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Legal Notices

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ORDINANCE NO. 671

AN ORDINANCE FOR THE AMMENDMENT TO WINTERSET MUNICIPAL CODE TITLE IV, CHAPTER 12, SECTION 4.12064.6 CITY REVIEW OF THE PLANNED UNIT DEVELOPMENT

BE IT ENACTED by the City Council of the City of Winterset, Iowa as follows:

WHEREAS, the City Council seeks to update section 4.12064.6 of the Planned Unit Development ordinance to allow the city to adopt a formal review policy for PUD submittals; and

WHEREAS, the adoption of a review policy will provide consistency and efficiency in the review process for applicants and staff; and

WHEREAS, this will ensure the development will be in compliance with the subdivision regulations and is in uniformity with the city's Comprehensive Plan;

NOW THEREFORE, be it ordained by the City Council of Winterset, Iowa as follows:

**Section 1. Amendment.** Sections 4.12064.6 shall be amended to read as follows:

"4.12064.6 CITY REVIEW OF THE PLANNED UNIT DEVELOPMENT. The Developer shall present the PUD proposal to the Zoning Administrator as a pre-Application proposal for their comment and discussion. Upon receipt of the Developer's formal Application with the accompanying documents described above, the Zoning Administrator or his or her designee shall review the submitted PUD Application to ensure its completeness and compliance with any policy in effect now or hereafter; may discuss any suggestions or provide additional information to the Developer, and shall present a report together with the Applicant's proposal to the Commission.

A. The Commission shall consider the Application with all accompanying materials pursuant to the following criteria:

1. Compatibility with the City Comprehensive Land Use Plan;
2. Land Use and Density;
3. Building types, functions, architecture, buffers and arrangements;
4. Provision and use of open space and landscaping;
5. Access to and from the site and related traffic circulation; and,
6. General relationship to the adjoining properties and area.

B. The Commission may approve or disapprove the Application, the Master Plan, the Regulations as submitted either in whole or in part and may require the Developer to modify, alter, adjust or amend

the Application and accompanying documents as the Commission may deem appropriate in order to preserve the harmonious intent and purpose of this Chapter and the City Comprehensive Land Use Plan. C. After the Commission's final review of the Application and accompanying documents, the Commission shall present to the City Council its report and recommendation(s) on the matter.

D. Following the receipt of the Commission's report on the Application, the City Council shall set a date for public hearing before the Council on the Petition for Rezoning the land to the PUD Zoning District and upon the Application for the proposed PUD District with Notice thereof as provided by this Chapter. In addition to the public hearing notice requirements, notice of the hearing shall be sent by regular mail at least seven (7) days prior to public hearing to the owners of property which located within two hundred (200) feet thereof.

Following the public hearing on the matter, the City Council shall approve or deny the Application and the Rezoning Petition. However, such City Council approval shall not be considered as approval of any final plat under Chapter 10 of Title IV of the City Code (the Subdivision Code) unless and until the Developer has complied with that Code Chapter and, in each instance, each phase thereof is to be separately approved by the City as provided by the Subdivision Code."

**Section 2. Severability.** If any portion of this Ordinance shall be held unconstitutional or invalid for any reason, this decision shall not affect the remaining portions of this Ordinance not so declared unconstitutional or invalid.

**Section 3. Effective Date.** This Ordinance shall be in effect from and after its final passage, approval and publication as provided by law. Thereafter, this Ordinance shall be included with and be part of the Winterset Municipal Code, as now amended.

This Ordinance was duly passed and adopted by the City Council of the City of Winterset, Iowa, and approved by the undersigned Mayor on the 6th day of October, 2025.

ATTEST:

Andrew Barden  
City Administrator/City Clerk

Thomas J. Leners, Mayor

Marriages

Lucas Borseth  
Kimberly Stansell  
September 21, 2025

~ ~ ~

Nolan Baskins  
Keri Kraus  
September 20, 2025

~ ~ ~

Braydon January  
Hailey Dierks  
September 21, 2025

~ ~ ~

Amanda Alford  
Jonathan Ramos  
September 24, 2025

~ ~ ~

Garrett Boyle  
Sydney Nelson  
September 27, 2025

~ ~ ~

Kara Heinrichs  
Zachary Brockmeyer  
September 27, 2025

~ ~ ~

Ashley Hines  
Trenton Hood  
October 1, 2025

~ ~ ~

Deeds

WARRANTY DEED: FENCL NICHOLAS A TO BROWN JEREMY, BROWN DANIELLE, EAST PERU SOL ODELL 1ST ADD LOT 10 PT LOT, EAST PERU STEWARTS 2ND ADD LOT 4 OUTLOT, EAST PERU STEWARTS 2ND ADD

