

PUBLIC NOTICES

ORIGINAL NOTICE BY PUBLICATION IN THE IOWA DISTRICT COURT OF DECATUR COUNTY
Case No. EQCV007592

FIRST NATIONAL BANK – AMES, IOWA,

PLAINTIFF,
vs.

AUGUST COOPER; UNKNOWN HEIRS OF AUGUST COOPER; DEBRA COOPER; UNKNOWN HEIRS OF DEBRA COOPER; and IOWA DEPARTMENT OF HEALTH AND HUMAN SERVICES – ESTATE RECOVERY PROGRAM

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 a defendant in this action, which petition prays(1) for foreclosure of a mortgage for a property legally described as The South Seventy-six (76) feet to Lot Five (5) in Block Eight (8), Finley's Addition to Leon, Decatur County, Iowa. The name and address of the attorney for the plaintiff is Mason T. McCoy, 200 W. Jefferson St, PO Box 199, Osceola, Iowa 50213. The attorney's phone number is 641-342-2157.

You must serve a motion or answer on or before (2) July 17, 2026, and within a reasonable time thereafter, file your motion or answer with the Clerk of Court for Decatur County, at the courthouse in Leon, Iowa. If you do not, judgment by default may be rendered against you for the relief demanded in the petition.

You are further notified that the above case has been filed in a county that utilizes electronic filing. Please see Iowa Court Rules Chapter 16 for information on electronic filing and Iowa Court Rules Chapter 16, division VI regarding the protection of personal information in court filings.

If you require the assistance of auxiliary aids or services to participate in court because of a disability, immediately call your district ADA coordinator at 515-286-3394. (If you are hearing impaired, call Relay Iowa TTY at 1-800-735-2942)

IMPORTANT: YOU ARE ADVISED TO SEEK LEGAL ADVICE AT ONCE TO PROTECT YOUR INTERESTS
3t18 June 3, 10 & 17, 2026

NOTICE OF SHERIFF'S LEVY AND SALE

STATE OF IOWA
Iowa District Court for Decatur County
Court Case EQCV007548
SPECIAL EXECUTION

ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS INC Plaintiff

VS
KATZMANN, ANTHONY - IN REM; KATZMANN, MARIUM - IN REM; UNITED STATES OF AMERICA, SECRETARY OF HOUSING AND URBAN DEVELOPMENT - IN REM; PARTIES IN POSSESSION - IN REM; LVNV FUNDING, LLC - IN REM; STATE OF IOWA - IN REM

Defendants

As a result of the judgment rendered in the above referenced court case, an execution was issued by the court to the Sheriff of Decatur County. The execution ordered the sale of defendant(s) rights, title, and interest in Real Estate Property to satisfy the judgment. The property to be sold is:

WEST ONE-HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (W 1/2 SW 1/4 SE 1/4) OF SECTION THIRTY-SIX (36), TOWNSHIP SIXTY-EIGHT(68) NORTH, RANGE TWENTY-SEVEN(27) WEST OF THE 5TH P.M., DECATUR COUNTY, IOWA, EXCEPT PARCEL "A" LOCATED IN THE SE 1/4 OF SECTION 36, TOWNSHIP 68 NORTH, RANGE 27 WEST, DECATUR COUNTY, IOWA, AS SHOWN IN PLAT OF SURVEY FILED JUNE 26, 2001, IN PLAT BOOK "C" ON PAGE 214, MORE PARTICULARLY DESCRIBED AS BEING FURTHER DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 36; THENCE NORTH 00 DEGREES 04'58" WEST 1321.77 FEET;

THENCE SOUTH 89 DEGREES 58'03" EAST 550.89 FEET; THENCE SOUTH 02 DEGREES 46'20" WEST 430.00 FEET; THENCE SOUTH 63 DEGREES 46'37" WEST 142.80 FEET; THENCE SOUTH 06 DEGREES 44'32" WEST 171.03 FEET; THENCE SOUTH 66 DEGREES 47'22" EAST 147.66 FEET; THENCE SOUTH 06 DEGREES 13'05" WEST 229.89 FEET; THENCE SOUTH 02 DEGREES 00'00" WEST 372.84 FEET (MEASURED)(372.51) FEET - RECORD) TO SECTION LINE; THENCE ALONG SECTION LINE, SOUTH 90 DEGREES 00'00" WEST 477.80 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 14.91 ACRES, MORE OR LESS, INCLUSIVE 0.44 ACRES WITHIN ROAD RIGHT OF WAY.

