

**PUBLIC NOTICES** | iowapublicnotices.com

# Legal Notices

Legal documents are printed as received at the Madisonian.

**PUBLIC HEARING NOTICE**

You are hereby notified that the Madison County Zoning Commission has scheduled a public hearing at the request of The Vanguard Development Team of Waukee for an application submitted for a shooting range/ gun club to be known as The Vanguard. The purpose of this application is to allow The Vanguard Development Team to own and operate a law enforcement and civilian firearm training facility. This facility will also include an instructional classroom, retail space for firearm supplies and an event hall. The following legally described real estate is that under consideration:

Parcel "E" in the Northwest Quarter of the Southwest Quarter and the Southwest Quarter of the Northwest Quarter all in Section 25, Township 76 North, Range 27 West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Commencing at the Northeast Corner of the Southwest Quarter of the Northwest Quarter of Section 25, Township 76 North, Range 27 West of the 5th P.M., Madison County, Iowa; thence South 00°00'00" East 706.19 feet along the East line of said Southwest Quarter of the Northwest Quarter to the Point

of Beginning; thence North 90°00'00" West 66.00 feet; thence South 00°00'00" East 800.00 feet, thence North 90°00'00" East 66.00 feet to the East line of the Northwest Quarter of the Southwest Quarter of said Section 25; thence North 00°00'00" East 191.76 feet along the East line of Said Northwest Quarter of the Southwest Quarter; thence North 00°00'00" East 608.24 feet to the Point of Beginning, containing 1.212 Acres; AND The West Half of the Southeast Quarter and the West Half of the Southeast Quarter of the Southeast Quarter, and the Southeast Quarter of the Northwest Quarter, except the North 5 rods thereof, and the East Half of the Southwest Quarter, all in Section 25, in Township 76 North, Range 27 West of the 5th P.M., Madison County, Iowa, excepting therefrom the Right of Way of the Chicago, Rock Island, and Pacific Railroad across said land, AND EXCEPT Parcel "A", located in that part of the Southeast Quarter of the Northwest Quarter of Section 25, Township 76 North, Range 27 West of the 5th P.M., Madison County, Iowa, containing 10 acres, as shown in Plat of Survey filed in Book 3, Page 189 on February 26, 1998, in the Office of the Recorder of Madison County, Iowa, AND EXCEPT Parcel "B", located in that part of the Southeast Quarter of the Northwest Quarter of Section 25, Township 76 North, Range 27

West of the 5th P.M., Madison County, Iowa, containing 10 acres, as shown in Plat of Survey filed in Book 3, Page 189 on February 26, 1998, in the Office of the Recorder of Madison County, Iowa, AND EXCEPT Parcel "C", located in the Southeast Quarter, Northeast Quarter of the Southwest Quarter and the Southeast Quarter of the Northwest Quarter of Section 25, Township 76 North, Range 27 West of the 5th P.M., Madison County, Iowa containing 67.835 acres, as shown in Plat of Survey filed in Book 3, Page 352 on December 1, 1998, in the Office of the Recorder of Madison County, Iowa, AND EXCEPT Parcel "D", located in the Southeast Quarter of the Northwest Quarter of Section 25, Township 76 North, Range 27 West of the 5th P.M., Madison County, Iowa, containing 0.648 acres, as shown in Plat of Survey filed in Book 3, Page 553 on March 24, 2000, in the Office of the Recorder of Madison County, Iowa.

