

## PROBATE

**THE IOWA DISTRICT COURT  
BUTLER COUNTY  
NOTICE OF PROBATE OF WILL,  
OF APPOINTMENT OF EXECUTOR,  
AND NOTICE TO CREDITORS  
IN THE MATTER OF THE ESTATE OF  
WAYNE E. ROHLWING, Deceased  
Probate No. ESPR016780**

To All Persons Interested in the Estate of Wayne E. Rohlwing, Deceased, who died on or about 22nd day of February, 2018.

You are hereby notified that on the 28th day of February, 2018, the Last Will and Testament of Wayne E. Rohlwing, Deceased, bearing the date of the 18th day of September, 2013, was admitted to probate in the above named court and that Rebecca Vasey and Lori Rohlwing (f/k/a Lori N. Grantham) were 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 this 6th day of March, 2018.  
Rebecca Vasey  
3000 SW 14th Street  
Des Moines, IA 50315-2105  
Executor  
Lori Rohlwing  
(f/k/a Lori N. Grantham)  
14 East Elm Street  
Collfax, IA 50054  
Executor  
Habbo G. Fokkena  
Attorney at Law  
P.O. Box 250  
Clarksville, IA 50619  
Attorney for Executor  
Date of second publication:  
22nd day of March, 2018

CS-11-2

## Proceedings

**MINUTES AND PROCEEDINGS OF A  
REGULAR MEETING OF THE BUTLER  
COUNTY BOARD OF SUPERVISORS  
HELD ON FEBRUARY 27, 2018.**

Meeting called to order at 9:00 a.m. by Chairman Greg Barnett with member Rusty Eddy present. Member Tom Heidenwirth was present telephonically. Also present were Engineer John Riherd, Virgil Goodrich, Parkersburg, Iowa, Jim Rewerts, Allison, Iowa and Bethany Carson, Mid America Publishing.

Minutes of the previous meeting were read and approved as read.

Board met with Connie Rottink, Butler County Wellness Committee to hear request for a blood draw for employees and spouses on County insurance. Moved by Eddy, second by Heidenwirth to approve with a tentative date of April 5, 2018 from 6:00 A.M. to 8:00 A.M. All ayes. Motion carried. It was further moved by Eddy, second by Heidenwirth that all County employees be eligible. The cost is \$25 for women and \$35 for men. All ayes. Motion carried.

Years of Service Awards were presented by their respective Department Heads to the following:

John Riherd – 10 years  
Wendy Dralle – 20 years  
Lonna Debner – 25 years  
Jim Rewerts – 40 years  
Not present were: Donis Dralle – 15 years, Collin Freeseemann and Kiley Winterberg – 20 years and Martin Petersen and Kendall Siems – 25 years.

Orchid Lane in Parkersburg was discussed during public comment. A work session to discuss further will be March 27, 2018. Stop signs near Vilmar Church were also discussed. Engineer Riherd does not feel stop signs will improve safety and suggested other signage that would be more effective.

Board approved claims as submitted. Board acknowledged receipt of Manure Management Plan Annual Updates for Roose South Finisher Farm; Quail Finisher Farm; Winkowitsch Finisher Farm; Kuper Finisher Farm; Brad Finisher Farm; McCandless #2 Finisher Farm and Marton/Butler Finisher Farm.

Moved by Barnett, second by Eddy to adjourn the meeting at 9:48 A.M. to Tuesday, March 6, 2018 at 9:00 A.M. Motion carried.

The above and foregoing is a true and correct copy of the minutes and proceedings of a regular adjourned meeting of the Board of Supervisors of Butler County, Iowa on February 27, 2018.

TJ/CS 11-1

## NOTICE TO BIDDERS

**NOTICE TO BIDDERS**  
NOTICE IS HEREBY GIVEN:

Sealed proposals will be received on general contracts for the demolition and asbestos abatement, if applicable, for up to eight residential structures and one commercial structure in the City of Clarksville, Iowa. This work is being financed, in whole or in part, through Hazard Mitigation Grant Program and Public Assistance grants from the Iowa Homeland Security and Emergency Management Department (HSEMD).

Bids are being solicited by invitation and through published public notice. Bids received from contractors barred from participation in federally assisted projects will be rejected. All bids must be prepared and submitted in accordance with the Instructions to Bidders.

