

Carroll County Courthouse Records

SMALL CLAIMS

Mark Harold Martin, Manning, in favor of LVNV Funding LLC, Grand Rapids, MI, \$728.78 with interest at the rate of 6% from March 3, 2025 and court costs.

Mark Harold Martin, Manning, in favor of LVNV Funding LLC, Grand Rapids, MI, \$692.33 with interest at the rate of 6% from March 3, 2025 and court costs.

Elizabeth Jo Behrens, Carroll, in favor of First National Bank of Omaha, Omaha, NE, \$5,884.17, accrued interest in the amount of \$0, along with 0% interest per annum, plus the costs of this action.

Deborah Lynn Burnett, Carroll, in favor of Capital One, NA, Des Moines, \$2,996.49 entered in favor of the Plaintiff, Capital One, NA, against the defendant, Deborah Burnett, in the amount of \$2,996.49 and for costs of this action.

Lisa Jeanne Regenscheid, Manning, in favor of Hauge Associates Inc., Sioux Falls, SD, \$2,502.43 with interest at the rate of 5% from March 21, 2025 and court costs.

Amy Igou, Arcadia, in favor of Portfolio Recovery Associates, LLC, \$1,251.31 with interest at the rate of 6.00% from April 7, 2025 and court costs.

Carole A. Lanning, Carroll, in favor of Capital One Bank, Golden Valley, MN, \$5,878.94 with interest at the rate of 0% from NA and court costs.

Seth Michael Butler, Scranton, and Danielle Nicole Hermansen, Glidden, in favor of Karl Kustoms Incorporated, West Des Moines, \$4,815.31 with interest at the rate of 6% from April 21, 2025 and court costs. The court further enters judgment for attorney fees in the amount of \$600.

CIVIL JUDGMENTS

Rieber Contracting Inc. in favor of Altorfer Inc., for the amount of \$91,888.70; Pre-judgment interest in the sum of \$3,443.94; For future interest at the contractual rate of 12% from the date of filing the petition; For court costs.

CRIMINAL JUDGMENTS

Charles J. Montalbano, Carroll, driving while license denied, suspended, cancelled or revoked, \$387.50

MAGISTRATE

Speeding

(1 to 5 mph over)

John J. Moreno, Omaha, NE
Andrew P. Rickers, Maple River Junction
Amy L. Wiederin, Carroll

(6 to 10 mph over)

Jakob D. Bieret, Wall Lake
Randall Ray Ripke, Rembrandt
Kaitlin Rose Halbur, Dedham
Onin Abil Montoung Deng, Urbandale
Emma Lynn Grossman, Halbur
Kyle Evan Habrich, Boone

(11 to 15 MPH Over)

Aiden James Kennebeck, Carroll

(20 MPH OVER)

Dawnelle Marie Van Unen, Guthrie Center

No seatbelt

Niki Jane Seuntjens, Danbury
Justin James Opperman, Manning
Jacob Michael Mertz, Manning

No driver's license

Melissa Costilla, Gainesville, TX

Driving with a suspended/expired license

Mario Garcia Medina, Denison
Phoenix Orion Armstrong Jones, Lidderdale
Cameron Matthew Allen, Dallas Center

No Insurance

Matthias Vernon Stork, Carroll
Damian A. Rodriguez, Carroll
Virginia Jean Birch, Carroll

Failure to yield

Kassidy Marie Wenck, Glidden
Anna Marie Adkins, Carroll

MISCELLANEOUS

Melissa Costilla, Gainesville - failure to use child restraint device, TX

Andrew P. Rickers - possession/purchase of alcohol by person 18/19/20, Maple River Junction

Damian A. Rodriguez - violation of instruction permit limita-

tion, Carroll
Alex Richard Huegerich - snow removal, Carroll
Angela Jacqueline Shelton - unsafe turn or fail to give turn signal, Carroll
Jane Rose Snow - unsafe backing on highway, Carroll

MORTGAGES

May 12 — Ashley Reisinger to Wintrust Mortgage, Barrington Bank & Trust Co. NA, Mortgage Electronic Registration Systems Inc., LANESBORO ORIGINAL TOWN Lot: 1-6 Block: 2 Parcel: 0409427006, \$147,410