You are further notified that the public hearing on said matter will be held by the **Madison County Zoning Commission on Thursday, March 19, 2026, at 6:30 p.m.** in the lower-level conference room at the Madison County Annex, 201 W. Court Ave, Winterset, Iowa, at which time and place all persons interested in said matter will be given an opportunity to be heard. 28

**Deeds**

WARRANTY DEED: SILVERBACK INVESTMENTS LLC TO SWEENEY JADEN J, WINTERSET TD JONES ADD LOT 3 BLOCK 17, \$221,100

QUIT CLAIM DEED: HOWELL FREDERICK J, HOWELL FRED, HOWELL CYNTHIA S TO HOWELL FREDERICK J, HOWELL CYNTHIA S, 22-77-26 SW NE PARCEL C, 22-77-26 SE NE PARCEL C, LEE TWP

QUIT CLAIM DEED: HOWELL FREDERICK J, HOWELL FRED, HOWELL CYNTHIA S TO HOWELL GREENHOUSE & FLORAL INC, 22-77-26 SW NE PARCEL A, 22-77-26 NE SE PARCEL A, 23-77-26 NW SW PARCEL A, 23-77-26 SW NW PARCEL A, 23-77-26 SE NW PARCEL A, 22-77-26 SW NE PARCEL B, 22-77-26 SE NE PARCEL B, LEE TWP

WARRANTY DEED: OHAIR PATRICK, OHAIR MACKENZIE TO STEENHOEK ASHLEY, STEENHOEK WESLEY, 26-74-26 VASEY ACRES LOT 1, OHIO TWP, \$120,000

WARRANTY DEED: VANCE ASHLEY TO ASCHOFF JOSEPH WARREN, ASCHOFF TESSA NADINE, 36-76-26 TRACT IN, CRAWFORD TWP, \$330,000

WARRANTY DEED: YODER ROBERT, YODER MIRIAM H, YODER MIRIAM TO SHADY JESSY, SHADY PAMELA,

8-74-28 N2 SW NE, MONROE TWP, \$450,000

WARRANTY DEED: MESCHER NICHOLAS E, MESCHER NICHOLAS, MESCHER PAIGE TO LONE OAK LLC THE, 31-76-26 S4 TRACT IN, 31-76-26 S2 S2 TRACT IN, 36-76-27 SE SE TRACT IN, CRAWFORD TWP, UNION TWP

QUIT CLAIM DEED: SHARON BRENT ALAN TO GREENE TOBRA, SHARON TOBRA, 21-76-26 SE NW TRACT IN, 21-76-26 SE NW PARCEL D, CRAWFORD TWP

WARRANTY DEED: MYTOWN HOMES LLC TO ARGUETA RAZIEL AMED, ARGUETA CLARISSA, 7-77-29 NE NE PARCEL A, PENN TWP, \$535,000

COURT OFFICER'S DEED: CAUDLE WAYNE LEE EST, CAUDLE WAYNE, CAUDLE WAYNE L, CAUDLE WAYNE LEE, CAUDLE JEREMY W TO CAUDLE JEREMY W, WINTERSET ORIGINAL TOWN LOT 1 BLOCK 15

QUIT CLAIM DEED: ROGHAIR RANDAL M, ROGHAIR CARLA R TO ROGHAIR CARLA R CO, ROGHAIR CARLA R TRUST, ROGHAIR RANDAL M COTR, ROGHAIR RANDAL M TRUST, WINTERSET FIELDSTONE ADD PARCEL 12A

QUIT CLAIM DEED: HAYES JEFFREY JR, HAYES

AMBER, HAYES JASON, HAYES ASHLEY TO HAYES JEFFREY E SR, HAYES CINDY S, 13-76-26 NE PARCEL E, 13-76-26 NE TRACT IN, 13-76-26 S2 NE TRACT IN, CRAWFORD TWP

QUIT CLAIM DEED: HAYES JASON, HAYES ASHLEY TO HAYES JASON MICHAEL TR, HAYES JASON MICHAEL TRUST, HAYES ASHLEY JOANNE TR, HAYES ASHLEY JOANNE TRUST, 13-76-26 NE NE TRACT IN, CRAWFORD TWP

QUIT CLAIM DEED: ANDERSON CURTIS ALAN, ANDERSON NICOLE MAY TO ANDERSON CURTIS ALAN TRUST, ANDERSON NICOLE MAY TRUST, 11-76-27 W2 SW PARCEL D, UNION TWP

