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PUBLIC NOTICE

Public Notices Protect Your Right To Know

IOWA DISTRICT COURT FOR MONONA COUNTY

IN THE MATTER OF
THE ESTATE OF
CHARLOTTE I. ZORTMAN, DECEASED

To All Persons Interested in the Estate of Charlotte I. Zortman, Deceased, who died on or about October 1, 2025:

You are hereby notified that on October 21, 2025, the Last Will and Testament of Charlotte I. Zortman, deceased, bearing date of February 22, 2012, was admitted to probate in the above named court and that William C. Zortman, Richard E. Zortman, and Kathryn J. Clarkson was appointed Executors of the estate. Any action to set aside the will must be brought in the district court of the 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

CASE NO. ESPR013533
NOTICE OF PROBATE OF WILL, OF
APPOINTMENT OF EXECUTORS, AND
NOTICE TO CREDITORS

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 on , 2025
Alyssa A. Herbold, ICIS#: AT0011874
Attorney for Executor
515 Main St., PO Box 198
Mapleton, IA 51034

William C. Zortman, Executor of the Estate
Richard E. Zortman, Executor of the Estate
Kathryn J. Clarkson, Executor of the Estate
Date of second publication November 6, 2025
Published in the Onawa Sentinel October 30 and November 6, 2025.

NOTICE OF EXPIRATION OF RIGHT OF REDEMPTION FROM TAX SALE

TO: Allen J. Moore 501 S. Padley Ave, Ute, IA 51060 - Owner (Deceased)

Jessica R. Moore 501 S. Padley Ave, Ute, IA 51060 - Owner
Person in Possession 501 S. Padley Ave, Ute, IA 51060 - Person in Possession

Billy Moore 1101 Janbrook Blvd, Carter Lake, IA 51510 - Heir
Cassie Miranda 439 Biester Dr, Belvidere, IL 61008 - Heir
Nicholaus Patterson 2245 Brookland Dr NE, Cedar Rapids, IA 52402 - Heir

Allen J. Moore II 501 S. Padley Ave, Ute, IA 51060 - Heir
Iowa Estate Recovery Program P.O. Box 13110, Des Moines, IA 50310 - Estate

U.S. Attorney, Northern District of Iowa United States of America Treasury Department, Internal Revenue Svc, 111 7th Avenue SE, #1, Cedar Rapids, IA 52401 - Estate

United States Attorney General US of American Treasury Dept, Internal Revenue Svc, United States Department of Justice, 950 Pennsylvania Ave, NW, Washington, DC 20530 - Estate

Monona County Attorney 610 Iowa Ave, 1st Floor, Onawa, IA 51040 - Estate

Monona County Auditor 610 Iowa Ave, Onawa, IA 51040 - Estate

Iowa Attorney General 1305 E. Walnut ST #102, Des Moines, IA 50319 - Estate

City of Ute c/o City Clerk, 130 E. Main St, P.O. Box 155, Ute, IA 51060 - City Limits

All of the heirs, spouses, assignees, grantees, legatees, devisees, and successors in interest both known and unknown, and all unknown claimants claiming to have any recorded or unrecorded right, title, or interest in and to the parcel hereinafter described.

In accordance with Iowa Code Section 447.9 you are hereby notified that on the 19th day of June, 2023, the following described parcel, situated in Monona County, Iowa, to-wit:

The North 1/2 of Lot Nine (9), and all of Lots Ten (10), Eleven (11), and Twelve (12) in Block Twenty-seven (27) in Milwaukee Land Company's Fourth Addition to the Town (now City) of Ute, Monona County, Iowa, according to the recorded plat thereof. a/k/a PARCEL # 844235276018 Certificate No: 23-0021

Was sold at tax sale by the Treasurer of Monona County for the then delinquent and unpaid taxes against the parcel, which a Certificate of Purchase was duly issued by the County Treasurer of Monona County, Iowa, to ACC 60 LLC pursuant to said tax sale, which Certificate is now lawfully held and owned by ACC 60 LLC, and that the right of redemption will expire and a deed to the said parcel will be made unless redemption from said tax sale is made within ninety (90) days from the completed service of this Notice.

Chris Newhouse, Member

SCC Holding LLC,
Agent for ACC 60 LLC
Monona 23-0021

Published in the Onawa Sentinel November 6, 2025.

Avenue and Hwy L20 going South of West side of Peach Avenue for 210 feet. Cable will be a minimum of 48 inches deep in Center Twp. (84N) (43W) section 31 & 32.

Wray Wright asked about education and training for employees and timeliness of projects being completed, discussion followed with no action taken.

Keith Madsen asked when Secondary Roads would be fixing his fence on the west side of the road that was damaged by Secondary Roads. Engineer Bechtold will reach out to the Foreman in that area and get back to Mr. Madsen. No action was taken.

Discussion items were maintenance on buildings, hauling rock, and snowplows. No action was taken.

The Supervisors voted to recess the Board of Supervisor's meeting at 10 a.m. to convene as Drainage Trustees.

Amy Borchardt-Sick and Ashley Brown,

drainage clerks, were present for drainage business. Also present was Eric Sibenaller with ISG.

It was moved by Fox, seconded by Brouillette to award the contract for the Oliver Lake Lateral 1, open ditch repair to Armodus, LLC. Next week we will sign the required documents. Anticipated start date being November 3rd with the completion date being around 6 weeks. Other district projects were discussed, no action taken.