May 12 — Jeffrey A. Daniel to Dupaco Credit Union, CARROLL FRANK ADDITION Lot: 7 Block: 4, \$30,000

May 12 — Pedro Perez Heredia and Jackeline Hernandez to Availa Bank and Mortgage Electronic Registration Systems Inc., CARROLL ROLLING HILLS ADDITION Lot: 1 Block: 6 Parcel: 0625329001, \$150,000

May 13 — Ashley Reisinger to Iowa Finance Authority, LANESBORO ORIGINAL TOWN Lot: 1-6 Block: 2, \$7,625

May 13 — Thomas A. Grace and Alissa L. Grace to Dupaco Community Credit Union, CARROLL OAK PARK SUBDIVISION Lot: 13 Block: 1 Parcel: 0719131026, \$71,200

May 13 — Kara D. Peter and Kyle W. Berg to Availa Bank and Mortgage Electronic Registration Systems Inc., CARROLL APPLEWOOD KNOLLS ADDITION Lot: 11 Block: 21, \$238,888

May 13 — Eileen M. Lagenfeld to Dupaco Community Credit Union and Mortgage Electronic Registration Systems Inc., CARROLL OAK PARK SUBDIVISION Lot: 13 Block: 1 Parcel: 0719131026, \$61,950

May 13 — Michael J. Dirkx and Rachael E. Dirkx to Commercial Savings Bank, BREDATIEFENTHALER SUBDIVISION Lot: 18, \$1,600,000

May 14 — Tanner K. Freese and Kendra R. Freese to Availa Bank and Mortgage Electronic Registration Systems Inc., ARCADIA REDIG SUBDIVISION Lot: 14 Block: 1, ARCADIA REDIG SECOND SUBDIVISION Lot: 4, \$345,000

May 14 — Craig J. Langel and Luann K. Langel to First National Bank of Manning, E2 NE 16-82-36, \$188,214

May 14 — Craig J. Langel and Luann K. Langel to First National Bank of Manning, E2 NE 16-82-36, \$1,000,000

May 14 — Ronald D. Wittrock and Elaine M. Wittrock to Iowa Savings Bank, Lot: 1-2 SE NE 3-83-35 Parcel: 1003200006, \$60,000

May 14 — Kennebeck Family Farms Corporation, Andrew Kennebeck and McKenzie Kennebeck to Farm Service Agency and United States Department of Agriculture, LOT 1 Lot: B SW NW 18-83-34, \$600,000

May 15 — Paul D. Lerssen to Premier Lending Alliance LLC and Mortgage Electronic Registration Systems Inc., N58 FT E2 CARROLL NINTH ADDITION Lot: 1 Block: 75, \$152,472

May 15 — Tadd A. Haberl and Michelle M. Haberl to New Day Financial LLC and Mortgage Electronic Registration Systems Inc, CARROLL ALTA VISTA ADDITION Lot: 5 Block: 14 Parcel: 0719177029, \$221,250

May 15 — Kenneth Muhlbauer to Westside State Bank, N2 NE SE 16-83-36, E 12.5 ACRES NW SE 16-83-36, \$115,000

May 15 — Andrew D. Kennebeck and McKenzie A. Kennebeck to Dennis L. Kennebeck and Julie A. Kennebeck, LOT 1 Lot: A SW NW 18-83-34, LOT 1 SE NW 18-83-34, \$100,000

May 15 — Alex D. Kankel and Heidi M. Kankel to Commercial Savings Bank, GLIDDEN WEST VIEW ADDITION Lot: 3, \$215,000

May 15 — S&S Spa LLC, Rebecca Scharfenkamp and Shelby N. Schulte to Westside State Bank, LOT 12 BREDASHWOOD BUSINESS PARK SUBDIVISION Lot: A, \$950,000

May 16 — Bobbie Jean Vega and Juan Vega Martinez to Dupaco Community Credit Union, Lot: 4 NE 20-82-36 Parcel:

1320251016, \$190,000

WARRANTY DEEDS

May 12 — Patricia L. Main to Ashley Reisinger, LANESBORO ORIGINAL TOWN Lot: 1-6 Block: 2, \$243.20

May 12 — Maureen M. Darr to Jane B. Forbes, W 70 FEET CARROLL FLORENCOURTS FIRST ADDITION Lot: 1 Block: 1, \$239.20

