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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Preparer

And Return Document to Charles L. Smith, 25 Main Place Suite 200, Council Bluffs, IA 51503 (712) 325-9000

Individual's Name	Street Address	City	State	Zip	Phone
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SPACE ABOVE THIS LINE
FOR RECORDER

AFFIDAVIT

STATE OF IOWA)
) SS.
COUNTY OF POTTAWATTAMIE)

I, Charles L. Smith, being first duly sworn on oath, depose and state the following:

1. That I am the Trustee in the following bankruptcy proceeding: The Herman L. Rowley Memorial Trust, d/b/a Rowley Masonic Independent Living Company, LLC; d/b/a Rowley Masonic Home Health Care, LLC; d/b/a Rowley Masonic Assisted Living Community, LLC; d/b/a Rowley Masonic Nursing Home, LLC, Bankruptcy 22-00022-als7, filed in the United States Bankruptcy Court for the Southern District of Iowa, Central Division, on January 7, 2022.

2. Among the assets of the aforesaid bankruptcy estate were the following described properties legally described as:

The South one-half (S½) of the Southwest Quarter (SW¼), and the South one-fourth (S¼) of the North one-half (N½) of the Southwest Quarter (SW¼) except the North thirty-three (33) feet thereof in Section Thirty-Six (36), Township Eighty-Eight (88) North, Range Four (4), West of the 5th P.M., Delaware County, Iowa. (Hershberger)

And

The Northeast Quarter (NE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section Thirty Five (35), Township Eighty Eight (88) North, Range Four (4), West of the Fifth P.M.; also Parcel 2024-90, Part Of The SE $\frac{1}{4}$ - SE $\frac{1}{4}$; In Section 35, T88N, R4W Of The Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2024, Page 2858; also Parcel 'B' In The NE Fr $\frac{1}{4}$ Of The NE Fr $\frac{1}{4}$ Of Section 2, T87N, R4W Of The 5th P.M., Delaware County, Iowa, according to plat recorded in Book 2002, Page 1528. (Knipper)

And

Parcel 2024-89, Part of the SW $\frac{1}{4}$ – SE $\frac{1}{4}$ and Part of the SE $\frac{1}{4}$ – SE $\frac{1}{4}$; in Section 35, T88N, R4W of the Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2024, Page 2858. (Stutzman)

3. Attached hereto, marked as indicated, are copies of the following documents filed in the aforesaid bankruptcy that are in compliance with Title Standard 13.1. These are exact copies of the original pleadings that are on file in the office of the Clerk, U.S. Bankruptcy Court, in Des Moines, Iowa. Said exhibits are as follows:

Exhibit "A" Voluntary Petition filed on January 7, 2022.

Exhibit "B" Notice of Chapter 7 Bankruptcy Case, Meeting of Creditors & Deadlines filed January 7, 2022, which also gives notice of appointment of the Trustee

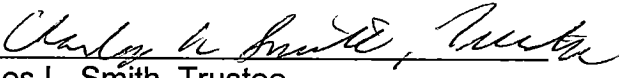
Exhibit "C" Amended Schedule A filed at Docket No. 53 in the bankruptcy proceeding on February 13, 2024

Exhibit "D" Notices of Intent to Sell Property and Bar Date Notice for Hershberger, Knipper, and Stutzman (Doc. Nos. 67, 68, and 69)

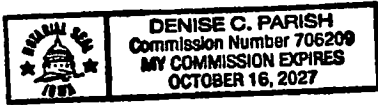
Exhibit "E" Certificates of Notice for Hershberger, Knipper, and Stutzman (Doc. Nos. 70, 71, and 72)

Exhibit "F" Docket in Case No. 22-00022-als7, showing the Docket Text Order (Doc. 73, 74, and 75) granting Trustee's Notices of Intent to Sell Property.

Exhibit "G" Clerk's Certificate showing that no Notice of Appeal, Application to Extend Time for Appeal, or Motion to Stay were filed with respect to the Orders entered at Docket Nos. 73, 74, and 75 within the allotted time.


Charles L. Smith, Trustee

Subscribed and sworn to before me this 12th day of December, 2024.




Denise C. Parish, Notary Public

Fill in this information to identify the case:

United States Bankruptcy Court for the:

SOUTHERN DISTRICT OF IOWA

Case number (if known): _____ Chapter 7

☐ Check if this is an amended filing

Official Form 201

Voluntary Petition for Non-Individuals Filing for Bankruptcy

04/20

If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write the debtor's name and the case number (if known). For more information, a separate document, Instructions for Bankruptcy Forms for Non-Individuals, is available.

1. Debtor's name The Herman L. Rowley Memorial Trust
2. All other names debtor used in the last 8 years
Include any assumed names, trade names and *doing business as* names
dba Rowley Masonic Independent Living Company, LLC; dba Rowley Masonic Home Health Care, LLC; dba Rowley Masonic Assited Living Community, LLC; dba Rowley Masonic Nursing Home, LLC
3. Debtor's federal Employer Identification Number (EIN) 4 2 - 0 8 0 7 1 0 3
4. Debtor's address

<p>Principal place of business</p> <p><u>3000 Willis</u> Number Street</p> <p><u>Perry</u> <u>IA</u> <u>50220</u> City State ZIP Code</p> <p><u>Dallas</u> County</p>	<p>Mailing address, if different from principal place of business</p> <p><u>c/o Neil Paulsen</u> Number Street</p> <p><u>PO Box 91</u> P.O. Box</p> <p><u>Avoca</u> <u>IA</u> <u>51521</u> City State ZIP Code</p> <p>Location of principal assets, if different from principal place of business</p> <p>_____ Number Street</p> <p>_____ City State ZIP Code</p>
---	---
5. Debtor's website (URL) _____
6. Type of debtor
☐ Corporation (including Limited Liability Company (LLC) and Limited Liability Partnership (LLP))
☐ Partnership (excluding LLP)
☒ Other. Specify: Trust (business)



Debtor The Herman L. Rowley Memorial Trust

Case number (if known) _____

7. Describe debtor's business

A. Check one:

- ☒ Health Care Business (as defined in 11 U.S.C. § 101(27A))
- ☐ Single Asset Real Estate (as defined in 11 U.S.C. § 101(51B))
- ☐ Railroad (as defined in 11 U.S.C. § 101(44))
- ☐ Stockbroker (as defined in 11 U.S.C. § 101(53A))
- ☐ Commodity Broker (as defined in 11 U.S.C. § 101(6))
- ☐ Clearing Bank (as defined in 11 U.S.C. § 781(3))
- ☐ None of the above

B. Check all that apply:

- ☒ Tax-exempt entity (as described in 26 U.S.C. § 501)
- ☐ Investment company, including hedge fund or pooled investment vehicle (as defined in 15 U.S.C. § 80a-3)
- ☐ Investment advisor (as defined in 15 U.S.C. § 80b-2(a)(11))

C. NAICS (North American Industry Classification System) 4-digit code that best describes debtor. See <http://www.uscourts.gov/four-digit-national-association-naics-codes>

8. Under which chapter of the Bankruptcy Code is the debtor filing?

A debtor who is a "small business debtor" must check the first sub-box. A debtor as defined in § 1182(1) who elects to proceed under subchapter V of chapter 11 (whether or not the debtor is a "small business debtor") must check the second sub-box.

Check one:

- ☒ Chapter 7
- ☐ Chapter 9
- ☐ Chapter 11.

Check all that apply:

- ☐ The debtor is a small business debtor as defined in 11 U.S.C. § 101(51D), and its aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$2,725,625. If this sub-box is selected, attach the most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return or if any of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B).
- ☐ The debtor is a debtor as defined in 11 U.S.C. § 1182(1), its aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$7,500,000, AND IT CHOOSES TO PROCEED UNDER SUBCHAPTER V OF CHAPTER 11. If this sub-box is selected, attach the most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return, or if any of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B).
- ☐ A plan is being filed with this petition.
- ☐ Acceptances of the plan were solicited prepetition from one or more classes of creditors, in accordance with 11 U.S.C. § 1126(b).
- ☐ The debtor is required to file periodic reports (for example, 10K and 10Q) with the Securities and Exchange Commission according to § 13 or 15(d) of the Securities Exchange Act of 1934. File the Attachment to Voluntary Petition for Non-Individuals Filing for Bankruptcy Under Chapter 11 (Official Form 201A) with this form.
- ☐ The debtor is a shell company as defined in the Securities Exchange Act of 1934 Rule 12b-2.

- ☐ Chapter 12

Debtor The Herman L. Rowley Memorial Trust

Case number (if known) _____

9. Were prior bankruptcy cases filed by or against the debtor within the last 8 years?

If more than 2 cases, attach a separate list.

☒ No

☐ Yes. District _____

When _____

Case number _____

MM / DD / YYYY

District _____

When _____

Case number _____

MM / DD / YYYY

District _____

When _____

Case number _____

MM / DD / YYYY

10. Are any bankruptcy cases pending or being filed by a business partner or an affiliate of the debtor?

List all cases. If more than 1, attach a separate list.

☒ No

☐ Yes. Debtor _____

Relationship _____

District _____

When _____

MM / DD / YYYY

Case number, if known _____

Debtor _____

Relationship _____

District _____

When _____

MM / DD / YYYY

Case number, if known _____

11. Why is the case filed in this district?

Check all that apply:

☒

Debtor has had its domicile, principal place of business, or principal assets in this district for 180 days immediately preceding the date of this petition or for a longer part of such 180 days than in any other district.

☐

A bankruptcy case concerning debtor's affiliate, general partner, or partnership is pending in this district.

Debtor **The Herman L. Rowley Memorial Trust**

Case number (if known)

12. Does the debtor own or have possession of any real property or personal property that needs immediate attention?

- ☒ No
☐ Yes. Answer below for each property that needs immediate attention. Attach additional sheets if needed.

Why does the property need immediate attention? (Check all that apply.)

- ☐ It poses or is alleged to pose a threat of imminent and identifiable hazard to public health or safety.
What is the hazard? _____
- ☐ It needs to be physically secured or protected from the weather.
- ☐ It includes perishable goods or assets that could quickly deteriorate or lose value without attention (for example, livestock, seasonal goods, meat, dairy, produce, or securities-related assets or other options).
- ☐ Other _____

Where is the property?

Number Street

City

State

ZIP Code

Is the property insured?

- ☐ No
☐ Yes. Insurance agency _____

Contact name _____

Phone _____

Statistical and administrative information

13. Debtor's estimation of available funds

Check one:

- ☐ Funds will be available for distribution to unsecured creditors.
☒ After any administrative expenses are paid, no funds will be available for distribution to unsecured creditors.

14. Estimated number of creditors

- | | | |
|---|--|--|
| <input type="checkbox"/> 1-49 | <input type="checkbox"/> 1,000-5,000 | <input type="checkbox"/> 25,001-50,000 |
| <input type="checkbox"/> 50-99 | <input type="checkbox"/> 5,001-10,000 | <input type="checkbox"/> 50,001-100,000 |
| <input type="checkbox"/> 100-199 | <input type="checkbox"/> 10,001-25,000 | <input type="checkbox"/> More than 100,000 |
| <input checked="" type="checkbox"/> 200-999 | | |

15. Estimated assets

- | | | |
|--|--|--|
| <input type="checkbox"/> \$0-\$50,000 | <input checked="" type="checkbox"/> \$1,000,001-\$10 million | <input type="checkbox"/> \$500,000,001-\$1 billion |
| <input type="checkbox"/> \$50,001-\$100,000 | <input type="checkbox"/> \$10,000,001-\$50 million | <input type="checkbox"/> \$1,000,000,001-\$10 billion |
| <input type="checkbox"/> \$100,001-\$500,000 | <input type="checkbox"/> \$50,000,001-\$100 million | <input type="checkbox"/> \$10,000,000,001-\$50 billion |
| <input type="checkbox"/> \$500,001-\$1 million | <input type="checkbox"/> \$100,000,001-\$500 million | <input type="checkbox"/> More than \$50 billion |

16. Estimated liabilities

- | | | |
|--|--|--|
| <input type="checkbox"/> \$0-\$50,000 | <input checked="" type="checkbox"/> \$1,000,001-\$10 million | <input type="checkbox"/> \$500,000,001-\$1 billion |
| <input type="checkbox"/> \$50,001-\$100,000 | <input type="checkbox"/> \$10,000,001-\$50 million | <input type="checkbox"/> \$1,000,000,001-\$10 billion |
| <input type="checkbox"/> \$100,001-\$500,000 | <input type="checkbox"/> \$50,000,001-\$100 million | <input type="checkbox"/> \$10,000,000,001-\$50 billion |
| <input type="checkbox"/> \$500,001-\$1 million | <input type="checkbox"/> \$100,000,001-\$500 million | <input type="checkbox"/> More than \$50 billion |

Debtor The Herman L. Rowley Memorial Trust

Case number (if known) _____

Request for Relief, Declaration, and Signatures

WARNING -- Bankruptcy fraud is a serious crime. Making a false statement in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

17. Declaration and signature of authorized representative of debtor

- ☒ The debtor requests relief in accordance with the chapter of title 11, United States Code, specified in this petition.
- ☒ I have been authorized to file this petition on behalf of the debtor.
- ☒ I have examined the information in this petition and have a reasonable belief that the information is true and correct.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on 01/07/2022

MM / DD / YYYY

X /s/ Neil Paulsen

Signature of authorized representative of debtor

Neil Paulsen

Printed name

Chairman of Board of Trustees of Debtors

Title

18. Signature of attorney

X /s/ Robert C. Gainer

Date 01/07/2022

Signature of attorney for debtor

MM / DD / YYYY

Robert C. Gainer

Printed name

Cutler Law Firm

Firm name

1307 50th St.

Number Street

West Des Moines

City

IA

State

50266

ZIP Code

(515) 223-6600

Contact phone

rgainer@cutlerfirm.com

Email address

IS8884971

Bar number

State

Fill in this information to identify the case

Debtor name The Herman L. Rowley Memorial Trust

United States Bankruptcy Court for the: SOUTHERN DISTRICT OF IOWA

Case number (if known) _____

☐ Check if this is an amended filing

Official Form 206A/B

Schedule A/B: Assets -- Real and Personal Property

12/15

Disclose all property, real and personal, which the debtor owns or in which the debtor has any other legal, equitable, or future interest. Include all property in which the debtor holds rights and powers exercisable for the debtor's own benefit. Also include assets and properties which have no book value, such as fully depreciated assets or assets that were not capitalized. In Schedule A/B, list any executory contracts or unexpired leases. Also list them on *Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G).

Be as complete and accurate as possible. If more space is needed, attach a separate sheet to this form. At the top of any pages added, write the debtor's name and case number (if known). Also identify the form and line number to which the additional information applies. If an additional sheet is attached, include the amounts from the attachment in the total for the pertinent part.

For Part 1 through Part 11, list each asset under the appropriate category or attach separate supporting schedules, such as a fixed asset schedule or depreciation schedule, that gives the details for each asset in a particular category. List each asset only once. In valuing the debtor's interest, do not deduct the value of secured claims. See the instructions to understand the terms used in this form.

Part 1: Cash and cash equivalents

1. Does the debtor have any cash or cash equivalents?

- ☐ No. Go to Part 2.
- ☒ Yes. Fill in the information below.