WARRANTY DEED: GOLIGHTLY CONNIE TR, GOLIGHTLY CONNIE JEAN TRUST TO WOOLCOTT MIKALA, EARLHAM WILSONS ADD LOT 10 PT BLOCK 2

QUIT CLAIM DEED: WOOLCOTT MIKALA, WOOLCOTT MIKALA J, WOOLCOTT MICHAEL TO WOOLCOTT MIKALA, WOOLCOTT MICHAEL, EARLHAM WILSONS ADD BLOCK 10 PT BLOCK 1

WARRANTY DEED: SAW FARMS LLC TO BEALS JACOB, BEALS RACHELLE, 28-74-26 NE SW PARCEL D, 28-74-26 NW SE PARCEL D, OHIO TWP, \$563,500

WARRANTY DEED: WILLIS KELLY J TO MEYSENBURG PATRICK, MEYSENBURG KAREY, 12-76-26 HOGUE SUBDIVISION LOT 10, CRAWFORD TWP, \$128,000

WARRANTY DEED: MBV PROPERTIES LLC TO KAPUSTKA TRISHA A COTR, KAPUSTKA RICHARD A COTR, KAPUSTKA TRISHA A TRUST, 12-75-27 SE SE PT PARCEL E, SCOTT TWP, \$320,000

WARRANTY DEED: SCENIC RIDGE HOLDINGS LLC TO GAULE TRAVIS, GAULE KERRI, 12-77-28 SCENIC RIDGE LOT 18, MADISON TWP, \$240,000

QUIT CLAIM DEED: SIEFKAS CHARLES L, SIEFKAS MELINDA A TO SIEFKAS ANTHONY FORREST, 11-74-27 NW NW OUTLOT 1, 11-74-27 NW NW OUTLOT 2, 11-74-27 NE NW OUTLOT 9, 11-74-27 NE NW OUTLOT 14, WALNUT TWP

QUIT CLAIM DEED: WILLADSEN RICK A, WILLADSEN KATHERINE M, WILLADSEN RICK A TR, WILLADSEN KATHERINE M TR TO WILLADSEN FAMILY TRUST, EARLHAM URQUHART PLACE LOT 11 PT LOT, EARLHAM URQUHART PLACE LOT 12, EARLHAM URQUHART PLACE LOT 13

**PUBLIC HEARING NOTICE**

You are hereby notified the Madison County Board of Supervisors have scheduled a public hearing on the petition by Carrie J. Hindman Rev Trust Agreement U/A Dtd 11/05/2021 of Davenport for approval of vacating Lots 6 & 7 of Plat II, Phase I of Clark Tower Subdivision and all of Plat II Phase II of Clark Tower Subdivision. The legal description of the official plats known as Clark Tower Subdivision Plat II, Phases I & Clark Tower Subdivision Plat II, Phase II is as follows: Clark Tower Subdivision Plat II, Phase I; That part of the Southeast Quarter of the Northwest Quarter and the Northeast Quarter of the Southwest Quarter and the Northwest Quarter of the Southeast Quarter of Section 18, Township 75 North, Range 27 West of the Fifth Principal Meridian, Madison County, Iowa, described as follows: Commencing at the northeast corner of the Southeast Quarter of the Northwest Quarter of said Section 18; thence on an assumed bearing of South 00°16'40" East along the easterly line of the Southeast Quarter of the Northwest Quarter of said Section 18 a distance of 682.86 feet; thence South 80°27'16" East 502.14 feet; thence South 05°46'12" West 969.90 feet to the point of beginning; thence South 36°58'52" West 684.74 feet; thence South 41°19'28" West 161.13 feet; thence South 61°23'51" seconds West 93.86 feet; thence North 80°15'00" West 81.25 feet; thence North 37°21'23" West 105.72 feet; thence North 18°08'05" West 122.09 feet; thence North 31°00'55" West 104.75 feet; thence 47°12'00" West 97.21 feet; thence North 34°16'24" West 260.68 feet; thence North 55°37'50" West 114.46 feet; thence North 71°54'32" West 78.64 feet; thence North 38°24'10" West 65.46 feet; thence North 29°45'10" West 158.69 feet to the southeast corner of Parcel C recorded in Book 3, Page 263, Madison County Recorder's Office, Madison County, Iowa; thence North 03°13'23" East along the easterly line of said Parcel C 355.98 feet; thence North 86°49'26" West along the northerly line of said Parcel C 365.42 feet to the cen-