May 12 — Zachary S. Schramm and Brittany L. Schramm to Joan L. Wittrock Revocable Trust and Joan L. Wittrock, FIRST REPLAT OF LOTS 10-16 CARROLL TIMBER CREEK SUBDIVISION Lot: 10-11 Block: 2, \$95.20

May 12 — Kathryn Holloway to Pedro Perez Heredia, MAN-NING OHDE MILLER & MYATTS ADDITION Lot: 3 Block: 1, \$114.40

May 13 — Carroll Property Partners LLP and Nick Kanne to Thomas A. Grace and Alissa L. Grace, E 86 FT CARROLL WATTLES FIRST ADDITION Lot: 1 Block: 2, \$135.20

May 13 — Muhlbauer Farms LLC and Carol A. Wendt to Deborah Muhlbauer, S2 NE 16-83-36, \$0

May 13 — Dalton D. Springer to Kara Danielle Peter, CARROLL APPLEWOOD KNOLLS ADDITION Lot: 11 Block: 21, \$383.20

May 14 — Clarence H. Hausman Residuary Trust and Ronald Hausman to Ronald Hausman and John Hausman

May 14 — Hausman Family Irrevocable Trust, Ronald Hausman and John Hausman to John Hausman and Ronald Hausman, E2 NW 17-83-35, PT W2 NE 17-83-35, PT SW NE 17-83-35, \$0

May 14 — Hausman Family Irrevocable Trust and Ronald Hausman to Sheryl Gust, PT W2 SW 31-85-35, \$0

May 14 — Hausman Family Irrevocable Trust, Ronald Hausman and John Hausman to Sheryl Gust, PT W2 SW 31-85-35, \$0

May 14 — Clarence H. Hausman Residuary Trust and Ronald Hausman to Cindy Dobson, Lot: 1 SE NW 17-83-35, \$0

May 14 — Hausman Family Irrevocable Trust, Ronald Hausman and John Hausman to Sheryl Gust, Lot: 1 SE NW 17-83-35, \$0

May 14 — Clarence H. Hausman Residuary Trust and Ronald Hausman to Ronald Hausman and John Hausman, NW SE 17-83-36, SW SE 17-83-36, \$0

May 14 — Hausman Family Irrevocable Trust, Ronald Hausman and John Hausman to Sheryl Gust, Ronald Hausman and John Hausman, NW SE 17-83-36, SW SE 17-83-36, \$0

May 14 — Hausman Family Irrevocable Trust, Ronald Hausman and John Hausman to Lori Tegels and Cindy Dobson, W2 SW 36-85-36, \$0

May 14 — Dennis L. Kennebeck and Julie A. Kennebeck to Kennebeck Family Farm Corporation, LOT 1 Lot: B SW NW 18-83-34, \$2,719.20

May 15 — Tricia A. Arnold to Paul D. Lerssen, N58 FT E2 CARROLL NINTH ADDITION Lot: 1 Block: 75, \$265.60

May 15 — Muhlbauer Farms LLC and Carol A. Wendt to Kenneth Muhlbauer, N2 NE SE 16-83-36, NW SE 16-83-36, \$116.80

May 15 — Karen S. Sweeney Living Trust and Steven J. Sweeney to Steven Joseph Sweeney, CARROLL HANIGANS FIRST ADDITION Lot: 2, \$415.20

May 15 — Rick J. Halbur and Annemarie E. Halbur to Kent A. Halbur and Katherine A. Halbur, S2 SE NE 8-83-36, \$443.20

May 15 — Jason J. Heuton and Nicole L. Heuton to S&S Spa LLC, LOT 12 CARROLL ASHWOOD BUSINESS PARK SUBDIVISION Lot: A, \$159.20

May 16 — Kyle B. Wenck to Ryan W. Schreck and Michele A. Schreck, EXCEPT W 84 FT CARROLL SECOND ADDITION Lot: 4 Block: 28, \$135.20

May 16 — James E. Heiliger and Susan M. Heiliger to James Duane Bueltel and Kristi Lynn Bueltel, PT CARROLL TIMBER CREEK EAST SUBDIVISION PLAT 5 Lot: 12-13, \$231.20