All cash or cash equivalents owned or controlled by the debtor

Current value of debtor's interest

2. Cash on hand

3. Checking, savings, money market, or financial brokerage accounts (Identify all)

Name of institution (bank or brokerage firm)	Type of account	Last 4 digits of account number	
3.1. <u>Great Western Bank Checking account</u>	<u>Checking account</u>	<u>8 9 2 2</u>	<u>\$337.42</u>
3.2. <u>GWB Checking account (operating account)</u>	<u>Checking account</u>	<u>4 1 1 5</u>	<u>\$409,551.54</u>
3.3. <u>GWB Checking account (Assisted Living)</u>	<u>Checking account</u>	<u>8 4 5 5</u>	<u>\$181,247.84</u>
3.4. <u>GWB Checking account (Board Trust)</u>	<u>Checking account</u>	<u>4 2 1 2</u>	<u>\$236,943.95</u>
3.5. <u>GWB Checking account (Independent Living)</u>	<u>Checking account</u>	<u>4 0 1 8</u>	<u>\$236,939.99</u>
3.6. <u>Resident Trust Fund Checking account</u>	<u>Checking account</u>	<u>6 0 5 6</u>	<u>\$3,727.20</u>

4. Other cash equivalents (Identify all)

Name of institution (bank or brokerage firm)

5. Total of Part 1

Add lines 2 through 4 (including amounts on any additional sheets). Copy the total to line 80.

\$1,068,747.94

Debtor The Herman L. Rowley Memorial Trust Case number (if known) _____
Name

Part 2: Deposits and prepayments

6. Does the debtor have any deposits or prepayments?

- ☐ No. Go to Part 3.
☒ Yes. Fill in the information below.

Current value of
debtor's interest

7. Deposits, including security deposits and utility deposits

Description, including name of holder of deposit

8. Prepayments, including prepayments on executory contracts, leases, insurance, taxes, and rent

Description, including name of holder of prepayment

8.1. **Payment to Health Dimensions Group (HDG) for post-close financial services assistance**

Unknown

9. **Total of Part 2.**

Add lines 7 through 8. Copy the total to line 81.

\$0.00

Part 3: Accounts receivable

10. Does the debtor have any accounts receivable?

- ☒ No. Go to Part 4.
☐ Yes. Fill in the information below.

Current value of
debtor's interest

11. **Accounts receivable**

11a. 90 days old or less: _____ = → _____
face amount doubtful or uncollectible accounts

11b. Over 90 days old: _____ = → _____
face amount doubtful or uncollectible accounts

12. **Total of Part 3**

Current value on lines 11a + 11b = line 12. Copy the total to line 82.

\$0.00

Part 4: Investments

13. Does the debtor own any investments?

- ☒ No. Go to Part 5.
☐ Yes. Fill in the information below.

Valuation method
used for current value

Current value of
debtor's interest

14. **Mutual funds or publicly traded stocks not included in Part 1**

Name of fund or stock:

15. **Non-publicly traded stock and interests in incorporated and unincorporated businesses, including any interest in an LLC, partnership, or joint venture**

Name of entity:

% of ownership:

Debtor The Herman L. Rowley Memorial Trust
Name

Case number (if known) _____

16. Government bonds, corporate bonds, and other negotiable and non-negotiable instruments not included in Part 1

Describe:

17. Total of Part 4

Add lines 14 through 16. Copy the total to line 83.

\$0.00

Part 5: Inventory, excluding agriculture assets

18. Does the debtor own any inventory (excluding agriculture assets)?

- ☒ No. Go to Part 6.
☐ Yes. Fill in the information below.

General description	Date of the last physical inventory MM/DD/YYYY	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest
19. Raw materials				
20. Work in progress				
21. Finished goods, including goods held for resale				
22. Other inventory or supplies				

23. Total of Part 5

Add lines 19 through 22. Copy the total to line 84.

\$0.00

24. Is any of the property listed in Part 5 perishable?

- ☐ No
☐ Yes

25. Has any of the property listed in Part 5 been purchased within 20 days before the bankruptcy was filed?

- ☐ No
☐ Yes. Book value _____ Valuation method _____ Current value _____

26. Has any of the property listed in Part 5 been appraised by a professional within the last year?

- ☐ No
☐ Yes

Part 6: Farming and fishing-related assets (other than titled motor vehicles and land)

27. Does the debtor own or lease any farming or fishing-related assets (other than titled motor vehicles and land)?

- ☒ No. Go to Part 7.
☐ Yes. Fill in the information below.

General description	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest
28. Crops—either planted or harvested			
29. Farm animals <i>Examples:</i> Livestock, poultry, farm-raised fish			
30. Farm machinery and equipment (Other than titled motor vehicles)			
31. Farm and fishing supplies, chemicals, and feed			
32. Other farming and fishing-related property not already listed in Part 6			

33. Total of Part 6.

Add lines 28 through 32. Copy the total to line 85.

\$0.00

Debtor The Herman L. Rowley Memorial Trust
Name

Case number (if known) _____

34. Is the debtor a member of an agricultural cooperative?

☐ No

☐ Yes. Is any of the debtor's property stored at the cooperative?

☐ No

☐ Yes

35. Has any of the property listed in Part 6 been purchased within 20 days before the bankruptcy was filed?

☐ No

☐ Yes. Book value _____

Valuation method _____

Current value _____

36. Is a depreciation schedule available for any of the property listed in Part 6?

☐ No

☐ Yes

37. Has any of the property listed in Part 6 been appraised by a professional within the last year?

☐ No

☐ Yes

Part 7: Office furniture, fixtures, and equipment; and collectibles

38. Does the debtor own or lease any office furniture, fixtures, equipment, or collectibles?

☒ No. Go to Part 8.

☐ Yes. Fill in the information below.

General description

Net book value of
debtor's interest
(Where available)

Valuation method
used for current value

Current value of
debtor's interest

39. Office furniture

40. Office fixtures

41. Office equipment, including all computer equipment and communication systems equipment and software

42. Collectibles *Examples:* Antiques and figurines; paintings, prints, or other artwork; books, pictures, or other art objects; china and crystal; stamp, coin, or baseball card collections; other collections, memorabilia, or collectibles

43. Total of Part 7.

Add lines 39 through 42. Copy the total to line 86.

\$0.00

44. Is a depreciation schedule available for any of the property listed in Part 7?

☐ No

☐ Yes

45. Has any of the property listed in Part 7 been appraised by a professional within the last year?

☐ No

☐ Yes

Part 8: Machinery, equipment, and vehicles

46. Does the debtor own or lease any machinery, equipment, or vehicles?

☒ No. Go to Part 9.

☐ Yes. Fill in the information below.

Debtor **The Herman L. Rowley Memorial Trust**
Name

Case number (if known)

General description

Include year, make, model, and identification numbers
(i.e., VIN, HIN, or N-number)

**Net book value of
debtor's interest**
(Where available)

**Valuation method
used for current value**

**Current value of
debtor's interest**

47. Automobiles, vans, trucks, motorcycles, trailers, and titled farm vehicles

48. Watercraft, trailers, motors, and related accessories Examples: Boats
trailers, motors, floating homes, personal watercraft, and fishing vessels

49. Aircraft and accessories

**50. Other machinery, fixtures, and equipment (excluding farm
machinery and equipment)**

51. Total of Part 8.

Add lines 47 through 50. Copy the total to line 87.

\$0.00

52. Is a depreciation schedule available for any of the property listed in Part 8?

- ☐ No
☐ Yes

53. Has any of the property listed in Part 8 been appraised by a professional within the last year?

- ☐ No
☐ Yes

Part 9: Real property

54. Does the debtor own or lease any real property?

- ☒ No. Go to Part 10.
☐ Yes. Fill in the information below.

55. Any building, other improved real estate, or land which the debtor owns or in which the debtor has an interest

Description and location of property

Include street address or other description
such as Assessor Parcel Number (APN),
and type of property (for example,
acreage, factory, warehouse, apartment or
office building), if available.

**Nature and extent
of debtor's interest
in property**

**Net book value of
debtor's interest
(Where available)**

**Valuation method
used for current
value**

**Current value of
debtor's interest**

56. Total of Part 9.

Add the current value on lines 55.1 through 55.6 and entries from any additional sheets. Copy the total to line 88.

\$0.00

57. Is a depreciation schedule available for any of the property listed in Part 9?

- ☐ No
☐ Yes

58. Has any of the property listed in Part 9 been appraised by a professional within the last year?

- ☐ No
☐ Yes

Part 10: Intangibles and Intellectual Property

59. Does the debtor have any interests in intangibles or intellectual property?

- ☒ No. Go to Part 11.
☐ Yes. Fill in the information below.

Debtor The Herman L. Rowley Memorial Trust Case number (if known) _____
Name

General description	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest
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60. Patents, copyrights, trademarks, and trade secrets

61. Internet domain names and websites

62. Licenses, franchises, and royalties

63. Customer lists, mailing lists, or other compilations

64. Other intangibles, or intellectual property

65. Goodwill

66. Total of Part 10.

Add lines 60 through 65. Copy the total to line 89.

\$0.00

67. Do your lists or records include personally identifiable information of customers (as defined in 11 U.S.C. §§ 101(41A) and 107)?

☐ No

☐ Yes

68. Is there an amortization or other similar schedule available for any of the property listed in Part 10?

☐ No

☐ Yes

69. Has any of the property listed in Part 10 been appraised by a professional within the last year?

☐ No

☐ Yes

Part 11: All other assets

70. Does the debtor own any other assets that have not yet been reported on this form?

Include all interests in executory contracts and unexpired leases not previously reported on this form.

☐ No. Go to Part 12.

☒ Yes. Fill in the information below.

Current value of
debtor's interest

71. Notes receivable

Description (include name of obligor)

72. Tax refunds and unused net operating losses (NOLs)

Description (for example, federal, state, local)

73. Interests in insurance policies or annuities

Chubb/Federal Insurance Company:

- Directors & Officers and Entity Liability Coverage

- Employment Practices Liability Coverage

Unknown

74. Causes of action against third parties (whether or not a lawsuit has been filed)

75. Other contingent and unliquidated claims or causes of action of every nature, including counterclaims of the debtor and rights to set off claims

76. Trusts, equitable or future interests in property

77. Other property of any kind not already listed Examples: Season tickets, country club membership

- Devise (Cook County, Ill)

- Devise (Dallas County, IA)

Unknown

78. Total of Part 11.

Add lines 71 through 77. Copy the total to line 90.

\$0.00

Debtor **The Herman L. Rowley Memorial Trust**
Name

Case number (if known)

79. Has any of the property listed in Part 11 been appraised by a professional within the last year?

- ☒ No
☐ Yes

Part 12: Summary

In Part 12 copy all of the totals from the earlier parts of the form.

Type of property	Current value of personal property	Current value of real property
80. Cash, cash equivalents, and financial assets. <i>Copy line 5, Part 1.</i>	<u>\$1,068,747.94</u>	
81. Deposits and prepayments. <i>Copy line 9, Part 2.</i>	<u>\$0.00</u>	
82. Accounts receivable. <i>Copy line 12, Part 3.</i>	<u>\$0.00</u>	
83. Investments. <i>Copy line 17, Part 4.</i>	<u>\$0.00</u>	
84. Inventory. <i>Copy line 23, Part 5.</i>	<u>\$0.00</u>	
85. Farming and fishing-related assets. <i>Copy line 33, Part 6.</i>	<u>\$0.00</u>	
86. Office furniture, fixtures, and equipment; and collectibles. <i>Copy line 43, Part 7.</i>	<u>\$0.00</u>	
87. Machinery, equipment, and vehicles. <i>Copy line 51, Part 8.</i>	<u>\$0.00</u>	
88. Real property. <i>Copy line 56, Part 9.</i>→		<div><u>\$0.00</u></div>
89. Intangibles and intellectual property. <i>Copy line 66, Part 10.</i>	<u>\$0.00</u>	
90. All other assets. <i>Copy line 78, Part 11.</i>	<u>+</u> <u>\$0.00</u>	
91. Total. Add lines 80 through 90 for each column. 91a.	<div><u>\$1,068,747.94</u></div>	<div><u>+</u> 91b. <u>\$0.00</u></div>
92. Total of all property on Schedule A/B. Lines 91a + 91b = 92.....		<div><u>\$1,068,747.94</u></div>

Information to identify the case:

Debtor The Herman L. Rowley Memorial Trust EIN: 42-0807103
Name
United States Bankruptcy Court Southern District of Iowa Date case filed for chapter: 7 1/7/22
Case number: 22-00022-als7

Official Form 309C (For Corporations or Partnerships)

Notice of Chapter 7 Bankruptcy Case -- No Proof of Claim Deadline

12/15

For the debtor listed above, a case has been filed under chapter 7 of the Bankruptcy Code. An order for relief has been entered.

This notice has important information about the case for creditors, debtors, and trustees, including information about the meeting of creditors and deadlines.

The filing of the case imposed an automatic stay against most collection activities. This means that creditors generally may not take action to collect debts from the debtor or the debtor's property. For example, while the stay is in effect, creditors cannot sue, assert a deficiency, repossess property, or otherwise try to collect from the debtor. Creditors cannot demand repayment from debtors by mail, phone, or otherwise. Creditors who violate the stay can be required to pay actual and punitive damages and attorney's fees.

To protect your rights, consult an attorney. All documents filed in the case may be inspected at the bankruptcy clerk's office at the address listed below or through PACER (Public Access to Court Electronic Records at <https://pacer.uscourts.gov>).

The staff of the bankruptcy clerk's office cannot give legal advice.

Do not file this notice with any proof of claim or other filing in the case.

1. Debtor's full name	The Herman L. Rowley Memorial Trust	
2. All other names used in the last 8 years	dba Rowley Masonic Independent Living Company, LLC, dba Rowley Masonic Home Health Care, LLC, dba Rowley Masonic Nursing Home, LLC, ...	
3. Address	c/o Neil Paulsen PO Box 91 Avoca, IA 51521	
4. Debtor's attorney Name and address	Robert C Gainer 1307 50th Street West Des Moines, IA 50266	Contact phone (515) 223-6600 Email: rgainer@cutlerfirm.com
5. Bankruptcy trustee Name and address	Charles Smith 25 Main Place Suite 200 Council Bluffs, IA 51503	Contact phone (712) 325-9000 Email: trustee@telpnerlaw.com
6. Bankruptcy clerk's office Documents in this case may be filed at this address. You may inspect all records filed in this case at this office or online at https://pacer.uscourts.gov .	110 E. Court Ave. Suite 300 Des Moines, IA 50309	Office Hours: 08:00 AM – 05:00 PM Monday – Friday Contact phone (515) 284-6230 Date: 1/7/22
7. Meeting of creditors The debtor's representative must attend the meeting to be questioned under oath. Creditors may attend, but are not required to do so.	January 27, 2022 at 03:00 PM The meeting may be continued or adjourned to a later date. If so, the date will be on the court docket.	Location: Conference call dial in 877-411-0434, Participant Code 5068871
8. Proof of claim Please do not file a proof of claim unless you receive a notice to do so.	No property appears to be available to pay creditors. Therefore, please do not file a proof of claim now. If it later appears that assets are available to pay creditors, the clerk will send you another notice telling you that you may file a proof of claim and stating the deadline.	
9. Creditors with a foreign address	If you are a creditor receiving a notice mailed to a foreign address, you may file a motion asking the court to extend the deadlines in this notice. Consult an attorney familiar with United States bankruptcy law if you have any questions about your rights in this case.	
10. Cellular phones	Only attorneys and their employees may carry cell phones and other portable communication devices into hearing locations.	

