

# CALHOUN COUNTY COURTHOUSE NEWS

**Speeding:** Michael William Plan-tenberg, Albuquerque, NM; Scott Eric Becker, Omaha, NE; David Arthur Geerdes Jr., Wellsburg; Mi-chael Andrew Weaver, Finksburg, MD; Brett Allen Potthoff, Sac City; Evelyn Guadalupe Murillo Andrade, Osceola.

**Following Too Close:** James Michael Martinez Pacheco, West Bend.

**Magistrate/District Court Judgements:**  
State of Iowa vs. Ana Victoria Vil-main, Boone, Registration Violation, \$106.75.

State of Iowa vs. Paige Peasley, Lake City, Failure to Provide Proof of Financial Liability, \$1,167.63; Failure to Maintain Control, \$207.88.

State of Iowa vs. Lindsey Ni-cole Hicks, Dewitt, MI, Speeding, \$236.13.

State of Iowa vs. Peytin Joseph Martin Eral, Albert City, Failure to Provide Proof of Financial Liability, \$615.63

State of Iowa vs. Todd Dwaine Dunn, Dayton, OH, Speeding, \$322.38; No Valid Drivers License, \$503.50.

**Trustee's Deed:**  
Douglas H. Obye Trust, Christo-pher Leas Director, Douglas H. Obye Trust and Reliance Fiduciary LLC Trustee to Jill Hutchinson, Kathryn Hutchinson and Sara Hutchinson, NE1/4, Section 08-87-32. No Rev.

**Quit Claim Deed:**  
Kenneth W. Rhea to Jennifer L Hanrahan, Lot 3, Block 38, 5th Addi-tion, Pomeroy. No Rev.

Marilyn Oberhelman and Richard L. Oberhelman to Marilyn Oberhel-man, 1.21 Ac. Tr., NW1/4 NE1/4, Section 14-89-31. No Rev.

Marilyn Oberhelman and Rich-ard L. Oberhelman to Marilyn Ober-helman, West 1/2 Ex. Tr., SE1/4, Section 12-89-31; and 1.21 Ac. Tr., NW1/4 NE1/4, Section 14-89-31. No Rev.

Marilyn K. Wilson and Rictor G. Wilson to Julie W. Clark, Nancy J. Goos and Jeffrey P. Wilson, Lots 1, 2 & 3, 1st Long Beach Addition, Sec-tion 33-89-32. Rev. \$181.60.

Dani Kathleen Martin and Mi-chael Preston Martin to Warrick Family Farms LLC, Parcel A, NW1/4 NW1/4, Section 36-88-32. No Rev.

Dani Kathleen Martin and Mi-chael Preston Martin to Warrick Fam-ily Farms LLC, Pt. North 1/2, NW1/4, Section 36-88-32. No Rev.

**Warranty Deed:**  
David L Willis and Marilyn C. Wil-lis to Rushmore Group LLC, Lots 7 & 8, Block 4, Wilson's Addition, Lake City. Rev. \$28.00.

Kerri Jancek, Jackie Janecek, Larry D. Janecek, Lonnie J. Janecek, Angela O'Mara, Donna O'Mara, Jef-

frey O'Mara, Jon Paul O'Mara, Lati-sha O'Mara, Randy Lee O'Mara, Robert E. O'Mara, Robin O'Mara and Thomas David O'Mara to Linda S. Coon and Roger D. Coon, NW1/4 Ex. Parcel A, Section 27-86-33. Rev. \$3,294.40.

Paul Stumpf and Rita Stumpf to Janelle Nesbitt and Scott Nesbitt, Lots 5 & 6, Block 2, Moody & Davy's Addition, Lake City. Rev. \$11.20.

Hannah Renee Halvorsen, Jack-ie Janecek, Kerry Janecek, Larry D. Janecek, Lonnie J. Janecek, Angela O'Mara, Donna O'Mara, Jeffrey Paul O'Mara, Jon Paul O'Mara, Latisha O'Mara, Randy Lee O'Mara, Rob-ert E. O'Mara, Robin O'Mara and Thomas David O'Mara to Ashten Wil-liam Halvorsen and Hannah Renee Streeter Halvorsen, 11.89 Ac. Tr., Parcel A, NW1/4, Section 27-86-33. Rev. \$295.20.

James Allyn Hepp and Paige. Hepp to Kathy Fortune, NE1/4 NE1/4, Section 25-88-33. Rev. \$399.20.

