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Legal Notices

Legal documents are printed as received at the Madisonian.

TRUST NOTICE

IN THE MATTER OF THE TRUST:
Ruth E. Branstetter Revocable Trust

To all persons regarding Ruth E. Branstetter, deceased, who died on or about April 16, 2025. You are hereby notified that Kevin L. Branstetter and Marcia L. Branstetter are the Trustees of the Ruth E. Branstetter Revocable Trust dated October 7, 2020. Any action to contest the validity of the trust must be brought in the District Court of Madison County, Iowa, 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 this notice to all heirs of the decedent settlor and the spouse of the 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 possessing a claim against the trust must mail proof of the claim to the Trustees 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 this notice if required or the claim shall be forever barred unless paid or otherwise satisfied.

Notice is further given that the will of the decedent has been admitted to probate without present administration in the District Court of Madison County, Iowa, that such will designates the trust as the residual beneficiary of the estate, that all persons indebted to the estate of the decedent are requested to make immediate payment to the undersigned Trustee, and that any person or entity possessing a claim against the estate must mail proof of the claim to the Trustees at the address listed below by certified mail, return receipt requested, by the later to occur of four months from the date of the second publication of this notice or thirty (30) days from the date of mailing this notice if required, or the claim shall be forever barred, unless paid or otherwise satisfied.

Dated on June 24, 2025.

Ruth E. Branstetter Revocable Trust
Kevin L. Branstetter, Trustee
1620 SE Greenbriar Circle
Waukee, Iowa 50263

Kelsy M. Sisler, #AT0014960
Nyemaster Goode, P.C.
700 Walnut Street, Suite 1300
Des Moines, Iowa 50309
515-283-3100
ksisler@nyemaster.com
Attorney for Trustees
Date of second publication: July 2, 2025

44-45

IN THE IOWA DISTRICT COURT OF MADISON COUNTY

United States Secretary of Agriculture
Plaintiff,
vs.
EQUITY NO: EQCV035835
ORIGINAL NOTICE
FOR PUBLICATION

All Unknown Heirs, Devisees, or Claimants with an Interest in the Property of Michael A. Cole; Eldon Cole; Velva Cole; State of Iowa, Department of Revenue; Unknown Spouse, if any, of Michael A. Cole; Unknown Spouse, if any, of Eldon Cole; Unknown Spouse, if any, of Velva Cole; Parties in Possession; H&R Accounts, Inc., et al.
Defendants.

You are notified that a petition has been filed in the office of this court naming you as a defendant in this action. The petition was filed on October 15, 2024, and prays for foreclosure of Plaintiffs Mortgage in favor of the Plaintiff on the property described in this notice and judgment for the unpaid principal amount of $49,537.77, with 4.875% per annum interest thereon from November 15, 2017, together with late charges, advances and the costs of the action including (but not limited to) title costs and reasonable attorney's fees, as well as a request that said sums be declared a lien upon the following described premises from June 15, 2010, located in Madison county, Iowa:

Lots 3 in Block 4 of Gaff & Bevington's Addition to the Town of Winterset, Madison County, Iowa
More accurately described as:
Lot 3 in Block 4 of Gaff & Bevington's Addition to the Town of Winterset, Madison County, Iowa, commonly known as 215 S 5th St, Winterset, IA 50273 (the "Property")

The petition further prays that the Mortgage on the above described real estate be foreclosed, that a special execution issue for the sale of as much of the mortgaged premises as is necessary to satisfy the judgment and for other relief as the Court deems just and equitable. For further details, please review the petition on file in the clerk's office. The Plaintiffs attorney is Emily Bartekoske, of SouthLaw, P.C.; whose address is 4601 Westown Pkwy, Suite 250, West Des Moines, IA 50266.

NOTICE

The plaintiff has elected foreclosure without redemption. This means that the sale of the mortgaged property will occur promptly after entry of judgment unless you file a written demand with the court to delay the sale. If you file a written demand, the sale will be delayed until six months (or three months if the petition includes a waiver of deficiency judgment) from the entry of judgment if the mortgaged property is your residence and is a one-family or two-family dwelling or until two months from entry of judgment if the mortgaged property is not your residence or is your residence but not a one-family or two-family dwelling. You will have no right of redemption after the sale. The purchaser at the sale will be entitled to immediate possession of the mortgaged property. You may purchase at the sale.