Haitz Lat 2 received a FEMA check on October 20, 2025, for \$2,777.90. Project # 798357, this was the 10% reimbursement from the State of Iowa.

The Board, on its own motion and vote, duly carried, adjourned.

The Supervisors voted to reconvene the Board of Supervisor's meeting at 10:24 a.m.

Supervisor Brouillette left the meeting at 10:30 a.m.

Present, along with the Supervisors Fox,

Phillips and Auditor Peggy A. Rolph, for the discussion on switching to Beacon were Sandy Bubke, Zoning/Environmental Health Administrator; Amy Borchardt-Sick, Drainage Deputy Auditor; Kelly Parsley, Recorder; Terri Pratt, Assessor; Charles Bechtold, Secondary Roads Engineer; Abby Riesberg, Treasurer; Janet Stukenholtz, Monona County Abstract; and Ryan Smith, Schneider Geospatial. A lengthy discussion followed, no action was taken.

Present, along with Supervisors Fox, Phillips and Auditor Peggy Rolph, were Randy Ping, Building Maintenance, Michelle Matney and Regina Smith RML Architects. The Supervisors rented a lift to review the work that was done on the roof and the painting. Discussion followed, no action taken.

The Supervisors voted to approve the minutes of October 14, 2025 as read and claims submitted.

Supervisor Fox attended the Monona County Conservation Meeting and shared the information presented.

The Supervisors voted to acknowledge the receipt of the Monona County Sheriff's Report of Fees collected for September 2025 and the receipt of Monona County Zoning/Environmental Health Quarterly Report for FY 2026 July-September 2025.

The Supervisors voted to authorize the Chairman's signature on flex spending documents.

The Supervisors acknowledged the receipt of FY 2027 funding request from Family Crisis Centers.

The meeting adjourned at 12:20 p.m.

THE IOWA DISTRICT COURT MONONA COUNTY

IN THE MATTER OF
THE ESTATE OF
LYLE D. PARR,
Deceased.

To All Persons Interested in the Estate of Lyle D. Parr deceased, who died on or about October 8, 2025:

You are hereby notified that on the 13th day of October, 2025, the Last Will and Testament of Lyle D. Parr, deceased, bearing date of October 7, 2016, was admitted to probate in the above-named court and that Jeff Parr 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

CASE NO. ESPR013532
NOTICE OF PROBATE OF WILL, OF
APPOINTMENT OF EXECUTOR,
AND NOTICE TO CREDITORS

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: October 20, 2025
Jeff Parr, Executor of Estate
21258 Cedar Avenue
Onawa, IA 51040

Matt Minnihan, ICIS PIN No: AT0005365
Attorney for the Executor
Minnihan Law Firm
Address: 906 9th Street, Onawa, IA 51040

Date of second publication: November 6, 2025
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Sheriff's Sale Notice

STATE OF IOWA
MONONA COUNTY

X No Redemption
Redemption

Case #: EQCV 031942
Civil#: 25-000495

Notice is Herby Given for Public Auction (BOLD)

Date of Sale Time of Sale Place of Sale
11/26/2025 10:00 MOMONA COUNTY SHERIFF'S OFFICE, 909 7th ST,
ONAWA, IA 51040

To be sold to the highest bidder, for cash, the following described property, levied upon and taken by virtue of Special Execution Order issued from the office of the Clerk of District Court, within and for the County of Monona, State of Iowa, in favor of: **COMMUNITY BANK** and against the Real Estate Described herein to wit: all of the rights, title and interest of the said Defendants, **THE ESTATE OF ROSEANN B MORDHORST; AND PARTIES IN POSSESSION** in and to the following described property, situated in MONONA COUNTY:

LOT NUMBERED FOUR (4), AND NORTH HALF OF LOT NUMBERED FIVE (5), IN BLOCK NUMBERED TWENTY-SEVEN (27), IN THE MILWAUKEE LAND COMPANY'S FOURTH EDITION TO THE TOWN OF UTE, MONONA COUNTY, IOWA.

Property Address: **518 S RIDDLE, UTE, IOWA 51060**

Judgement Amount \$14,786.26

Costs \$1,821.75

Accruing Costs PLUS

Interest \$628.92

Sheriff's Fee \$145.00

Date 10/09/2025

KEVIN EWING

Monona County Sheriff

Matt Minnihan

Attorney

906 9TH ST

ONAWA, IA 51040

(712) 423-2006

Published in the Onawa Sentinel October 30 and November 6, 2025.

Monona County Board Of Supervisors Meeting October 21, 2025

The Monona County Board of Supervisors met in regular session at 8:30 a.m. on Tuesday, October 21, 2025 in the boardroom of the courthouse in Onawa, with Chairman Fox presiding. Other Supervisors present were Tom Brouillette and Vince Phillips. Also present was Auditor Peggy A. Rolph.

The Supervisors voted

to approve the agenda.


Wray Wright was present for public comments and brought up the pipeline information that was published in the paper. Discussion followed, no action was taken.

Secondary Roads Engineer Charles Bechtold, Wray Wright, and Keith Madsen were present for Secondary Roads business. The Supervi-


sors voted to approve progress voucher #2 FM-C067(95)—55-67.

The Supervisors voted to approve a miscellaneous utility permit for Western Iowa Power Cooperative for a single phase 1/0 primary underground cable replacing existing overhead line around grain bin. Starting 1300 feet south of the intersection of Peach


You can beat the clock and



you can beat the traffic and



you can beat the heat...



but you can't beat the Onawa Sentinel CLASSIFIEDS!