Official Form 309C (For Corporations or Partnerships) Notice of Chapter 7 Bankruptcy Case -- No Proof of Claim Deadline



Fill in this information to identify the case

Debtor name The Herman L. Rowley Memorial Trust

United States Bankruptcy Court for the: SOUTHERN DISTRICT OF IOWA

Case number 22-00022
(if known)

☒ Check if this is an amended filing

Official Form 206A/B

Schedule A/B: Assets -- Real and Personal Property

12/15

Disclose all property, real and personal, which the debtor owns or in which the debtor has any other legal, equitable, or future interest. Include all property in which the debtor holds rights and powers exercisable for the debtor's own benefit. Also include assets and properties which have no book value, such as fully depreciated assets or assets that were not capitalized. In Schedule A/B, list any executory contracts or unexpired leases. Also list them on *Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G).

Be as complete and accurate as possible. If more space is needed, attach a separate sheet to this form. At the top of any pages added, write the debtor's name and case number (if known). Also identify the form and line number to which the additional information applies. If an additional sheet is attached, include the amounts from the attachment in the total for the pertinent part.

For Part 1 through Part 11, list each asset under the appropriate category or attach separate supporting schedules, such as a fixed asset schedule or depreciation schedule, that gives the details for each asset in a particular category. List each asset only once. In valuing the debtor's interest, do not deduct the value of secured claims. See the instructions to understand the terms used in this form.

Part 1: Cash and cash equivalents

1. Does the debtor have any cash or cash equivalents?

- ☐ No. Go to Part 2.
- ☒ Yes. Fill in the information below.

All cash or cash equivalents owned or controlled by the debtor

Current value of debtor's interest

2. Cash on hand

3. Checking, savings, money market, or financial brokerage accounts (Identify all)

Name of institution (bank or brokerage firm)	Type of account	Last 4 digits of account number	
3.1. Great Western Bank Checking account	Checking account	8 9 2 2	\$337.42
3.2. GWB Checking account #4115	Checking account	4 1 1 5	\$409,551.54
3.3. GWB Checking account #8455	Checking account	8 4 5 5	\$181,247.84
3.4. GWB Checking account #4212	Checking account	4 2 1 2	\$6,577.64
3.5. GWB Checking account #4018	Checking account	4 0 1 8	\$236,943.95
3.6. Resident Trust Fund Checking account	Checking account	6 0 5 6	\$3,727.40

4. Other cash equivalents (Identify all)

Name of institution (bank or brokerage firm)

5. Total of Part 1

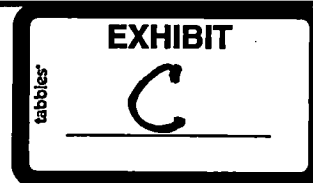
Add lines 2 through 4 (including amounts on any additional sheets). Copy the total to line 80.

\$838,385.79

Part 2: Deposits and prepayments

6. Does the debtor have any deposits or prepayments?

- ☐ No. Go to Part 3.
- ☒ Yes. Fill in the information below.



Debtor The Herman L. Rowley Memorial Trust
NameCase number (if known) 22-00022Current value of
debtor's interest**7. Deposits, including security deposits and utility deposits**

Description, including name of holder of deposit

8. Prepayments, including prepayments on executory contracts, leases, insurance, taxes, and rent

Description, including name of holder of prepayment

8.1. Payment to Health Dimensions Group (HDG) for post-close financial services assistanceUnknown**9. Total of Part 2.**

Add lines 7 through 8. Copy the total to line 81.

\$0.00**Part 3: Accounts receivable****10. Does the debtor have any accounts receivable?**

- ☒ No. Go to Part 4.
☐ Yes. Fill in the information below.

Current value of
debtor's interest**11. Accounts receivable**

11a. 90 days old or less: _____ = → _____
 face amount doubtful or uncollectible accounts

11b. Over 90 days old: _____ = → _____
 face amount doubtful or uncollectible accounts

12. Total of Part 3

Current value on lines 11a + 11b = line 12. Copy the total to line 82.

\$0.00**Part 4: Investments****13. Does the debtor own any investments?**

- ☒ No. Go to Part 5.
☐ Yes. Fill in the information below.

Valuation method
used for current valueCurrent value of
debtor's interest**14. Mutual funds or publicly traded stocks not included in Part 1**

Name of fund or stock:

15. Non-publicly traded stock and interests in incorporated and unincorporated businesses, including any interest in an LLC, partnership, or joint venture

Name of entity:

% of ownership:

16. Government bonds, corporate bonds, and other negotiable and non-negotiable instruments not included in Part 1

Describe:

17. Total of Part 4

Add lines 14 through 16. Copy the total to line 83.

\$0.00**Part 5: Inventory, excluding agriculture assets****18. Does the debtor own any inventory (excluding agriculture assets)?**

- ☒ No. Go to Part 6.
☐ Yes. Fill in the information below.

Debtor The Herman L. Rowley Memorial TrustCase number (if known) 22-00022

Name

- | General description | Date of the last physical inventory
MM/DD/YYYY | Net book value of debtor's interest
(Where available) | Valuation method used for current value | Current value of debtor's interest |
|---|---|--|---|------------------------------------|
| 19. Raw materials | | | | |
| 20. Work in progress | | | | |
| 21. Finished goods, including goods held for resale | | | | |
| 22. Other inventory or supplies | | | | |
| 23. Total of Part 5
Add lines 19 through 22. Copy the total to line 84. | | | | \$0.00 |
| 24. Is any of the property listed in Part 5 perishable? | | | | |
| <input type="checkbox"/> No | | | | |
| <input type="checkbox"/> Yes | | | | |
| 25. Has any of the property listed in Part 5 been purchased within 20 days before the bankruptcy was filed? | | | | |
| <input type="checkbox"/> No | | | | |
| <input type="checkbox"/> Yes. Book value _____ Valuation method _____ Current value _____ | | | | |
| 26. Has any of the property listed in Part 5 been appraised by a professional within the last year? | | | | |
| <input type="checkbox"/> No | | | | |
| <input type="checkbox"/> Yes | | | | |

Part 6: Farming and fishing-related assets (other than titled motor vehicles and land)

27. Does the debtor own or lease any farming or fishing-related assets (other than titled motor vehicles and land)?

- ☒ No. Go to Part 7.
- ☐ Yes. Fill in the information below.

- | General description | Net book value of debtor's interest
(Where available) | Valuation method used for current value | Current value of debtor's interest |
|---|--|---|------------------------------------|
| 28. Crops—either planted or harvested | | | |
| 29. Farm animals <i>Examples:</i> Livestock, poultry, farm-raised fish | | | |
| 30. Farm machinery and equipment (Other than titled motor vehicles) | | | |
| 31. Farm and fishing supplies, chemicals, and feed | | | |
| 32. Other farming and fishing-related property not already listed in Part 6 | | | |
| 33. Total of Part 6.
Add lines 28 through 32. Copy the total to line 85. | | | \$0.00 |
| 34. Is the debtor a member of an agricultural cooperative? | | | |
| <input type="checkbox"/> No | | | |
| <input type="checkbox"/> Yes. Is any of the debtor's property stored at the cooperative? | | | |
| <input type="checkbox"/> No | | | |
| <input type="checkbox"/> Yes | | | |
| 35. Has any of the property listed in Part 6 been purchased within 20 days before the bankruptcy was filed? | | | |
| <input type="checkbox"/> No | | | |
| <input type="checkbox"/> Yes. Book value _____ Valuation method _____ Current value _____ | | | |
| 36. Is a depreciation schedule available for any of the property listed in Part 6? | | | |
| <input type="checkbox"/> No | | | |
| <input type="checkbox"/> Yes | | | |
| 37. Has any of the property listed in Part 6 been appraised by a professional within the last year? | | | |
| <input type="checkbox"/> No | | | |
| <input type="checkbox"/> Yes | | | |

Debtor The Herman L. Rowley Memorial Trust
NameCase number (if known) 22-00022**Part 7: Office furniture, fixtures, and equipment; and collectibles**

38. Does the debtor own or lease any office furniture, fixtures, equipment, or collectibles?

- ☒ No. Go to Part 8.
☐ Yes. Fill in the information below.

General description	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest
---------------------	--	---	------------------------------------

39. Office furniture

40. Office fixtures

41. Office equipment, including all computer equipment and communication systems equipment and software

42. Collectibles Examples: Antiques and figurines; paintings, prints, or other artwork; books, pictures, or other art objects; china and crystal; stamp, coin, or baseball card collections; other collections, memorabilia, or collectibles

43. Total of Part 7.

Add lines 39 through 42. Copy the total to line 86.

\$0.00

44. Is a depreciation schedule available for any of the property listed in Part 7?

- ☐ No
☐ Yes

45. Has any of the property listed in Part 7 been appraised by a professional within the last year?

- ☐ No
☐ Yes

Part 8: Machinery, equipment, and vehicles

46. Does the debtor own or lease any machinery, equipment, or vehicles?

- ☐ No. Go to Part 9.
☒ Yes. Fill in the information below.

General description Include year, make, model, and identification numbers (i.e., VIN, HIN, or N-number)	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest
---	--	---	------------------------------------

47. Automobiles, vans, trucks, motorcycles, trailers, and titled farm vehicles

47.1. 2006 Ford Cutaway E450 Super Duty Unknown47.2. 2007 Chrysler Town & County Ed Unknown47.3. 1999 Dodge GCARSENK53 Unknown

48. Watercraft, trailers, motors, and related accessories Examples: Boats, trailers, motors, floating homes, personal watercraft, and fishing vessels

49. Aircraft and accessories

50. Other machinery, fixtures, and equipment (excluding farm machinery and equipment)

51. Total of Part 8.

Add lines 47 through 50. Copy the total to line 87.

\$0.00

52. Is a depreciation schedule available for any of the property listed in Part 8?

- ☒ No
☐ Yes

53. Has any of the property listed in Part 8 been appraised by a professional within the last year?

- ☒ No
☐ Yes

Debtor

The Herman L. Rowley Memorial Trust

Name

Case number (if known) 22-00022

Part 9: Real property

54. Does the debtor own or lease any real property?

- ☐ No. Go to Part 10.
☒ Yes. Fill in the information below.

55. Any building, other improved real estate, or land which the debtor owns or in which the debtor has an interest

Description and location of property Include street address or other description such as Assessor Parcel Number (APN), and type of property (for example, acreage, factory, warehouse, apartment or office building), if available.	Nature and extent of debtor's interest in property	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest
--	--	---	---	---------------------------------------

Debtor The Herman L. Rowley Memorial Trust
Name

Case number (if known) 22-00022

55.1. 270th Avenue & IA-38
Parcel: 220-35-00-012-00
270th Avenue & IA-38
99.85 acres

Remainder Interest, subject to a
present life estate, in property legally
described as:

The South one-half of the Southwest Quarter (SW $\frac{1}{4}$), and South 18 acres of the North one-half (N $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Thirty-six (36); and the Northeast Quarter (NE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$), and the Southwest Quarter (SW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$), and the Southeast Quarter (SE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section Thirty-five (35), except Parcel H in the Southwest Quarter (SW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) according to Plat recorded in Book 2001 Page 1220 and further except Parcel 1 in the Southeast Quarter (SE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) according to Plat recorded in Book 2002 page 1529 of Section Thirty-five (35) and further-except that part of the Southwest Quarter (SW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section Thirty-five (35), described as commencing at a point on the East line of said Southwest Quarter (SW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) that intersects with the centerline of Iowa Highway No. 38, thence North along said East line 619 feet, more or less, to the Northeast corner of the Southwest Quarter (SW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of said Section, thence West at a right angle a distance of 806 feet, more or less, to the center line of said Highway No. 38, thence Southeasterly along said centerline of the highway to the point of beginning; all in Township Eighty-eight North (T88N), Range Four West (R4W) of the 5th P.M.. Subject to roadways and easement of records.

And

Parcel B in the Northeast Fractional Quarter (NEfr $\frac{1}{4}$) of the Northeast Fractional Quarter (NEfr $\frac{1}{4}$) according to Plat recorded in Plat Book 2002 Page 1528, of Section Two (2), Township Eight-seven (87) North, Range Four West (R4W) of the 5th P.M. Subject to roadways and

Debtor The Herman L. Rowley Memorial Trust
NameCase number (if known) 22-00022

55.2. 2776 270th Ave.
Hopkinton, IA 52237

Parcel: 220-36-00-009-00
2776 270th Ave., Hopkinton, IA 52237
97 acres

Remainder Interest, subject to a
present life estate, in property legally
described as:

The South one-half of the Southwest Quarter (SW¼), and South 18 acres of the North one-half (N½) of the Southwest Quarter (SW¼) of Section Thirty-six (36); and the Northeast Quarter (NE¼) of the Southeast Quarter (SE¼), and the Southwest Quarter (SW¼) of the Southeast Quarter (SE¼), and the Southeast Quarter (SE¼) of the Southeast Quarter (SE¼) of Section Thirty-five (35), except Parcel H in the Southwest Quarter (SW¼) of the Southeast Quarter (SE¼) according to Plat recorded in Book 2001 Page 1220 and further except Parcel 1 in the Southeast Quarter (SE¼) of the Southeast Quarter (SE¼) according to Plat recorded in Book 2002 page 1529 of Section Thirty-five (35) and further-except that part of the Southwest Quarter (SW¼) of the Southeast Quarter (SE¼) of Section Thirty-five (35), described as commencing at a point on the East line of said Southwest Quarter (SW¼) of the Southeast Quarter (SE¼) that intersects with the centerline of Iowa Highway No. 38, thence North along said East line 619 feet, more or less, to the Northeast corner of the Southwest Quarter (SW¼) of the Southeast Quarter (SE¼) of said Section, thence West at a right angle a distance of 806 feet, more or less, to the center line of said Highway No. 38, thence Southeasterly along said centerline of the highway to the point of beginning; all in Township Eighty-eight North (T88N), Range Four West (R4W) of the 5th P.M.. Subject to roadways and easement of records.

And

Parcel B in the Northeast Fractional Quarter (NEfr¼) of the Northeast Fractional Quarter (NEfr¼) according to Plat recorded in Plat Book 2002 Page 1528, of Section Two (2), Township Eight-seven (87) North,

Debtor **The Herman L. Rowley Memorial Trust**
Name

Case number (if known) **22-00022**

55.3. 270th Ave.
Parcel: 370-02-00-025-20
270th Ave.
3.14 acres

Remainder Interest, subject to a present life estate, in property legally described as:

The South one-half of the Southwest Quarter (SW¼), and South 18 acres of the North one-half (N½) of the Southwest Quarter (SW¼) of Section Thirty-six (36); and the Northeast Quarter (NE¼) of the Southeast Quarter (SE¼), and the Southwest Quarter (SW¼) of the Southeast Quarter (SE¼), and the Southeast Quarter (SE¼) of the Southeast Quarter (SE¼) of Section Thirty-five (35), except Parcel H in the Southwest Quarter (SW¼) of the Southeast Quarter (SE¼) according to Plat recorded in Book 2001 Page 1220 and further except Parcel 1 in the Southeast Quarter (SE¼) of the Southeast Quarter (SE¼) according to Plat recorded in Book 2002 page 1529 of Section Thirty-five (35) and further-except that part of the Southwest Quarter (SW¼) of the Southeast Quarter (SE¼) of Section Thirty-five (35), described as commencing at a point on the East line of said Southwest Quarter (SW¼) of the Southeast Quarter (SE¼) that intersects with the centerline of Iowa Highway No. 38, thence North along said East line 619 feet, more or less, to the Northeast corner of the Southwest Quarter (SW¼) of the Southeast Quarter (SE¼) of said Section, thence West at a right angle a distance of 806 feet, more or less, to the center line of said Highway No. 38, thence Southeasterly along said centerline of the highway to the point of beginning; all in Township Eighty-eight North (T88N), Range Four West (R4W) of the 5th P.M.. Subject to roadways and easement of records.