Street Address: 15622 280th St. Lamoni, IA 50140

This sale is 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 applicable.

Judgement amount \$193,157.10; Costs \$8,319.78, Accruing Costs PLUS, Interest - none.

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

Date of Sale	Time of Sale
7/8/2026	10:00 a.m.
Place of Sale	203 NE Idaho Street, Leon, IA 50144

Dated May 15, 2026.
Sheriff Chris Lane
Decatur County, Iowa

Attorney South Law
1119 June 10, 2026
1121 June 24, 2026

DECATUR COUNTY BOARD OF SUPERVISORS
Regular Session Minutes
June 01, 2026

Minutes are unofficial until approved by the Board during the following week's meeting.

For previous minutes and other information, please visit the county's website: www.decaturocountyiowa.gov

- Call to Order
The Decatur County Board of Supervisors met in regular session on Monday, June 1, 2026 at 8:00 a.m. in the Board Room of the Decatur County Courthouse. Present: Supervisors Doug Sharp, Steve Fulkerson and Ward Graham, as well as Deputy Auditor Lesley Cook. Also in attendance was Anne Akers. Unless otherwise noted, all motions carried unanimously.
- Pledge of Allegiance
- Approve Agenda
Motion Graham/Fulkerson to approve. Motion carried.
- Approve Minutes of Tuesday, May 26, 2026 Regular Session Motion Fulkerson/Graham to approve. Motion carried.
- Public Comments
- 3 minute limit per individual. None.
- Set date/time for Canvass of June 2 Primary Election
Motion Graham/Fulkerson to set the Canvass of the June 2 Primary Election for Tuesday, June 9, at 8:30 a.m. Motion carried.
- Consider for approval joining National Association of Counties (NACo) - tabled from 5/11/26 session
Motion Graham/Fulkerson to not join the National Association of Counties. Motion carried.
- Discuss/act on parcel 0427351005, delinquent taxes - tabled from 5/26/26 session No action taken.
- Discuss possibility of forming a county zoning committee - tabled from 5/26/26 session Tabled; no action taken.
- Discuss/consider for adoption Resolution to enter into 28E with Warren County for purpose of collection of criminal court financial obligations
No action taken. Motion Fulkerson/Graham to table. Motion carried.
- 9:00 a.m. - County Engineer Justin Savage
Engineer Justin Savage met with the Board at 9:00 a.m. to provide departmental updates. No utility permits today. Motion Graham/Fulkerson to approve purchase of two used plow trucks. Motion carried.
- Committee Reports
- Claims

Claims approved by the Board, as well as those approved by the Conservation Board, will be published next week due to the timing of the financial software migration.

14. Adjourn
With no further business to come before the Board, the meeting was adjourned at 9:41 a.m.

SIGNED: Doug Sharp, Chairman Board of Supervisors

ATTEST:
Stephanie R. Daughton
Decatur County Auditor
1119 June 10, 2026

CENTRAL DECATUR COMMUNITY SCHOOL

Minutes for June 1, 2026
Central Decatur Board of Education Work Session
The Central Decatur Community School Board of Education met for a work session in the High School TAP room 1122 on Monday, June 1, 2026.

Board members present: Amber Swartz, Cassy Allen, Sean Saxton, Nick Sharp, and Jo Frank.

Board members absent: None

Others in attendance: Chris Coffelt, Becky Broich, and three guests.

The work session began at 5:05 p.m.

Piper Sandler & Co. Managing Director of Public Finance Services Matt Gillaspie reviewed the District's financing capacity. Matt reviewed funding options available to the District to support investment in school district facilities as well as associated amounts and impact on local property taxes.

Denovo Senior Project Developer Connor Wohlenhaus presented estimated costs for facility projects identified as priorities by the Community Task Force Committee, including construction of an addition to the North Campus to relocate South Elementary and create a single-campus district, as well as targeted renovations at the Junior-Senior High School and North Elementary.

The Board discussed the committee's recommendations in relation to the District's financial capacity and considered potential courses of action that would address facility needs, invest in the District's future, and maintain long-term financial sustainability.

The work session ended at 8:15 p.m.

SIGNED: Amber Swartz
President
ATTEST: Becky Broich
Board Secretary
1119 June 10, 2026

THE COURTHOUSE REPORT

COURT CASES

William Dent and All Parties Claiming Interest, defendants, vs. Cara Oberholtz, plaintiff. Petition Filed.