You must serve a motion or answer on or before August 5, 2025, and within a reasonable time thereafter, you must file your motion or answer with the Clerk of Court for Madison County, at the county courthouse in Winterset, Iowa. If you fail to respond, judgment by default may be rendered against you for the relief demanded in the petition.

If you require the assistance of auxiliary aids or services to participate in a court action 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.

This case has been filed in a county that utilizes electronic filing. You may find more information and general rules governing electronic filing in Iowa Court Rules Chapter 16. You may find information concerning protection of personal information in court filings in Iowa Court Rules Chapter 16, Division VI.

By: _____
CLERK OF THE ABOVE COURT
Madison County Courthouse
112 N. John Wayne Drive, P.O. Box 152
Winterset, IA 50273-1903

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

44-46

www.wintersetmadisonian.com

Marriages

Robert Walker
Ashley Bianchi
June 7, 2025
~ ~ ~

Aidan Hulbert
Maria Petersen
June 14, 2025
~ ~ ~

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Board of Directors of the Winterset Community School District in the County of Madison, State of Iowa, will hold a hearing on proposed revisions to the 2025/2026 School Calendar. The hearing will be held in the School Administration Office Board Room, 303 Wambold Dr., Winterset Community School District, Winterset, Iowa, on Monday, July 14, 2025 at 5 o'clock P.M.

Jill Gavin, Board Secretary 44

PUBLIC NOTICE OF STORM WATER DISCHARGE

City of Winterset, Iowa plans to submit a Notice of Intent to the Iowa Department of Natural Resources to be covered under the NPDES General Permit No.2 "Storm Water Discharge Associated with Industrial Activity for Construction Activities". The storm water discharge will be from Winterset WWTF, Contract 1-2025 Improvements Project located in the SE quarter of Section 6 of T 75N, R 27W, in Madison County, Iowa. The storm water will be discharged from single-point source(s) and will be discharged to the following streams: an unnamed tributary to the Middle River.

Comments may be submitted to the Storm Water Discharge Coordinator, Iowa Department of Natural Resources, Environmental Protection Division, Henry A. Wallace Building, 502 E 9th Street, Des Moines, IA 50319-0034. The public may review the Notice of Intent from 8 a.m. to 4:30 p.m., Monday through Friday, at the above address after it has been received by the department. 44

PUBLIC HEARING NOTICE

You are hereby notified that a public hearing has been scheduled at the request of Steven Reed to review a variance application on the following described real estate;

Lot Three (3) of Seven Oaks Subdivision in Madison County, Iowa, located in Section One (1), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, and also an easement across Lot One (1) of Seven Oaks Subdivision for the purpose of running water and gas lines across said Lot One (1) to Lot Three (3) and across an easement 60 feet in width located in the Southwest corner of Lot Two (2) of said Seven Oaks Subdivision, which easement is designed and shown on the final plat of Seven Oaks Subdivision as "60' Wide Access Easement". Also known as 2261 Carver Rd. Winterset, IA 50273.

The purpose of this request is to allow Steven Reed to utilize the existing access easement for a second single-family dwelling on the above-described real estate. Section 8.C. of the Madison County Zoning Ordinance states the following: *Lots containing any building used in whole or in part for residence purposes shall abut for at least forty (40) feet on at least one (1) street, or have an exclusive unobstructed private easement of access or right-of-way at least twenty (20) feet wide to a street; and there shall be only one (1) single-family dwelling for such frontage or easement.* You may appear and offer your support for, or objections to this request at the public hearing stated below: The ***Madison County Board of Adjustment*** will hold a public hearing on ***Tuesday, July 1st, 2025,*** at ***7:00 p.m***. in the lower-level conference room at the Madison County Annex, 201 W. Court Ave, Winterset, Iowa 50273 to render a decision on the request for Variance. 44

Deeds

WARRANTY DEED: VREDENBURG GABRIEL, VREDENBURG TRINITY ANN, VREDENBURG TRINITY, FRANK TRINITY A TO AMELIA JESSICA A, AMELIA MICHAEL J, WINTERSET ORIGINAL TOWN LOT 7 BLOCK 13, $280,000

