

ADAIR COUNTY PUBLICATION LIST OF DELINQUENT REAL ESTATE AND MOBILE HOME TAXES, AND SPECIAL ASSESSMENTS

June 5, 2025 Greenfield, Iowa

Under the provisions of **Iowa Code** Chapter 446, I, Brenda L. Wallace, Treasurer of Adair County, Iowa, hereby give notice that on Monday, the 16th day of June, 2025, at 9:30 a.m., I will offer a public sale in the Greenfield City Hall Meeting Room, 202 S 1st St., Greenfield, Iowa, the following described real estate and mobile home parcels on

which taxes or special assessments are then due and remain unpaid. The sale will be adjourned if necessary to some day not exceeding two months from adjournment, due notice of which day will be given at the time of adjournment.

Those parcels marked with an asterisk * are subject to public bidder sale according to **Iowa Code** 446.18, and must be sold at the tax

sale, if not to a private bidder, then to the public bidder. After the sale, if a parcel is not redeemed within the period specified in Iowa Code Chapter 447, the right to redeem expires and a tax deed may be issued.

Registration with a \$25.00 fee is required for bidders. For further information, contact the Adair County Treasurer at 641-743-2312. Brenda L. Wallace, Adair County Treasurer

01001 - UNION		01012 - CITY OF FONTANELLE		SICKLES, ZAKERY D & KALYN		77) SE NE 17 75 30 \$563.00		103) S 1/2 LOT 11 & S ½ 12 BLK 8 O T \$1,721.00		JENSEN, DANA & RENEE	
ABELL, ROD & NANCY		BATES, BRENT W 1017376004		54) LOT 1 BLK 17 ARNOLD S \$26.00		RUBY, MARK A & ANGELA		PARROTT, EMMA 1107431012		0104202014	
1608300005		25) LOT 1 BLK 15 O T & N1/2 OF ALLEY ADJ ON S \$2,385.00		TANNER, DENNIS & REBECCA 1017385001		78) NW SE 17 75 30 \$425.00		104) LOT 12 BLK 2 TAYLORS \$599.00		128) LOT 6 & W 1/2 LOT 5 BLK 1 WALSH'S 2ND. \$86.00	
1) 8-74-30 TRACT IN SW CORNER SW SW 8 74 30 \$509.00		BLAZEK, ANDREW C 1017353008		55) LOT 4 BLK 24 O T \$29.00		RUBY, MARK A & ANGELA 1217400002		RDK PROPERTIES LLC		0104202037	
KRALIK, JORDAN E & OAKEL R 1611400014		26) E 2/3 OF LOT 6 BLK 17 O T \$863.00		TANNER, DENNIS & REBECCA 1017385008		79) NE SE 17 75 30 \$477.00		105) N 80 FT OF W 29 FT LOT 4 & N 80 FTLOT 5 \$1,350.00		129) LOT 4 & E 1/2 LOT 5 BLOCK 1 WALSH'S 2ND. \$1,131.00	
2) PARCEL B S1/2 SE1/4 EX PAR-CEL E 11 74 30 INST \$747.00		HORNER, MEAGAN 1017377010		56) LOT 5 BLK 24 O T \$304.00		RUBY, MARK A & ANGELA 1217400003		BLK 5 OT		SHERMAN, CHANCEY R & BONNIE L 0104277001	
#2023-0949		30) O T E 10'OF LOT 1 BLK 14 AKA PARCEL 1 \$26.00		TANNER, REBECCA 1017389003		RUBY, MARK A & ANGELA 1217400004		SCHAECHER, RONALD J 1107282005		130) W.1/2 OF LOT 5 & ALL OF LOT 6 BLK. 6 W. ADAIR \$1,022.00	