And

Parcel B in the Northeast Fractional Quarter (NEfr¼) of the Northeast Fractional Quarter (NEfr¼) according to Plat recorded in Plat Book 2002 Page 1528, of Section Two (2), Township Eight-seven (87) North, Range Four West (R4W) of the 5th P.M. Subject to roadways and

Debtor The Herman L. Rowley Memorial Trust
NameCase number (if known) 22-00022**56. Total of Part 9.**

Add the current value on lines 55.1 through 55.6 and entries from any additional sheets. Copy the total to line 88.

\$0.00**57. Is a depreciation schedule available for any of the property listed in Part 9?**

- ☒ No
☐ Yes

58. Has any of the property listed in Part 9 been appraised by a professional within the last year?

- ☒ No
☐ Yes

Part 10: Intangibles and Intellectual Property**59. Does the debtor have any interests in intangibles or intellectual property?**

- ☒ No. Go to Part 11.
☐ Yes. Fill in the information below.

General description	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest
60. Patents, copyrights, trademarks, and trade secrets			
61. Internet domain names and websites			
62. Licenses, franchises, and royalties			
63. Customer lists, mailing lists, or other compilations			
64. Other intangibles, or intellectual property			
65. Goodwill			

66. Total of Part 10.

Add lines 60 through 65. Copy the total to line 89.

\$0.00**67. Do your lists or records include personally identifiable information of customers (as defined in 11 U.S.C. §§ 101(41A) and 107)?**

- ☐ No
☐ Yes

68. Is there an amortization or other similar schedule available for any of the property listed in Part 10?

- ☐ No
☐ Yes

69. Has any of the property listed in Part 10 been appraised by a professional within the last year?

- ☐ No
☐ Yes

Part 11: All other assets**70. Does the debtor own any other assets that have not yet been reported on this form?**

Include all interests in executory contracts and unexpired leases not previously reported on this form.

- ☐ No. Go to Part 12.
☒ Yes. Fill in the information below.

Current value of debtor's interest**71. Notes receivable**

Description (include name of obligor)

Debtor The Herman L. Rowley Memorial Trust
NameCase number (if known) 22-00022**72. Tax refunds and unused net operating losses (NOLs)**

Description (for example, federal, state, local)

73. Interests in insurance policies or annuities

Chubb/Federal Insurance Company:

- Directors & Officers and Entity Liability Coverage

- Employment Practices Liability Coverage

Unknown**74. Causes of action against third parties (whether or not a lawsuit has been filed)****75. Other contingent and unliquidated claims or causes of action of every nature, including counterclaims of the debtor and rights to set off claims****76. Trusts, equitable or future interests in property****77. Other property of any kind not already listed** Examples: Season tickets, country club membership

- Devise (Cook County, Ill)

- Devise (Dallas County, IA)

Unknown**78. Total of Part 11.**

Add lines 71 through 77. Copy the total to line 90.

\$0.00**79. Has any of the property listed in Part 11 been appraised by a professional within the last year?**☒ No☐ Yes

Debtor **The Herman L. Rowley Memorial Trust**
NameCase number (if known) **22-00022****Part 12: Summary**

In Part 12 copy all of the totals from the earlier parts of the form.

Type of property	Current value of personal property	Current value of real property
80. Cash, cash equivalents, and financial assets. Copy line 5, Part 1.	<u>\$838,385.79</u>	
81. Deposits and prepayments. Copy line 9, Part 2.	<u>\$0.00</u>	
82. Accounts receivable. Copy line 12, Part 3.	<u>\$0.00</u>	
83. Investments. Copy line 17, Part 4.	<u>\$0.00</u>	
84. Inventory. Copy line 23, Part 5.	<u>\$0.00</u>	
85. Farming and fishing-related assets. Copy line 33, Part 6.	<u>\$0.00</u>	
86. Office furniture, fixtures, and equipment; and collectibles. Copy line 43, Part 7.	<u>\$0.00</u>	
87. Machinery, equipment, and vehicles. Copy line 51, Part 8.	<u>\$0.00</u>	
88. Real property. Copy line 56, Part 9..... →		<u>\$0.00</u>
89. Intangibles and intellectual property. Copy line 66, Part 10.	<u>\$0.00</u>	
90. All other assets. Copy line 78, Part 11.	<u>+</u> <u>\$0.00</u>	
91. Total. Add lines 80 through 90 for each column.	91a. <u>\$838,385.79</u>	91b. <u>\$0.00</u>
92. Total of all property on Schedule A/B. Lines 91a + 91b = 92.....		<u>\$838,385.79</u>

Fill in this information to identify the case:

Debtor Name The Herman L. Rowley Memorial Trust

United States Bankruptcy Court for the: SOUTHERN DISTRICT OF IOWA

Case number (if known): 22-00022

☒ Check if this is an amended filing

Official Form 206Sum

Summary of Assets and Liabilities for Non-Individuals

12/15

Part 1: Summary of Assets

1. Schedule A/B: Assets—Real and Personal Property (Official Form 206A/B)

1a. Real property: Copy line 88 from Schedule A/B.....	<div>\$0.00</div>
1b. Total personal property: Copy line 91A from Schedule A/B.....	<div>\$838,385.79</div>
1c. Total of all property Copy line 92 from Schedule A/B.....	<div>\$838,385.79</div>

Part 2: Summary of Liabilities

2. Schedule D: Creditors Who Have Claims Secured by Property (Official Form 206D)

Copy the total dollar amount listed in Column A, Amount of claim, from line 3 of Schedule D.....

\$0.00

3. Schedule E/F: Creditors Who Have Unsecured Claims (Official Form 206E/F)

3a. Total claim amounts of priority unsecured claims: Copy the total claims from Part 1 from line 5a of Schedule E/F.....	<div>\$0.00</div>
3b. Total amount of claims of nonpriority amount of unsecured claims: Copy the total of the amount of claims from Part 2 from line 5b of Schedule E/F.....	<div>+ \$0.00</div>

4. Total liabilities

Lines 2 + 3a + 3b.....

\$0.00

Fill in this information to identify the case and this filing:

Debtor Name The Herman L. Rowley Memorial Trust

United States Bankruptcy Court for the: SOUTHERN DISTRICT OF IOWA

Case number 22-00022
(if known)

Official Form 202

Declaration Under Penalty of Perjury for Non-Individual Debtors

12/15

An individual who is authorized to act on behalf of a non-individual debtor, such as a corporation or partnership, must sign and submit this form for the schedules of assets and liabilities, any other document that requires a declaration that is not included in the document, and any amendments of those documents. This form must state the individual's position or relationship to the debtor, the identity of the document, and the date. Bankruptcy Rules 1008 and 9011.

WARNING – Bankruptcy fraud is a serious crime. Making a false statement, concealing property, or obtaining money or property by fraud in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

Declaration and signature

I am the president, another officer, or an authorized agent of the corporation; a member or an authorized agent of the partnership; or another individual serving as a representative of the debtor in this case.

I have examined the information in the documents checked below and I have a reasonable belief that the information is true and correct:

- ☒ *Schedule A/B: Assets—Real and Personal Property* (Official Form 206A/B)
- ☐ *Schedule D: Creditors Who Have Claims Secured by Property* (Official Form 206D)
- ☐ *Schedule E/F: Creditors Who Have Unsecured Claims* (Official Form 206E/F)
- ☐ *Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G)
- ☐ *Schedule H: Codebtors* (Official Form 206H)
- ☒ *A Summary of Assets and Liabilities for Non-Individuals* (Official Form 206-Summary)
- ☐ Amended Schedule _____
- ☐ *Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders* (Official Form 204)
- ☐ Other document that requires a declaration _____

I declare under penalty of perjury that the foregoing is true and correct.

Executed on 02/12/2024
MM / DD / YYYY

X /s/ Neil Paulsen
Signature of individual signing on behalf of debtor

Neil Paulsen
Printed name

Chairman of Board of Trustees of Debtor
Position or relationship to debtor

Document Page 14 of 14
**UNITED STATES BANKRUPTCY COURT
SOUTHERN DISTRICT OF IOWA
DES MOINES DIVISION**

IN RE: **The Herman L. Rowley Memorial Trust**

CASE NO. **22-00022**

CHAPTER **7**

Certificate of Service

I hereby certify that on the date reflected on this filing, the foregoing instrument was filed electronically with the Clerk of Court using the CM/ECF system which sent notification of such filing to all registered users party to this case.

/s/ Robert C. Gainer

SD IA-201 (12/09)

UNITED STATES BANKRUPTCY COURT
SOUTHERN DISTRICT OF IOWA

IN RE	)	CHAPTER 7
	)	CASE NO. 22-00022-als7
THE HERMAN L. ROWLEY)	
MEMORIAL TRUST,	)	NOTICE OF INTENT TO SELL
	)	PROPERTY (HERSHBERGER) AND
Debtor.	)	BAR DATE NOTICE 8/30/2024

The undersigned Trustee of the estate of the Debtor(s) named above, subject to objection under Federal Rules of Bankruptcy Procedure, Rules 6004(b) & 9014, will sell the following property of the estate subject to any liens of record:

The Trustee's remainderman interest in the property shown on the attached Real Estate Sales Agreement.

to the following purchaser:

John Hershberger, 2808 270th Avenue, Hopkinton, IA 52237

for the following consideration:

Trustee is to receive 42.374% of the net sales price pursuant to the aforesaid Real Estate Sales Agreement. Said agreement shows a gross list price of \$1,078,000.00 for 98.00 acres.

NOTICE IS HEREBY GIVEN, any objections thereto must be served on the undersigned Trustee at the address listed below; the United States Trustee at 210 Walnut Street, Room 793, Des Moines, IA 50309-2108; the Debtor; and, Debtor's counsel. Any objection must be filed with the Clerk of Bankruptcy Court at 111 Locust Street, Office 320, Des Moines, Iowa 50309 within 21 days of the date of this notice and report.

/s/ Charles L. Smith *Charles L. Smith*
Charles L. Smith, Trustee, AT0007415
Telpner Peterson Law Firm, LLP
25 Main Place, Suite 200
Council Bluffs, IA 51503
Telephone: (712) 325-9000
Facsimile: (712) 328-1946
E-mail: csmith@telpnerlaw.com



REAL ESTATE SALES AGREEMENT

Herington/Hershberger – 98.00 Acres, m/l – Delaware County, Iowa

AGENCY DISCLOSURE

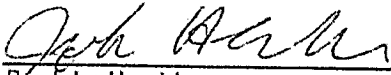
An agency disclosure must be made by the agent prior to any offer being made by the BUYER or accepted by the SELLER. By signing below the BUYER and SELLER confirm that written disclosure of agency representation was provided to them prior to the signing of the REAL ESTATE SALES AGREEMENT.

BUYER further acknowledges having signed and received a copy of the SELLER PROPERTY CONDITION DISCLOSURE FORM, if required. The BROKER, its agents, employees and associates are not required, however, to discover hidden defects in the property or give advice on matters outside the scope of their real estate license.

SELLER and/or BUYER request that Broker select, prepare and complete form documents as authorized by Iowa law or rule, such as purchase agreements, groundwater hazard statements and declaration of value.

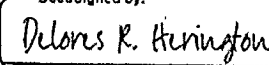
HERTZ REAL ESTATE SERVICES, Inc., BROKER, and TROY R. LOUWAGIE, licensee employed by or associated with the Broker, represents the ☐ SELLER ☐ BUYER or ☒ BOTH SELLER AND BUYER.

BUYER(S):

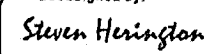

By: John Hershberger 8/9/2024
DATE

SELLER(S):

Delores R. Herington Life Estate

DocuSigned by:

By: Delores R. Herington 8/9/2024
DATE

Steven Herington Life Estate

DocuSigned by:

By: Steven Herington 8/9/2024
DATE

Herman L. Rowley Memorial Trust


By: Charles L. Smith, Bankruptcy Trustee 8-9-24
Telpner Peterson Law Firm, LLP DATE

1. PARTIES: Delores R. Herington Life Estate, Steven Herington Life Estate AND Herman L. Rowley Memorial Trust (Seller) agrees to sell and convey to John Hershberger (Buyer), and Buyer agrees to buy from Seller the following property situated in Delhi Township, Delaware County, Iowa, containing 98.00 Acres, more or less (M/L) and legally described as:

The S½ of the SW¼, and the South 18 acres of the N½ of the SW¼ of Section 36, Township 88 North, Range 4 West of the 5th P.M., Delaware County, Iowa.

together with any easements and 100 percent of the mineral rights owned by Seller, but subject to any easements of record, zoning restrictions, FSA/NRCS cost sharing agreements and restrictive covenants. The right is reserved to insert the exact legal description as shown by the Abstract of Title.

