

LEGAL NOTICE

IN THE IOWA DISTRICT COURT OF
CHEROKEE COUNTY
Wintrust Mortgage, a division of
Barrington Bank & Trust Company,
N.A. Plaintiff,
vs.
Timothy Snelling a/k/a Timothy W.
Snelling; Jennifer L. Snelling; State
of Iowa, Child Support Services;
Unknown Spouse, if any, of Jenni-
fer L. Snelling; Unknown Spouse, if
any, of Timothy Snelling; Parties in
Possession, et al. Defendants
EQUITY NO: EQCV028054
ORIGINAL NOTICE FOR
PUBLICATION

You are notified that a petition has been filed in the office of this court naming you as a defendant in this ac-
tion. The petition was filed on March 31, 2025, and prays for foreclosure of Plaintiffs Mortgage in favor of the Plaintiff on the property described in

this notice and judgment for the un-
paid principal amount of \$144,613.20,
with 5.875% per annum interest
thereon from April 1, 2024, together
with late charges, advances and the
costs of the action including (but not
limited to) title costs and reasonable
attorney's fees, as well as a request
that said sums be declared a lien upon
the following described premises from
May 13, 2016, located in Cherokee
county, Iowa:

A part of Lots 12, 13 and 14 in
Hayward's Subdivision of the South
Half of the Southeast Quarter of the
Northeast Quarter (S½ SE¼ NE¼) of
Section 27, Township 92 North, Range
40 West of the 5th P.M., City of Chero-
kee, Cherokee County, Iowa, more
completely described as follows:

Commencing at the Southeast
Corner of the NE¼ of said Section 27;
thence N 90°00'00" W 1038.80 feet
along the South line of the NE¼ of

said Section 27 to the Southeast Cor-
ner of said Lot 14; thence N 00°34'02"
W 33.00 feet along the East line of said
Lot 14 to the North right-of-way line of
Spruce Street and to the Point of Be-
ginning; thence N 90°00'00" W 150.29
feet along the North right-of-way line
of Spruce Street; thence N 00°35'44"
W 69.87 feet; thence S 89°55'04"
E 22.45 feet; thence N 00°34'02"
W 96.77 feet; thence N 89°48'09"
W 30.00 feet; thence N 00°34'02" W
19.97 feet; thence S 89°46'48" E 30.00
feet; thence N 00°34'02" W 54.87 feet;
thence S 89°42'52" E 155.28 feet to a
point on the East line of said Lot 12;
thence S 39°06'11" W 42.93 feet along
the East line of said Lot 12; thence S
00°34'02" E 207.34 feet along the East
line of said Lots 12, 13 and 14 to the
Point of Beginning.

Note: The South line of the NE¼
is assumed to bear N 90°00'00" W,
commonly known as 212 Spruce St,

Cherokee, IA 51012 (the "Property")
The petition further prays that the
Mortgage on the above described
real estate be foreclosed, that a spe-
cial execution issue for the sale of as
much of the mortgaged premises as
is necessary to satisfy the judgment
and for other relief as the Court deems
just and equitable. For further details,
please review the petition on file in the
clerk's office. The Plaintiffs attorney is
Richard Reinblatt, of SouthLaw, P.C.;
whose address is 10855 W Dodge
Road, Suite 250, Omaha, NE 68154.

NOTICE

The plaintiff has elected foreclosure
without redemption. This means that
the sale of the mortgaged property will
occur promptly after entry of judgment
unless you file a written demand with
the court to delay the sale. If you file
a written demand, the sale will be de-
layed until six months (or three months
if the petition includes a waiver of de-

ficiency judgment) from the entry of
judgment if the mortgaged property
is your residence and is a one-fam-
ily or two-family dwelling or until two
months from entry of judgment if the
mortgaged property is not your resi-
dence or is your residence but not a
one-family or two-family dwelling. You
will have no right of redemption after
the sale. The purchaser at the sale will
be entitled to immediate possession of
the mortgaged property. You may pur-
chase at the sale.