May 16 — 704 Development Corp. and James J. Greteman to Brian G. Berg, CARROLL ROLLING HILLS SOUTH 4TH ADDITION Block: 1 Unit: 629, \$493.60

May 16 — Acklin Properties LLC and Michele Acklin to Bradley D. Shirbroun and

Ann E. Shirbroun, CARROLL BRADLEY & CRETSINGERS SECOND ADDITION Lot: 1-2 Block: 1, \$215.20

QUIT CLAIM DEEDS

May 13 — Daniel S. Mauch and Sara M. Mauch to Daniel S. Mauch Trust, Sara M. Mauch Trust, Daniel S. Mauch and Sara M. Mauch, PT CARROLL KRAUSE & KENNEBECKS ADDITION Lot: 4-5 Block: 1, \$0

May 13 — Lewis L. Orcutt to Charles R. Pauk and Judith A. Pauk, Lot: 2 NW NW 33-84-34, \$0

May 14 — Joshua Johnson to Titan Property Management LLC, CARROLL SEVENTH ADDITION Lot: 4 Block: 59, E2 CARROLL ELEVENTH ADDITION Lot: 6 Block: 80, \$0

May 14 — Tanner K. Freese to Tanner K. Freese, ARCADIA REDIG SUBDIVISION Lot: 14 Block: 1, \$0

May 14 — Christopher C. Molinsky and Susan L. Molinsky to Chris Molinsky Family Trust, Susan Molinsky Family Trust, Christopher C. Molinsky and Susan L. Molinsky, CARROLL TIMBER CREEK EAST SUBDIVISION PLAT 1 Lot: 6, \$0

May 15 — William F. Smith and Elmira M. Smith to William F. Smith and Elmira M. Smith, CARROLL TERRACE HEIGHTS ADDITION Lot: 3-4 Block: 1, \$0

May 16 — NAT 4KE Lawn & Landscape LLC and Natalie R. Forke to Expect Beautiful Things LLC, CARROLL SOUTHWEST DEVELOPMENT PARK Lot: B-12, \$0

May 16 — Natalie R. Forke to Expect Beautiful Things LLC, EXCEPT LOT 7 CARROLL SOUTHWEST DEVELOPMENT PARK Lot: B-D, PT CARROLL SOUTHWEST DEVELOPMENT PARK Lot: 11, \$0

CONTRACT

May 15 — Dennis L. Kennebeck and Julie A. Kennebeck to Andrew D. Kennebeck and McKenzie A. Kennebeck, LOT 1 Lot: A SW NW 18-83-34, Lot: 1 SE NW 18-83-34, \$0

DEEDS

May 13 — Garry J. Garrett and Roxanne M. Garrett to Garry J. Garrett Living Trust, Roxanne M. Garrett Living Trust, Garry J. Garrett and Roxanne M. Garrett, E2 CARROLL WHITNEYS SECOND ADDITION Lot: 8-9 Block: 3, \$0

RELEASES

May 12 — Iowa Savings Bank to Amy L. Hoogestraat

May 12 — Dupaco Community Credit Union to Donald Beck and Patricia Beck

May 13 — Iowa Savings Bank to Jeremy J. Schaefer and Beth A. Schaefer

May 13 — Farm Credit Services of America to Daniel A. Schoenherr and Heather D. Schoenherr

May 14 — Mortgage Electronic Registration Systems Inc. and Quicken Loans LLC to Lynn F. Vonnahme

May 14 — Mortgage Electronic Registration Systems Inc. and Premier Lending Alliance LLC to Darion D. Bradley and Alannah Kaye Bradley

May 15 — Commercial Savings Bank to Tadd A. Haberl and Michelle M. Haberl

May 15 — Dupaco Community Credit Union to Eileen M. Langenfeld

May 15 — Mortgage Electronic Registration Systems Inc. to Tanner K. Freese and Kendra R. Peter