2. TOTAL PURCHASE PRICE SHALL BE: \$1,078,000.00

A. Earnest Money to be deposited upon execution of agreement with: \$50,000.00

☒ Real Estate Trust Account of Hertz Real Estate Services, Inc., Closing Agent
☐ Trust Account of N/A, Closing Agent

B. Funds Due at Settlement On DECEMBER 6, 2024 \$1,028,000.00

Funds due at settlement shall be by bank cashier's check or wire transfer

TOTAL PURCHASE PRICE AS NOTED ABOVE \$1,078,000.00

3. THIS OFFER CONTINGENT UPON THE ABILITY OF BUYER TO : NO CONTINGENCIES

4. **TAXES AND SPECIAL ASSESSMENTS:**
- A. Real Estate taxes shall be prorated to DATE OF CLOSING.
- B. Any proration of taxes shall be based upon the taxes for the year currently payable. All subsequent taxes will be paid by the Buyer.
- C. All special assessments spread on the Treasurer's book at the time of the acceptance of this offer are to be paid by the Seller. All subsequent special assessments are to be paid by the Buyer.
5. **EARNEST MONEY:** \$50,000.00 is to be deposited as Earnest Money within 5 business days upon execution of this contract by all parties with HERTZ REAL ESTATE SERVICES as Escrow Agent. Additional Earnest Money, if any, shall be deposited with the Escrow Agent. If indicated by "yes" in the following space NO, the earnest money shall be deposited by the Broker in an interest-bearing trust account and the interest earned thereon shall accrue for the benefit of N/A with interest credited to SS# or TIN# as per attached IRS W-9 Form); otherwise, the Iowa Association of REALTORS® Foundation, a charitable non-profit entity, will receive the interest. Seller and Buyer agree that Earnest Money held in the Hertz Real Estate Services Trust Account may be disbursed to a future-specified Closing Agent within 72 hours of scheduled settlement date, or as directed by said Closing Agent, if necessitated.
6. **BROKER'S FEE:** Seller agrees to pay HERTZ REAL ESTATE SERVICES Broker, herein as follows: to pay AS PER LISTING AGREEMENT of the total contract sales price in cash at the closing, payable in the Broker's principal office.
7. **POSSESSION AND CLOSING:** Settlement or closing shall be on or before DECEMBER 6, 2024, or after objections to title have been cleared. Possession of the property shall be delivered to the Buyer SEE 31(A) in its present condition, ordinary wear and tear excepted.
8. **INSURANCE:** Seller agrees to keep the buildings on said property insured at present coverage until possession is given and in the event the buildings and improvements on said real estate are destroyed or materially damaged by fire or other casualty before possession is given to Buyer, it is agreed that the insurance money received shall go to Buyer to replace or repair said damage. Buyer may obtain additional insurance.
9. **SURVEY:** This property shall NOT be surveyed.
10. **FIXTURES:** All personal property that integrally belongs to or is part of the real estate, whether attached or detached, such as, water pumps and systems, automatic heating equipment, electrical service cable, fencing and other attached fixtures, trees, bushes, shrubs and plants, feed bunks in the fence, installed fences and gates, propane tanks not under lease, water association rights where applicable, hog and cattle waterers in the fence or permanently installed, grain storage buildings and hog and cattle sheds on permanent foundations, auger and conveyor systems shall be considered part of real estate and included in this sale except:
THE TENANT RESERVES ALL PIPE GATES, ATTACHED GUARD RAILS, MOTOR ON MIDDLE BIN, THREE RITCHIE WATERERS, BULK BIN, HAY BALES SITTING ON FARM/BARN AND ALL PERSONAL ITEMS. THESE ITEMS WILL BE REMOVED PRIOR TO MARCH 1, 2025.
 All grain, livestock, hay, silage and non-really property on the real estate are reserved by the Seller or Seller's tenant.
11. **CONDITION OF PROPERTY:** The real estate (and any personal property contracted for) in its present condition as of date of this offer, will be preserved and delivered intact at the time possession is given. The agent makes no representations or warranties as to the physical or mechanical condition of the property, real or personal. Buyer accepts the property in its present condition.
12. **GROUNDWATER HAZARD STATEMENT:** At closing, a Groundwater Hazard Statement will be filed by the Seller(s) regarding the following items: 1. wells; 2. solid waste disposal; 3. hazardous wastes; 4. underground storage tanks; 5. private burial site and 6. private sewage disposal system located on the Property. If any of these are located on the property, they are as follows:
THERE IS A WELL LOCATED IN THE PUMPHOUSE.
 Brokers, their Agents, Employees and Associates shall not be responsible for any hazardous materials which may be found on this property which have not been disclosed by the Seller(s) or any other parties in interest and are not required to give advice on matters outside the scope of their real estate license.

13. **REPRESENTATIONS:** It is understood that no representations made by the Broker or salesperson in the negotiation of this sale are being relied upon unless incorporated herein in writing and this property has not been offered or shown to Buyer by another person or agency. Buyer declares they are purchasing on their own examination and judgment and not through any representations to them made by the Seller, or their agents, as to its location, size, value, future value, income therefrom or as to its production.
14. **TIME:** In the performance of each part of this agreement, time shall be of the essence.
15. **ABSTRACT AND TITLE:** Seller at their expense, shall continue the abstract of title and deliver to Buyer for examination. The abstract shall become the property of the Buyer when the purchase price is paid in full, and shall show merchantable title in conformity with this agreement and title law of the State of Iowa and Iowa Title Standards of the Iowa State Bar Association. Each party shall pay costs of additional abstracting and/or title work due to their acts or omissions.
16. **DEED:** Upon payment of purchase price, Seller shall convey title by WARRANTY Deed(s), free and clear of liens and encumbrances, reservations, exceptions or modifications except as in this instrument otherwise expressly provided. All warranties shall extend to time of acceptance of this offer, with warranties as to acts of Seller up to time of delivery of deed. Seller to pay transfer tax.
17. **JOINT TENANCY IN PROCEEDS AND IN SECURITY RIGHTS IN REAL ESTATE:** If, and only if, the Seller(s), immediately preceding this offer, hold the title to the above described property in joint tenancy, and such joint tenancy is not later destroyed by operation of law or by acts of the Seller(s) then (1) the proceeds of this sale, and any continuing and/or recaptured rights of Seller(s) in real estate shall be and continue in Seller(s) as joint tenants with rights of survivorship and not as tenants in common; and (2) Buyer(s), in the event of the death of either Seller, agree to pay any balance of the proceeds of this sale to the surviving Seller and to accept deed from such surviving Seller.
18. **REMEDIES OF THE PARTIES---FORFEITURE---FORECLOSURE---REAL ESTATE COMMISSION:**
- A. If the Seller(s) fails to fulfill this agreement, he/she will pay to the Broker the regular commission in full, and the Buyer shall have the right to have all payments, plus accrued interest, if any, returned or to proceed by any action or actions at law or in equity, and the Seller agrees to pay costs and attorney fees, and a receiver may be appointed.
- B. If the Buyer fails to fulfill this agreement, the Seller may pursue forfeiture proceedings as provided in the Code of Iowa, all payments made herein shall be forfeited and the earnest money deposit shall be divided equally between Seller and Agent. Any payment to Agent under this section shall not exceed commission referred to in Paragraph 6 of this agreement.
- C. If in addition to the foregoing remedies, either party shall be entitled to any and all other remedies, or action at law or in equity, including foreclosure or specific performance, and the party at fault shall pay costs and attorney fees, and a receiver may be appointed. Either party will pay interest at the maximum legal rate on all amounts herein as and after they become delinquent.
19. **APPROVAL OF COURT:** If this property is an asset of any estate, trust or guardianship that requires court approval for sale, this contract shall be subject to Court approval. If necessary, the appropriate fiduciary shall proceed promptly and diligently to bring the matter on for hearing for Court approval. (In that event, the Court Officer's Deed shall be used.)
20. **ALL FUNDS DEPOSITED** hereunder as part payment as herein above set forth shall be held by Broker as Closing Agent, in trust pending acceptance of this offer, examination of the abstract and delivery of deed or formal contract. Buyer authorizes the company or persons financing his/her purchase to pay all funds to Broker as Closing Agent for the Seller and Seller authorizes such Agent to accept same. It is agreed that at time of settlement, funds of the purchase price may be used by Closing Agent to pay taxes, liens and other sales or purchase expenses of Seller and Buyer to comply with the above requirements; same to be handled under supervision of the Broker as Closing Agent and subject to approval of Buyer's attorney on title questions to produce merchantable title.
21. **CONTRACT BINDING ON SUCCESSORS IN INTEREST:** This contract shall apply to and bind the successors in interest of the respective parties.
22. **TENANT:** If indicated by "yes" in the following space YES, it shall be the responsibility of Seller at Seller's expense to see to the termination of all rights of existing tenants so Buyer shall have sole possession, subject to the 2024 existing Lease, and at closing Seller shall exhibit evidence satisfactory to Buyer of such termination.
23. **CONSERVATION PROGRAM CONTRACT(S):** Seller assigns all right, title and interest in any Conservation Program contract(s) for said real estate to Buyer. Seller reserves the right to receive from the Farm Service Agency and/or Natural Resource Conservation Service office their prorated share of any Conservation Program payment(s) prorated to N/A. By acceptance hereof, Buyer, their successors and assigns, assume all obligations for compliance with the terms of said Conservation Program Contract(s).
24. **WORDS AND PHRASES** herein, including any acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine, feminine or neuter gender, according to the context.
25. **WATER/SANITARY SYSTEMS:** BUYER will assume all responsibilities, including costs, for compliance of all county and state regulations covering the sanitary and water systems on the property.

- Offer presented this 9th day of AUGUST, 2024, and null and void if not accepted on or before AUGUST 9, 2024 @ 11:59 P.M.

BUYER(S):

SELLER(S):

Delores R. Herington Life Estate

-DocuSigned by:

Steven Herington Life Estate

-DocuSigned by:

Herman L. Rowley Memorial Trust

BUYER'S BROKER:**SELLER'S BROKER:**

Troy R. Louwagie
Representing Agent Name
HERTZ REAL ESTATE SERVICES, Inc.
Brokerage Name
Address: 102 Palisades Road
Mount Vernon, IA 52314
Phone: (319) 721-4068
Email: troy1@hertz.aq

SD IA-201 (12/09)

UNITED STATES BANKRUPTCY COURT
SOUTHERN DISTRICT OF IOWA

IN RE	)	CHAPTER 7
	)	CASE NO. 22-00022-als7
THE HERMAN L. ROWLEY)	
MEMORIAL TRUST,	)	NOTICE OF INTENT TO SELL
	)	PROPERTY (KNIPPER) AND BAR DATE
Debtor.	)	NOTICE 8/30/2024

The undersigned Trustee of the estate of the Debtor(s) named above, subject to objection under Federal Rules of Bankruptcy Procedure, Rules 6004(b) & 9014, will sell the following property of the estate subject to any liens of record:

The Trustee's remainderman interest in the property shown on the attached Real Estate Sales Agreement.

to the following purchaser:

Christopher J. Knipper, 3103 265th Street, Hopkinton, IA 52237

for the following consideration:

Trustee is to receive 42.374% of the net sales price pursuant to the aforesaid Real Estate Sales Agreement. Said agreement shows a gross list price of \$760,000.00 for 69.16 acres. However, the final gross purchase price will be increased or decreased based upon \$10,989.01 per acre times the final net surveyed acres of the property.

NOTICE IS HEREBY GIVEN, any objections thereto must be served on the undersigned Trustee at the address listed below; the United States Trustee at 210 Walnut Street, Room 793, Des Moines, IA 50309-2108; the Debtor; and, Debtor's counsel. Any objection must be filed with the Clerk of Bankruptcy Court at 111 Locust Street, Office 320, Des Moines, Iowa 50309 within 21 days of the date of this notice and report.

/s/ Charles L. Smith 
Charles L. Smith, Trustee, AT0007415
Telpner Peterson Law Firm, LLP
25 Main Place, Suite 200
Council Bluffs, IA 51503
Telephone: (712) 325-9000
Facsimile: (712) 328-1946
E-mail: csmith@telpnerlaw.com

REAL ESTATE SALES AGREEMENT

Herington/Knipper – 69.16 Acres, m/l – Delaware County, Iowa

AGENCY DISCLOSURE

An agency disclosure must be made by the agent prior to any offer being made by the BUYER or accepted by the SELLER. By signing below the BUYER and SELLER confirm that written disclosure of agency representation was provided to them prior to the signing of the REAL ESTATE SALES AGREEMENT.

BUYER further acknowledges having signed and received a copy of the SELLER PROPERTY CONDITION DISCLOSURE FORM, if required. The BROKER, its agents, employees and associates are not required, however, to discover hidden defects in the property or give advice on matters outside the scope of their real estate license.

SELLER and/or BUYER request that Broker select, prepare and complete form documents as authorized by Iowa law or rule, such as purchase agreements, groundwater hazard statements and declaration of value.

HERTZ REAL ESTATE SERVICES, Inc., BROKER, and TROY R. LOUWAGIE, licensee employed by or associated with the Broker, represents the ☒ SELLER ☐ BUYER or ☐ BOTH SELLER AND BUYER.

HERTZ FARM MANAGEMENT, Inc., CO-BROKER, and KYLE J. BELL, licensee employed by or associated with the Co-Broker, represents the ☐ SELLER ☒ BUYER.

BUYER(S):

DocuSigned by:
Christopher J. Knipper
By: Christopher J. Knipper 8/7/2024 DATE

SELLER(S):

Delores R. Herington Life Estate

DocuSigned by:
Delores R. Herington
By: Delores R. Herington 8/9/2024 DATE

Steven Herington Life Estate

DocuSigned by:
Steven Herington
By: Steven Herington 8/9/2024 DATE

Herman L. Rowley Memorial Trust

DocuSigned by:
Charles L. Smith, Bankruptcy Trustee
By: Charles L. Smith, Bankruptcy Trustee 8-9-24 DATE
Telpner Peterson Law Firm, LLP

1. PARTIES: Delores R. Herington Life Estate, Steven Herington Life Estate AND Herman L. Rowley Memorial Trust (Seller) agrees to sell and convey to Christopher J. Knipper (Buyer), and Buyer agrees to buy from Seller the following property situated in Delhi Township, Delaware County, Iowa, containing 69.16 Acres, more or less (M/L) and legally described as:

That part the E½ of the SE¼ of Section 35, Township 88 North, Range 4 West of the 5th P.M., Delaware County, Iowa, lying north/northeast of State Highway 38. AND Parcel B in the NE¼ of the NE¼ according to Plat recorded in Plat Book 2002 Page 1528, of Section 2, Township 87 North, Range 4 West of the 5th P.M. Subject to roadways and easement of records. Exact legal to be determined by survey and updated abstract. See Exhibit 'A' details of the boundary.

together with any easements and 100 percent of the mineral rights owned by Seller, but subject to any easements of record, zoning restrictions, FSA/NRCS cost sharing agreements and restrictive covenants. The right is reserved to insert the exact legal description as shown by the Abstract of Title.

2. TOTAL PURCHASE PRICE SHALL BE: SEE 31(A) \$760,000.00
- A. Earnest Money to be deposited upon execution of agreement with: \$76,000.00
- ☒ Real Estate Trust Account of Hertz Real Estate Services, Inc., Closing Agent
- ☐ Trust Account of N/A, Closing Agent
- B. Funds Due at Settlement On NOVEMBER 1, 2024 \$684,000.00
- Funds due at settlement shall be by bank cashier's check or wire transfer
- TOTAL PURCHASE PRICE AS NOTED ABOVE \$760,000.00

3. THIS OFFER CONTINGENT UPON THE ABILITY OF BUYER TO: NO CONTINGENCIES

4. **TAXES AND SPECIAL ASSESSMENTS:**

- A. Real Estate taxes shall be prorated to DATE OF CLOSING.
- B. Any proration of taxes shall be based upon the taxes for the year currently payable. All subsequent taxes will be paid by the Buyer.
- C. All special assessments spread on the Treasurer's book at the time of the acceptance of this offer are to be paid by the Seller. All subsequent special assessments are to be paid by the Buyer.

5. **EARNEST MONEY:** \$76,000.00 is to be deposited as Earnest Money within 5 business days upon execution of this contract by all parties with HERTZ REAL ESTATE SERVICES as Escrow Agent. Additional Earnest Money, if any, shall be deposited with the Escrow Agent. If indicated by "yes" in the following space NO, the earnest money shall be deposited by the Broker in an interest-bearing trust account and the interest earned thereon shall accrue for the benefit of N/A with interest credited to SS# or TIN# as per attached IRS W-9 Form); otherwise, the Iowa Association of REALTORS® Foundation, a charitable non-profit entity, will receive the interest. Seller and Buyer agree that Earnest Money held in the Hertz Real Estate Services Trust Account may be disbursed to a future-specified Closing Agent within 72 hours of scheduled settlement date, or as directed by said Closing Agent, if necessitated.

6. **BROKER'S FEE:** Seller agrees to pay HERTZ REAL ESTATE SERVICES Broker, herein as follows: to pay AS PER LISTING AGREEMENT of the total contract sales price in cash at the closing, payable in the Broker's principal office.

7. **POSSESSION AND CLOSING:** Settlement or closing shall be on or before NOVEMBER 1, 2024, or after objections to title have been cleared. Possession of the property shall be delivered to the Buyer SEE 31(B) in its present condition, ordinary wear and tear excepted.