You must serve a motion or an-
swer on or before July 3, 2025, and
within a reasonable time thereafter,
you must file your motion or answer
with the Clerk of Court for Cherokee
County, at the county courthouse in
Cherokee, Iowa. If you fail to respond,
judgment by default may be rendered
against you for the relief demanded in
the petition.

If you require the assistance of aux-

iliary aids or services to participate in
a court action because of a disability,
immediately call your District ADA Co-
ordinator at 712-279-6035. If you are
hearing impaired, call Relay Iowa TTY
at 1-800-735-2942.

This case has been filed in a coun-
ty that utilizes electronic filing. You
may find more information and gen-
eral rules governing electronic filing
in Iowa Court Rules Chapter 16. You
may find information concerning pro-
tection of personal information in court
filings in Iowa Court Rules Chapter 16,
Division VI.
By: CLERK OF THE ABOVE COURT
Cherokee County Courthouse
520 W. Main Street,
Cherokee, IA 51012

IMPORTANT:
**YOU ARE ADVISED TO SEEK LE-
GAL ADVICE AT ONCE TO PRO-
TECT YOUR INTERESTS.**
(CT05-23,30,06-06/L#142)

LEGAL NOTICE

CHEROKEE COUNTY
DELINQUENT TAX LIST

DELINQUENT REAL ESTATE, SPECIAL ASSESSMENT AND MOBILE
HOME TAX PUBLICATION LIST
May 30, 2025

I, Jodi B. Mongan, Treasurer of Cherokee County, Iowa, hereby give notice that on Monday, June 16, 2025 at 10:00am, I will offer at public sale in the Cherokee County Board of Supervisors room, the following described ad valorem property taxes, special assessments and Mobile Home taxes of any description on which taxes are then due and remain unpaid. Some parcels are hereby advertised, but will not be sold for various reasons, including bankruptcy proceedings. According to Iowa Code 446.18, those marked subject to public bidder sale must be purchased at the tax sale, if not by private bidder, then by public bidder. After the sale, if redemption is not made within the period specified in the Iowa Code chapter 447, the right to redeem expires and a tax sale delinq may be issued.