KRALIK, JORDAN E & OAKEL R 1633400005		HORNER, MEAGAN 1017377011		57) LOT 2 BLK 35 O T \$548.00		81) SE SE EX TRA IN SW COR 17 75 30 \$458.00		106) LOT 5 BLK 4 HUNTS \$671.00		SLY, TIMOTHY JR & JACQUELINE 0104233008	
3) IRREGULAR TRACT IN SE 33 74 30 \$1,229.00		31) O.T. W 36' OF N 116' OF VAC 7TH ST BETWEEN BLK 13 & BLK 14 AKA PARCEL 3 \$81.00		VRIDEN, TYLER L 1017384001		RUBY, MARK A & ANGELA 1217400005		2023 Tax		131) LOT 7 & W. 3' OF LOT 8 BLK. 3 PATTEYS \$690.00	
KRALIK, JORDAN E & OAKEL R 1633400006		HORNER, MEAGAN 1017378002		58) LOT 4 BLK 25 O T AND VACAT-ED ALLEY ON S. \$828.00		82) TRACT IN SW COR. SE SE 17 75 30 \$1,015.00		TONDERUM, SCOTT A & PENNY L 1118201017		01034 - EUREKA ANITA	
4) A TRACT 800'X1320' IN S1/2 SE 33 74 30 EX TRACT \$148.00		32) OT LOTS 3 & 4 BLK 13 & E 30' OF N 132' OF VAC ST BET BLK 13 & BLK 14 VIN #53564AB & 8.25' OF VAC. ALLEY ADJ. LOT 3 ON E SIDE EX PAR-CEL 4 & 5 & EX S 15' OF VAC ALLEY ADJ LOT 3 ON E SIDE \$1,781.00		59) LOT 30 BLK 5 FRAC BLK \$826.00		RUBY, MARK A & ANGELA K 1217100005		107) S 10 FT OF LOT 1 & N 56 FT OF LOT 2 &W 32 1/2 FT OF S 10 FT & W 32.5 FT OF N 5 FT OF LOT 3 BLK 2 LITTLETONS \$1,048.00		HARRIS, KELBY 0508200006	
KRAMER, SHERRI L TRUSTEE 1623300003		33) N 66 FT OF LOTS 5 & 6 & E 1/2 VAC ALLEY ON W BLK 2 FRAC BLK \$713.00		01013 - CITY OF BRIDGEWATER		83) S1/2 A NE NW 17 75 30 \$10.00		01025 - JEFFERSON		132) NW1/4 NE1/4 EXC THAT PART OF PARCEL D 8 76 33 \$167.00	
5) SW SW 23 74 30 \$99.00		34) N 88 FT OF LOT 3 BLK 9 OT-COMBINED 2011 \$59.00		BEAMAN, JULIE M & FRANCIS JR 0932451005		WALTZ, GARY W 1228400005		BLUESTEM HOLDING LLC 0315100001		HARRIS, KELBY 0508200007	
RUBY, LAYNE 1619300003		MENSING, JOHN W & MICHELLE R 1017378007		60) W. 252.857' OF S. 191' OF E. 352.857' OF LOT 18 \$200.00		85) PARCEL A OF S ½ 28 75 30 \$987.00		108) NW NW 15 77 31 \$570.00		133) SW1/4 NE1/4 EXC PARCEL D 8 76 33 SPLIT FROM 0508200007-005, -007, -010 \$380.00	
6) TRA 318 N & S X 684.91 E & W SW SW 19 74 30 \$1,948.00		35) E 1/2 OF FRAC LOT 5 & PART ALLEY & STREET LOT 5 FRAC LOTS \$94.00		BREECE, CHRISTOPHER & RAN-AYE 0932459009		01018 - GROVE NV		BLUESTEM HOLDING LLC 0315100003		HARRIS, KELBY 0508200008	
THOMPSON, RODNEY GENE 1608100003		MENSING, JOHN W & MICHELLE R 1017378013		61) LOTS 1,2,3, BLK. 7 O.T.\$313.00		RARDIN, JOSHUA AMYAS & LISA ANNE 0733300006		109) SW NW 15 77 31 \$484.00		134) NE1/4 NE1/4 EXC PARCEL B & EXC THAT PART OF PARCEL C 8 76 33 SPLIT FROM 05082000 TO -008, -009, -010 \$125.00	