LOT 3 PT OUTLOT, EAST PERU STEWARTS FIRST ADD LOT 1 PT LOT, EAST PERU STEWARTS FIRST ADD LOT 2 PT LOT, EAST PERU STEWARTS FIRST ADD LOT 3 PT LOT, EAST PERU STEWARTS FIRST ADD LOT 4 PT LOT, EAST PERU STEWARTS FIRST ADD LOT 5 PT LOT, \$249,500

QUIT CLAIM DEED: WEBSTER TOWNSHIP, WEBSTER TOWNSHIP TRUSTEES TO STANLEY MICHAEL D, STANLEY KARLA S, 15-75-29 TRACT IN, WEBSTER TWP

WARRANTY DEED: LARSON NOAH, LARSON JODI, VARRELMAN JODI TO CLARKE CHANLER, THOMPSON HALEY, WINTERSET WEST ADD LOT 1 BLOCK 14, \$308,900

WARRANTY DEED: XTREME LAND HOLDINGS LLC TO TESSMER JACOB, TESSMER ASHLEY, 26-77-28 SW NW PARCEL M, MADISON TWP, \$175,000

WARRANTY DEED: COX BRET A, COX KYLA S TO JOSEPH ANDREW, RIHM CATHERINE, 13-75-26 COXS PRAIRIE OAKS PT LOT 2, SOUTH TWP, \$300,000

WARRANTY DEED: WEBER LARRY, WEBER BRIAN J AIF, WEBER BRIAN AIF TO DONHAM TAMIE K, WINTERSET CORKREAN ADD LOT 15, \$212,000

WARRANTY DEED: CTG PROPERTIES LLC TO MITIC ALEXIS SKYE, MITIC ALEXANDER, MITIC PAMALA, WINTERSET NORTH ADD LOT 3 BLOCK 5, \$162,500

WARRANTY DEED: MCNELEY ROGER E, MCNELEY ROGER EUGENE, MCNELEY TINA, MCNELEY TINA MARIE TO LEETCH MICHAEL, LEETCH JULIE, 6-75-27 S2 SW TRACT IN, SCOTT TWP, \$575,000

COURT OFFICER'S DEED: NELSON JAMES R EST, NELSON RYAN C EX TO NELSON RYAN C, NELSON MAGGIE, 36-76-28 CLARKS IRREGULAR SURVEY PT LT1, 36-76-28 CLARKS IRREGULAR SURVEY PT LT2, WINTERSET CLARKS IRREGULAR SURVEY LOT 1 PT

LOT, WINTERSET CLARKS IRREGULAR SURVEY LOT 2 PT LOT, \$347,800

AFFIDAVIT-TRANSFER: PUTZ JOSEPH A, PUTZ CLARA J, PUTZ CLARA TO PUTZ CLARA J, 30-74-29 SE NE, 30-74-29 SW NE TRACT IN, GRAND RIVER TWP

QUIT CLAIM DEED: WARREN JEFFREY JON, WARREN DOREENA LEE TO WARREN JEFFREY J TR, WARREN DOREENA L TR, WARREN FAMILY TRUST, 9-74-27 NE NE, WALNUT TWP

QUIT CLAIM DEED: WARREN JEFFREY JON, WARREN DOREENA LEE TO WARREN JEFFREY J TR, WARREN DOREENA L TR, WARREN FAMILY TRUST, 4-74-27 S2 SE, 4-74-27 NW SE, 9-74-27 W2 W2 NW NE, WALNUT TWP

QUIT CLAIM DEED: WARREN JEFFREY JON, WARREN DOREENA LEE TO WARREN JEFFREY J TR, WARREN DOREENA L TR, WARREN FAMILY TRUST, 27-76-26 NE SE PARCEL A, CRAWFORD TWP

WARRANTY DEED: SCENIC RIDGE HOLDINGS LLC TO SCHILLINGER TIM, SCHILLINGER DONNA, 12-77-28 SCENIC RIDGE LOT 8, MADISON TWP, \$159,200

WARRANTY DEED: LEE RANDALL, LEE BARBARA J TO ROSS ASHLEY, WINTERSET ORIGINAL TOWN LOT 6 BLOCK 18 PT LOT, \$200,000

QUIT CLAIM DEED: PLANT JACOB, PLANT JACOB PATRICK, PLANT BAILEY TO PLANT JACOB, PLANT BAILEY, WINTERSET LAUGHRIDGE & CASSIDAYS ADD LOT 4 PT OUTLOT

QUIT CLAIM DEED: MCCOID LINDA, MCCOID LINDA R TO MCCOID LINDA, HANKIN LYNETTE, WINTERSET NORTH STREET TOWNHOMES LOT C

SHERIFF'S DEED: WARREN JEFFREY JON, WARREN DOREENA LEE TO WARREN JEFFREY J TR, WAREEN

DOREENA L TR, WARREN FAMILY TRUST, 27-76-26 NE SE PARCEL B, CRAWFORD TWP

AFFIDAVIT-TRANSFER: WADDINGHAM MARLENE KAY, WADDINGHAM MICHAEL ARNETT TO WADDINGHAM MICHAEL ARNETT, 33-74-29 SE TRACT IN, GRAND RIVER TWP

