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Legal Notices

Legal documents are printed as received at the Madisonian.

<u>Marriages</u>

Daniel Herschberger Ruth Mullett September 4, 2025 Garrett Thompson

Katelyn Gamble September 5, 2025 Austin Duman Irina Wozniczka

September 6, 2025 Christopher Douglas Tori Allen September 6, 2025

Cole Willey Megan Armstrong September 6, 2025

Deeds

QUIT CLAIM DEED: AUTEN AMANDA. AUTEN AMANDA M TO CALLAHAN CLAY- TON, WINTERSET BIRCHWOOD ESTATES PLAT 1 LOT 3 BLOCK 3

WARRANTY DEED: KRULL DANIEL E, KRULL JULIE L TO BAKKER TAYLOR M, SHNURMAN ELIJAH J, 27-74-26 SE NE PAR-CEL B, OHIO TWP, \$460,000

QUIT CLAIM DEED: CARR TODD M, CARR CATHERINE O TO CARR TODD M TR, CARR TODD TRUST, CARR CATHERINE O TR, CARR CATHERINE TRUST, 29-77-26 TIMBER RIDGE ESTS PH 1 LOT 10, LEE

SHERIFF'S DEED: HALBUR MARTIN E, MADISON COUNTY SHERIFF, USA, HOUS-ING & URBAN DEV SECY, IOWA FINANCE AUTHORITY, GREENSTATE CREDIT UNION, IDAHO HOUSING & FIN ASSN TO IDAHO HOUSING & FIN ASSN. WINTERSET ORIGI-NAL TOWN LOT 5 BLOCK 7, \$178,760

WARRANTY DEED: WELSHONS JAN MA-RIE, WELSHONS JAMES L TO WELSHONS JAMES L TR, WELSHONS JAMES L TRUST, WELSHONS JAN M TR, WELSHONS JAN M TRUST, 2-75-26 WELSHONS WOODS LOT 1, SOUTH TWP

WARRANTY DEED: SINGER LYNN MA-RIE, SINGER LYNN TO RUTLIFF MARK, 17-74-29 NE SE PARCEL E, GRAND RIVER TWP, \$105,000

WARRANTY DEED: ELM RIDGE APART-MENTS LLC TO RYAN KENNETH C, ST CHARLES HARTMAN & YOUNGS ADD LOT 1 BLOCK 9, ST CHARLES HARTMAN & YOUNGS ADD LOT 2 BLOCK 9 PT LOT, \$300,000

WARRANTY DEED: PHILLIPS LARRY W TR, PHILLIPS LARRY W TRUST, MITCHELL DEBRA JTR, MITCHELL DEBRA JTRUST TO BREEDING RICHARD G, BREEDING DEBRA S. WINTERSET FIELDSTONE ADD PARCEL 5B, \$145,000

QUIT CLAIM DEED: SMITH BLADE, SMITH TYLAR TO SMITH BLADE, SMITH TY-LAR, 27-76-26 NE SE NW, CRAWFORD TWP WARRANTY DEED: CASH FLOW IOWA

LLC TO TEMPLE LLC, EARLHAM ORIGINAL TOWN LOT 3 BLOCK 9 PT LOT \$125,000

WARRANTY DEED: SIMMS NATHAN T, SIMMS NATHAN, SIMMS TIFFANY THOA, RIE, WINTERSET ORIGINAL TOWN LOT 3 BLOCK 15 PT LOT, \$187,000 QUIT CLAIM DEED: DEA LINDSAY M TO

SIMMS TIFFANY TO SNYDER CASSIDY MA-

DEA RYAN J, 1-77-27 SW NE PARCEL C, **JEFFERSON TWP**

QUIT CLAIM DEED: DEA LINDSAY M TO DEA RYAN J, 1-77-27 S2 NE TRACT IN, JEF-**FERSON TWP**

WARRANTY DEED: MARSHALL PAUL F. MARSHALL EMILY J TO MATTER AUSTIN, MATTER MALLORY, 14-76-28 SW SW TRACT IN, DOUGLAS TWP, \$270,000