8. **INSURANCE:** Seller agrees to keep the buildings on said property insured at present coverage until possession is given and in the event the buildings and improvements on said real estate are destroyed or materially damaged by fire or other casualty before possession is given to Buyer, it is agreed that the insurance money received shall go to Buyer to replace or repair said damage. Buyer may obtain additional insurance.

9. **SURVEY:** This property shall be surveyed. SEE 31(A)

10. **FIXTURES:** All personal property that integrally belongs to or is part of the real estate, whether attached or detached, such as, water pumps and systems, automatic heating equipment, electrical service cable, fencing and other attached fixtures, trees, bushes, shrubs and plants, feed bunks in the fence, installed fences and gates, propane tanks not under lease, water association rights where applicable, hog and cattle waterers in the fence or permanently installed, grain storage buildings and hog and cattle sheds on permanent foundations, auger and conveyor systems shall be considered part of real estate and included in this sale except:
NONE.

All grain, livestock, hay, silage and non-realty property on the real estate are reserved by the Seller or Seller's tenant.

11. **CONDITION OF PROPERTY:** The real estate (and any personal property contracted for) in its present condition as of date of this offer, will be preserved and delivered intact at the time possession is given. The agent makes no representations or warranties as to the physical or mechanical condition of the property, real or personal. Buyer accepts the property in its present condition.

12. **GROUNDWATER HAZARD STATEMENT:** At closing, a Groundwater Hazard Statement will be filed by the Seller(s) regarding the following items: 1. wells; 2. solid waste disposal; 3. hazardous wastes; 4. underground storage tanks; 5. private burial site and 6. private sewage disposal system located on the Property. If any of these are located on the property, they are as follows:
NONE.

Brokers, their Agents, Employees and Associates shall not be responsible for any hazardous materials which may be found on this property which have not been disclosed by the Seller(s) or any other parties in interest and are not required to give advice on matters outside the scope of their real estate license.

13. **REPRESENTATIONS:** It is understood that no representations made by the Broker or salesperson in the negotiation of this sale are being relied upon unless incorporated herein in writing and this property has not been offered or shown to Buyer by another person or agency. Buyer declares they are purchasing on their own examination and judgment and not through any representations to them made by the Seller, or their agents, as to its location, size, value, future value, income therefrom or as to its production.
14. **TIME:** In the performance of each part of this agreement, time shall be of the essence.
15. **ABSTRACT AND TITLE:** Seller at their expense, shall continue the abstract of title and deliver to Buyer for examination. The abstract shall become the property of the Buyer when the purchase price is paid in full, and shall show merchantable title in conformity with this agreement and title law of the State of Iowa and Iowa Title Standards of the Iowa State Bar Association. Each party shall pay costs of additional abstracting and/or title work due to their acts or omissions.
16. **DEED:** Upon payment of purchase price, Seller shall convey title by WARRANTY Deed(s), free and clear of liens and encumbrances, reservations, exceptions or modifications except as in this instrument otherwise expressly provided. All warranties shall extend to time of acceptance of this offer, with warranties as to acts of Seller up to time of delivery of deed. Seller to pay transfer tax.
17. **JOINT TENANCY IN PROCEEDS AND IN SECURITY RIGHTS IN REAL ESTATE:** If, and only if, the Seller(s), immediately preceding this offer, hold the title to the above described property in joint tenancy, and such joint tenancy is not later destroyed by operation of law or by acts of the Seller(s) then (1) the proceeds of this sale, and any continuing and/or recaptured rights of Seller(s) in real estate shall be and continue in Seller(s) as joint tenants with rights of survivorship and not as tenants in common; and (2) Buyer(s), in the event of the death of either Seller, agree to pay any balance of the proceeds of this sale to the surviving Seller and to accept deed from such surviving Seller.
18. **REMEDIES OF THE PARTIES—FORFEITURE—FORECLOSURE—REAL ESTATE COMMISSION:**
- A. If the Seller(s) fails to fulfill this agreement, he/she will pay to the Broker the regular commission in full, and the Buyer shall have the right to have all payments, plus accrued interest, if any, returned or to proceed by any action or actions at law or in equity, and the Seller agrees to pay costs and attorney fees, and a receiver may be appointed.
- B. If the Buyer fails to fulfill this agreement, the Seller may pursue forfeiture proceedings as provided in the Code of Iowa, all payments made herein shall be forfeited and the earnest money deposit shall be divided equally between Seller and Agent. Any payment to Agent under this section shall not exceed commission referred to in Paragraph 6 of this agreement.
- C. If in addition to the foregoing remedies, either party shall be entitled to any and all other remedies, or action at law or in equity, including foreclosure or specific performance, and the party at fault shall pay costs and attorney fees, and a receiver may be appointed. Either party will pay interest at the maximum legal rate on all amounts herein as and after they become delinquent.
19. **APPROVAL OF COURT:** If this property is an asset of any estate, trust or guardianship that requires court approval for sale, this contract shall be subject to Court approval. If necessary, the appropriate fiduciary shall proceed promptly and diligently to bring the matter on for hearing for Court approval. (In that event, the Court Officer's Deed shall be used.)
20. **ALL FUNDS DEPOSITED** hereunder as part payment as herein above set forth shall be held by Broker as Closing Agent, in trust pending acceptance of this offer, examination of the abstract and delivery of deed or formal contract. Buyer authorizes the company or persons financing his/her purchase to pay all funds to Broker as Closing Agent for the Seller and Seller authorizes such Agent to accept same. It is agreed that at time of settlement, funds of the purchase price may be used by Closing Agent to pay taxes, liens and other sales or purchase expenses of Seller and Buyer to comply with the above requirements; same to be handled under supervision of the Broker as Closing Agent and subject to approval of Buyer's attorney on title questions to produce merchantable title.
21. **CONTRACT BINDING ON SUCCESSORS IN INTEREST:** This contract shall apply to and bind the successors in interest of the respective parties.
22. **TENANT:** If indicated by "yes" in the following space YES, it shall be the responsibility of Seller at Seller's expense to see to the termination of all rights of existing tenants so Buyer shall have sole possession, subject to the 2024 existing Lease, and at closing Seller shall exhibit evidence satisfactory to Buyer of such termination.
23. **CONSERVATION PROGRAM CONTRACT(S):** Seller assigns all right, title and interest in any Conservation Program contract(s) for said real estate to Buyer. Seller reserves the right to receive from the Farm Service Agency and/or Natural Resource Conservation Service office their prorated share of any Conservation Program payment(s) prorated to N/A. By acceptance hereof, Buyer, their successors and assigns, assume all obligations for compliance with the terms of said Conservation Program Contract(s).
24. **WORDS AND PHRASES** herein, including any acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine, feminine or neuter gender, according to the context.
25. **WATER/SANITARY SYSTEMS:** N/A will assume all responsibilities, including costs, for compliance of all county and state regulations covering the sanitary and water systems on the property.

- Offer presented this 7th day of AUGUST, 2024, and null and void if not accepted on or before AUGUST 9, 2024 @ 12:00 P.M.

BUYER(S):

-DocuSigned by:

Christopher J. Knipper

By: Christopher J. Knipper

8/7/2024

DATE _____

SELLER(S):

Delores R. Herington Life Estate

-DocuSigned by:

Delores R. Herington

8/9/2024

By: Delores R. Herington

DATE _____

Steven Herington Life Estate

-DocuSigned by:

Steven Herington

8/9/2024

By: ~~FREE/7JAHFCB3NF8~~ Steven Herington

DATE _____

Herman L. Rowley Memorial Trust

By: Charles L. Smith, Bankruptcy Trustee
Telpner Peterson Law Firm, LLP

8.7-24

DATE _____

BUYER'S BROKER:

Kyle J. Bell

Representing Agent Name

HERTZ FARM MANAGEMENT, Inc.

Brokerage Name

Address: 102 Palisades Road
Mount Vernon, IA 52314

Phone: (563) 451-4956

Email: kyleb@hertz.aero

SELLER'S BROKER:

Troy R. Louwagie

Representing Agent Name

HERTZ REAL ESTATE SERVICES, Inc.

Brokerage Name

Address: 102 Palisades Road
Mount Vernon, IA 52314

Phone: (319) 721-4068

Email: troy1@hertz.aq

Exhibit 'A'



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BUYER(S) INITIALS: ^{DS} Wk

SELLER(S) INITIALS: ^{DS} DRH ^{DS} SH CU

SD IA-201 (12/09)

UNITED STATES BANKRUPTCY COURT
SOUTHERN DISTRICT OF IOWA

IN RE	)	CHAPTER 7
	)	CASE NO. 22-00022-als7
THE HERMAN L. ROWLEY)	
MEMORIAL TRUST,	)	NOTICE OF INTENT TO SELL
	)	PROPERTY (STUTZMAN) AND BAR
Debtor.	)	DATE NOTICE 8/30/2024

The undersigned Trustee of the estate of the Debtor(s) named above, subject to objection under Federal Rules of Bankruptcy Procedure, Rules 6004(b) & 9014, will sell the following property of the estate subject to any liens of record:

The Trustee's remainderman interest in the property shown on the attached Real Estate Sales Agreement.

to the following purchaser:

Noah H. Stutzman, 2870 Highway 38, Hopkinton, IA 52237-7706

for the following consideration:

Trustee is to receive 42.374% of the net sales price pursuant to the aforesaid Real Estate Sales Agreement. Said agreement shows a gross list price of \$412,125.00 for 32.97 acres. However, the final gross purchase price will be increased or decreased based upon \$12,500.00 per acre times the final net surveyed acres of the property.

NOTICE IS HEREBY GIVEN, any objections thereto must be served on the undersigned Trustee at the address listed below; the United States Trustee at 210 Walnut Street, Room 793, Des Moines, IA 50309-2108; the Debtor; and, Debtor's counsel. Any objection must be filed with the Clerk of Bankruptcy Court at 111 Locust Street, Office 320, Des Moines, Iowa 50309 within 21 days of the date of this notice and report.

/s/ Charles L. Smith 
Charles L. Smith, Trustee, AT0007415
Telpner Peterson Law Firm, LLP
25 Main Place, Suite 200
Council Bluffs, IA 51503
Telephone: (712) 325-9000
Facsimile: (712) 328-1946
E-mail: csmith@telpnerlaw.com

REAL ESTATE SALES AGREEMENT

Herington/Stutzman – 32.97 Acres, m/l – Delaware County, Iowa

AGENCY DISCLOSURE

An agency disclosure must be made by the agent prior to any offer being made by the BUYER or accepted by the SELLER. By signing below the BUYER and SELLER confirm that written disclosure of agency representation was provided to them prior to the signing of the REAL ESTATE SALES AGREEMENT.

BUYER further acknowledges having signed and received a copy of the SELLER PROPERTY CONDITION DISCLOSURE FORM, if required. The BROKER, its agents, employees and associates are not required, however, to discover hidden defects in the property or give advice on matters outside the scope of their real estate license.

SELLER and/or BUYER request that Broker select, prepare and complete form documents as authorized by Iowa law or rule, such as purchase agreements, groundwater hazard statements and declaration of value.

HERTZ REAL ESTATE SERVICES, Inc., BROKER, and TROY R. LOUWAGIE, licensee employed by or associated with the Broker, represents the ☐ SELLER ☐ BUYER or ☒ BOTH SELLER AND BUYER.

BUYER(S):

Noah H. Stutzman 8/5/24
By: Noah H. Stutzman DATE

SELLER(S):

Delores R. Herington Life Estate

Delores R. Herington 8/6/2024
By: Delores R. Herington DATE

Steven Herington Life Estate

Steven Herington 8/6/2024
By: Steven Herington DATE

Herman L. Rowley Memorial Trust

Charles L. Smith, Trustee 8/5/2024
By: Charles L. Smith, Bankruptcy Trustee DATE
Telpner Peterson Law Firm, LLP

1. PARTIES: Delores R. Herington Life Estate, Steven Herington Life Estate
AND Herman L. Rowley Memorial Trust

Noah H. Stutzman (Seller) agrees to sell and convey to
Seller the following property situated in Delhi Township, Delaware County, Iowa,
containing 32.97 Acres, more or less (M/L) and legally described as:

That part of the S½ of the SE¼ of Section 35, Township 88 North, Range 4 West of the 5th P.M., Delaware County, Iowa, lying west/southwest of State Highway 38, excepting Parcel H in the SW¼ of the SE¼ according to Plat recorded in Book 2001 Page 1220 and further excepting Parcel I in the SE¼ of the SE¼ according to Plat recorded in Book 2002 page 1529. Exact legal to be determined by survey and updated abstract. See Exhibit 'A' details of the boundary.

together with any easements and 100 percent of the mineral rights owned by Seller, but subject to any easements of record, zoning restrictions, FSA/NRCS cost sharing agreements and restrictive covenants. The right is reserved to insert the exact legal description as shown by the Abstract of Title.

2. TOTAL PURCHASE PRICE SHALL BE: SEE 31(A) \$412,125.00
- A. Earnest Money to be deposited upon execution of agreement with: \$25,000.00
- ☒ Real Estate Trust Account of Hertz Real Estate Services, Inc., Closing Agent
- ☐ Trust Account of N/A, Closing Agent
- B. Funds Due at Settlement On DECEMBER 6, 2024 \$387,125.00
- Funds due at settlement shall be by bank cashier's check or wire transfer
- TOTAL PURCHASE PRICE AS NOTED ABOVE \$412,125.00

3. THIS OFFER CONTINGENT UPON THE ABILITY OF BUYER TO: NO CONTINGENCIES

4. **TAXES AND SPECIAL ASSESSMENTS:**
A. Real Estate taxes shall be prorated to DATE OF CLOSING.
B. Any proration of taxes shall be based upon the taxes for the year currently payable. All subsequent taxes will be paid by the Buyer.
C. All special assessments spread on the Treasurer's book at the time of the acceptance of this offer are to be paid by the Seller. All subsequent special assessments are to be paid by the Buyer.
5. **EARNEST MONEY:** \$25,000.00 is to be deposited as Earnest Money within 5 business days upon execution of this contract by all parties with HERTZ REAL ESTATE SERVICES as Escrow Agent. Additional Earnest Money, if any, shall be deposited with the Escrow Agent. If indicated by "yes" in the following space NO, the earnest money shall be deposited by the Broker in an interest-bearing trust account and the interest earned thereon shall accrue for the benefit of N/A with interest credited to SS# or TIN# as per attached IRS W-9 Form; otherwise, the Iowa Association of REALTORS® Foundation, a charitable non-profit entity, will receive the interest. Seller and Buyer agree that Earnest Money held in the Hertz Real Estate Services Trust Account may be disbursed to a future-specified Closing Agent within 72 hours of scheduled settlement date, or as directed by said Closing Agent, if necessitated.
6. **BROKER'S FEE:** Seller agrees to pay HERTZ REAL ESTATE SERVICES Broker, herein as follows: to pay AS PER LISTING AGREEMENT of the total contract sales price in cash at the closing, payable in the Broker's principal office.
7. **POSSESSION AND CLOSING:** Settlement or closing shall be on or before DECEMBER 6, 2024, or after objections to title have been cleared. Possession of the property shall be delivered to the Buyer SEE 31(B) in its present condition, ordinary wear and tear excepted.
8. **INSURANCE:** Seller agrees to keep the buildings on said property insured at present coverage until possession is given and in the event the buildings and improvements on said real estate are destroyed or materially damaged by fire or other casualty before possession is given to Buyer, it is agreed that the insurance money received shall go to Buyer to replace or repair said damage. Buyer may obtain additional insurance.
9. **SURVEY:** This property shall be surveyed. SEE 31(A)
10. **FIXTURES:** All personal property that integrally belongs to or is part of the real estate, whether attached or detached, such as, water pumps and systems, automatic heating equipment, electrical service cable, fencing and other attached fixtures, trees, bushes, shrubs and plants, feed bunks in the fence, installed fences and gates, propane tanks not under lease, water association rights where applicable, hog and cattle waterers in the fence or permanently installed, grain storage buildings and hog and cattle sheds on permanent foundations, auger and conveyor systems shall be considered part of real estate and included in this sale except:
NONE.
11. **CONDITION OF PROPERTY:** All grain, livestock, hay, silage and non-realty property on the real estate are reserved by the Seller or Seller's tenant. The real estate (and any personal property contracted for) in its present condition as of date of this offer, will be preserved and delivered intact at the time possession is given. The agent makes no representations or warranties as to the physical or mechanical condition of the property, real or personal. Buyer accepts the property in its present condition.
12. **GROUNDWATER HAZARD STATEMENT:** At closing, a Groundwater Hazard Statement will be filed by the Seller(s) regarding the following items: 1. wells; 2. solid waste disposal; 3. hazardous wastes; 4. underground storage tanks; 5. private burial site and 6. private sewage disposal system located on the Property. If any of these are located on the property, they are as follows:
NONE.
- Brokers, their Agents, Employees and Associates shall not be responsible for any hazardous materials which may be found on this property which have not been disclosed by the Seller(s) or any other parties in interest and are not required to give advice on matters outside the scope of their real estate license.