MAGISTRATE

Juan Cruz Munoz, Des Moines, IA, speeding over 55 zone (21 or over). Total \$216.00.

Ronald Keith Allen, Dickinson, TX, speeding over 55 zone (11 thru 15 over). Total \$175.75.

Brady Ryan Donohue, Des Moines, IA, speeding over 55 zone (11 thru 15 over). Total \$175.75.

Todd Lee Stagner, Maryville, MO, speeding 55 or under zone (11 thru 15 over). Total \$175.75.

Jamie Leigh Gunter, Osceola, IA, speeding over 55 zone (6 thru 10 over). Total \$118.25.

Alexis Machel Peters, Lamoni, IA, operation without registration card or plate. Total \$135.50.

Garrett Darrin Karr, Urbandale, IA, improper use of lanes. Total \$210.25.

Evan Thomas Ely, Grinnell, IA, dark window or windshield. Total \$135.50.

Barick Lamar Watts, Junction City, KS, speeding over 55 zone (11 thru 15 over). Total \$175.75.

Braiden Anthony

Middleton, Newtown, MO, speeding 55 or under zone (21 or over). Total \$233.25.

Molly Jane Meili Murphy, Chicago, IL, speeding over 55 zone (21 or over). Total \$227.50.

Reuben M. Gingerich, Leon, IA, failure to reduce speed to reasonable and proper rate. Total \$210.25.

Lily Kae Vermeer, Pleasant Hill, IA, speeding over 55 zone (1 thru 5 over). Total \$89.50.

Daisy Sue Yeigh, Lamoni, IA, person under 21 using tobacco/vapor product 1. Total \$70.00.

Emanuel Hershberger, Leon, IA, speeding over 55 zone (21 or over). Total \$233.25.

Jason A. Kuykendall, Urbandale, IA, speeding over 55 zone (1 thru 5 over). Total \$89.50.

Julian Carrasco, Warrenville, IL, speeding over 55 zone (6 thru 10 over). Total \$118.25.

Jacqueline Svenson, Leon, IA, speeding 55 or under zone (21 or over). Total \$227.50.

Daniel Shea Osborn, Saginaw, MI, speeding 55 or under zone (1 thru 5 over). Total \$89.50.

Katie Karoline Lorenzen, Lansing, KS, speeding over 55 zone (1 thru 5 over). Total \$89.50.

Roland Alexander Ullrick, Rock Island, IL, speeding over 55 zone (1 thru 5 over). Total \$89.50.

DECATUR COUNTY SHERIFF'S REPORT

May 31-June 4, 2026
NOTICE: A CRIMINAL CHARGE IS MERELY AN ACCUSATION AND THE DEFENDANT IS PRESUMED INNOCENT UNTIL AND UNLESS proven guilty.

5/31
SO responded to a noise complaint on N Park St. in Van Wert.

SO responded to suspicious vehicles on J20, west of Grand River.

SO responded to a suspicious vehicle on E Vine St. in Decatur.

SO responded to theft on Lineville Rd.

SO responded to a driving complaint on NE 5th St. in Leon.

SO and Lamoni PD responded to a suspicious person on NW 18th St. in Leon.

SO responded to a vehicle hit and run on S Church St. in Garden Grove.

SO responded to a driving complaint on 195th Ave., north of Decatur.

6/1
Lamoni PD responded to a suspicious person on E 8th St. in Lamoni.

SO responded to fraud on E 1st St. in Van Wert.

SO responded to a disturbance on NE 2nd St. in Leon.

SO responded to suspicious activity on NE Mill St. in Leon.

SO responded to an animal complaint on NE Idaho St. in Leon.

SO and Lamoni PD responded to an accident on southbound I-35 near the 11 mile marker.

Lamoni PD responded to suspicious activity at Main Street Apartments in Lamoni.

6/2
SO responded to a motorist assist on northbound I-35 near the 18 mile marker.

Lamoni PD responded to an animal complaint on N Elm St. in Lamoni.

SO responded to an accident on NE 2nd St. in Leon.

SO responded to an accident on NE Idaho St. in Leon.

SO arrested Alan Libby of Van Wert for going armed with intent, possession of marijuana 2nd, possession of drug paraphernalia, interference with official acts, driving while barred, and assault while displaying a dangerous weapon.

