolutions.
Ryan Marquardt, Executive Director Madison County Development Group, gave an update.
Fitch moved; Hobbs seconded to enter public hearing at 6:20PM for the Solar Energy Systems Title V – Property and Land Use, Chapter 50.42. Motion carried unanimously; Ryan Marquardt spoke in public comment. Fitch moved; Hobbs seconded, to exit public hearing at 6:23PM; motion carried unanimously.
There was public comment by Nancy Forest and Anita Smuck.
Resolutions Approved Unanimously
Fitch moved; Hobbs seconded.
HR 070825A Approving employee benefits deductions to match employee payroll cycle
PH 070825A Approving re-appointment of S Crowdes, Public Health Administrator, as member to Central Iowa Regional Housing Authority
SPV 070825A Approving Yearly Maintenance Renewal for Kofax Ascent Capture Software for \$1347.28
SPV 070825B Approving amendment of Solar Energy Systems Ordinance
SPV 070825C Approving VPN Access for M Schwarz through 08 JUL 2026
SR 070825A Approving temporary road closure on 280th Lane for culvert replacement eff 19 June 25
SR 070825B Approving temporary road closure on Cumming Rd (G4R) due to flooding eff 25 June 25
SR 070825C Approving temporary road closure on 260th St for surface treatment eff 25 June 25
SR 070825D Approving temporary bridge closure for Project HDP-CO61(130)-6B-60 -WO18311 eff 30 June 25
SR 070825E Approving temporary bridge closure for Project BRS-CO61(129)—60-61 eff 07 July 25
SR 070825F Approving pick-up and delivery of Movax Vibratory Driver, \$4,500
Supervisor Fitch attended HIRTA and SICOG and had meetings for the auditor appointment. Supervisor Hobbs had meetings for the auditor appointment, made phone calls for the opioid task force, and the safety committee. Supervisor Stancil worked on the auditor appointment and attended Iowa Workforce Development training. Old business: scheduled two work sessions. A closed session was scheduled for 15 JULY 2025 at 9AM. A work session was scheduled for 15 JULY 2025 at 10AM. New Business: Stancil brought up the replacement of the wireless access points coming to their end of life. There was also discussion about board packet processes and deadlines for the county employees.
Fitch moved; Hobbs seconded to adjourn the meeting at 7:07PM. Motion carried unanimously.
Matthew T. Schwarz, Madison County Auditor
Heather Stancil, Chair, Board of Supervisors
Claims Total by Fund:

General Basic Fund	345,424.78
General Supplemental Fund	33,348.25
Rural Basic Fund	5,530.31
Attorney's Forfeiture Money	11.69
Secondary Road	191,895.90
Recorder's Records MGMT	143.30
Local Option Sales Tax	1,800.00
Emergency Management IA CH 29C	329.74
Assessor's Agency	11,250.00
Group Health Insurance	179,103.12
Life & Disability Insurance	1,193.72
TOTAL	770,030.81

Tuesday, 22 July 2025
Madison County Board of Supervisors met in special session on 22 July 2025

at 2:30PM in the Madison County Annex Lower Level. Supervisor Stancil called the meeting to order at 2:33PM with Supervisors Fitch, Hobbs and Stancil present. Fitch moved, Hobbs seconded to approve the agenda; motion carried unanimously.
Fitch moved, Hobbs seconded, to enter closed session pursuant to Iowa Code 622.10 and Iowa Code 21.5(c) to discuss strategy with counsel in matters that are presently in litigation or where litigation is imminent where its disclosure would be likely to prejudice or disadvantage the position of the governmental body in that litigation; motion carried unanimously. Closed session was entered at 2:35PM with Supervisors Stancil, Fitch, and Hobbs present. Also present were County Attorney Steve Swansen, Human Resources Kelley Skerik, Employment Attorney Mike Galloway, and Makayla Joyce, Board Clerk.
A closed session was held.
Closed session was exited at 02:52PM.
Fitch motioned, Hobbs seconded, to adjourn the meeting at 2:53PM; motion carried unanimously.
Matthew T. Schwarz, Madison County Auditor
Heather Stancil, Chairman, Board of Supervisors
Tuesday, 22 July 2025
Madison County Board of Supervisors met in regular session on 22 July 2025 at 9:30AM in the Madison County Annex Lower Level. Chair Heather Stancil called the meeting to order at 9:30AM with Supervisors Fitch and Hobbs present. This meeting was held with a public call-in option. The agenda was reviewed with the following proposed change: Application for Board Adjustment and Zoning Commission from Board Appoints into Receive and File Items. Hobbs moved to approve the amended consent agenda; Fitch seconded; motion carried.
Receive and file items were Letter to the board from Henry Pettit pertaining to the Weed Commission, Letter from State Historic Preservation Office pertaining to Winterset Municipal Power Plant; Resignation letter of Treasurer Amanda DeVos; Notice of requirements for petition met signatures for Special Election of County Auditor and Application for board adjustment and zoning commission for David Marsh, as amended.
There was public comment by the following: Harry Pettit, Winterset; Landon Keim, Earlham; Marisa Schneider, Winterset; David Garlich, Winterset; Vicky Brenner, Winterset; Mike Fletcher, Winterset; James Phillips, Winterset; Joel Welch, Winterset; Adam Nichols, Earlham; Hannah Davis, Winterset; Shelly Marsh, Earlham; and Rick Matthews, Earlham.
The board decided to not take action on SPV 072225A Approving appointment of County Auditor, as it was determined his original appointment was still in good standing.
Stancil motioned to a 10-minute recess at 11:02AM. Hobbs seconded. Motion carried unanimously. The board reconvened at 11:12AM when Hobbs motioned and Fitch seconded; motion carried unanimously.
Resolutions Approved Unanimously
Fitch moved; Hobbs seconded.
AO 072225A Approving recommendations from Assessor on Homestead Credit, Disable Veterans Homestead Tax Credit & Military Exemption Applications for 2025
CA 072225A Approving hire of K Schweikert as FT Paralegal at \$31.25/hour eff 071525
CA 072225B Approving VPN access for new employee K Schweikert until 31 JULY 2026
PH 072225A Approving Public Health to discharge debt of deceased individual for \$45
SO 0725225A Approving wage adjustments for L Singer to \$61,089.13 and C Allen to \$100,010.03 eff 01 JUL 25
SPV 072225E Approving Second Consideration of Amendment to Ordinance: Title V – Property and Land Use, Chapter 50.42, Zoning – Solar Energy Systems
SPV 072225F Approving the Office of County Auditor to be filled by Special Election
Hobbs motioned; Fitch Seconded
SPV 072225C Approving award of \$100,000 from Opioid Settlement Fund to Turning Point Evaluation Inc for administration of Opioid Task Force project contingent of MOU agreed upon by all parties; Approved Unaimously
Resolutions Approved
Hobbs motioned; Stancil Seconded
SPV 072225B Approving new proxy for ICAP; Hobbs and Stancil voted Aye, Fitch voted Nay
SPV 072225D Approving hiring of *The Building Consultant* for courthouse inspection after construction project up to \$10,000; Hobbs and Stancil voted Aye,