The Iowa Northland Regional Council of Governments (INRCOG), Housing Department, on behalf of the City of Clarksville, Iowa, will furnish to qualified bidders the necessary Instructions to Bidders and bid submission requirements for this program. In general, demolition work consists of asbestos abatement, if applicable, demolishing and hauling away debris from flood-damaged structures following their acquisition by the City.

Bid Documents may be examined and requested at the INRCOG office located at 229 E. Park Ave., Waterloo, Iowa. Contact Cindy at INRCOG, 319-235-0311 for details.

Sealed bids shall be submitted in accordance with the Instructions to Bidders and must be delivered or mailed to INRCOG % Cindy, 229 E. Park Ave, Waterloo, IA 50703. The bid opening will be at 1:00 PM, Thursday, April 12, 2018 at INRCOG, 229 E. Park Ave, Waterloo, IA, 50703.

CS 11-1

## PUBLIC NOTICE

**ORIGINAL NOTICE FOR  
PUBLICATION  
IN THE IOWA DISTRICT COURT OF  
BUTLER COUNTY  
JPMorgan Chase Bank, National  
Association, Plaintiff,  
vs.**

**Anthony D. Knudsen a/k/a Anthony Dean Knudsen; Parties in Possession; Unknown spouse, if any, of Anthony D. Knudsen, a/k/a Anthony Dean Knudsen; LVNV Funding LLC; State of Iowa, et al., Defendants.  
EQUITY NO: EQCV021425**

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 January 29, 2018, 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 \$67,007.27, with 3.25% per annum interest thereon from August 1, 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 March 5, 2013, located in Butler county, Iowa:

The South 58 feet of Lot 4 in Block 18 in the ORIGINAL TOWN OF CLARKSVILLE, Butler County, Iowa, And being more correctly described as:

The South 58 feet of Lot 4 in Block 18 in the ORIGINAL TOWN OF CLARKSVILLE, Butler County, Iowa, commonly known as 108 South Mather Street, Clarksville, IA 50619 (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 Bryan Loya, of SouthLaw, P.C., whose address is 1401 50th Street, Suite 100, West Des Moines, IA 50266.

NOTICE

CS 11-3

**Proceedings**

**MINUTES AND PROCEEDINGS OF A REGULAR MEETING OF THE BUTLER COUNTY BOARD OF SUPERVISORS HELD ON FEBRUARY 27, 2018.**

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Minutes of the previous meeting were read and approved as read.

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The above and foregoing is a true and correct copy of the minutes and proceedings of a regular adjourned meeting of the Board of Supervisors of Butler County, Iowa on February 27, 2018.

TJ/CS 11-1

**Public Notice**

**NOTICE IS HEREBY GIVEN:**

Pursuant to the requirements of Section 508 of the Housing and Community Development Act of 1987, as amended, notice is hereby given that the City of Allison will hold a public hearing in the Council Chambers at Allison City Hall, at 5:15 p.m., Monday March 26, 2018. The purpose of the hearing is to discuss the status of funds for the Housing Rehabilitation Program. The project is being funded in part through a Community Development Block Grant provided by the Iowa Economic Development Authority and the City of Allison. The City of Allison received a grant in the amount of \$212,994.00 from the Iowa Economic Development Authority with the purpose of establishing a housing rehabilitation program to assist a minimum of 6 low to moderate-income homeowners. A total of 4 homes have been completed and 2 will be awarded on March 26, 2018. If you have questions concerning the project or if you require special accommodations to attend the hearing such as handicapped accessibility or translation services you may call the City Clerk, (319) 267-2245, or Cindy Knox, INRCOG, (319) 235-0311. Persons interested in the status of funding or the progress of the project are welcome to attend the meeting.

TJ11-1

**PUBLIC NOTICE**

**ORIGINAL NOTICE FOR PUBLICATION IN THE IOWA DISTRICT COURT FOR BUTLER COUNTY GUILD MORTGAGE COMPANY, PLAINTIFF**

**vs.**

**BARRY L. FREERKS, DECEASED, SHARON L. FREERKS, ALL OF THE UNKNOWN CLAIMANTS, INCLUDING BUT NOT LIMITED TO ALL OF THE UNKNOWN HEIRS, SPOUSES, ASSIGNEES, GRANTEEES, LEGATEES, DEVISEES AND BENEFICIARIES OF BARRY L. FREERKS, DECEASED, STATE OF IOWA, IOWA DEPARTMENT OF HUMAN SERVICES, STATE OF IOWA, IOWA DEPARTMENT OF REVENUE AND FINANCE AND UNITED STATES OF AMERICA, INTERNAL REVENUE SERVICE, DEFENDANTS EQUITY NO. EQCV021426**