Terry Anderson Managing Mem-ber and Aurora 60 LLC to Wade Dean Foreman, Lot 21, Block 5, Original Town, Lohrville. Rev. \$11.20.

Megan Johnson, Mitchell John-son and Megan Jones to B & B Cus-tom Carpentry LLC, Lot 13, Block 9, Willey's 2nd Addition, Manson. Rev. \$167.20.

**Mortgage:**  
Michele L. Boyd and Donald F. Harris III to Community Choice Credit Union, West 1/2 Lot 11, Lot 12, and East 1/2 Lot 13, OL 8, Rockwell & Hubbell Addition, Rockwell City.

Nancy J. Aden, CAN Fam-ily Farms LLC, Christopher M. Dett-mann and Ann Marie Gerke to North-west Bank, NW1/4 Ex. Trs., Section 12-89-34.

Ashten William Halvorsen, Han-nah Renee Halvorsen and Hannah Renee Streeter Halvorsen to United Bank of Iowa, 11.89 Ac. Tr., Parcel A, NW1/4, Section 27-86-33.

Kathy Fortune and Sharon For-tune to People's Credit Union, NE1/4 NE1/4, Section 25-88-33.

Noah M. Winkelman and Rachel M. Winkelman to Heartland Bank, NE1/4 SE1/4, Section 31-86-32.

**Forfeiture of Contract:**  
Jacob T. Buhsmann and Madisen K. Wood to Debra J. Jackson, Gary R. Jackson and Debra J. Witzke, Lot 10, Block 45, 7th Addition, Pomeroy.

**Modification of Mortgage:**  
Dawn Grove and Troy Grove to Northwest Bank, Lots 15 & 16, Ocean Park Addition, Section 01-88-33.

Linda Sue Coon and Roger Dean Coon to Farm Credit Services of America FLCA, Pt. NE1/4, Section 17-86-31; Pt. NW1/4, Section 29-86-31; Pt. NE1/4, Section 29-86-31;

SW1/4, Section 29-86-31; and North 1/2 NE1/4, Section 36-86-32.

Linda S. Coon and Roger D. Coon to Farm Credit Services of America, Pt. NW1/4, Section 29-86-31; Pt. NE1/4, Section 29-86-31; and Pt. SW1/4, Section 29-86-31.

Ashley A. Anderson and Dallas J. Anderson to Wells Fargo Bank, Lot 6 and East 1/2 Lot 5, Block 3, Den-man's 1st Addition, Lohrville.

**Mortgage Release:**  
Great Western Bank and Mort-gage Electronic Registration Sys-tems Inc. (MERS) to Angela M. Es-sing and Todd M. Essing, Lot 22, Gidel's Addition, Section 32-89-32.

United Bank of Iowa to Kevin Hike and Mary Hike, OL 9, Block 6, Fulkerson's Addition, Lake City; and South 1/2 Lot 1, Block 6, Fulkerson's Addition, Lake City.

United Bank of Iowa to Afton Dawn Daniel, 3.85 Ac., Lot 1, NW1/4 NW1/4, Section 28-86-32.

Regions Bank and Union Plant-ers Bank to Nancy Westering and Ronald D. Westering, South 1/2, Lot 9, Block 2, Willey's 1st Addition, Manson.

Guild Mortgage Company LLC and Mortgage Electronic Registra-tion Systems Inc. (MERS) to Steven Olson and Teresa Olson, South 100' Lot 3, South 100' Lot 2 and South 100' Lot 1, Block 5, Beacham's 2nd Addition, Farnhamville.

**Affidavit:**

Gary J. McIntyre Life Estate and Michelle K. Withers to Stephanie K. Denton, Gloria G. McIntyre Life Es-tate and Michelle K. Withers, Part of Parcel F Ex. North 50' & South 65' Ex. Tr. in Lot 11; 0.06 Ac. Tr., Parcel G, Lot 12, Block 4, 3rd Sandy Point Addition; Lot 9, Block 4, 3rd Sandy Point Addition; Lot 58, 1st Sandy Point Addition; Lot 11, Block 4, 3rd Sandy Point Addition; Lot 13, Parcel G, 0.06 Ac Tr., Block 4, 3rd Sandy Point Addition; South 1/2 Lot 57, 1st Sandy Point Addition; Lot 59, 1st Sandy Point Addition; Lot 10, Block 4, 3rd Sandy Point Addition; and Lot 19 Ex. North 50' & South 65' Ex. Tr. in Lot 11, Block 3, 3rd Sandy Point Addition; Section 33-89-32.