WARRANTY DEED: DICKEY WILLIAM MARK TO DICKEY WILLIAM MARK TR, DICKEY WILLIAM MARK TRUST, WINTERSET WEST ADD LOT 3 BLOCK 4

WARRANTY DEED: NORTH SHERYL LEE, NORTH SHERYL L TO MOHAN STEFFANY, 12-75-27 SE SE PARCEL D, SCOTT TWP, \$200,000

WARRANTY DEED: DAGGETT DENNIS G, DAGGETT DENNIS, DAGGETT CYNTHIA R, DAGGETT CYNTHIA TO DAGGETT D G TRUST, DAGGETT C R TRUST, 1-75-28 SEVEN OAKS PT LOT 2, WINTERSET ORIGINAL TOWN LOT 5 BLOCK 25, WINTERSET ORIGINAL TOWN LOT 6 BLOCK 25, LINCOLN TWP

WARRANTY DEED: MBV PROPERTIES LLC TO GEORGE & CECILIA TRUST, 27-77-28 HOGBACK BRIDGE ACRES PL 2 LT 1, MADISON TWP, \$257,817

WARRANTY DEED: MOHAN STEFFANY L, MOHAN MICHAEL P TO MBV PROPERTIES LLC, 12-75-27 SE SE PARCEL D, SCOTT TWP, \$476,000

WARRANTY DEED: AGENA UBBO TR, AGENA MILDRED J TR, AGENA FAMILY TRUST TO FAJEN LIVING TRUST, 17-75-26 NE SW, SOUTH TWP, \$517,000

MISC - DEED: LITTLE LOCUST LEARNING LLC TO MIDWESTONE BANK, 6-77-28 SE NW PARCEL B, 6-77-28 SE NW PARCEL C, MADISON TWP

QUIT CLAIM DEED: SAAVEDRA JESSICA ANN TO SAAVEDRA JUAN CARLOS, 17-77-27 FARM AT BADGER CREEK LOT 2, JEFFERSON TWP

Notice Of Sheriff's Levy And Sale

IN THE IOWA DISTRICT COURT IN AND FOR MADISON COUNTY

STATE OF IOWA  
MADISON COUNTY

LUANA SAVINGS BANK

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 LISA HOWARD

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:

LOTS FIVE (5) AND SIX (6) IN BLOCK TWO (2) OF JOEL'S ADDITION TO THE TOWN OF ST. CHARLES, MADISON COUNTY, IOWA

Property Address: 513 W VINE ST., ST. CHARLES, IA 50240

The described property will be offered for sale at public auction for cash only as follows:

Sale Date: 11/12/2025

Time of Sale: 10:00 a.m.

Place of Sale: 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 Amount \$124,199.32

Costs \$5,654.64

Accruing Costs PLUS

Interest \$3,066.91

Attorney Matthew E. Laughlin  
215 10th St.  
Suite 1300  
Des Moines, IA 50309  
(515) 471-5160

Sheriff's Fees: Pending

Date: 10/03/2025

Jason Barnes, Madison County Sheriff

7-8

Notice Of Sheriff's Levy And Sale

IN THE IOWA DISTRICT COURT IN AND FOR MADISON COUNTY

STATE OF IOWA  
MADISON COUNTY

FREEDOM MORTGAGE CORPORATION

VS

DARRYL MILLER, II; MELISSA MILLER;  
UNITED STATES OF AMERICA,  
SECRETARY OF HOUSING AND URBAN  
DEVELOPMENT; PARTIES IN POSSESSION;  
STATE OF IOWA, ET AL.

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 ONE (1) OF FOX BEND PLAT 1, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF PATTERSON, MADISON COUNTY, IOWA

Property Address: 105 LILLIANNA ST, PATTERSON, IA 50218-4500

The described property will be offered for sale at public auction for cash only as follows:

Sale Date: 11/25/2025

Time of Sale: 10:00 a.m.

Place of Sale: 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 Amount \$142,926.71

Costs \$4,064.30

Accruing Costs PLUS

Interest \$11,492.38

Attorney Emily Bartekoske  
4601 Westown Pkwy,  
Suite 250  
West Des Moines, IA 50266  
(515) 223-7325

Sheriff's Fees: Pending

Date: 10/02/2025

Jason Barnes, Madison County Sheriff

7-8

Notice Of Sheriff's Levy And Sale

IN THE IOWA DISTRICT COURT IN AND FOR MADISON COUNTY

STATE OF IOWA  
MADISON COUNTY

PENNYMAC LOAN SERVICES, LLC

VS

KELLY E. BERCH; KELCIE ANN  
CHRISTENSEN AND STATE OF IOWA

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 FOUR (4) IN BLOCK THREE (3) OF GAFF & BEVINGTON'S ADDITION TO THE TOWN OF WINTERSET, MADISON COUNTY, IOWA

Property Address: 201 S 4TH ST., WINTERSET, IA 50273

The described property will be offered for sale at public auction for cash only as follows:

Sale Date: 11/12/2025

Time of Sale: 10:00 a.m.

