

PUBLIC NOTICES | iowapublicnotices.com

Legal Notices Cont.

IN THE IOWA DISTRICT COURT IN AND FOR MADISON COUNTY

Capital One, N.A.
c/o Gurstel Law Firm PC
6681 Country Club Drive
Golden Valley, MN 55427
File #1768466

Case No. LACV035983

ORIGINAL NOTICE

Plaintiff,
vs.
Chad D Thompson
Joski Food Corporation
1109 Dale Dr and 808 57th St
Winterset IA 50273 and West Des Moines IA 50266-7234
Phone: N/A

Defendants
TO THE ABOVE NAMED DEFENDANTS:
You are notified that a petition has been filed in the office of the clerk of this court naming you as the defendant in this action. A copy of the petition (and any documents filed with it) is attached to this notice. The attorneys for the plaintiff are Gurstel Law Firm PC, whose address is 6681 Country Club Drive, Golden

Valley, MN 55427. That attorney's telephone number is 866-964-0232; facsimile number 877-750-6335.

You must electronically file your motion or answer within 20 days after service of this original notice upon you, using the Iowa Judicial Branch Electronic Document Management System (EDMS) at https://www.iowacourts.state.ia.us/EFfile, unless you obtain from the court an exemption from electronic filing requirements. If you do not, judgment by default may be rendered against you for the relief demanded in the petition.

If assistance of auxiliary aids or services is required to participate in Court due to a disability, such as hearing impaired, call the Americans with Disabilities coordinator at 515-286-3394. If you are in need of dual party telephone relay services, call Relay Iowa TTY at 1-800-735-2942. (Seal)

Clerk of the Court
Madison County Courthouse
IMPORTANT

YOU ARE ADVISED TO SEEK LEGAL ADVICE AT ONCE TO PROTECT YOUR INTERESTS

27-29

Deeds

AFFIDAVIT - TRANSFER: PAUL KELLY A, PAUL TIMOTHY J TO PAUL KELLY A, 6-74-27 NW SW TRACT IN, WALNUT TWP

QUIT CLAIM DEED: PAUL KELLY A TO PAUL KELLY A, PAUL KELLY A TRUST, TR 6-74-27 NW SW TRACT IN, WALNUT TWP

QUIT CLAIM DEED: LANE RANDALL M TO LANE RANDALL M, LANE RANDALL M TRUST, TR 13-75-26 SW SW PARCEL F, 13-75-26 SW SW PARCEL G, SOUTH TWP

QUIT CLAIM DEED: KIERNAN CAROL TO BINNS CRYSTAL, 35-76-28 SE SW PT PARCEL A, DOUGLAS TWP

QUIT CLAIM DEED: LYNCH THOMAS M, LYNCH TERRY G TO LYNCH RYAN T, LYNCH SHANA M, 36-77-26 W2 NW TRACT IN, LEE TWP

QUIT CLAIM DEED: KIRKLAND PATRICIA A, KIRKLAND PATRICIA, DOSE LEONARD W TO KIRKLAND PATRICIA A TR, KIRKLAND FARM TRUST, 33-74-29 E2 SE TRACT IN, GRAND RIVER TWP

QUIT CLAIM DEED: KARIS MACKENZIE, KARIS MACKENZIE LYNN, TAFFAE MACKENZIE, KARIS NICHOLAS TO KARIS MACKENZIE, KARIS NICHOLAS, EARLHAM ORIGINAL TOWN LOT 5 BLOCK 17 PT LOT, EARLHAM ORIGINAL TOWN LOT 6 BLOCK 17

WARRANTY DEED: ROONEY ERIC, ROONEY JULIE TO BURGER RYAN E, BURGER ERICA A, 26-75-29 NE SE, 25-75-29 N2 SW TRACT IN, 25-75-29 S2 NW TRACT IN, WEBSTER TWP, \$793,000

Estate Notice

THE IOWA DISTRICT COURT FOR MADISON COUNTY

IN THE MATTER OF
THE ESTATE OF
JOAN J. GRIFFITH,
Deceased

CASE NO. ESPR013620
NOTICE OF PROBATE OF WILL,
OF APPOINTMENT OF EXECUTORS,
AND NOTICE TO CREDITORS

To All Persons Interested in the Estate of Joan J. Griffith, Deceased, who died on or about February 8, 2026:

You are hereby notified that on February 16, 2026, the Last Will and Testament of Joan J. Griffith, deceased, bearing date of October 26, 2010, was admitted to probate in the above named court and that Teresa Kuhns and Sandra Cook have been appointed Executors 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 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 February 16, 2026.