James Paul O'Mara Life Estate, Jim Paul O'Mara Life Estate and Thomas David O'Mara to Larry D. Janecek. Lonnie J. Janecek, Jeffrey Paul O'Mara, Jon Paul O'Mara, Ran-dy Lee O'Mara, Robert E. O'Mara and Thomas David O'Mara, NW1/4, Section 27-86-33.

Christopher Leas and Reliance Fiduciary LLC Trustee to Douglas H. Obye Trust and Douglas H. Obye Trust, NE1/4, Section 08-87-32.

Jill Hutchinson, Kathryn Hutchin-son and Sarah Hutchinson to Doug-las H. Obye Trust, Christopher Leas Director, Douglas H. Obye Trust and Reliance Fiduciary LLC Trustee, NE1/4, Section 08-87-32.

Shirley Ann Muehlenthaler to Meg-an Johnson and Megan Jones, Lot 13, Block 9, Willey's 2nd Addition, Manson.

Carrie S. Carlisle and Donna Lewis Life Estate to Carrie S. Carl-isle, Lot 19, OL 7, Rockwell & Hub-bell Addition, Rockwell City.

**Plat of Survey:**  
Krueger Surveying PC and Jef-frey M. Krueger to Hendricks Law Office and Kristen Wheeler, Parcel A & Parcel B, NE1/4 NW1/4, Section 34-87-32.

Evergreen Engineers and Ronald R. Haden to Danna Rae Snell, Par-cel C, 5 Ac., NE1/4 NW1/4, Section 20-89-31.

**Corner Certificate:**  
Krueger Surveying PC and Jef-frey M. Krueger to The Public, North-west Corner, NE1/4 NW1/4, Section 34-87-32; and Southwest Corner, SE1/4 NW1/4, Section 34-87-32.

**State Tax Lien:**  
Iowa Department of Revenue to Anthony Fischer.  
Iowa Department of Revenue to Jeremy A. Fardal.

## Proceedings of the... MNW School Board

**Manson Northwest Webster School Board • January 15, 2025**

The Manson Northwest Webster School Board held their regular busi-ness meeting on Wednesday, Janu-ary 15, 2025 in the boardroom at the administration building.

President Jepson opened the meeting at 6:00 p.m.

Present: Jepson, Krueger, Nel-son, Oswald, Stubbs, Siems  
Absent: Moline

Others present: Supt. Daggett, Board Secretary Schroeder, Busi-ness Manager/Treas. Davis, Main-tenance Director Hansen, and Prin-cipal Lampe

Motion by Oswald, second by Nelson, to approve the agenda. All ayes, motion carried.

Mr. Jepson welcomed the group and led the pledge of allegiance to the flag.

Motion Oswald, second by Nel-son, to approve the reports, bills,

and minutes of 12/18/24 business/ education meeting. All ayes, motion carried.

Motion by Nelson, second by Os-wald, to approve the second reading of policy 702.13 – School Bus Pas-senger Restraints. All ayes, motion carried. This is a new mandatory policy.

Supt. Daggett updated the group on the possibility of MNW partnering with the Manson PD for a School Re-source Officer. No action was taken on this item.

Motion by Oswald, second by Stubbs, to approve a bid in the amount of \$77,982.00 from 365 Me-chanical, to provide and install five 1.5-ton air handlers. All ayes, motion carried.

Motion by Oswald, second by Nelson, to approve a bid in the amount of \$18,818.00 from 365 Me-chanical, to provide and install a new plate exchanger on the JH/HS chiller. All ayes, motion carried.

Motion by Siems, second by Os-wald, to approve a bid in the amount of \$49,018.00 from 365 Mechani-cal, to provide and install two 10-ton rooftop AC units at the elementary school. All ayes, motion carried.

Motion by Nelson, second by Krueger, to approve a bid in the amount of \$19,943.87 from Modern Sound Engineering, to provide and install equipment necessary to bring the JH/HS fire system up to code. All ayes, motion carried.

Motion by Oswald, second by Krueger, to approve the list of stu-dents attending concurrent and PSEO ICCC classes during second semester of the 2024-2025 school year. All ayes, motion carried.

Motion by Krueger, second by Siems, to approve early graduation requests from Parker Gjerstad and Zackary Gross, after 2nd trimester, and pending satisfactory completion of required credits. All ayes, motion carried.

Motion by Nelson, second by Krueger, to approve the following open enrollment application: One girl, grade 2, in from Pocahontas area for 2024-2025. All ayes, motion carried.