QUIT CLAIM DEED: HAVARD WANDA SUE, HAVARD DONALD TO HAVARD WANDA SUE TR, HAVARD DONALD DEAN TR, DWH FAMILY TRUST, 15-77-26 NW NW PARCEL E,

WARRANTY DEED: VANKOOTEN TRACY TO WILLIAMSON KENNETH W, WILLIAM-SON NICOLE M. 31-75-26 NE SE TRACT IN. SOUTH TWP, \$400,000

WARRANTY DEED: HANSEN TED TR, LAUST SANDRA TR, HANSEN PALMER D TRUST TO HANSEN TED, LAUST SANDRA, TAYLOR AMY, 3-77-27 NW SE PARCEL B, JEFFERSON TWP

WARRANTY DEED: APODACA RICH-ARD C. APODACA DEBRA J TO CDG REAL ESTATE LLC, EARLHAM ORIGINAL TOWN LOT 9 BLOCK 10 PT LOT, EARLHAM ORIG-INAL TOWN LOT 9 BLOCK 10 ADJ TRACT, \$340.000

WARRANTY DEED: HANSEN TED TR, LAUST SANDRA TR. HANSEN DORIS L TRUST TO HANSEN TED. LAUST SANDRA. TAYLOR AMY, 3-77-27 NW SE PARCEL B, JEFFERSON TWP

WARRANTY DEED: HANSEN TED, HAN-SEN MARIE, LAUST SANDRA, TAYLOR AMY, TAYLOR ROBERT TO WILSON BLUE BEAR LLC, 3-77-27 NW SE PARCEL B, JEFFER-**SON TWP**

CONTRACTS: MEASE JOAN, MEASE JOAN TRUST, MEASE JOAN TR TO MEASE JAMES, MEASE JAMES DEAN, MEASE AB-BEY, MEASE ABBEY LYNN, 9-74-26 W2 SW TRACT IN, OHIO TWP, \$232,520

Estate Notice

IN THE IOWA DISTRICT COURT FOR MADISON COUNTY IN THE MATTER OF PROBATE NO. ESPR013594 THE ESTATE OF NOTICE OF PROBATE OF WILL, IVAN W. MARCKMANN, OF APPOINTMENT OF EXECUTOR, Deceased. AND NOTICE TO CREDITORS

To All Persons Interested in the Estate of Ivan W. Marckmann, Deceased, who died on or about August 22, 2025: You are hereby notified that on August 27, 2025, the Last Will and Testament

of Ivan W. Marckmann, Deceased, bearing date of October 7, 2022, was admitted to Probate in the above-named Court and that Farmers & Merchants State Bank 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 September 10, 2025.

James W. Mease, Trust Officer and Director Farmers & Merchants State Bank, Executor of Estate 101 W. Jefferson Street, P.O. Box 29 Winterset, IA 50273-0029

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: September 24, 2025

Notice Of Sheriff's Levy And Sale

Case #: EQCV035531

Special Execution

IN THE IOWA DISTRICT COURT IN AND FOR MADISON COUNTY STATE OF IOWA Iowa District Court **MADISON COUNTY** Madison County

MIDFIRST BANK VS DAVID ROBBINS: ROBIN M. ROBBINS A/K/A ROBIN M. SIMKINS; UNKNOWN SPOUSE, IF ANY, OF DAVID ROBBINS;

UNKNOWN SPOUSE, IF ANY, OF ROBIN M. ROBBINS; 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:

LOT EIGHT (8) AND THE EAST 58 FEET OF LOT SEVEN (7) IN BLOCK SEVEN (7) OF THE ORIGINAL TOWN OF PATTERSON, MADISON COUNTY,

Winterset, IA

Property Address: 100 N 6TH ST, PATTERSON, IA 50218 The described property will be offered for sale at public auction

for cash only as follows: Time of Sale: Place of Sale: Sale Date: Madison Co Sheriff's Office 10/28/2025 10:00 a.m.