terline of a Madison County Highway; thence northeasterly 518.63 feet along said centerline and a non-tangential curve concave southeasterly, said curve has a radius of 2883.44 feet, a central angle of 10°18'20", a chord 517.93 feet in length bearing North 07°15'22" East to the southwest corner of Clark Tower Subdivision recorded in Book 2001, Page 2798-A, Madison County Recorder's Office, Madison County, Iowa; thence South 77°26'22" East along the southerly line of said Clark Tower Subdivision 40.00 feet; thence North 88°45'09" East along said southerly line 820.34 feet; thence South 00°00'00" West 479.67 feet; thence southeasterly 55.23 feet along a non-tangential curve concave southwesterly, said curve has a radius of 66.00 feet, a central angle of 47°56'52", a chord 53.63 feet in length bearing South 66°01'34" East; thence southeasterly 38.67' along a non-tangential curve concave northeasterly, said curve has a radius of 50.00 feet, a central angle of 44°18'52", a chord 37.71 feet in length bearing South 64°12'34" East; thence South 03°38'00" West 33.00 feet; thence South 86°22'00" East 129.52 feet; thence South 05°02'59" West 219.02 feet; thence South 64°38'15" East 634.21 feet to the point of beginning. Said tract contains 31.98 acres and is subject to a Madison County Highway Easement over the westerly 0.47 acres thereof.

Clark Tower Subdivision Plat II, Phase II; That part of the Southeast Quarter of the Northwest Quarter and the Northeast Quarter of the Southwest Quarter and the Southwest Quarter of the Northeast Quarter and the Northwest Quarter of the Southeast Quarter of Section 18, Township 75 North, Range 27 West of the Fifth Principal Meridian, Madison County, Iowa, described as follows: Commencing at the northeast corner of the Southeast Quarter of the Northwest Quarter of said Section 18; thence on an assumed bearing of South 00°16'40" East along the easterly line of the Southeast Quarter of the Northwest Quarter of said Section 18 a distance of 682.86 feet to the point of beginning; thence South 80°27'16"

East 502.14 feet; thence South 05°46'12" West 969.90 feet to the northeast corner of Lot 6 of Clark Tower Subdivision Plat II, Phase I, recorded in Book 2007, Page 973, Madison County Recorder's Office, Madison County, Iowa; thence 64°38'15" West along the northerly line of said Lot 6 a distance of 634.21 feet to the northwest corner of said Lot 6; thence 05°02'59" East along the easterly line of Lot 9 and Lot 10 of said Clark Tower Subdivision Plat II, Phase I 219.02 feet to the northeast corner of said Lot 10; thence North 86°22'00" West along the northerly line of said Lot 10 a distance of 129.52 feet to the southeast corner of Lot 2 of said Clark Tower Subdivision Plat II, Phase I; thence North 03°38'00" East along the easterly line of said Lot 2 a distance of 33.00 feet to the northeasterly line of said Lot 2; thence northeasterly along said northeasterly line 38.67 feet along a non-tangential curve concave northeasterly, said curve has a radius of 50.00 feet, a central angle of 44°18'52", a chord 37.71 feet in length bearing North 64°12'34" West; thence northeasterly along said northeasterly line 55.23 feet along a non-tangential curve concave southwesterly, said curve has a radius of 66.00 feet, a central angle of 47°56'52", a chord 53.63 feet in length bearing North 66°01'34" West to the east line of said Lot 2; thence North 00°00'00" East along said east line 479.67 feet to the southerly line of Clark Tower Subdivision recorded in Book 2001, Page 2798-A, Madison County Recorder's Office, Madison County, Iowa; thence 88°45'09" East along said southerly line 321.27 feet; thence 80°27'16" East along said southerly line 45.69 feet to the point of beginning. Said tract contains 15.10 acres.