Entity	Seq Parcel	Years Delinq Acres	Total
Tax Dist- 003 AFTON TWP ALTA AURELIA			
Patterson Heritage Farms, LLC	1	00000 08 25 300 003 *	3720 594.00
Tax Dist- 005 DIAMOND TWP ALTA AURELIA AUR FD			
Murton, Bonnie Jean	2	00000 16 16 400 003 *	39.00 625.00
Revoc Tr	3	00000 16 16 400 004 *	37.87 617.00
	4	00000 16 22 100 002 *	38.48 588.00
	5	00000 16 22 100 004 *	40.00 508.00
Ohlson Family Trust	6	00000 16 07 200 001 *	38.05 551.00
	7	00000 16 07 200 002 *	37.06 520.00
	8	00000 16 07 300 006 *	31.16 516.00
	9	00000 16 07 300 008 *	11.05 184.00
Ohlson, Betty J & Ohlson Family Trust	10	00000 16 06 100 001 *	9.00 146.00
	11	00000 16 06 100 002 *	41.26 673.00
	12	00000 16 06 300 002 *	34.89 1,701.00
	13	00000 16 06 300 003 *	40.00 653.00
	14	00000 16 06 300 004 *	33.70 544.00
	15	00000 16 06 300 005 *	37.79 602.00
	16	00000 16 07 100 002 *	37.84 598.00
	17	00000 16 07 100 004 *	40.00 644.00
	18	00000 16 07 100 005 *	26.38 437.00
	19	00000 16 07 100 007 *	7.51 2,014.00
	20	00000 16 07 100 008 *	26.42 441.00
	21	00000 16 07 200 003 *	40.00 629.00
	22	00000 16 07 200 004 *	39.00 562.00
Winter, Ardyce R L.E. Etal	23	00000 16 15 300 001 *	38.79 640.00
	24	00000 16 15 300 003 *	37.27 600.00
Tax Dist- 009 PITCHER TWP ALTA AURELIA			
Miller, John J	25	00000 12 26 400 007 *	43.16 477.00
Miller, John J & Miller, Teresa G	26	00000 12 25 300 007 *	12.41 413.00
Yost, Sandra J Miller	27	00000 12 25 300 009 *	6.84 66.00
	28	00000 12 18 200 003 *	40.00 22.00
Tax Dist- 011 SILVER TWP ALTA AURELIA AURELIA FD			
Ohlson, Alec Torrell	29	00000 15 12 200 003 *	2.76 978.00
Ohlson, Betty J & Ohlson Family Trust	30	00000 15 01 400 001 *	40.00 667.00
	31	00000 15 01 400 002 *	39.00 654.00
	32	00000 15 12 200 004 *	34.74 580.00
Tax Dist- 013 SPRING TWP ALTA AURELIA			
Barnes, Marty R	33	00000 04 21 100 004 *	9.13 30.00
	34	00000 04 21 100 006 *	15.38 72.00
	35	00000 04 21 100 007 *	.50 9.00
	36	00000 04 21 200 001 *	36.69 162.00
	37	00000 04 21 200 002 *	38.50 329.00
	38	00000 04 21 200 003 *	40.00 159.00
	39	00000 04 21 200 004 *	40.00 152.00
	40	00000 04 21 300 010 *	7.17 27.00
	41	00000 04 21 400 002 *	40.00 286.00
	42	00000 04 21 400 005 *	35.26 342.00
	43	00000 04 22 100 014 *	7.17 64.00
	44	00000 04 22 100 016 *	30.39 103.00
	45	00000 04 22 200 009 *	6.47 78.00
	46	00000 04 22 300 001 *	40.00 287.00
	47	00000 04 22 300 002 *	7.37 120.00
Merkel, Kendall	48	00000 04 25 100 401 *	398.00
Pithan, Maxine Trust	49	00000 04 25 400 001 *	40.00 1,402.00
Pithan, Maxine-Trustee	50	00000 04 25 400 003 *	39.00 1,375.00