Teresa Kuhns, Executor of Estate
1923 Patricia Acres
Winterset, IA 50273
Sandra Cook, Executor of Estate
1475 South Stonewood Drive
West Des Moines, IA 50266

Trevor J. Heimbaugh, ICIS#: AT0015263

Attorney for Executors
Jordan, Oliver, Walters & Smith, P.C.
101 1/2 W. Jefferson

Winterset, Iowa 50273

Date of second publication: February 25, 2026

Probate Code Section 304

* Designate Codicil(s) if any, with date(s).

26-27

Estate Notice

IN THE IOWA DISTRICT COURT FOR MADISON COUNTY

IN THE MATTER OF
THE ESTATE OF
TWILA R. SEIBERT,
Deceased.

PROBATE NO. ESPR013618
NOTICE OF PROBATE OF WILL,
OF APPOINTMENT OF EXECUTOR,
AND NOTICE TO CREDITORS

To All Persons Interested in the Estate of Twila R. Seibert, Deceased, who died on or about January 2, 2026:

You are hereby notified that on January 21, 2026, the Last Will and Testament of Twila R. Seibert Deceased, bearing date of November 7, 2024, was admitted to Probate in the above-named Court and that Elizabeth A. Hansen 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 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 February 18, 2026.

Elizabeth A. Hansen, Executor of Estate
719 N. 6th Avenue Circle
Winterset, IA 50273

Jane E. Rosien, ICIS#: AT0006681

Attorney for Executor
Flander Rosien, P.C.
114 E. Jefferson Street

P.O. Box 67

Winterset, Iowa 50273-0067

Date of second publication: March 4, 2026

27-28

IN THE MATTER OF THE GWENDOLYN J. WAMBOLD REVOCABLE TRUST

dated August 25, 2005

To All Persons Regarding

Gwendolyn J. Wambold Deceased, who died on November 1, 2025:

You are hereby notified that Dale A. Wambold is the trustee of the Gwendolyn J. Wambold Revocable Trust, dated August 25, 2005. You are directed to contact the undersigned regarding matters relating to the administration of this trust. At this time, no probate administration is contemplated with regard to the above-referenced decedent's estate.

Any action to contest the validity of this trust must be brought in the Iowa District Court for Madison County 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 notice to all heirs of the decedent settlor and the spouse of decedent settlor whose identities are reasonably ascertainable. Any suit not filed within this period shall be forever barred.

Notice is further given that any person or entity who possesses any claims against the estate or trust must mail proof of the claim to the trustee at the address 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 mailing of this notice if required, or the claim shall be forever barred, unless paid or otherwise satisfied.

Gwendolyn J. Wambold Revocable Trust
c/o Thomas J. Houser
Dentons Davis Brown PC
4201 Westown Parkway, Suite 300
West Des Moines, IA 50266
Attorneys for Trustee, Dale A. Wambold

Date of second publication: February 25, 2026.

26-27

Send legals notices to: legals@wintersetmadisonian.com

Winterset Municipal Utilities

February 17, 2026

The Board of Trustees of the Winterset Municipal Utilities, Winterset, Iowa, met on February 17th, 2026, in accordance with the above Notice & Call of Public Meeting. Chairman Steve Montross called the meeting to order with the following Members of the Board in attendance.

PRESENT: Steve Montross, Wendy Frost, Gary Emmert

ABSENT: None

Others in attendance, Evan Kuhns, Asst. Utility Water Superintendent, Chuck Johnson Electric Superintendent, Jay Gibson, Asst Electric Superintendent, Ryan Marquardt.

Chairman Montross asked for approval of the agenda. Trustee Emmert made a motion to approve the agenda. The motion was seconded by Trustee Frost. On a voice vote the motion carried.