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 \$15,204.92 \$28,168.70 Emily Bartekoske Amount Costs

4601 Westown Pkwy, \$132,334,65 **PLUS** Suite 250 West Des Moines, IA 50266 (515) 223-7325

Sheriff's Fees: Pending Date: 09/10/2025

Jason Barnes, Madison County Sheriff

IN THE IOWA DISTRICT COURT FOR MADISON COUNTY

JUVENILE COURT

IN THE MATTER OF JVJV002581 Z.J., Child. ORIGINAL NOTICE AND

NOTICE OF HEARING AND SUMMONS DOB: 2012

TO ANY PUTATIVE FATHERS:

Pursuant to Order of Court duly entered of record you are hereby notified that the Petition in the above-entitled case has been set down for hearing before the Judge of the Juvenile Court, Madison County Courthouse, 2nd Floor, Winterset, lowa, on November 21, 2025 at 9:00 a.m. of said date, at which time and place you may appear and show cause, if any you have, why your parental rights should not be terminated for the above-named child.

Public Hearing Notice

You are hereby notified the Madison County Board of Supervisors have scheduled a public hearing to consider the sale of the following county property:

ADDRESS: 2273 CLARK TOWER ROAD, WINTERSET IA 50273 (old County Conservation office) PARCEL ID: 520100660040000

LEGAL DESCRIPTION: OFFICE-MCC 3.53A NPT 15.11A W HWY S 3/4

And that it be scheduled for the following date, time and designated location:

DAY: Tuesday

DATE: September 23rd, 2025

TIME: 9:30 am

4-5

LOCATION: MADISON COUNTY ANNEX, BASEMENT MEETING ROOM 201 W COURT, WINTERSET

Winterset City Council September 15, 2025

The City Council of the City of Winterset, Iowa met on September 15, 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,

Mary Ann Orr ABSENT: Mike Fletcher

The Mayor asked for a motion to adopt the presented agenda. Additions included, Public Hearing for Expanded Winterset Urban Renewal Area and on Proposed Urban Renewal Plan Amendment and Pay Application #2 for Wastewater Treatment Facility. There being no further additions or deletions to the agenda and no further discussion, Council Member Cook made a motion, seconded by Council Member Fairholm. On roll call vote, all Council Members present voted Aye.

Consent Agenda

Winterset City Council Meeting Minutes from September 2, 2025 Utility Board Meeting minutes from August 19, 2025 Winterset Municipal Utility Department Activity Report

Class C Retail Native Wine License - Covered Bridges Winery Class C Retail Alcohol License - Harvest Kitchen LLC

Class C Retail Alcohol License - Findlay Farms, LLC

The Mayor stated that the minutes of the September 2, 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 Orr and seconded by Council Member Fairholm to approve the minutes as submitted. On roll call vote, all Council Members present voted Aye.

Receipts, Filings, and Affidavits

The claims submitted are in the amount of \$267,170.91

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

Reports from City Boards and Departments

Madison County Development Group Executive Director Ryan Marquardt provided an activity report for the month. Highlighting a recent trip to D.C and informing federal delegates of upcoming or ongoing projects. Further reports included RLF activities, business potential, and infill housing research. Lastly, appreciation for Dave LaGrange for his years of service to the MCDG Board.

Winterset Airport Board Chairperson Dave LaGrange provided a update to council including the use of the airfield for Sheriffs Office training. September 19th, 2025 will be a event "Fly Iowa" which will include education, public attractions, and an air show demonstration. The last parcel of land for the expansion will soon be closed. Lastly, LaGrange provided a copy of the Airports 3rd Qtr newsletter.

Winterset/USW Wastewater Superintendent Nic Smith reported an electric service interruption and some damage incurred. Safety training and new plant review was completed for safety hazards, and the sewer camera is repaired and will be picked up shortly. Administrator Barden acknowledged Smiths fiscal responsibility where over \$33,000 was returned to the city from the prior years contract based upon good fiscal decisions and practices for the department.

STRAND- Taylor Hopper on WWTF reported excavation of SBR site. Pending rebar delivery and water main relocation. Next priority will be concrete pouring for SBR.