7) N. 535' OF THE W. 803' OF THE SW NW 8 74 30 \$350.00		36) E 1/2 OF FRAC LOT 6 & PART OF ALLEY & STREET LOT 6 FRAC LOTS \$183.00		62) LOT 16 BLK. 6 O.T. \$608.40		86) PARCEL C S1/2 SW1/4 33 76 31 DIVISION: -004 TO -006 & -007 \$1,929.00		WATSON, CHRISTIE 0304400002		HARRIS, KELBY 0508200009	
01002 - ORIENT		MENSING, JOHN W & MICHELLE R 1017378013		IAT 36, LLC 0932377001		THOMPSON, MERLE & TERESA 0732100006		110) PARCEL A NE SE 4 77 31 \$1,066.00		135) PARCEL B NE1/4 NE1/4 8 76 33 SPLIT FROM 050820002-008, -009, -010 \$183.00	
MURRAY, ROY DEAN ET-AL 1520300001		36) E 1/2 OF FRAC LOT 6 & PART OF ALLEY & STREET LOT 6 FRAC LOTS \$183.00		63) W. 24 RODS OF LOT 18 FIRST AD. \$1,018.40		87) 2.66 AC IN SE COR NE NW 32 76 31 \$957.00		01026 - LINCOLN/STUART FIRE		HARRIS, KELBY 0508200011	
8) NW SW 20 74 31 \$153.33		MENSING, JOHN W & MICHELLE R 1017451001		64) LOTS 1 & 2 EX. W. 40' BLK. 8 O.T. \$1,001.40		THOMPSON, MERLE & TERESA 0732100007		BLUESTEM HOLDING LLC 0430100004		136) SE1/4 NE1/4 EXC PARCEL C 8 76 33 SPLIT FROM 0508200004 TO -011 & -010 \$31.00	
MURRAY, ROY DEAN ET-AL 1520300003		37) LOT 1 BLK 5 ARNOLD S \$35.00		65) W. 160' OF S. 50' OF N.1/2 OF LOT 6 SEC. AD. \$7.00		88) TRACT IN NE NW 32 76 31 \$56.00		112) SE NW 30 77 30 \$516.00		HARRIS, KELBY 0508400001	
9) SW SW 20 74 31 \$163.00		MENSING, JOHN W & MICHELLE R 1017451002		66) E. 100' OF S. 140' OF LOT 6 SEC. AD. \$332.00		01020 - GREENFIELD TOWNSHIP		01027 - CITY OF STUART		137) TRA IN NW SE 8 76 33 \$161.00	
01005 - CITY OF ORIENT		38) LOT 2 BLK 5 ARNOLDS \$75.00		REES, JAMES J & TONI L 0932452001		TONDERUM, SCOTT & PENNY 1118300014		BAUDLER, JACQUELINE 0405280010		01041 - CASEY LO	
BROWN, TIFFANY 1515354007		MENSING, JOHN W & MICHELLE R 1017451003		67) N. 150' OF LOT 1 EX. THE E. 75' FIRST AD. \$48.00		89) LOT 2 OF PARCEL I SW1/4 18 75 31 SURVEY B.526 P.157 SPLIT -013 & -014 \$139.00		113) LOT 2 BLK 39 O T \$1,155.00		LARSEN, TREVOR D 0203205004	
10) LOT 16 RITCHHARTS 1ST ADD VIN # 18680 \$601.00		39) LOT 3 BLK 5 ARNOLD S \$266.00		SUBBERT, SHANE 0932477008		01021 - CITY OF GREENFIELD		CENTRAL IOWA COLLISION LLC 0405261001		138) LOT 1 OF NW NE EX 2 A IN NE COR 3 77 32 L O \$633.00	
DUFFIELD, DALTON 1515353003		MENSING, JOHN W & MICHELLE R 1017451004		68) THIRD AD LOTS 16,17, 18,19,20,21,22,23,24, 25, AKA PAR.C,D,E,&VIN#NEB89-A27111		4C'S HOLDINGS LLC 1107403018		114) LOT 10 BLK 65 S D OUT LOT \$4,105.00		01043 - RICHLAND OFD	
11) LOT 5 RITCHHARTS 1ST ADD \$2,340.02		MENSING, JOHN W & MICHELLE R 1017451005		S 20' OF W 236.40' OF LOT 7 & N 30' OF VAC 2ND ST ADJ LOT 7 \$477.00		90) S 44 1/3 FT & IRR TRACT 21.7' X 6.9' O W SIDE LOT 8 BLK 10 O T \$1,243.00		CENTRAL IOWA COLLISION LLC 0405261002		RECTENBAUGH, DENNIS 1424100001	