Tax Dist- 015 AFTON TWP CHEROKEE SCHOOL			
Lowry, Marilyn T & Lowry, Wendel E	51	00000 08 17 300 002 *	40.00 703.00
Tax Dist- 017 CEDAR TWP CHEROKEE SCHOOL			
Ohlson, Craig	62	00000 03 28 200 002 *	40.02 709.00
	63	00000 03 28 200 008 *	31.97 564.00
Rasmus, Jordan L & Rasmus, Melody A	64	00000 03 29 300 012 *	17.63 264.00
Tax Dist- 019 CHEROKEE TWP CHEROKEE SCHOOL			
Conley, David & Conley, Bonnie	66	00000 07 13 300 006 *	20.00 181.00
Kennebeck, Colton J & Kennebeck, Paige C	68	00000 07 13 400 006 *	20.00 189.00
Mummert, Aaron A	69	00000 07 13 000 009 *	2.71 3,897.00
Owens, Neil R & Owens, Sue E	69	00000 07 24 400 062 *	7.03 1,018.00
	70	00000 07 22 177 005 *	1.50 101.00
	71	00000 07 22 177 006 *	1.11 865.00
Tax Dist- 023 ROCK TWP CHEROKEE SCHOOL			
Patterson Heritage Farms, LLC	73	00000 10 01 400 001 *	30.00 559.00
	74	00000 10 01 400 002 *	10.00 188.00
	75	00000 10 01 400 003 *	40.00 731.00
	76	00000 10 01 400 004 *	17.96 325.00
	77	00000 10 01 400 007 *	9.75 174.00
	78	00000 10 01 400 008 *	39.00 713.00
	79	00000 10 12 100 004 *	39.50 687.00
	80	00000 10 12 100 006 *	20.44 339.00
	81	00000 10 12 100 007 *	34.56 588.00
	82	00000 10 12 100 011 *	38.00 611.00
	83	00000 10 12 200 001 *	59.25 951.00
Tax Dist- 037 AMHERST TWP MMC SCHOOL			
Nelson, Eric & Nelson, Carol	84	00000 05 17 200 002 *	38.00 688.00
Nelson, Eric F & Nelson, Carol P	85	00000 05 17 200 001 *	39.00 714.00
	86	00000 05 17 200 003 *	40.00 736.00
Tax Dist- 039 GR MEADOW TWP MMC SCHOOL			
Erdmann, Sherry	87	00000 13 22 100 001 *	.35 189.00
IAT 41 LLC	88	00000 13 28 300 007 *	1.51 1,260.00
Klaschen, Lonnie & Klaschen, Marsha	89	00000 13 21 300 007 *	3.84 685.00
Seablom, Tony & Seablom, Ashley	90	00000 13 06 400 006 *	14.23 1,464.00
Tax Dist- 041 MARCUS TWP MMC SCHOOL			
Brady Farms, LLC	91	00000 01 20 100 014 *	3.87 961.00
	92	00000 01 25 200 013 *	3.78 1,078.00
	93	00000 01 25 200 014 *	1.82 38.00
Meyer, Michael J	94	00000 01 15 100 003 *	19.33 375.00
	95	00000 01 15 100 006 *	20.00 376.00
Wolodkiewicz, Jeffrey & Wolodkiewicz, Rachel K	96	00000 01 09 100 006 *	2.34 1,673.00
Tax Dist- 045 TILDEN TWP MMC SCHOOL MARCUS FD			
Brady, Tyler J & Brady, Ashley E	97	00000 09 17 200 007 *	7.44 1,357.00
Miller, Byron Daniel & Miller, Michelle A	98	00000 09 04 400 005 *	.26 601.00
Spieler, Stephanie J & Spieler, Dennis M	99	00000 09 10 300 005 *	9.75 521.00
Tax Dist- 051 CEDAR TWP MMC SCHOOL			
Rasmus, Douglas P	100	00000 03 32 100 008 *	35.03 397.00
	101	00000 03 32 100 010 *	38.29 529.00
	102	00000 03 32 100 011 *	7.83 144.00