Motion by Oswald, second by Siems, to approve the following con-tracts: Sarah Peters, NCCS Student Support Staff, 78 days, 8 hours/day, \$15.30/hour; Mallory Clark, NCCS Associate, 84 days, 7.25 hours/day, \$14.20/hour; Rachel Long, ES Para-educator, 34 days, 7.5 hours/day, \$15.08/hour; Jaydin Anderson, JH Baseball Coach, \$1,989.00. All ayes, motion carried.

The board reviewed policies 203.1 – 203.13 – Portion of State-ment of Guiding Principles Sec-tion, and decided to remove form 203.12E2 – Board Monthly Self-Evaluation Instrument. A motion was made by Nelson, and seconded by Oswald, to approve all other policies and waive the second reading. All ayes, motion carried.

The board reconsidered policy 403.4 – Licensed Employee Volun-tary Early Retirement, and decided not to offer early retirement for 2024-25.

Motion by Nelson, second by Stubbs, to adjourn the meeting. Meeting adjourned at 7:07 p.m.

Erin Schroeder, Board Secretary  
Mike Jepson, Board President

## Probate

THE IOWA DISTRICT COURT  
FOR CALHOUN COUNTY  
Case No. ESPR502751  
NOTICE OF PROBATE OF  
WILL, OF APPOINTMENT OF  
PERSONAL REPRESENTATIVES  
AND NOTICE TO CREDITORS  
IN THE MATTER OF  
THE ESTATE OF  
DEAN P. ASHBROOK,  
Deceased

To All Persons Interested in the Estate of Dean P. Ashbrook, De-ceased, who died on or about De-cember 12, 2024:

You are hereby notified that on January 16, 2025, the Last Will and Testament of Dean P. Ashbrook, de-ceased, bearing date of September 30, 2024, was admitted to probate in the above named court and that Lisa Clark and Colleen Barrett have been appointed Personal Representatives 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 mail-ing of this notice to all heirs of the decedent and devisees under the will whose identities are reasonably as-ertainable, or thereafter be forever barred.

Notice is further given that all persons indebted to the estate are requested to make immediate pay-ment to the undersigned, and credi-tors having claims against the estate shall file them with the clerk of the above named district court, as pro-vided 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 January 21, 2025.

Lisa Clark,  
Personal Representative of  
Estate of Dean P. Ashbrook  
21139 E Reins Road  
Queen Creek, AZ 85142  
Colleen Barrett,  
Personal Representative of  
Estate of Dean P. Ashbrook  
501 3rd Street SW  
Pocahontas, IA 50574

Colin L. Hendricks,  
ICIS#: AT0013776  
Attorney for Personal  
Representatives  
Hendricks Law Office  
408 Fifth Street  
Rockwell City, IA 50579  
Date of second publication: Feb-ruary 5, 2025.

## Notice

TRUST NOTICE  
IN THE MATTER OF THE TRUST:  
MARY ELLEN PAGE  
IRREVOCABLE INCOME  
ONLY TRUST AGREEMENT  
Dated April 20, 2017

To all persons regarding Mary El-len Page, deceased, who died on or about July 24, 2024. You are hereby notified that the trustee listed below is the trustee of the Mary Ellen Page Irrevocable Income Only Trust dated on April 20, 2017. Any action to con-test the validity of the trust must be brought in the District Court of Cal-houn County, Iowa, within the later to occur of four (4) months from the date of second publication of this no-tice or thirty (30) days from the date of mailing this notice to the spouse of the decedent settlor, and to all heirs of the decedent settlor whose iden-tities are reasonably ascertainable. Any suit not filed within this period shall be forever barred.

Notice is further given that any person or entity possessing a claim against the trust must mail proof of the claim to the trustee at the attor-ney listed below via certified mail, return receipt requested, by the later to occur of four (4) months from the second publication of this notice or thirty (30) days from the date of mail-ing this notice if required or the claim shall be forever barred unless paid or otherwise satisfied.

Dated on January 22, 2025.  
Sally Jo Rittgers, Trustee  
PO Box 312  
Emily, MN 56447

Colin L. Hendricks  
#AT0013776  
Attorney for Trustee  
Kersten Hendricks PLLC  
408 Fifth Street  
Rockwell City, Iowa 50579  
Date of second publication: Feb-ruary 5, 2025

## Probate

THE IOWA DISTRICT COURT  
FOR CALHOUN COUNTY  
Case No. ESPR502740  
NOTICE OF PROBATE OF  
WILL, OF APPOINTMENT OF  
EXECUTOR AND  
NOTICE TO CREDITORS  
IN THE MATTER OF  
THE ESTATE OF  
MARY ELLEN PAGE,  
Deceased

To All Persons Interested in the Estate of Mary Ellen Page, De-ceased, who died on or about July 24, 2024:

You are hereby notified that on December 12, 2024, the Last Will and Testament of Mary Ellen Page, deceased, bearing date of April 20, 2017, was admitted to probate in the above named court and that Sally Jo Rittgers 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 mail-ing of this notice to all heirs of the decedent and devisees under the will whose identities are reasonably ascertainable, or thereafter be for-ever barred.

