

# Legal Notices Cont.

### NOTICE OF PUBLIC HEARING -- PROPOSED BUDGET Fiscal Year July 1, 2026 - June 30, 2027 Assessing Jurisdiction: MADISON COUNTY ASSESSOR

The Conference Board of the above-named Assessing Jurisdiction will conduct a public hearing on the proposed fiscal year budget as follows:  
Meeting Date: 3/24/2026 Meeting Time: 06:00 PM Meeting Location: Madison County Annex Lower Level Conference Room 201 W Court Ave Winterset, IA 50273  
At the public hearing any resident or taxpayer may present their objections to, or arguments in favor of, any part of the proposed budget. This notice represents a summary of the supporting detail of receipts and expenditures on file with the Conference Board Clerk. Copies of the Supplemental Budget Detail will be furnished to any taxpayer upon their request.  
Contact Name: Shawn Nigg Contact Telephone Number: (515) 462-4303

	FYE June 30, 2025 Actual	FYE June 30, 2026 Re-estimated	FYE June 30, 2027 Proposed	Transfers Out	Estimated Ending Fund Balance FY 2027	Estimated Beginning Fund Balance FY 2027	Estimated Other Receipts	Transfers In	Estimated Amount To be Raised By Taxation
1. Assessment Expense	421,938	431,653	584,253		146,063	171,915	32,225	0	526,176
2. FICA				0	0	0	0	0	0
3. IPERS				0	0	0	0	0	0
4. Emergency				0	0	0	0	0	0
5. Unemployment Comp.	0	0	0	0	0	0	0	0	0
6. Tort Liability	0	0	0	0	0	0	0	0	0
7. TOTAL	421,938	431,653	584,253	0	146,063	171,915	32,225	0	526,176

Proposed taxation rate per \$1,000 valuation: \$ 0.42676  
Virtual Meeting Information:  
+1 872-888-6261 - Phone conference ID: 303 063 708#

### NOTICE OF PUBLIC HEARING -- PROPOSED BUDGET Fiscal Year July 1, 2026 - June 30, 2027 MADISON COUNTY MEMORIAL HOSPITAL

The Board of Hospital Trustees of this County will conduct a public hearing on the proposed fiscal year budget as follows:  
Meeting Date: 3/26/2026 Meeting Time: 07:00 AM Meeting Location: Chesnut Building Board Room at the Hospital 300 W Hutchings Street, Winterset, IA  
At the public hearing any resident or taxpayer may present objections to, or arguments in favor of, any part of the proposed budget. This notice represents a summary of the supporting detail of receipts and expenditures on file with the secretary.  
Contact Name: Andra ford Contact Telephone Number: (515) 462-2373 ext: 207

FUND	A Expenditure June 30, 2025 Actual	B Expenditure June 30, 2026 Re-estimated	C Expenditure June 30, 2027 Proposed	D Transfers Out	E Estimated Ending Fund Balance FY 2027	F Estimated Beginning Fund Balance FY 2027	G Estimated Other Receipts	H Transfers In	I Estimated Amount To Be Raised By Taxation
1. General	34,697,522	36,556,705	40,015,886	0	53,115,116	45,920,981	43,665,283	3,211,840	332,898
2. FICA				732,765	0	0	31,213	0	701,552
3. IPERS				1,044,204	0	38,754	42,820	0	962,630
4. Emergency				0	0	0	0	0	0
5. Ambulance	0	0	0	0	0	0	0	0	0
6. Unemployment Comp.	0	0	0	0	0	0	0	0	0
7. Debt Service	0	0	0	0	0	0	0	0	0
8. Tort Liability/Ins.	0	0	0	1,473,625	0	0	62,766	0	1,410,859
9. Restricted Funds	0	0	0	0	0	0	0	0	0
10. Board Designated	0	0	0	0	0	0	0	0	0
11. Total	34,697,522	36,556,705	40,015,886	3,250,594	53,115,116	45,959,735	43,802,082	3,211,840	3,407,939

Proposed taxation rate per \$1,000 valuation: 2.76404  
Virtual Meeting Information:

### CITY NAME: NOTICE OF PUBLIC HEARING - CITY OF TRURO - PROPOSED PROPERTY TAX LEVY CITY #: 61-582 TRURO Fiscal Year July 1, 2026 - June 30, 2027

The City Council will conduct a public hearing on the proposed Fiscal Year City property tax levy as follows:  
Meeting Date: 3/25/2026 Meeting Time: 06:00 PM Meeting Location: Truro Community Center 100 S Railroad St Truro, IA 50257  
At the public hearing any resident or taxpayer may present objections to, or arguments in favor of the proposed tax levy. After the hearing of the proposed tax levy, the City Council will publish notice and hold a hearing on the proposed city budget.