13. **REPRESENTATIONS:** It is understood that no representations made by the Broker or salesperson in the negotiation of this sale are being relied upon unless incorporated herein in writing and this property has not been offered or shown to Buyer by another person or agency. Buyer declares they are purchasing on their own examination and judgment and not through any representations to them made by the Seller, or their agents, as to its location, size, value, future value, income therefrom or as to its production.
14. **TIME:** In the performance of each part of this agreement, time shall be of the essence.
15. **ABSTRACT AND TITLE:** Seller at their expense, shall continue the abstract of title and deliver to Buyer for examination. The abstract shall become the property of the Buyer when the purchase price is paid in full, and shall show merchantable title in conformity with this agreement and title law of the State of Iowa and Iowa Title Standards of the Iowa State Bar Association. Each party shall pay costs of additional abstracting and/or title work due to their acts or omissions.
16. **DEED:** Upon payment of purchase price, Seller shall convey title by WARRANTY Deed(s), free and clear of liens and encumbrances, reservations, exceptions or modifications except as in this instrument otherwise expressly provided. All warranties shall extend to time of acceptance of this offer, with warranties as to acts of Seller up to time of delivery of deed. Seller to pay transfer tax.
17. **JOINT TENANCY IN PROCEEDS AND IN SECURITY RIGHTS IN REAL ESTATE:** If, and only if, the Seller(s), immediately preceding this offer, hold the title to the above described property in joint tenancy, and such joint tenancy is not later destroyed by operation of law or by acts of the Seller(s) then (1) the proceeds of this sale, and any continuing and/or recaptured rights of Seller(s) in real estate shall be and continue in Seller(s) as joint tenants with rights of survivorship and not as tenants in common; and (2) Buyer(s), in the event of the death of either Seller, agree to pay any balance of the proceeds of this sale to the surviving Seller and to accept deed from such surviving Seller.
18. **REMEDIES OF THE PARTIES—FORFEITURE—FORECLOSURE—REAL ESTATE COMMISSION:**
- A. If the Seller(s) fails to fulfill this agreement, he/she will pay to the Broker the regular commission in full, and the Buyer shall have the right to have all payments, plus accrued interest, if any, returned or to proceed by any action or actions at law or in equity, and the Seller agrees to pay costs and attorney fees, and a receiver may be appointed.
- B. If the Buyer fails to fulfill this agreement, the Seller may pursue forfeiture proceedings as provided in the Code of Iowa, all payments made herein shall be forfeited and the earnest money deposit shall be divided equally between Seller and Agent. Any payment to Agent under this section shall not exceed commission referred to in Paragraph 6 of this agreement.
- C. If in addition to the foregoing remedies, either party shall be entitled to any and all other remedies, or action at law or in equity, including foreclosure or specific performance, and the party at fault shall pay costs and attorney fees, and a receiver may be appointed. Either party will pay interest at the maximum legal rate on all amounts herein as and after they become delinquent.
19. **APPROVAL OF COURT:** If this property is an asset of any estate, trust or guardianship that requires court approval for sale, this contract shall be subject to Court approval. If necessary, the appropriate fiduciary shall proceed promptly and diligently to bring the matter on for hearing for Court approval. (In that event, the Court Officer's Deed shall be used.)
20. **ALL FUNDS DEPOSITED** hereunder as part payment as herein above set forth shall be held by Broker as Closing Agent, in trust pending acceptance of this offer, examination of the abstract and delivery of deed or formal contract. Buyer authorizes the company or persons financing his/her purchase to pay all funds to Broker as Closing Agent for the Seller and Seller authorizes such Agent to accept same. It is agreed that at time of settlement, funds of the purchase price may be used by Closing Agent to pay taxes, liens and other sales or purchase expenses of Seller and Buyer to comply with the above requirements; same to be handled under supervision of the Broker as Closing Agent and subject to approval of Buyer's attorney on title questions to produce merchantable title.
21. **CONTRACT BINDING ON SUCCESSORS IN INTEREST:** This contract shall apply to and bind the successors in interest of the respective parties.
22. **TENANT:** If indicated by "yes" in the following space YES, it shall be the responsibility of Seller at Seller's expense to see to the termination of all rights of existing tenants so Buyer shall have sole possession, subject to the 2024 existing Lease, and at closing Seller shall exhibit evidence satisfactory to Buyer of such termination.
23. **CONSERVATION PROGRAM CONTRACT(S):** Seller assigns all right, title and interest in any Conservation Program contract(s) for said real estate to Buyer. Seller reserves the right to receive from the Farm Service Agency and/or Natural Resource Conservation Service office their prorated share of any Conservation Program payment(s) prorated to N/A. By acceptance hereof, Buyer, their successors and assigns, assume all obligations for compliance with the terms of said Conservation Program Contract(s).
24. **WORDS AND PHRASES** herein, including any acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine, feminine or neuter gender, according to the context.
25. **WATER/SANITARY SYSTEMS:** N/A will assume all responsibilities, including costs, for compliance of all county and state regulations covering the sanitary and water systems on the property.

26. **ELECTRONIC SIGNATURES** on this agreement and/or faxed/scanned copies of signed agreement shall be considered valid.
27. **COUNTERPARTS:** If more than one person is named as a Seller and/or Buyer herein, this contract may be executed by each Seller and Buyer, separately, and when so executed, such copies taken together shall be deemed to be a full and complete contract between the parties.
28. **SEVERABILITY:** If any provision or provisions of this Agreement shall be held to be invalid, illegal, unenforceable or in conflict with the law of any jurisdiction, the validity, legality and enforceability of the remaining provisions shall not in any way be affected or impaired thereby.
29. **IRS §1031 TAX-DEFERRED EXCHANGE:**
- (A) Seller reserves the right to structure this transaction as a tax-deferred exchange under Internal Revenue Code §1031. Buyer shall cooperate to complete the said exchange. Seller shall be responsible for all expenses related to seller-initiated exchange.
- (B) Buyer shall have the right to assign this Agreement without consent of the Seller, prior to closing, in order to affect a Like-Kind Section §1031 Tax-Free Exchange at no additional cost to Seller. Buyer shall be responsible for all expenses related to a buyer-initiated exchange.
30. **ADDENDUM:** There _____ is X is not an Addendum attached that is part of this Agreement. Said Addendum consists of _____ pages.
31. **OTHER PROVISIONS:**
- (A) Seller, at Seller's expense, to survey the property prior to closing. The Final Purchase Price will be adjusted up or down based on \$12,500.00 per acre times final net surveyed acres.
- (B) Buyer acknowledges there is a Cash Rent Lease in place for the 2024 crop year. Seller shall retain 100% of the 2024 cash rent. Possession to be at closing, subject to the existing lease. Full possession to be March 1, 2025.

Offer presented this 5th day of AUGUST, 2024, and null and void if not accepted on or before AUGUST 6, 2024 @ 1:00 P.M.

ACCEPTED THIS 6th DAY OF AUGUST, 2024.

BUYER(S):

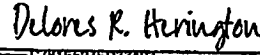

By: Noah H. Stutzman

8/5/24
DATE

SELLER(S):

Delores R. Herington Life Estate

DocuSigned by:


By: Delores R. Herington

8/6/2024
DATE

Steven Herington Life Estate

DocuSigned by:


By: Steven Herington

8/6/2024
DATE

Herman L. Rowley Memorial Trust


By: Charles L. Smith, Bankruptcy Trustee
Telpner Peterson Law Firm, LLP

8/5/2024
DATE

Subject to Court approval

BUYER'S BROKER:

Troy R. Louwagie
Representing Agent Name

HERTZ REAL ESTATE SERVICES, Inc.
Brokerage Name

Address: 102 Palisades Road
Mount Vernon, IA 52314

Phone: (319) 721-4068

Email: troyt@hertz.ag

SELLER'S BROKER:

Troy R. Louwagie
Representing Agent Name

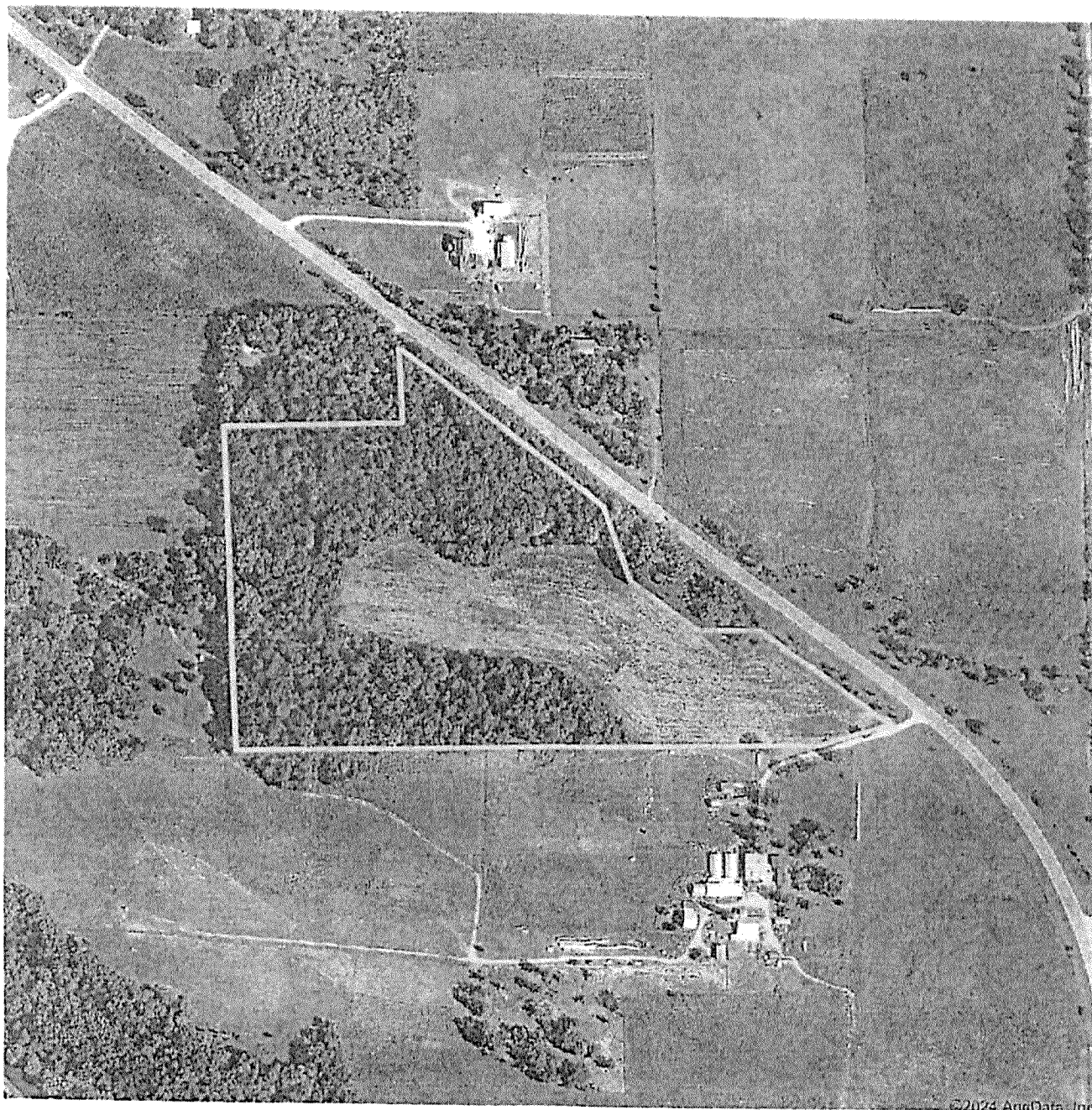
HERTZ REAL ESTATE SERVICES, Inc.
Brokerage Name

Address: 102 Palisades Road
Mount Vernon, IA 52314

Phone: (319) 721-4068

Email: troyt@hertz.ag

Exhibit 'A'



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BUYER(S) INITIALS: N.H.S.