Place of Sale: 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 Amount \$176,435.29

Costs \$4,876.62

Accruing Costs PLUS

Interest \$13,024.78

Attorney Matthew E. Laughlin  
215 10th St.  
Suite 1300  
Des Moines, IA 50309  
(515) 288-2500

Sheriff's Fees: Pending

Date: 10/03/2025

Jason Barnes, Madison County Sheriff

7-8

Estate Notice

IN THE IOWA DISTRICT COURT FOR MADISON COUNTY

IN THE MATTER OF  
THE ESTATE OF  
LEANN M. STAMATELOS,  
Deceased.

Probate No. ESPR013599  
NOTICE OF APPOINTMENT OF  
ADMINISTRATOR AND  
NOTICE TO CREDITORS

To All Persons Interested in the Estate of Leann M. Stamatelos, deceased, who died on or about August 7, 2025.

You are hereby notified that on September 22, 2025, Michael Frye was appointed Administrator of the estate.

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 this 6th day of OCTOBER, 2025.

/s/ Michael Frye  
216 Walnut Drive  
Martensdale, IA 50160  
Administrator

Attorney for Administrator:  
/s/ R Charles Bottenberg  
R. Charles Bottenberg AT0011669  
6701 Westown Pkwy., Suite 100  
West Des Moines, IA 50266  
Phone: (515) 274-1450  
Facsimile: (515) 274-1488  
Email: cbottenberg@brickgentrylaw.com  
Date of second publication: October 15, 2025.

7-8

Estate Notice

THE IOWA DISTRICT COURT FOR MADISON COUNTY

IN THE MATTER OF  
THE ESTATE OF  
JAMES ROSS,  
Deceased

CASE NO. ESPR013600  
NOTICE OF PROBATE OF WILL,  
OF APPOINTMENT OF EXECUTORS,  
AND NOTICE TO CREDITORS

To All Persons Interested in the Estate of James Ross, Deceased, who died on or about August 6, 2025:

You are hereby notified that on September 29, 2025, the Last Will and Testament of James Ross, deceased, bearing date of November 4, 2002, was admitted to probate in the above named court and that Aric Ross and Andrea Beckman have been appointed Executors 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 29, 2025.

Aric Ross, Executor of Estate  
2802 235th St.  
St. Charles, IA 50240  
Andrea Beckman, Executor of Estate  
513 SE 13th St.  
Grimes, IA 50111

Mark L. Smith, ICIS#: AT0007354  
Attorney for Executors  
Jordan, Oliver, Walters & Smith, P.C.  
101 1/2 W. Jefferson  
Winterset, Iowa 50273  
Date of second publication: October 8, 2025

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Estate Notice

IN THE IOWA DISTRICT COURT IN AND FOR MADISON COUNTY

STATE OF IOWA  
MADISON COUNTY

UNITED STATES SECRETARY OF  
AGRICULTURE

VS

ALL UNKNOWN HEIRS, DEVISEES, OR  
CLAIMANTS WITH AN INTEREST IN THE PROPERTY OF MICHAEL A. COLE;  
ELDON COLE; VELVA COLE; STATE OF IOWA, DEPARTMENT OF REVENUE;  
UNKNOWN SPOUSE, IF ANY, OF MICHAEL A. COLE; UNKNOWN SPOUSE,  
IF ANY, OF ELDON COLE; UNKNOWN SPOUSE, IF ANY, OF VELVA COLE;  
PARTIES IN POSSESSION; H & R ACCOUNTS, INC., ET AL.

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:

LOTS 3 IN BLOCK 4 OF GAFF & BEVINGTON'S ADDITION TO THE TOWN OF WINTERSET, MADISON COUNTY, IOWA

Property Address: 215 S 5TH ST, WINTERSET, IA 50273

The described property will be offered for sale at public auction for cash only as follows:

Sale Date: 11/18/2025

Time of Sale: 10:00 a.m.

Place of Sale: 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 Amount \$49,537.77

Costs \$33,332.71

Accruing Costs PLUS

-Interest \$19,796.11

Attorney Emily Bartekoske  
4601 Westown Pkwy,  
Suite 250  
West Des Moines, IA 50266  
(515) 223-7325

Sheriff's Fees: Pending

Date: 10/06/2025

Jason Barnes, Madison County Sheriff

7-8

www.wintersetmadsonian.com