You are further notified that the public hearing on said matter will be held by the **Madison County Board of Supervisors on Tuesday, March 24th, 2026, at 9:30 a.m.** in the lower-level conference room at the Madison County Annex, 201 W. Court Ave, Winterset, Iowa, at which time and place all persons interested in said matter will be given an opportunity to be heard. 28 & 30

**Notice Of Sheriff's Levy And Sale**

IN THE IOWA DISTRICT COURT IN AND FOR MADISON COUNTY

STATE OF IOWA Iowa District Court  
 MADISON COUNTY Madison County  
 FREEDOM MORTGAGE CORPORATION  
 VS Case #: **EQCV035951**  
 DARRYL MILLER, II; MELISSA MILLER; Special Execution  
 UNITED STATES OF AMERICA,  
 SECRETARY OF HOUSING AND URBAN DEVELOPMENT;  
 PARTIES IN POSSESSION; STATE OF IOWA, ET AL.

As a result of the judgment rendered in the above referenced court case, an execution was issued by the court to the Sheriff of this county. The execution ordered the sale of defendant(s) real estate. To satisfy the judgment. The Property to be sold is:

LOT ONE (1) OF FOX BEND PLAT 1, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF PATTERSON, MADISON COUNTY, IOWA

Property Address: **105 LILLIANNA ST, PATTERSON, IA 50218**

The described property will be offered for sale at public auction for cash only as follows:

Sale Date:	Time of Sale:	Place of Sale:
<b>04/14/2026</b>	<b>10:00 a.m.</b>	<b>Madison Co Sheriff's Office Winterset, IA</b>

This sale not subject to Redemption.

Property exemption: Certain money or property may be exempt. Contact your attorney promptly to review specific provisions of the law and file appropriate notice, if acceptable.

Judgment Amount	Costs	Accruing Costs	Interest	Attorney
\$142,926.71	\$4,064.30	PLUS	\$13,749.35	Emily Bartekoske 4601 Westown Pkwy, Suite 250 West Des Moines, IA 50266 (515) 223-7325

Date: 02/24/2026  
 Jason Barnes, Madison County Sheriff

28-29

**Estate Notice**

THE IOWA DISTRICT COURT FOR MADISON COUNTY

IN THE MATTER OF CASE NO. ESPR013624  
 THE ESTATE OF NOTICE OF APPOINTMENT OF  
 DAVID MICHAEL WILLIAMS, ADMINISTRATOR AND  
 Deceased NOTICE TO CREDITORS

To All Persons Interested in the Estate of David Michael Williams, Deceased, who died on or about February 14, 2026:

You are hereby notified that on March 2, 2026, the undersigned was appointed administrator of the estate.

Notice is hereby 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 four months from the date of the second publication of this notice or one month from the date of the mailing of this notice (unless otherwise allowed or paid) a claim is thereafter forever barred.

Dated on March 2, 2026.

Farmers & Merchants State Bank  
 By Mark L. Smith, Administrator  
 of the Estate  
 101 W. Jefferson  
 Winterset, IA 50273

Trevor J. Heimbaugh, ICIS#: AT0015263

Attorney for the Administrator  
 Jordan, Oliver, Walters & Smith, P.C.  
 101 1/2 W. Jefferson  
 Winterset, IA 50273  
 Date of second publication: March 11, 2026  
 Probate Code Section 230

**NOTICE OF PUBLIC HEARING ON PLANS, SPECIFICATIONS, FORM OF CONTRACT AND ESTIMATED COST FOR HIGH SCHOOL ADDITIONS AND RENOVATIONS WINTERSET COMMUNITY SCHOOL DISTRICT WINTERSET, IOWA**

Public notice is hereby given that the Board of Directors of the Winterset Community School District, Winterset, Iowa, will conduct a public hearing on the plans, specifications, form of contract and estimated total cost of construction for the Multiple Prime Contracts for the Phase 1A Winterset Jr/Sr High School Additions and Renovations, at 5:00 PM local Iowa time on March 9, 2026, Administration Building at the Winterset Community School District Board Room, 303 Wambold Drive, Winterset, IA 50273. All interested individuals are invited to attend.