WARRANTY DEED: MOOTHART WILLIAM TO SANDERS JONATHAN LANCE, 19-76-27 SW SW PARCEL A, UNION TWP, $395,000

WARRANTY DEED: GAYTAN HEATHER, TOMLINSON HEATHER ANN TO HOOPER SARAH, ANDREASEN JACOB, WINTERSET PITZER & KNIGHTS ADD LOT 5 BLOCK 18, $225,000

WARRANTY DEED: CWF 2024 LLC TO COOK RAIJLYNN, COOK CHASE, WINTERSET DANFORTHS ADD LOT 6 BLOCK 3, $213,865

AFFIDAVIT - TRANSFER: HOUGHAM RYAN A, HOUGHAM DANIELLE R TO HOUGHAM DANIELLE R, EARLHAM URQUHART PLACE LOT 8 PT LOT, EARLHAM URQUHART PLACE LOT 9

WARRANTY DEED: HOUGHAM DANIELLE R TO MADREN DAWSON, NOAH KATELYN, EARLHAM URQUHART PLACE LOT 8 PT LOT, EARLHAM URQUHART PLACE LOT 9, $205,000

WARRANTY DEED: ESTELL DENNIS L, ESTELL DENNIS LEE TO ESTELL DENNIS L TR, ESTELL DENNIS L TRUST, 24-76-26 ESTELL RURAL ESTS LOT 2, 24-76-26 ESTELL RURAL ESTS LOT 3, 24-76-26 NE SW

COURT OFFICER'S DEED: ALLEN ROBERT P EST, ALLEN MATTHEW EX, ALLEN MATTHEW C EX, OBRIEN SHAYLA EX TO ALLEN ROBERT P TRUST, 2-74-29 SW TRACT IN, GRAND RIVER TWP

COURT OFFICER'S DEED: KAUTEN ROGER W EST, KAUTEN ALISHA J EX TO KAUTEN ALISHA EX, KAUTEN ALISHA J, 12-76-26 HOGUE SUBDIVISION LOT 11, CRAWFORD TWP

WARRANTY DEED: JOHNSON STEVEN ROGER, JOHNSON STEVEN, JOHNSON KRYSTAL KAE, JOHNSON KRYSTAL KAYE TO WILLIAMS TROY, WILLIAMS SANDRA, 20-75-27 NW SE PARCEL C, SCOTT TWP, $350,000

T AX SALE DEED: STATE OF IOWA, MADISON COUNTY TREASURER TO ACC 732 HOLDING LLC, 18-74-26 N2 NW TRACT IN, OHIO TWP, $1,357

WARRANTY DEED: CORKREAN HOMES II INC TO WELTHA ROGER, WELTHA CHERYL, WINTERSET STOVERS ADDN PLAT 1 LOT 4, $515,000

WARRANTY DEED: ROCKEY VICKI C TO ROCKEY VICKI CAROL TR, ROCKEY VICKI CAROL TRUST, 8-74-26 SW SW TRACT IN, OHIO TWP

WARRANTY DEED: ROMINE NATHAN M, ROMINE MEGAN J TO LANE DAVID K, LANE AMBER J, 3-76-27 SE SE PARCEL G, UNION TWP, $740,000

QUIT CLAIM DEED: WOLFE JAMES NICHOLAS, WOLFE JAMES, WOLFE REBEKA TO WOLFE JAMES N TR, WOLFE REBEKA K TR, WOLFE TRUST, 32-76-26 SE SE PARCEL C, CRAWFORD TWP

WARRANTY DEED: EARTH GENIX LLC TO PRUITT SHAWN, PRUITT JESSICA, 30-76-28 N2 NW PARCEL E, 30-76-28 SE NW PARCEL E, DOUGLAS TWP, $390,000

WARRANTY DEED: WILLIAMS TROY J, WILLIAMS TROY, WILLIAMS SANDRA TO PARKHURST DENNIS J, BOSTON BROOKE E, WINTERSET PITZER & KNIGHTS ADD LOT 1 BLOCK 10 PT LOT, WINTERSET PITZER & KNIGHTS ADD LOT 2 BLOCK 10 PT LOT, $246,400