City Website (if available) City Telephone Number (641) 765-4586

Iowa Department of Management	Current Year Certified Property Tax 2025 - 2026	Budget Year Effective Property Tax 2026 - 2027	Budget Year Proposed Property Tax 2026 - 2027
Taxable Valuations for Non-Debt Service	14,974,337	15,055,841	15,055,841
Consolidated General Fund	115,452	115,452	121,952
Operation & Maintenance of Public Transit	0	0	0
Aviation Authority	0	0	0
Liability, Property & Self Insurance	34,599	34,599	34,584
Support of Local Emergency Mgmt. Comm.	0	0	0
Unified Law Enforcement	0	0	0
Police & Fire Retirement	0	0	0
FICA & IPERS (If at General Fund Limit)	10,405	10,405	23,188
Other Employee Benefits	0	0	0
Capital Projects (Capital Improv. Reserve)	0	0	0
Taxable Value for Debt Service	14,974,337	15,055,841	15,055,841
Debt Service	67,874	67,874	66,300
CITY REGULAR TOTAL PROPERTY TAX	228,330	228,330	246,024
CITY REGULAR TAX RATE	15.24813	15.16554	16.34072
Taxable Value for City Ag Land	546,987	503,638	503,638
Ag Land	1,644	1,644	1,513
CITY AG LAND TAX RATE	3.00375	3.26425	3.00375
<b>Tax Rate Comparison-Current VS. Proposed</b>			
Residential property with an Actual/Assessed Valuation of \$100,000/\$110,000	<b>Current Year Certified 2025/2026</b>	<b>Budget Year Proposed 2026/2027</b>	<b>Percent Change</b>
City Regular Residential	723	800	10.65
Commercial property with an Actual/Assessed Valuation of \$300,000/\$330,000	<b>Current Year Certified 2025/2026</b>	<b>Budget Year Proposed 2026/2027</b>	<b>Percent Change</b>
City Regular Commercial	3,143	3,739	18.96

Note: Actual/Assessed Valuation is multiplied by a Rollback Percentage to get to the Taxable Valuation to calculate Property Taxes. Residential and commercial properties have the same rollback percentage through \$150,000 of actual/assessed valuation.  
Reasons for tax increase if proposed exceeds the current:  
Increase city business and cost increases; cost of living increase

### CITY NAME: NOTICE OF PUBLIC HEARING - CITY OF SAINT CHARLES - PROPOSED PROPERTY TAX LEVY CITY #: 61-581 SAINT CHARLES Fiscal Year July 1, 2026 - June 30, 2027

The City Council will conduct a public hearing on the proposed Fiscal Year City property tax levy as follows:  
Meeting Date: 3/26/2026 Meeting Time: 06:30 PM Meeting Location: St. Charles City Hall  
At the public hearing any resident or taxpayer may present objections to, or arguments in favor of the proposed tax levy. After the hearing of the proposed tax levy, the City Council will publish notice and hold a hearing on the proposed city budget.

City Website (if available) City Telephone Number (641) 396-2545  
stcharlesia.us