HOLSTE, LOGAN D 1521235010		SICKLES, MICHAEL C & KERI L 1017343001		01014 - SUMMERSET NV		4C'S HOLDINGS LLC 1107403021		115) LOT 9 BLK 65 S D OUT LOT \$102.00		139) 1 A IN SW COR OF NW NW 24 74 32 \$572.00	
12) 158 X 80 FT TRACT IN LOT 3 NE NE 21 74 31 LANDS ADJ \$1,051.00		43) THAT PART S OF R R LOT 3 FRAC LOTS \$22.00		LILLY, DOUGLAS 1013226001		91) E1/3 OF S1/2 LOT 7 BLK 10 O.T. \$154.00		01030 - SUMMIT A-C		RECTENBAUGH, DENNIS 1424100004	
MILLS, ANDREW & CHRISTINA 1522101001		SICKLES, MICHAEL C & KERI L 1017343002		70) PARCEL A NE NE 13 75 32 \$720.00		BARLOW, DOUGLAS 1107253001		KENDIC, ZLATKO & JESSICA A 1016100006		140) SW NW 24 74 32 \$1,086.00	
13) LOT 12 MIARS \$1,619.84		44) LOT 4 & 33 FT ON S SIDE LOT 4 FRAC LOTS \$57.00		01015 - LEE NV		92) LOT 5 BLK 2 MANNINGS \$706.00		120) 2.14 A. TRACT IN NE COR. NE NW 6 77 33BEG.		RECTENBAUGH, DENNIS 1424100005	
RAMEY, JESSE E & TALLI M 1515353011		SICKLES, MICHAEL C & KERI L 1017402001		LANG, MELISSA S & PUTZ, ANDREW & LANG, JOHN L 1127300005		BLAINE, ELI R 1107431010		NW NW 6 77 33BEG.		141) SE NW 24 74 32 \$587.00	
14) LOT 11 RITCHHARTS 1ST ADD \$988.00		45) THAT PART NW SE LYING S OF R R 17 75 32 LANDS ADJ \$109.00		71) 2.81 A IN NW COR NE SW 27 75 31 \$71.00		93) LOT 10 BLK 2 TAYLORS \$260.00		NE NW 6 77 33BEG.		RECTENBAUGH, DENNIS 1424300001	
RAY, ELDON L & JENNIFER A 1515352012		SICKLES, MICHAEL C & KERI L 1017451005		01016 - GRAND RIVER		2023 Tax		NW 181.31', W 157.84', N 266.38', E 344.02' TO POB \$1,247.00		142) W 20 A OF SW 24 74 32 \$197.00	
15) TRACT IN S E COR OF LOT 8 WILEYS 2ND \$2,306.72		46) TRACT 33 FT AROUND E & N & W SIDES OF BLK 4 AND ALLEY BETWEEN LOTS 1 THRU 6 ARNOLDS \$55.00		BABCOCK, PAMELA 1226200006		COE, KIMBERLY K 1118202020		CENTRAL IOWA COLLISION LLC 0405261002		RECTENBAUGH, DENNIS 1424300002	
RAY, ELDON L & JENNIFER A 1515352014		SICKLES, MICHAEL C & KERI L 1017451019		NE NE 26 75 30 \$71.00		94) LOT 7 BLK 3 LITTLETONS 2ND VIN 143T7232 \$798.00		116) LOT 10 BLK 65 S D OUT LOT \$102.00		143) N 25.72 A OF E 30 A OF NW SW 24 74 32 \$350.00	
16) N 491.5 FT OF LOT 8 WILEYS 2ND \$117.00		47) LOT 3 BLK 4 ARNOLD S \$38.00		BROWN, TIMOTHY 1234200009		CORCORAN, BAILEY L 1107379001		01031 - WALNUT A-C		RECTENBAUGH, DENNIS 1424300005	
THOMPSON, RUSSELL 1521230003		SICKLES, MICHAEL C & KERI L 1017451020		73) 5.9A TRA IN SE NE 34 75 30 \$1,464.00		95) N 60 FT OF LOT 6 BLK 2 MYERS \$211.56		LEMKE, AUGUST DAVID 0209400001		144) N 34.28 A OF NE SW 24 74 32 \$495.00	
17) LOTS 6 & 7 BLK 1 COLBYS \$98.00		48) LOT 4 BLK 4 ARNOLDS \$32.00		DAVIS, TONY D & STACIE K 1229200006		96) N 80 FT OF LOT 6 BLK 2 MYERS \$211.56		122) NE SE 9 77 32 \$318.00		01088 - LINCOLN/DEXTER FIRE	