Chairman Montross stated the minutes from the January 19th, 2026 meeting had been provided to the Board. Trustee Frost moved to approve the minutes. Seconded by Trustee Emmert. On a voice vote the motion carried.

Mr. Benshoof was asked to give his report to the Board. Mr. Benshoof stated that there are over one thousand accounts set up on Front Desk. Mr. Benshoof informed the Board that our Finance Officer has resigned. Mr. Benshoof presented options moving forward. Mr. Benshoof reported that he is accepting proposals for auditing services.

Chairman Montross asked for a report on the MCDG. Mr. Marquardt presented a written report on his monthly activities and discussed possible development opportunities with the Board.

Chairman Montross asked for a report on the watershed. Mr. Marquardt up-

dated the Board on current programs and possible future projects.

Chairman Montross asked Mr. Benshoof to address the next agenda item, Resolution #2172026A Appointing SIMECA Representative. Following discussion, Trustee Emmert introduced the Resolution APPOINTING SIMECA REPRESENTATIVE and moved for its adoption. Trustee Frost seconded the motion. On roll vote:

AYES: Montross, Emmert, Frost

NAYS: None

Chairman Montross asked Mr. Benshoof to address the next agenda item, Resolution #2172026B Adopting Policy Related to Establishing or Transferring Residential Utility Services. Following discussion, Trustee Emmert introduced the Resolution ADOPTING POLICY RELATED TO ESTABLISHING OR TRANSFERRING RESIDENTIAL UTILITY SERVICES and moved for its adoption. Trustee Frost seconded the motion. On roll vote:

AYES: Frost, Emmert, Montross

NAYS: None

Chairman Montross asked Mr. Benshoof to address the next agenda item, Resolution #2172026C Adopting Revised Winterset Municipal Utilities Personnel Employee Handbook. Following discussion, Trustee Frost introduced the Resolution ADOPTING REVISED WINTERSET MUNICIPAL UTILITIES PERSONNEL EMPLOYEE HANDBOOK and moved for its adoption. Trustee Emmert seconded the motion. On roll vote:

AYES: Frost, Emmert, Montross

NAYS: None

Chairman Montross asked Mr. Benshoof to address the next agenda item, Resolution #2172026D Assigning Financial Duties. Following discussion, Trustee Frost introduced the Resolution ASSIGNING FINANCIAL DUTIES FOR THE

WINTERSET MUNICIPAL UTILITIES and moved for its adoption. Trustee Emmert seconded the motion. On roll vote:

AYES: Frost, Montross, Emmert

NAYS: None

Mr. Kuhns was asked to give his report on the Water Department. Mr. Kuhns stated that they had performed flow tests on hydrants by the High School. Mr. Kuhns reported that the South Well has been filled in and capped as required by DNR. Mr. Kuhns stated that Tristan Keeton has passed the Grade I Treatment test. Mr. Kuhns reported that the new work truck has been delivered. Mr. Kuhns discussed maintenance items at the plant.

Mr. Johnson was asked to give his report on the Electric Department. Mr. Johnson reported that they were called to generate in January. Mr. Johnson and Mr. Gibson discussed the procedures for generating and the maintenance issues that occurred. Mr. Johnson stated that all annual required forms have been submitted to Iowa Utilities Commission. Mr. Johnson reported that they have replaced the streetlights in the campground.

Trustee Frost stated that she had reviewed the claims. Trustee Frost moved to approve the following list of claims. Seconded by Trustee Emmert. Roll call vote:

AYES: Frost, Montross, Emmert

NAYS: None

The date of the next regular meeting is set for 8:30 AM, Monday, March 16th, 2026, at Light Plant. Being no further business, the Chairman declared the meeting was now adjourned.

Steve Montross, Chairman

Attest: Steve Benshoof, General Manager

27

Table with 4 columns: UTILITIES ELECTRIC, City of Winterset, salaries, ELECTRIC SYSTEM IMPROVEMENT FUND, and Huff Well LLC, south well. Lists various utility expenses and their amounts.

www.wintersetmadisonian.com