City Administrators Report appreciated the effort of City Staff and progress on various projects. Discussion about project updates included streets, WWTF, and sewer main for S 4th Ave. Further discussions about Operations included Right-of-way improvements on North 4 way, Trick or Treat will be on Friday, October 31st, ad attendance at various meetings was discussed.

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.

The Mayor noted that no one had signed up for public comment at this time. **Public Hearing**

Public Hearing on Amending Winterset Municipal Code Sections 1.204 & 1.505 and Expanded Winterset Urban Renewal Area and on Proposed Urban

A motion was made by Council Member Eller to enter into public hearing, the motion was seconded by Council Member Orr. There being no further discussion; On roll call vote, all Council Members present voted Aye. Whereupon the Mayor declared that the motion carried.

Public Hearing was entered at 7:31 p.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 Fairholm to exit public hearing; the motion was seconded by Council Member Orr. There being no further discussion; On roll call vote, all Council Members present voted Aye.

Whereupon the Mayor declared that the motion carried. Public Hearing was exited at 7:33 p.m.

Resolutions

Retract prior approval granted on November 4th, 2025 for use of ROW for a

A motion was made by Council Member Orr to retract prior approval granted on November 4th, 2025 for use of ROW for a structure seconded by Council Member Eller. There being no further discussion; On roll call vote, all Council Members present voted Aye. A motion was made by Council Member Fairholm to approve Resolution

No. 2025-52 a Resolution Setting a Date for Public Hearing on Amendments to Winterset Municipal Code seconded by Council Member Cook. There being no further discussion; On roll call vote, all Council Members present voted Aye.

A motion was made by Council Member Eller to approve Resolution No.

2025-53 a Resolution to Declare Necessity and Establish an Urban Renewal Area, Pursuant to Section 403.4 of the Code of Iowa and Approve Urban Renewal Plan Amendment for the Winterset Urban Renewal Area seconded by Council Member Cook. There being no further discussion; On roll call vote, all Council Members present voted Aye.

-A motion was made by Council Member Cook to approve Resolution No. 2025-54 a Resolution to Set a Date to Public Hearing for an Amendment to FY 25-26 Budget seconded by Council Member Orr. There being no further discussion; On roll call vote, all Council Members present voted Aye.

Pay Application #2 for Wastewater Treatment Facility A motion was made by Council Member Orr to approve the Pay Application #2 for Wastewater Treatment Facility the motion was seconded by Council Member Fairholm. There being no further discussion; On roll call vote, all

Council Members present voted Aye.

Ordinance Reading and Consideration Ordinance No Ordinance No #668 Amendment to Sec. 1.204 & 1.505 of the

Winterset Municipal Code Possible waving of 2nd and 3rd readings of Ord #668 Possible final reading and adoption of Ord #668

A motion was made by Council Member Eller to approve the first reading of Ordinance No #668 Amendment to Sec. 1.204 & 1.505 of the Winterset Municipal Code, the motion was seconded by Council Member Cook There being no further discussion; On roll call vote, all Council Members present

A motion was made by Council Member Fairholm to waive the second and third reading of Ordinance No #668 Amendment to Sec. 1.204 & 1.505 of the Winterset Municipal Code, the motion was seconded by Council Member Eller There being no further discussion; On roll call vote, all Council Members

A motion was made by Council Member Orr to accept the final reading and adoption of Ordinance No #668 Amendment to Sec. 1.204 & 1.505 of the Winterset Municipal Code, the motion was seconded by Council Member Cook There being no further discussion; On roll call vote, all Council Members present voted Aye.

Council Considerations and Actions No items

Mayor and Council Discussion

Council Member Fairholm appreciated the flowers this season on the square, inquiry relative to commercial building complaints or concerns, and requested engineering of Phase 2 of the street project. Mayor Leners reported discussions related to city wide street parking and a work group. Additional remarks included WWTF progress and appreciation of oversight and detail of the project. 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 Cook. All Council Members voted Aye. Whereupon the Mayor declared that the motion carried, and the meeting was adjourned at 8:03 p.m.