THOMPSON, RUSSELL D & MICHAL C 1516457002		2023 Tax		74) TRACT ON W SIDE NE NE 253.63' X 749.04' 29 75 30 SURVEY B.362 P.319 \$115.00		97) LOT 10 & E 4 FT OF LOT 9 BLK 1 MYERS \$1,648.00		LEMKE, AUGUST DAVID 0209400003		MCKEE FAMILY FARMS INC 0401400001	
18) S 67 FT OF BLK 1 BROWNS \$246.00		SICKLES, MICHAEL C & KERI L 1017451035		KRALIK, JORDAN E & OAKEL R 1231300012		98) W 78 FT OF S 139.10 FT OF N 173 FTLOT 5 NE NE LANDS ADJ 18 75 31 \$819.00		123) SW SE 9 77 32 \$346.00		145) NW SE EX 4.91 A FOR HY 80 1 77 30 \$605.00	
01006 - WASHINGTON		49) LOT 5 & 6 BLK 4 ARNOLDS COMB. FOR 2007 \$180.00		75) PAR B EXC LOT 1 OF PAR B 31 75 30 SURVEY B.608 P.142 & B.665 P.37 DIVISION \$345.00		GREENWAY, ROBERT 1107333014		LEMKE, AUGUST DAVID 0209400004		MCKEE FAMILY FARMS INC 0401400002	
BURG, CHARLES & CONNIE LYN 1/2		SICKLES, ZAKERY D & KALYN 1017463005		RUBY, MARK A & ANGELA 1217200003		99) S 1/2 LOTS 7 & LOT 8 BLK 6 O T EXC E 10.1' S1/2 LOT 8 \$1,000.00		124) SE SE 9 77 32 \$668.00		146) NE SE EX 13.10 A FOR HY 80 1 77 30 \$437.00	
1/2		SICKLES, ZAKERY D & KALYN 1017463006		RUBY, MARK A & ANGELA 1217200003		HANSEN, ARTHUR K & INA J 1118201021		01032 - CITY OF ADAIR		MCKEE FAMILY FARMS INC 0401400003	
BURG, JOSEPH ALLEN 1/2		51) LOT 4 BLK 17 ARNOLDS \$26.00		RUBY, MARK A & ANGELA 1217200003		100) LOT 5 BLK 2 LITTTLETO NS \$131.00		AKERS, JOHN & LINDA 0103111004		147) SW SE EX 4.01 A FOR HY 80 1 77 30 \$527.00	
19) NW SW 30 74 33 \$487.00		SICKLES, ZAKERY D & KALYN 1017463007		RUBY, MARK A & ANGELA 1217200003		JONES, JANET L 1107433001		125) LOT 1 BLK. 7 E. ADAIR & VACATED ALLEY ON S SIDE \$123.00		MCKEE FAMILY FARMS INC 0401400004	
BURG, CHARLES & CONNIE LYN 1/2		52) LOT 2 BLK 17 ARNOLD S \$1,164.00		RUBY, MARK A & ANGELA 1217200003		101) LOT 2 BLK 1 TAYLOR \$1,303.00		126) S.D. 1 & 2 OF LOT 6 MC & WALSH S.D. \$1,355.00		148) SE SE EX 6.23 A FOR HY 80 & EX 3.2 A ON E SIDE 1 77 30 \$413.00	
1/2		SICKLES, ZAKERY D & KALYN 1017463007		RUBY, MARK A & ANGELA 1217200004		LILLY, DOUGLAS 1118127009		HOWELL, ZINA RAE 0104234008			
BURG, JOSEPH ALLEN 1/2		53) LOT 2 BLK 17 ARNOLD S \$340.00				102) E 131 FT OF N 105 FTFOF BLK 1 SOUTHWEST ADD \$924.00		127) LOTS 7 & 8 & STRIP 4 X 138' ADJ. TO W. SIDE OF LOT 7 BLK. 2 W. ADAIR VIN #9068 \$487.00			
1330300003						MANNING, PARKER & HUMMEL, MIAH 1107335013					
20) SW SW 30 74 33 \$788.00											
WARNER, TODD D 1310100001											
22) A TRACT IN N1/2 NW NW 10 74 33 SURVEY B 1 P 302 OF FIELD NOTES \$925.00											
01007 - JACKSON											
HEINEMAN, WADE ALAN 0932351002											
24) 2 A IN SE COR OF SW SW 32 75 33 \$22.00											