Iowa Department of Management	Current Year Certified Property Tax 2025 - 2026	Budget Year Effective Property Tax 2026 - 2027	Budget Year Proposed Property Tax 2026 - 2027
Taxable Valuations for Non-Debt Service	25,895,017	27,306,316	27,306,316
Consolidated General Fund	208,347	208,347	215,394
Operation & Maintenance of Public Transit	0	0	0
Aviation Authority	0	0	0
Liability, Property & Self Insurance	47,748	47,748	46,466
Support of Local Emergency Mgmt. Comm.	0	0	0
Unified Law Enforcement	0	0	0
Police & Fire Retirement	0	0	0
FICA & IPERS (If at General Fund Limit)	11,868	11,868	6,272
Other Employee Benefits	4,945	4,945	7,691
Capital Projects (Capital Improv. Reserve)	0	0	0
Taxable Value for Debt Service	25,895,017	27,306,316	27,306,316
Debt Service	0	0	0
CITY REGULAR TOTAL PROPERTY TAX	272,908	272,908	275,823
CITY REGULAR TAX RATE	10.53899	9.99432	10.10109
Taxable Value for City Ag Land	159,386	161,739	161,739
Ag Land	479	479	486
CITY AG LAND TAX RATE	3.00375	2.96156	3.00375
<b>Tax Rate Comparison-Current VS. Proposed</b>			
Residential property with an Actual/Assessed Valuation of \$100,000/\$110,000	<b>Current Year Certified 2025/2026</b>	<b>Budget Year Proposed 2026/2027</b>	<b>Percent Change</b>
City Regular Residential	500	495	-1.00
Commercial property with an Actual/Assessed Valuation of \$300,000/\$330,000	<b>Current Year Certified 2025/2026</b>	<b>Budget Year Proposed 2026/2027</b>	<b>Percent Change</b>
City Regular Commercial	2,173	2,311	6.35

Note: Actual/Assessed Valuation is multiplied by a Rollback Percentage to get to the Taxable Valuation to calculate Property Taxes. Residential and commercial properties have the same rollback percentage through \$150,000 of actual/assessed valuation.  
Reasons for tax increase if proposed exceeds the current:  
Although St. Charles lowered its tax rate, the city will receive an additional \$3000.00 in tax money over fiscal year 2026. The additional funds will be used to cover a 6 percent increase in liability and work comp insurance, along with employee wage increases and construction projects.

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

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

Interstate 35 CSD Special Board Meeting  
02/26/2026 - 11:30 AM  
I-35 Superintendent Conference Room

### MEETING MINUTES

Virtual Attendance  
Voting Members

Jessica Bucklin, Board President  
Nathan Gibson, Board Member  
Dan Hutton, Board Vice-President  
Tom Bryant, Board Member  
Monica Strange, Board Member

- Opening  
1. Call to Order--Welcome--Roll Call - Called to order at 11:33 am and roll call was taken.  
2. Review of I-35 Mission Statement and District Priorities - President Bucklin stated the mission statement and district priorities.
- Discuss and/or Approve Agenda - Motion to approve the agenda as presented.  
Motion made by: Gibson, Seconded by: Strange, Voting: Unanimously Approved
- Discuss and/or Approve Consent Items - Approve consent items as presented.  
Motion made by: Gibson, Seconded by: Hutton, Voting: Unanimously Approved
- Resignations and Contracts - Termination: Lucas Blanchard termination of contract as of 2/24/26.
- Action Agenda  
1. Secondary Handbook Changes - Approve the secondary handbook changes as presented.  
Motion made by: Gibson, Seconded by: Hutton, Voting: Unanimously Approved
- Upcoming Dates - Next Regular Board Meeting: March 23, 2026
- Adjourn - Motion to adjourn at 11:37 am.  
Motion made by: Gibson, Seconded by: Bryant, Voting: Unanimously Approved

Jessica Bucklin, Board President April Hughes, Board Secretary 29

### Marriages

Jullianne Kniesly  
Lucas Henry  
February 27, 2026  
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### Deeds