TO THE ABOVE NAMED DEFENDANTS: You are hereby notified that there is a petition on file in the office of the clerk of the above court which petition prays for a judgment in rem against the property involved in this action for the sum of \$86,381.91 with interest at 3.750% per annum from and including November 1, 2016, on the promissory note executed by Barry L. Freerks and Sharon L. Freerks, husband and wife and mortgage executed by Barry L. Freerks and Sharon L. Freerks, husband and wife to Mortgage Electronic Registration Systems, Inc., as nominee for Veridian Credit Union, its successors and assigns and assigned to Plaintiff, who is the sole and absolute owner thereof.

Said note, together with the mortgage given to secure the same are due and payable by reason of the failure of the Defendants Barry L. Freerks and Sharon L. Freerks, husband and wife to pay the installments of principal when due. Plaintiff also prays in said Petition for the foreclosure of said mortgage dated October 26, 2015 recorded in Document 2015-2611 in the Recorder's Office of Butler County, Iowa, with said note dated October 26, 2015 on the following described property, to-wit:

Lot Five (5) in Block Four (4), Railroad Addition to Clarksville, Iowa and also asking that said mortgage be declared a prior and superior lien to that of each of the above named Defendants; for appointment of a receiver; for the amount paid by Plaintiff for attorneys' fees, abstract expense, costs and accruing costs of this action; that special execution issue for the sale of said real estate to satisfy

said judgment, interest, attorneys' fees and costs and for such other and further relief as may be just and equitable.

FOR FURTHER PARTICULARS, SEE COPY OF PETITION NOW ON FILE.

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 WITH THE COURT A WRITTEN DEMAND TO DELAY THE SALE. IF YOU FILE A WRITTEN DEMAND, THE SALE WILL BE DELAYED UNTIL SIX MONTHS FROM 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 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.

The Plaintiff's attorneys are Petosa Law LLP by Benjamin W. Hopkins, whose address is 1350 NW 138th Street, Suite 100, Clive, IA 50325, telephone number 515-222-9400, facsimile number 515-222-9121.

You must serve a motion or answer on or before the 14th day of April, 2018, and within a reasonable time thereafter file your motion or answer in the Iowa District Court of Butler County, at the Courthouse in Allison, Iowa. If you do not, judgment by default may be rendered against you for the relief demanded in the Petition.

This case has been filed in a county that utilizes electronic filing. You should refer to (i) Iowa Court Rules Chapter 16 for general rules and information on electronic filing; and (ii) Iowa Court Rules Chapter 16, division VI regarding the protection of personal information in court filings.

If you require assistance of auxiliary aids or services to participate in court because of a disability, immediately call your district ADA coordinator at (641) 421-0990. (If you are hearing impaired, call Relay Iowa TTY at 1-800-735-2942).

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

TJ10-2

**PROBATE**

**NOTICE OF PROBATE OF WILL, OF APPOINTMENT OF EXECUTOR, AND NOTICE TO CREDITORS THE IOWA DISTRICT COURT BUTLER COUNTY**

**IN THE MATTER OF THE ESTATE OF MARY ANN BURKETT, Deceased.**

**Probate No. ESPR016766**

To All Persons Interested in the Estate of MARY ANN BURKETT, Deceased, who died on or about December 30, 2017:

You are hereby notified that on the 11th day of January, 2018, the last will and testament of MARY ANN BURKETT, deceased, bearing date of the 20th day of May, 2005, was admitted to probate in the above named court and that Norman Dean Burkett, Dennis James Burkett and Steven Wayne Burkett were 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 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 this 11th day of January, 2018.

- Norman Dean Burkett
- Box 243
- Dumont, IA 50625
- Dennis James Burkett
- 1018 N Elm
- Dumont, IA 50625
- Steven Wayne Burkett
- 2480 Nettle Avenue
- Sheffield, IA 50475
- Executors of estate

G. A. Cady III, ICIS PIN No: AT0001386  
 Attorney for executors  
 Cady & Rosenberg Law Firm, PLC  
 9 First Street, SW  
 PO Box 456  
 Hampton, IA 50441  
 Phone: 641-456-2555  
 Date of second publication:  
 15th day of March, 2018  
 Probate Code Section 304

TJ10-2