Fitch voted Nay
Other Business
Reports – Fitch attended a landfill meeting on HRTA pertaining to household hazard waste day. Stancil attended a Board of Health meeting and made calls with ETWI pertaining to potential WIFI on the courthouse.
The board discussed appraising the public health building, new credit card, purchase, and bid policies. The board discussed new payroll software, employee handbook, staffing, the resignation of the County Treasurer, and engaging in outside legal counsel for the board. Ryan Hobart gave an update on the Ordinance Review.
Fitch moved; Hobbs seconded to adjourn the meeting at 12:10PM. Motion carried unanimously.
Matthew T. Schwarz, Madison County Auditor
Heather Stancil, Chair, Board of Supervisors
Claims Total by Fund:

General Basic Fund	77,404.28
General Supplemental Fund	360,859.07
Rural Basic Fund	1,326.29
Secondary Road	222,931.33
Local Option Sales Tax	6,834.99
Assessor's Agency	5,716.68
Group Health Insurance	2,996.40
Life & Disability Insurance	5,342.01
TOTAL	683,411.05

Tuesday, 05 August 2025
Madison County Board of Supervisors met in regular session on 5 August 2025 at 9:30AM in the Madison County Annex Lower Level. Chair Heather Stancil called the meeting to order at 9:30AM with Supervisors Fitch and Hobbs present. This meeting was held with a public call-in option. Hobbs moved to approve the consent agenda; Fitch seconded; motion carried.
There was public comment by the following: Vicky Brenner, Winterset; Steve Swansen, Winterset; Lawra Mathes, Maxburg; James Phillips, Winterset; Tauri Phillips, Rural Madison County; Pat Nevin, Winterset; Hannah Davis, Winterset – by phone; Daniellie Duggan, Polk County – by phone. Vicky Brenner requested her comments be received and filed for the record. Fitch motioned and Hobbs seconded; motion carried. Hannah Davis requested her comments be received and filed for the record. Hobbs motioned and Fitch seconded; motion carried.
Stancil motioned to a 5-minute recess at 10:04 AM. Hobbs seconded. Hobbs and Stancil voted Aye; Fitch voted Nay. The board reconvened at 11:10AM when Hobbs motioned and Fitch seconded; motion carried unanimously.
Resolutions Approved Unanimously
Fitch moved; Hobbs seconded.
AO 080525B Approving Year-End Training for Auditor and Treasurer Offices and Entry Issue for Engineer Office from Solutions on Quote JAF-IA61-07-73612025-Madison \$2,224
SPV 080525A Approving amended MOU for Opioid Settlement award to Turning Point Evaluation, Inc.
SPV 080525B Approving the vacancy of County Treasurer Office to be Filled by Appointment
Hobbs motioned; Stancil Seconded
AO 080525A Approving Bank Authorization Changes
Resolutions Approved
Hobbs motioned; Stancil Seconded
SPV 080525C Approving agreement with outside counsel for board of supervisors; Hobbs and Stancil voted Aye, Fitch voted Nay
Fitch motioned; Hobbs Seconded
AO 080525C Approving licenses for Fast Stone (\$19.95) and Acrobat Pro (\$23.99/mo x 2) for Auditor's Office; Hobs and Stancil voted Aye; Fitch voted Nay
Hobbs moved; Fitch seconded to adjourn the meeting at 10:43 AM. Motion carried unanimously.
Matthew T. Schwarz, Madison County Auditor
Heather Stancil, Chair, Board of Supervisors
Claims Total by Fund:

General Basic Fund	75,884.18
General Supplemental Fund	27,495.59
Rural Basic Fund	4,798.54
Local Option Sales Tax	390.00
Intergovernmental-Postage Metr	6,000.00
Life & Disability Insurance	529.64
TOTAL	115,097.95

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You wouldn't want half a chocolate chip cookie, would you? It just wouldn't be right.

When you get your news from other sources, it's only part of the whole picture. We know you want it all in one convenient place and we've committed ourselves to serving as your complete guide to local news, weather, sports, entertainment and more.

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Madisonian

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