Rasmus, Douglas P & Rasmus, Roberta J	103	00000 03 30 300 006 *	3.81	819.00
Rasmus, Jordan L	104	00000 03 31 100 011 *	1.81	655.00
Tax Dist- 053 CHEROKEE TWP MMC SCHOOL				
Brunsting, Michael Dale & Brunsting, Amy Linn	105	00000 07 09 100 010 *	9.75	2,881.00
Tax Dist- 059 ROCK TWP MMC SCHOOL				
Doellinger, David & Doellinger, Melissa	106	00000 10 18 100 005 *	4.80	555.00
Rouillard, Adam Daniel & Bambrila, Trish Lea	107	00000 10 03 300 008 *	3.83	1,656.00
Tax Dist- 061 SHERIDAN TWP MMC SCHOOL				
Jones, Andrew J	109	00000 06 18 300 005 *	3.15	1,208.00
Tax Dist- 065 MARCUS TWP S OBRIEN SCHL				
Miller, Byron Daniel & Miller, Michelle A	110	00000 01 02 100 005 *	4.57	1,913.00
Tax Dist- 069 SPRING TWP S OBRIEN SCHL				
Fuhrman, Jacob	111	00000 04 03 300 008 *	2.30	423.00
Tax Dist- 075 ROCK TWP RIVER VAL SCHL				
Fassler, Rick	112	00000 10 36 400 006 *	34.42	507.00
JCK Kess3 Land LLC	113	00000 10 36 300 011 *	28.01	61.00
	114	00000 10 36 300 012 *	38.15	154.25
	115	00000 10 36 300 014 *	37.32	560.00
	116	00000 10 36 300 016 *	10.89	200.00
	117	00000 10 25 200 005 *	3.76 5	13.00
Rhea, Robert & Rhea, William	118	00000 10 23 400 008 *	.47	102.00
Staver, Chad E & Staver, Sara N				
Tax Dist- 080 WILLOW TWP RIVER VAL SCHL				
Ebert, Kevin	119	00000 14 19 200 006 *	.75	279.00
Hamrick, Todd & Hamrick, Christina	120	00000 14 19 200 007 *	8.85	19.00
	121	00000 14 19 200 009 *	20.34	55.00
	122	00000 14 19 200 011 *	3.50	10.00
	123	00000 14 19 200 013 *	30.24	115.00
Hoepfner Family Living Trust	124	00000 14 23 400 003 *	39.00	528.00
Hoepfner, Alice J & Stephen B-Trustees	125	00000 14 23 400 004 *	36.14	535.00
Sargent, Darlene M	126	00000 14 11 226 010 *	.07	8.00
Tax Dist- 082 SILVER TWP RIVER VAL SCHL HOLSTN FD				
Faist, Curtis John	127	00000 15 29 400 007 *	3.12	1,441.00
Tax Dist- 084 AURELIA INC ALTA AURELIA				
Anderson, Joey A	128	00000 12 10 327 001 *		259.00
Conley, David W & Conley, Bonnie J	129	00000 12 10 276 026 *		878.00
DeMonico, Elizabeth & DeMonico, Joseph C	130	00000 12 10 405 001 *		150.00
Hetsler, Maria	131	00000 12 10 405 002 *		173.00
Hernandez, Alexis & Vonnahme, Shelley	132	00000 12 10 176 008 *		1,127.00
Hewett, James E & Hewett, Stacie L	133	00000 12 10 278 010 *		1,212.00
Morse, Douglas E	135	00000 12 10 180 006 *		860.00
Muller, April Irene & Muller, Christopher Casey	136	00000 12 10 186 001 *		485.00
	137	00000 12 10 186 002 *		222.00
Nordine, Sandra T	138	00000 12 10 228 009 *		1,469.00
Olais, Maria & Olais, Reyes	139	00000 12 10 129 014 *		80.00
	140	00000 12 10 129 015 *		72.00
Rodriguez, Jaime Alberto	141	00000 12 10 261 008 *		509.00
Stevens, Bernard	142	00000 12 10 182 004 *		161.00
Tax Dist- 085 AURELIA INC ALTA AURELIA AGLAND				
Harrison, Patricia J	143	00000 12 10 330 022 *	11.16	217.00
Living Trust Harrison, Patricia J-Trustee				
Tax Dist- 086 CLEGHORN INC MMC SCHOOL				
Bellio, David Andrew	144	00000 06 05 377 005 *		736.00
Geerdes, Cody & Geerdes, Cristie	145	00000 06 05 331 005 *		274.00
Gordon, Andrew J K	146	00000 06 05 377 017 *		217.00
Wendt, Catherine R Life Estate & Bentz, Faith A	148	00000 06 05 379 003 *		677.00
Tax Dist- 088 LARRABEE INC CHEROKEE SCHOOL				
Bolinger, Margy M	149	00000 03 22 281 012 *		217.00
Paulsen, Dave	150	00000 03 22 283 008 *		20.00
Richardson, Dustin	151	00000 03 23 153 005 *		165.00