QUIT CLAIM DEED: FALKE LEAANNE, FALKE LEA ANNE TO FALKE DAVID TR, MCKINNEY KELLY TR, FALKE LEANNE TRUST, 3-74-28 NW TRACT IN, 9-74-28 SW SE PARCEL C, MONROE TWP  
WARRANTY DEED: MODDE DENNIS J TO MODDE DENNIS J TR, MODDE DENNIS J TRUST, 8-74-26 E2 SW PT PARCEL C, 8-74-26 NW SE PT PARCEL C, 8-74-26 SW SE PT PARCEL C, OHIO TWP  
WARRANTY DEED: KOMONDOR HOMES LLC TO JOHNSON LOGAN C, JOHNSON MAZIE K, WINTERSET EAST ADD OUT LOTS LOT 15 PT OUTLOT 2, \$272,500  
WARRANTY DEED: JOHNSON LOGAN, JOHNSON MAZIE TO KOMONDOR HOMES LLC, WINTERSET PITZER & KNIGHTS ADD LOT 6 BLOCK 12, WINTERSET PITZER & KNIGHTS ADD BLOCK 12 PT ALLEY, \$120,000  
COURT OFFICER'S DEED: HARTMAN ARTHUR ANDREW EST, HARTMAN ALICE KATHERINE ADM TO PHELPS JASON, 1-75-28 TRACT IN, LINCOLN TWP, \$210,000  
QUIT CLAIM DEED: GREEN CHAD, GREEN AMANDA TO G STABLES LLC, 27-75-29 SW PARCEL B, WEBSTER TWP  
WARRANTY DEED: HANSEN KARLA, HANSEN DENNIS KEITH TO TINDLE MARLYN JAMES, 23-75-28 S2 NE NE, LINCOLN TWP, \$100,000  
QUIT CLAIM DEED: PETERSEN HARRY E TO MCKINNEY VANESSA, WINTERSET EAST ADD OUT LOTS LOT 5 RESUB OUTLOT 10  
WARRANTY DEED: NICCOLI STEVEN M, NICCOLI JANINE M TO GASPARI JOHN S, 3-76-27 COUNTRY ESTATES WEST LOT 2, UNION TWP, \$570,000  
QUIT CLAIM DEED: EGLI TRAVIS, EGLI JULIE TO KEPHART DALE E, KEPHART CONNIE K, 23-75-26 SE NE PARCEL EE IN ST CHARLES, SOUTH TWP  
QUIT CLAIM DEED: MACKAY ROBERT, SCHOOLEY COURTNEY TO MACKAY ROBERT, 25-77-26 WINDHAM RIDGE LOT 2, LEE TWP  
CONTRACTS: BEHR CONSTRUCTION INC TO SAMS JOHNNY, 15-74-28 SW NE TRACT IN, MONROE TWP, \$80,000  
AFFIDAVIT - TRANSFER: HORN RODNEY, HORN KONNIE K, HORN KENNETH R TO HORN KENNETH R, WINTERSET LOUGHRIDGE & CASSIDAYS ADD LOT 5 BLOCK 16 PT LOT, WINTERSET LOUGHRIDGE & CASSIDAYS ADD LOT 6 BLOCK 16 PT LOT  
WARRANTY DEED: IB TRADING LLC TO KLEEMEIER FINANCIAL GROUP LLC, WINTERSET HONORS ACRES SECOND ADD LOT 18, \$190,000  
QUIT CLAIM DEED: BARBER DONALD C, BARBER ROBIN D TO TURNER THOMAS JON, TURNER SHARRISSE AUNGELIQUE, 19-76-27 NW SW TRACT IN, UNION TWP  
WARRANTY DEED: EDWARDS MEGAN TO STANLEY KENNETH D, STANLEY LOIS L, ST CHARLES HARTMAN & YOUNGS ADD LOT 2 BLOCK 13, \$180,174  
AFFIDAVIT - TRANSFER: SORTER RAY, SORTER RAY L, SORTER RUTH TO SORTER RAY, 12-74-26 NW NW PARCEL A, OHIO TWP  
QUIT CLAIM DEED: SORTER RAY, SORTER RAY L TO SORTER TRACY TR, SORTER RAY LLOYD TRUST, 12-74-26 NW NW PARCEL A, OHIO TWP  
WARRANTY DEED: WOOSLEY MASON TO ALLSUP ALAN P, PATTERSON ORIGINAL TOWN LOT 7 BLOCK 6, \$156,000  
QUIT CLAIM DEED: WELLS JOHN DAVID COTR, WELLS JOHN D COTR, WELLS MICHAEL ROBERT COTR, WELLS MICHAEL R COTR, WELLS ROBERT C TRUST TO WELLS MICHAEL R, JOBST MARY W, WEINHEIMER SUSAN M, SQUILLANTE BRENDA W, WELLS JOHN D, WINFREY JODI L, 8-77-29 NW, 4-77-29 S2 SW, PENN TWP