May 15 — Iowa Savings Bank to Beth Ann Schultz

May 15 — Iowa Savings Bank to Dalton D. Springer and Samantha J. Springer

May 15 — Iowa Savings Bank to Ronald D. Wittrock and Elaine M. Wittrock

STATE TAX LIENS

May 12 — L&M Bowl LLC to Iowa Department of Revenue, \$57,200

May 12 — J&V Audio to Iowa Department of Revenue, \$86,100

May 13 — Donald G. Rohe to Iowa Department of Revenue, \$0

May 15 — Randall S. Gosch to Iowa Department of Revenue, \$4,157.24

May 15 — Pleasant Valley Woods Inc. to Iowa Department of Revenue, \$57,200

PUBLIC NOTICE

Manning, Iowa

May 20, 2025

The City Council of the City of Manning, Iowa met in regular session on Tuesday, May 20, 2025, in the Council Chambers of City Hall pursuant to the laws and rules of said Council in regular session. Mayor Maas called the meeting to order at 6:00 p.m.

Roll Call: Council members present were Pam Kusel, Sheryl Dammann, and Robert Ehlers. Absent were: Ryan Doyle and Kyle Arp. Also present were: Lauren Mortensen with Region XII Council of Governments, Gene Steffes with Arrow Pallets, Stacey and Nate Janssen with Janbur, LLC, Ben Lorenzen, Jean Stadlander and City Employees Bryan Halbur, Cory Arp, Ambria Ellis, and Dawn Meyer.

Approval of Agenda: Ehlers motioned, seconded by Dammann to approve the agenda. All ayes—motion carried.

Citizens Forum: Maas opened the meeting to public comment. No one was present that wished to comment.

Consent Agenda: After discussion, Ehlers motioned and Dammann seconded to approve the consent agenda, which approved the minutes of the April 15 Council meeting; payment of bills from April 16 to May 20 that totaled \$426,832.89 the April Treasurer's Reports; Use of Main Street for the Market, Meals & Music on Main event; a Liquor License for Manning Area Partners for Party on the Bricks; Resolution 2025-17: Authorizing the Transfer of Emergency Levy Funds; Resolution 2025-18: Authorizing the Installation of No Parking Signs on the Dead End on North Nishnabotna Drive; Hausbarn-Heritage Park's Outdoor Service Area extension for June 7; and tobacco permits for Dollar General and Casey's. Upon roll, all voted ayes. The following bills were approved:

ADVANCED COMM. IT SUPPORT.....	105.00
AETNA 2nd Qtr EAP Fee	56.94
AFLAC SUPP INS	236.86
AMAZON EQUIPMENT	1,373.18
ASPHALT COOP FUND	4,530.70
AT & T MOBILITY PHONES	232.57
BOMGAARS CLOTHING	193.97
CARDMEMBER SERVICES EQUIP....	5,061.77
CARROLL CONST. METAL KEYWAY	539.34
CARROLL CO. SOLID WASTE TIPPING FEES	65.50
CARROLL REFUSE APRIL GARBAGE	8,076.96
CINTAS MEDICINE, 1ST AID.....	361.90
CJ COOPER & ASSOC. ADMIN FEE	170.00
COLLECTION SERVICES	461.52
GARNISHMENT	126.85
COUNTRY INTERIORS PAINT SUPP	126.85
CULLIGAN WATER WATER/COOLER	31.40
DANNER LAWNSCAPES GRASS	SEED
DAVIDS CASAS MAGIC SHOW	1,335.50
DELTA DENTAL INSURANCE	350.00
DREES CO. EQUIP REPAIR	400.00
DUKE AERIAL, INC SHOP SUPPLIES	1,149.62
EBS PAY PLUS	211.00
ELIOTT EQUIP CO EQUIPMENT	392.41
EMERGE MARKETING MANNING	510.19
ENVI EQUIP & SERVICES EQUIP/ SUPP	332.45
FELD EQUIPMENT CO. INSPECTION	1,765.58
FELT EQUIPMENT HSA COUNTERTURN	618.16
FORTE ACH FEES	64.00
FRANK BOECK SEWER REPAIR	730.26
FRANKS DESIGN GROUP	179.24
GALLAGHER, JORDAN REFUND	2,000.00
GALLAGHER, JORDAN REFUND	12,900.00
GALLAGHER, JORDAN REFUND	472.50
GROUT MUSEUM DISTRICT MAD MIXTURE	99.95
H2O CLEANING WINDOW WASHING	461.60
HACH Water DEIONIZED	450.00
HAPPY FACES ENT. Library Program	144.59
HAWKINS WATER Chlorine Cylinder	450.00
HEARTLAND BACKFLOW INC DEVICE TESTING	2,558.89
HOUSBY MACK, INC Equip Maint	255.00
INNOVATIVE SYSTEMS BILL MAILING	751.35
IPERS IPERS	648.20
IPERS IPERS	9,686.72
IRBECK WELDING, LLC SEWER P	50.00
IRS TAXES	13,964.60
JEFF QUINN MAGIC SHOW	350.00
KARSTEN REPAIR HOSE, EQUIP	441.10
KASPERBAUER CLEANERS Shop Rags	45.85
KEVIN C. BLAZEK ATTORNEY FEES	400.00
MANNING AUTO PARTS EQUIP. SUPP	610.35
MANNING MONITOR PUBLICATIONS	326.52
McCLURE ENGINEERING	837.50
MECHANICAL SALES POOL REPLACEMENT	148,000.00
MIDWEST WHOLSALE EQUIP. SUPP	1,438.75
MMIT COPIER	106.00
MMU UTILITIES/EQUIP	13,199.12
MOORHOUSE READY TITILE	51,881.97
NBS CALIBRATION SCALE	204.00
Olsen's Outdoor Power EQUIP. SUPP	483.68
ONE MORE REP EXERCISE	7,670.00
OPTIONAL INK BANNER	92.97
OUTLAW SIGNS DANCE SHIRTS	152.00
PATRICK J. GAER CLEANING	600.00
PODEY SCREENING	50.00
PUCK ENTERPRISES BEAM	780.00
RAGALLER DRYWALL WALLS, CEILING	7,680.00
RASMUSSENS MAINTENANCE	2,850.14
REGION XII ASSISTANCE	1,500.00
SMG GARAGE LLC EQUIP. SUPP	20.58
SOLL'S SERVICE SEWER CAMERA	680.24
STAR EQUIP EQUIP. MAINT	2,846.67
STATE HYGIENIC LAB WATER ANALYSIS	840.50
SUAREZ, RACHEL RLF 1 LOAN	7,000.00
SUE NEUZMANN CLEANING	158.00
THE DEALT HAND LIBRARY PROGRAM	540.00
TIM MAGICIAN SCHOOL MAGIC EVENT	400.00
TREASURER TAXES	3,899.80
TRIONFO INS.	257.29
UECO EQUIP	1,466.10
VAN WALL EQUIP EQUIP	580.11
VISUAL EDGE IT COPIER CONTRACT	1,166.19
VOYA CONTRIBUTION	1,120.00
WELLMARK HEALTH INS.	11,368.01
WESTERN IOWA PUMPING SEWER REPAIR	810.00
WLENBORG REPAIR TIRE DISPOSAL	686.74
WINDSTREAM PHONE CHARGES	24.49
ZIEGLER CAT BOLT,NUT, EDGE	948.28
PAYROLL	67,724.79
GRAND TOTAL	426,832.89
ROAD TOTAL	99,541.82
ROAD USE TAX	20,871.12
TRUST & AGENCY	9,482.54
INSURANCE FUND:	35.00
HOUSING & URBAN RENEWAL:	1,500.00
REVENUE LOAN FUND:	7,000.00
ECONOMIC DEV. FUND	13,172.81
REC/PARK CAPITAL	8,408.08
ECCBG Grant	150,869.80
BRIDGE CAPITAL PROJECTS:	837.50
STREET CAPITAL PROJECT:	51,698.75
WATER FUND	28,229.16
SEWER FUND:	28,571.35
SANITATION:	8,614.96
GRAND TOTAL	426,832.89

Receipts by fund type for the month of April: General - \$167,985.26; Road Use - \$17,191.22; Trust & Agency - \$58,189.33; Insurance - \$34,346.19; Local Option Sales Tax - \$28,414.56; TIF-Assisted Living: \$3.68; LMI Housing - \$4989.60; Revolving Loan - \$2826.16; Economic Development - \$517.16; Fire Trust - \$417.32; Police Trust - \$101.75; Library Trust - \$500.00; Parks and Rec Capital - \$1083.17; Debt Service - \$18,319.25; Fire Station Project - \$148.11; Trails - \$44