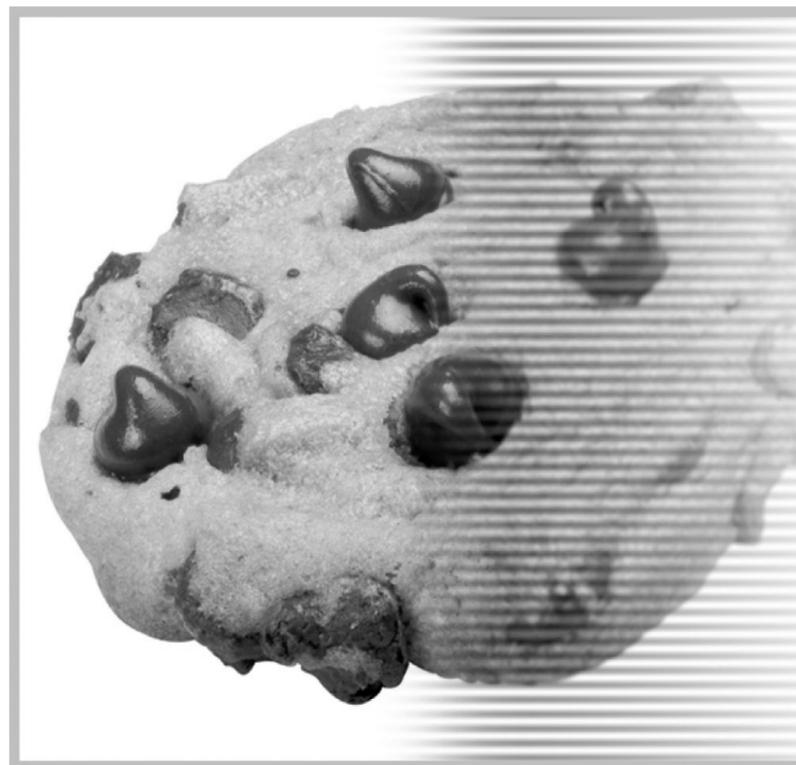
The project involves additions to and partial renovations of portions of the high school located at 720 Husky Drive, Winterset, IA 50273. Additions include expansion and renovation of the existing auditorium, expansion and renovation of the career technology wing, expansion and renovation of the wrestling and fitness wing, renovation of alternative education, building-wide door and security improvements, and renovation of ceiling, lighting and mechanical piping in the main building corridor ceiling area. Site improvements include modification and revision to main building parking lot and drop-off area and construction of new parking lot, drop-off and drive at south side of campus.

Plans, specifications, contract forms, and the estimated total cost of construction are on file in the Office of the Superintendent, Winterset Community School District at 303 Wambold Dr., Winterset, IA 50841 and may be inspected by any interested persons.

This notice is given by order of the Board of Directors, Winterset Community School District, Winterset, Iowa.

Jill Gavin  
 Secretary of the Board of Directors  
 Winterset Community School District  
 in the County of Madison, State of Iowa

28-29



## Why get just a part when you can get it all?

*You wouldn't want half a chocolate chip cookie, would you? It just wouldn't be right.*

When you get your news from other sources, it's only part of the whole picture. We know you want it all in one convenient place and we've committed ourselves to serving as your complete guide to local news, weather, sports, entertainment and more.

*No one else can give you what you want—all of the news!*

# Madisonian

wintersetmadisonian.com