Notice is further given that all persons indebted to the estate are requested to make immediate pay-ment to the undersigned, and credi-tors having claims against the estate shall file them with the clerk of the above named district court, as pro-vided 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 January 22, 2025  
Sally Jo Rittgers  
Executor of Estate  
PO Box 312

*Journal-Herald*  
Wednesday,  
January 29, 2025

17

Emily, MN 56447

Colin L. Hendricks,  
ICIS#: AT0013776  
Attorney for Executor  
Hendricks Law Office  
408 Fifth Street  
Rockwell City, IA 50579  
Date of second publication: Feb-ruary 5, 2025.

## Notice

TRUST NOTICE  
Revocable Trust Agreement  
executed 4/24/1990  
by Leslie Andrew Page &  
Mary Ellen Page

(a/k/a Leslie Andrew Page and Mary Ellen Page Family Trust)

To all persons regarding Leslie Andrew Page, deceased, who died on or about January 17, 2017, and Mary Ellen Page, deceased, who died on or about July 24, 2024. You are hereby notified that the trustee listed below is the trustee of the Re-vocable Trust Agreement executed April 24, 1990 by Leslie Andrew Page and Mary Ellen Page (a/k/a Leslie Andrew Page and Mary Ellen Page Family Trust). Any action to contest the validity of the trust must be brought in the District Court of Calhoun County, Iowa, within the later to occur of four (4) months from the date of second publication of this notice or thirty (30) days from the date of mailing this notice to the spouse of the decedent settlor, and to all heirs of the decedent settlor whose identities are reasonably as-ertainable. Any suit not filed within this period shall be forever barred.

Notice is further given that any person or entity possessing a claim against the trust must mail proof of the claim to the trustee at the attor-ney listed below via certified mail, return receipt requested, by the later to occur of four (4) months from the second publication of this notice or thirty (30) days from the date of mail-ing this notice if required or the claim shall be forever barred unless paid or otherwise satisfied.

Dated on January 22, 2025.  
Sally Jo Rittgers, Trustee  
PO Box 312  
Emily, MN 56447

Colin L. Hendricks  
#AT0013776  
Attorney for Trustee  
Kersten Hendricks PLLC  
408 Fifth Street  
Rockwell City, IA 50579  
Date of second publication: Feb-ruary 5, 2025

## Notice

THE IOWA DISTRICT COURT  
FOR CALHOUN COUNTY  
Case No. JVVJ500960  
IN THE INTEREST OF  
ALEX LEE CAIN, Minor Child  
TO: LARRY RAYMOND KLING  
ALL PUTATIVE FATHERS OF  
A CHILD BORN ON THE 21ST DAY  
OF SEPTEMBER 2022 IN FORT  
DODGE IOWA:

You are notified that there is now on file in the office of the clerk of court for Calhoun County, a petition in case no. JVVJ500960, which prays for a termination of your parent-child relationship to a child born on the 21st day of September 2022. For further details contact the clerk's office. The Petitioner's attorney is Ryan A. Kehm whose post office address is 706 First Avenue North, Fort Dodge, Iowa 50501, phone (515) 573-2191.

You are notified that there will be a hearing on the petition to terminate parental rights before the Iowa Dis-trict Court for Calhoun County, at the Courthouse in Rockwell City, Iowa at 10:30 A.M. on the 7th day of March 2025.

Laura Jacobson  
CLERK OF THE ABOVE COURT

## NOTICE

Open AA Meetings on  
Mondays at 7:00 p.m. at St.  
Thomas Catholic Church in  
Manson. Use back entrance.

AA meetings in Pomeroy  
Sundays at 2:00 p.m. at the  
Evangelical Covenant Church,  
2 miles north of Pomeroy on  
Hwy. 4.

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**Thompson Law Firm, PLC**  
**Jake Thompson, Attorney**  
PO Box 266 • 423 Court St. • Rockwell City  
712-297-7514

**Jordan Moffitt, D.D.S.**  
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