Lamoni PD responded to an animal complaint on S Cedar St. in Lamoni.

SO responded to a driv-

ing complaint on Highway 69, north of Leon.

SO responded to an animal complaint on NE 2nd St. in Leon.

6/3

Lamoni PD responded to a suspicious person at Main Street Apartments in Lamoni.

Lamoni PD arrested Roger Boswell of Lamoni for failure to serve jail sentence.

SO responded to a vehicle fire on J20, east of Grand River.

SO responded to an accident on NE Mill St. in Leon.

REAL ESTATE TRANSFERS

(continued from page 5)

N, R 26 W of the 5th P.M., Decatur County, Iowa, lying S of Grand River and E of centerline of abandoned RR ROW and N of Davis Street in Town of Davis City, Iowa; Outlot 1, Referee's Addition to Davis City, Iowa; W 1/2 NW 1/4 including abandoned ROW of CB&Q RR; NE 1/4 SW 1/4; All of the NW 1/4 SE 1/4 lying N of Public Highway and W of centerline of abandoned RR ROW, all in Section 36, T 68 N, R 26 W of the 5th P.M.; All that part of S 1/2 SW 1/4 of Section 36, T 68 N, R 26 W of the 5th P.M., Decatur County, Iowa, lying E of centerline of abandoned ROW of CB&Q, Railed EXCEPT that part of the same as is included within the corporate limits of Davis City, Iowa, and also EXCEPT that part commencing 13 rods E of the SW corner of Section 36 on the T line between Burrell and New Buda Townships, running thence E ... to POB. SE 1/4 lying W of Grand River in Section 36, all in T 68 N, R 26 W of the 5th P.M., Decatur County, Iowa, W 1/2 NE 1/4 of Section 11, T 67 N, R 26 W of the 5th P.M., Decatur County, Iowa; N 1/2 SW 1/4 of Section 1, T 67 N, R 26 W of the 5th P.M., Decatur County, Iowa, as shown in Plat of Survey filed September 14, 2021 as Inst. No. 2021-1485 in the Decatur County Recorder's Office containing 48.96 acres of land, more or less, including 1.58 acres of road easement. Transfer stamps \$535.20.

Samuel D. Mast and Nancy Mast to Henry Mast and Lydiann Mast - Parcel "B" being part of the SW 1/4 SW 1/4 of Section 12, and the NW 1/4 NW 1/4 of Section 13, both in T 70 N, R 27 W of the 5th P.M., Decatur County, Iowa, as shown in Plat of Survey filed September 14, 2021 as Inst. No. 2021-1485 in the Decatur County Recorder's Office containing 48.96 acres of land, more or less, including 1.58 acres of road easement. Transfer stamps \$535.20.

Neal E. Schau and Lisa M. Schau to Neal E. Schau and Lisa M. Schau - Commencing at the NW corner of the N 1/2 SE 1/4 of Section 19, T 67 N, R 27 W of the 5th P.M., Decatur County, Iowa, thence S ... to the POB. No transfer stamps.

Ellen Parmer to Logan Snyder - Lots 1, 2, 3, and 4, of Block 4 of the Original Town of Van Wert, Decatur County, Iowa. Lot 4 in Block 3 of Irving's First Addition to the Town of Van Wert, Decatur County, Iowa. No transfer stamps.

Payload Trucking, Inc. to G&L Acres, LLC - E 1/2 SW 1/4 of Section 12, T 67 N, R 26 W of the 5th P.M., Decatur County, Iowa, lying S and W of the center line of the County Road. Transfer stamps \$952.00.

Silverado Feeder Holdings, LLC to Quivira Flyway, LLC - That part of Parcel "G" as described in the Plat of Survey filed in the Office of the Recorder in and for Decatur County, Iowa on May 2, 2016 in Book 2016 Page 0520 being a part of the SE 1/4 NE 1/4, lying W of McGruder Creek Road; the NW 1/4 NE 1/4; SW 1/4 NE 1/4 SE 1/4 NW 1/4, all in Section 17, T 68 N, R 25 W of the 5th P.M., Decatur County, Iowa. Transfer stamps \$599.20.

Scott A. Seymour and Jodi Seymour to West State Exchange LLC - Series 107 and Jay Culpepper - NW 1/4 of Section 16, T 68 N, R 27 W of the 5th P.M., Decatur County, Iowa. Transfer stamps \$1,621.60.

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