	152	00000 03 23 153 010 *		553.00
Tax Dist- 090 MARCUS INC MMC SCHOOL				
ATB Enterprises, LLC	153	00000 01 33 452 006 *		36.00
Belew, Agnes J & Witzke, Dawn M & Willems, Thomas J	154	00000 05 04 134 010 *		385.00
Bentz, John & Bentz, Faith	155	00000 01 33 452 011 *		195.00
Buchanan, Rebecca	156	00000 01 33 463 007 *		385.00
Casillas, Lance	157	00000 01 33 462 001 *		98.00
Cox, Stanley & Cox, Julie Tasker	158	00000 05 04 131 005 *		573.00
Farley, Donald J & Franks, Justice D	159	00000 01 33 484 003 *		538.00
Giesen, Rosalee J	160	00000 01 33 466 004 *		651.00
Husman, James R	161	00000 01 33 464 005 *		1,961.00
	162	00000 01 33 465 003 *		231.00
Johnson, James E	163	00000 01 33 455 002 *		701.00
	164	00000 01 33 455 003 *		35.00
Kunkel, Sherry	165	00000 01 33 477 004 *		1,473.00
Long, Nicholas L	166	00000 05 04 204 016 *		2,703.00
Mouser, Steve	167	00000 01 34 353 004 *		1,244.00
Mouser, Steve	168	00000 01 33 464 004 *		313.00
Peterson, Bryan T	169	00000 01 33 477 008 *		1,147.00
Peterson, Bryan T & Peterson LeAnn	170	00000 01 33 477 009 *		701.00
Reederick, Brendon & Keleher, Brienna	171	00000 01 33 481 005 *		412.00
Sand, Cole & Sand, Caden	172	00000 05 04 203 019 *		3,546.00
Wheeler, Mildred Elaine	173	00000 01 33 327 020 *		22.00
Wolfgang, Kenneth W & Wolfgang, Charlotte J	174	00000 05 04 131 002 *		836.00
Tax Dist- 092 MERIDEN INC MMC SCHOOL				
Dailey, Travis	175	00000 06 13 130 008 *		620.00
Hodges, Kyle	176	00000 06 13 128 007 *		1,473.00
Robinson, Gary	178	00000 06 12 381 012 *		21.00
	179	00000 06 12 381 013 *		54.00
Tax Dist- 094 QUIMBY INC RIVER VAL SCHL				
Amick, Bradley D	180	00000 14 11 277 006 SPEC *		471.00
Deer Valley Mechanical, Inc	183	00000 14 11 426 014 *	2.95	946.00
Ferguson, Amber J	184	00000 14 11 276 012 SPEC *		1,208.25
Ludvigson, Lars	185	00000 14 11 282 001 *		129.00
Millen, Greta	187	00000 14 11 230 002 SPEC *		987.50
Miller, Brian C	190	00000 14 11 279 011 *		1,205.00
Spampinato, Regina R & Horstman, Thomas M	191	00000 14 12 301 002 SPEC *		788.02
Stines, Molly & Stines, Adam	193	00000 14 11 277 015 *		1,007.00
The Farmhouse Kitchens LLC	194	00000 14 11 277 007 SPEC *		742.00
XXEXI Rentals Inc	197	00000 14 12 101 008 *		426.00
Tax Dist- 096 WASHTA INC RIVER VAL SCHL				
Edwards, Patrick E	198	00000 14 29 357 006 *		78.00
McCray, Cornell	199	00000 14 29 355 005 *		765.00
River Bottom Bar and Grill	200	00000 14 32 103 010 *		73.00
Spengler, Melody Maureen & (Fuhrman) Schleimer, Leo	201	00000 14 32 126 009 SPEC *		1,162.67
VanHouten, Jesse Collins	202	00000 14 32 126 010 *		163.00
Warrender, Gerald W	203	00000 14 32 126 012 *		13.00
	204	00000 14 32 126 013 *		292.00
Tax Dist- 097 WASHTA INC RIVER VALLEY AGLAND				
Shea, Chris	205	00000 14 29 100 011 *	2.93	52.00
Tax Dist- 098 CHEROKEE INC CHEROKEE SCHOOL				
Aduddell, Douglas	206	00000 07 34 205 009 *		138.00
Amick, Bradley D & Amick, Amy L	207	00000 07 34 126 022 *		711.00
Anthony, Theresa	208	00000 07 34 127 025 *		106.00
Badtram, Randy & Badtram, Christy	210	00000 07 27 453 008 *		546.00
	211	00000 07 26 101 001 *		144.00
Badtram, Randy P & Sullivan, Christy M	212	00000 07 23 353 001 *		2,681.00
Bainbridge, Roger R & Bainbridge, Bonnie M	213	00000 07 34 211 004 *		615.00
Bakker, Lauren	214	00000 07 26 176 004 *		555.00