GENERAL		ECON DEVELOPMENT:		Iowa Dept of Transportation, repairs	621.74	R & B Tire and Auto, repairs	1,087.95
POLICE:		Madison Co Alliance Group, appropriation	4,697.91	John Deere Financial, repairs	229.64	Sewer Revenue Bond Sinking Fund, transfer	25,091.42
Bomgaars Supply, supplies	38.91	Winterset Airport Authority, airport land		Payroll Account, salaries	9,135.49	U S Water Service Corp, contract labor	28,204.32
Centurylink, phone service	593.28	purchase	32,750.00	Pye-Barker Fire & Safety LLC, supplies	599.00	Winterset Municipal Utilities, utilities	227.72
Integrity Sales Inc, equipment	219.87	BUILDING INSPECTOR		R & B Tire and Auto, repairs	263.00	SEWER IMPROVEMENT PROJECT	CT
Karl Chevrolet, repairs	874.63	Payroll Account, salaries	3,185.67	Vanderpool Construction Inc, repairs	2,968.00	SANITARY SEWER:	
Madison Co Sheriff's Office, dispatch service	7,500.00	GARBAGE FUND		Wiegert Heavy Equipment Repair, repairs	640.00	Allender Butzke Engineers Inc, engineering	
Madison Co Treasurer, gasoline	1,361.28	SOLID WASTE/GARBAGE:		Winterset Municipal Utilities, maintenance	14,214.00	consultation	1,397.52
Payroll Account, salaries	32,917.32	Payroll Account, benefits	177.78	Winterset Oil Co, gasoline	1,015.58	Sewer Improvement Project Fund, transfer	20,000.00
Sunset Law Enforcement, supplies	2,436.60	Payroll Account, salaries	124.94	Ziegerl, supplies/repairs	4,168.41	TRUST & AGENCY	
T-Mobile, phone	1,398.20	South Central Iowa Landfill, flood cleanup	153.00	STREET CLEAN:		POLICE:	
Workforce Solutions, conference registration	215.00	INTERNAL SERVICE FUND		Payroll Account, salaries	262.40	Payroll Account, benefits	5,472.45
FIRE:		ADMINISTRATION:		SNOW REMOVAL:		ADMINISTRATION:	
MidAmerican Energy, gas service	10.52	D & D Pest Control, pest control	45.00	Central Salt, bulk deicing salt	5,999.29	Payroll Account, benefits	1,953.88
ADMINISTRATION:		Granite Telecommunications, phone	132.34	SEWER UTILITY FUND		ROADWAY MAINTENANCE:	
Central Iowa Regional, dues	910.00	MMIT Business Solutions Group, copier		SANITARY SEWER:		Payroll Account, benefits	1,585.82
IA Municipalities Workers Comp, work comp		maintenance	1,214.52	Agriland FS Inc, gasoline	373.95	Receipts from previous month:	
premium	9,693.00	ROAD USE TAX		Auto-Owners Insurance, USDA Bond WWTF	4,542.00	General Fund:	\$0.00
Payroll Account, salaries	8,495.21	ROADWAY MAINTENANCE:		Brittains Standard Parts, parts	171.89	Special Revenue Fund:	\$0.00
Storey-Kenworthy Company, council books	1,689.89	Bomgaars Supply, supplies	3.29	Centurylink, phone service	399.31	TIF Special Revenues Funds:	\$0.00
Tom Leners, reimbursement disaster supplies	662.00	Brittains Standard Parts, repairs	716.21	Cintas Corporation, first aid supplies	15.88	Debt Service Funds:	\$0.00
ANIMAL CONTROL:		Carquest of Winterset, supplies	788.95	Farmers Electric Coop Inc, utilities	211.93	Capital Project Funds:	\$0.00
Winterset Veterinary Center, impound fees	22.88	Centurylink, phone service	229.06	Payroll Account, benefits	382.27	Enterprises Funds:	\$33,896.32
AIRPORT:		Farmers Electric Coop Inc, utilities	211.93	Payroll Account, salaries	2,279.55		
Winterset Airport Authority, appropriation	5,532.33	Freightliner of Des Moines Inc, repairs	107.99	Pit Pros Inc, sludge hauling	14,546.99		