SELLER(S) INITIALS: LCS

DS
DRA

DS
SH

United States Bankruptcy Court

Southern District of Iowa

In re:

The Herman L. Rowley Memorial Trust
Debtor

Case No. 22-00022-als

Chapter 7

CERTIFICATE OF NOTICE

District/off: 0863-4

User: auto

Page 1 of 9

Date Rcvd: Aug 09, 2024

Form ID: pdf001

Total Noticed: 387

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.
++	Addresses marked '++' were redirected to the recipient's preferred mailing address pursuant to 11 U.S.C. § 342(f)/Fed. R. Bank. P. 2002(g)(4).
^	Addresses marked '^' were sent via mandatory electronic bankruptcy noticing pursuant to Fed. R. Bank. P. 9036.
#	Addresses marked '#' were identified by the USPS National Change of Address system as requiring an update. While the notice was still deliverable, the notice recipient was advised to update its address with the court immediately.
##	Addresses marked '##' were identified by the USPS National Change of Address system as undeliverable. Notices will no longer be delivered by the USPS to these addresses; therefore, they have been bypassed. The debtor's attorney or pro se debtor was advised that the specified notice was undeliverable.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Aug 11, 2024:

Recip ID	Recipient Name and Address
db	+ The Herman L. Rowley Memorial Trust, c/o Neil Paulsen, 1326 200th Street, Avoca, IA 51521-3215
cr	+ Bertha Couser, 1642 S. G Ave. Unit 402, Nevada, IA 50201-2824
acc	+ Eric Brewer, TBB Advisors, LLP, 12245 Stratford Dr, Clive, IA 50325-8147
cr	+ Millennium Rehab & Consulting Group, Inc., c/o Dorsey & Whitney, Rebecca Brommel, 801 Grand Ave Ste 4100, Des Moines, IA 50309-8002
traty	+ Telpner Peterson Law Firm, LLP, 25 Main Place, Suite 200, Council Bluffs, IA 51503-0790
r	+ Troy R Louwagie, Hertz Real Estate Services, PO Box 50, Mt. Vernon, IA 52314-0050
802540174	+ ITSource, 8350 Hickman Road, Ste. 14, Clive, IA 50325-4311
802540175	+ AAF International, 24828 Network Place, Chicago, IL 60673-1248
802543478	+ AARP, United Healthcare Claim Division, PO Box 740819, Atlanta, GA 30374-0819
802540182	+ ADP, LLC., PO Box 842875, Boston, MA 02284-2875
802540177	+ Ability Network, Inc., 100 6th Street, Suite 900A, Minneapolis, MN 55485-0001
802543479	+ Ability Network, Inc., PO Box 740819, Minneapolis, MN 55485-0001
802540178	+ Access Systems, PO Box 8366, Des Moines, IA 50301-8366
802540179	+ Access Systems Leasing, PO Box 660831, Dallas, TX 75266-0831
802540180	+ Accushield, 2030 Powers Ferry Rd SE, Suite 360, Atlanta, GA 30339-5016
802543480	+ Adams, Evans & Ross, Inc, GrapeTree Medical Staffing, Inc, 3760 Sixes Rd, Ste. 126, Canton, GA 30114-8180
802540181	+ Adams, Evans & Ross, Inc, 1201 W. Peachtree Street, Ste. 2300, Atlanta, GA 30309-3453
802540183	+ Adrian Klepinger & Nancy Lyle, 1400 Illinois Street, Bedford, IA 50833-1026
802549022	+ Adrian R. Klepinger, 1400 Illinois St., Bedford, IA 50833-1026
802540184	+ Advanced Medical Transport of Iowa, 7520 Solution Center, Chicago, IL 60677-7005
802543481	+ Aetna, PO Box 981106, El Paso, TX 79998-1106
802543482	+ Affordable Quality Roofing & Exteriors, 163906 H Ave, Perry, IA 50220
802540185	+ Affordable Quality Roofing & Exteriors, 16906 H Ave, Perry, IA 50220-6336
802543483	+ Align Technology, Inc., ActivLife Solutions LLC, 1124 Merrill Avenue, Wausau, WI 54401-2760
802540186	+ Align Technology, Inc., 410 N. Scottsdale Rd., Ste. 130, Tempe, AZ 85288-7094
802540188	+ Amerigroup, PO Box 933657, Atlanta, GA 31193-3657
802543484	+ Amerigroup Iowa, Inc., PO Box 7368, Columbus, GA 31908-7368
802540189	+ Amerigroup Iowa, Inc., 4800 Westown Parkway, West Des Moines, IA 50266-6741
802540190	+ Ameritas Life Insurance Corp., PO Box 650730, Dallas, TX 75265-0730
802540192	+ Apollo Corporation, 450 Main Street, Somerset, WI 54025-9633
802540193	+ Ascent Management, LLC., 9030 162nd Lance NW, Ramsey, MN 55303-3400
802540194	+ Attica Lodge 11502, 417 Evans Street, P.O. Box 338, Sloan, IA 51055-0338
802540208	+ BTX Iowa, Inc., 1065 Executive Parkway Dr., Suite 220, St. Louis, MO 63141-6367
802540195	+ Bellevue Mason Lodge 1151 - John Pitlo, PO Box 26, Bellevue, IA 52031-0026
802540196	+ Ben Vannatta, c/o Teresa Mowrer, 2595 262nd Lane, Guthrie Center, IA 50115-8875
802540197	+ BerganKDV, PO Box 2100, Waterloo, IA 50704-2100
802543485	+ BerganKDV, PO Box 735484, Dallas, TX 75373-5484
802540198	+ Bergkamp Hemphill McClure PC, 218 S. 9th Street, Adel, IA 50003-1733
802556434	+ Bertha JoAnn Couser, 1642 S. G Ave. Unit 402, Nevada, IA 50201-2824

EXHIBIT

E

District/off: 0863-4

User: auto

Page 2 of 9

Date Rcvd: Aug 09, 2024

Form ID: pdf001

Total Noticed: 387

802540199 + Beverly Whiton, c/o Lori Whiton Drummon, 5117 Karen Drive, Panora, IA 50216-8747
802540200 + Bill Humencuk, 8624 West 116th Street, Overland Park, KS 66210-2828
802540201 + Bill Kooistra, 3125 Riverside Drive NE, Cedar Rapids, IA 52411-7438
802540202 + Bradshaw Fowler Proctor & Fairgrave, 801 Grand Avenue, Ste. 3700, Des Moines, IA 50309-2727
802540204 + Brian Johnson, 32924 - 240th Street, Glidden, IA 51443-8747
802540206 + Brooke Trent, Trent Law Firm, PLLC, 3429 Midway Drive, Cedar Falls, IA 50613-6056
802540207 + Brooks Lodden P.C., 1441 - 29th Street, Ste. 305, West Des Moines, IA 50266-1309
802540209 + BulbGuy Lighting, PO Box 65155, West Des Moines, IA 50265-0155
802540210 + C & N Development, Inc., 7050 NW 14th Street, Ankeny, IA 50023
802540216 + CBS Staffing, LLC., 7517 Douglas Ave, Ste. 17, Urbandale, IA 50322-3075
802543488 + CED Des Moines, PO Box 310654, Des Moines, IA 50331-0654
802540225 + CHI National Homecare, 1700 Edison Drive, Ste. 300, Milford, OH 45150-2729
802540211 + Caitlin-Morgan Insurance Services, 5875 Castle Creek Pkwy N. Dr., Ste. 215, Indianapolis, IN 46250-4381
802540212 + Camblin Mechanical, Inc., 714 West 7th Street, PO Box 520, Atlantic, IA 50022-0520
802540214 + Card Services, PO Box 875852, Kansas City, MO 64187-5852
802540215 + CareerStaff Unlimited, 6333 North State HWY 161, Ste. 100, Irving, TX 75038-2217
802543487 + CareerStaff Unlimited, Harborside Rehabilitation Ltd Partnershi, PO Box 301076, Dallas, TX 75303-1076
802540218 + Centers for Medicare & Medicaid Recovery, P.O. Box 138832, Oklahoma City, OK 73113-8832
802540219 + Centers for Medicare & Medicaid Services, Mail Stop C3-11-03, PO Box 7520, Baltimore, MD 21207-0520
802540220 + Central Iowa Distributing, Inc., 19 South 21st Street, PO Box 891, Fort Dodge, IA 50501-0891
802540221 + Central Iowa Foot Clinic PC, 2718 Willis Avenue, Perry, IA 50220-2346
802543489 + Century Laundry Distrib., Inc., PO Box 5818, Cedar Rapids, IA 52406-5818
802540222 + Century Laundry Distrib., Inc., c/o Richard T Avis., 8755 West Higgins Road, Ste. 610, Chicago, IL 60631-2751
802540224 + Chas E. Goering, 3710 SE Capital Circle, Ste. B, Grimes, IA 50111-5046
802540226 + Chuy's Auto Service, LLC., 1525 W 2nd Street, Perry, IA 50220-1452
802540227 + City of Perry, PO Box 545, Perry, IA 50220-0545
802540228 + Clint Frey, Clint's LawnCare, 13211 Y Avenue, Madrid, IA 50156-5539
802540229 + CobraHelp, 1620 High Street, Denver, CO 80218-1304
802540230 + Collins Living Trust, 2500 Grant Street, Bettendorf, IA 52722-5092
802540232 + Connett Services LLC., 101 E Sheridan Avenue, Des Moines, IA 50313-4948
802540233 + Continental Fire Sprinkler, PO Box 30036, Omaha, NE 68103-1136
802543490 + Continental Fire Sprinkler, 4518 South 133rd Street, Omaha, NE 68137-1141
802540235 + Crescent Electric Supply Co, PO Box 500, East Dubuque, IL 61025-4418
802540236 + Cyber Advisors, Inc., 7550 Meridian Circle N, Maple Grove, MN 55369-4930
802551146 + DFAS-DGG-CO, 1240 East 9th Street, Room 1479, Cleveland, OH 44199-9904
802540262 + DJ Services LLC, 2460 - 337th Street, Perry, IA 50220-8500
802540237 + Dale Luckinbill, 204 Cartwright Street, PO Box 38, Rippey, IA 50235-0038
802540238 + Dallas County Hospital, 610 Tenth Street, Perry, IA 50220-2249
802540239 + Dallas County Treasurer, Mitch Hambleton, 801 Court Street, Room 201, Adel, IA 50003-1476
802540241 + David Nolte, 1375 - 120th Street, Durant, IA 52205
802540244 + Delbert Jackson, 2000 Jackson Park Drive, Bellevue, IA 52031-9154
802540245 + Delbert Jackson or Delbert Jackson IIJT, 2000 Jackson Park Drive, Bellevue, IA 52031-9154
802540246 + Delbert Jackson or Gerald Jackson, 2000 Jackson Park Drive, Bellevue, IA 52031-9154
802540247 + Delbert Jackson or Lynn Banks, 2000 Jackson Park Drive, Bellevue, IA 52031-9154
802540248 + Delbert Jackson or Patrick Wood, 2000 Jackson Park Drive, Bellevue, IA 52031-9154
802540249 + Delbert Jackson or Roger Jackson, 2000 Jackson Park Drive, Bellevue, IA 52031-9154
802540250 + Delbert Jackson or Sherri Jackson-Grant, 2000 Jackson Park Drive, Bellevue, IA 52031-9154
802540251 + Delores M Weston, 5300 South Main St Apt 29, Cedar Falls, IA 50613-7426
802540252 + Deluxe, PO Box 4656, Carol Stream, IL 60197-4656
802540254 + Dennis Ulrich, 2121 Terrace Avenue, Rippey, IA 50235-7016
802543492 + Department of Criminal Investigations, DCI Special Operations Bureau - 1st Fl., 215 East 7th Street, Des Moines, IA 50319-1902
802540255 + Des Moines Area Community College, Account Receivable, 2006 S. Ankeny Blvd, Ankeny, IA 50023-8995
802540256 + Des Moines Orthopaedic Surgeons, 6001 Westown Parkway, West Des Moines, IA 50266-7719
802540257 + Diagnostic Imaging Associates, PO Box 14549, Des Moines, IA 50306-3549
802540258 + Diamond Oil Company, PO Box 955, Des Moines, IA 50304-0955
802540259 + Dick and Jo Couser, 1642 S G Avenue, Apt. 402, Nevada, IA 50201-2824
802540261 + Disabled American Veterans, 210 Walnut Street, #566, Des Moines, IA 50309-2114
802543493 + Disabled American Veterans, PO Box 295, Cedar Falls, IA 50613-0018
802540263 + Dolly's Transport, 604 Clay Street, Cedar Falls, IA 50613-2904
802540264 + Dorsey & Whitney LLP, PO Box 1680, Minneapolis, MN 55480-1680
802540265 + Doug & Mary Bruce, 1869 Glen Oaks Drive, West Des Moines, IA 50266-6608
802540266 + Dress Co, 609 N. Carroll Street, PO Box 585, Carroll, IA 51401-0585
802540267 + Earl & Cynthia Spencer, 220 North Oak Street, Janesville, IA 50647-1006

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802540268 + Earl Walker, Maurice Jules, PO Box 391, Webster City, IA 50595-0391
802543495 + Ecolab Pest Elimination Division, 7373 Kirkwood Court, Ste. 200, Maple Grove, MN 55369-5264
802540270 + Elite Electric & Utility Contractors, 1403 Sugar Grove Avenue, Dallas Center, IA 50063-2028
802540272 + Encompass Group LLC, 615 Macon Street, McDonough, GA 30253-3531
802543496 + Encompass Group LLC, Dept. 40254, PO Box 740209, Atlanta, GA 30374-0209
802540273 Equity Lodge No. 131, PO Box 265, Janesville, IA 50647-0265
802540274 + Eric Morman, Gunther's Snowremoval & Lawncare, 2365 D Avenue, Perry, IA 50220-7565
802540275 + Eric Oberg, 2022 44th Street, Des Moines, IA 50310-3009
802540276 + Estate of Ann Lundy, c/o Kelli Lundy, 734 Alkatraz Avenue, #4, Oakland, CA 94609-1043
802540277 + Estate of Arthur Shoesmith, c/o SHirley Shoesmith, 1413 Highview Drive, Perry, IA 50220-2309
802540278 + Estate of Bertha Hanselman, c/o Doug Hanselman, 2013 NW Pleasant Street, Ankeny, IA 50023-8918
802540279 + Estate of Delores Holcomb, c/o Debra Van Gundy, 1212 31st Street, Perry, IA 50220-2365
802540280 + Estate of Doris Pantier, c/o Mike Lientz, 17650 J Avenue, Perry, IA 50220-6374
802540281 + Estate of Jay Lindahl, c/o Galligan Law PC, 300 Walnut St, Suite 5, Des Moines, IA 50309-2233
802540282 + Estate of Jon Peters, c/o Larry Meachum, 1813 Estella, Perry, IA 50220-2234
802540283 + Estate of Karen Ruggle, c/o Donald Ruggle, 2640 Willis Avenue, Perry, IA 50220-2344
802540284 + Estate of Kathern Purser, c/o Larry Smidt, 1308 Grove Street, Adel, IA 50003-1023
802540285 + Estate of Phillip Sloan, c/o Chad Sloan, 201 S. Cedar Street, Jefferson, IA 50129-2209
802540286 + Estate of Polly Taylor, c/o Kevin Taylor, 1116 North 25th Street, Council Bluffs, IA 51501-0883
802540288 + Evan Harkin, 14835 95th Street, Otsego, MN 55330-7156
802540289 + Everette Carroll, 1416 - 400th Street, Avoca, IA 51521-3102
802543497 + EveryStep Hospice, 3000 Eastern Blvd., Des Moines, IA 50317-3124
802540291 + Fareway Stores, Inc., 1315 Willis Avenue, Perry, IA 50220-1653
802540292 + Fessler Carbonic Gas, 2012 East Ovid, Des Moines, IA 50313-4743
802540293 + Finneseth, Dalen & Powell, P.L.C., 1401 Willis Avenue, PO Box 487, Perry, IA 50220-0487
802540294 + First National Bank, PO Box 846, Ames, IA 50010-0846
802540295 Flowers by Donna Jean, 215 South Main Street, Woodward, IA 50276
802540296 + Fred & Mary Peterson, 21593 141st Street, Perry, IA 50220-6009
802540306 + GRP & Associates, Inc., PO Box 94, Clear Lake, IA 50428-0094
802540297 + GateHouse Media, 175 Sully's Trail, Pittsford, NY 14534-4560
802543499 + GateHouse Media, DB Iowa Holdings, PO Box 32029, Lakeland, FL 33802-2029
802551145 + General Counsel, Dept. of Health and Human Services, 200 Independence Avenue SW, Washington, DC 20201-0007
802540298 + Gerald R Monk (Eloise L. Monk, Dec'd.), 4330 Snowgoose Dr., Marion, IA 52302-6281
802543500 + Goodwin Tucker Group, PO Box 3285, Des Moines, IA 50316-0285
802540303 + Grand Lodge of Iowa, PO Box 279, Cedar Rapids, IA 52406-0279
802543501 + Grand Lodge of Iowa, A.F. & A.M., 813 1st Avenue SE, Cedar Rapids, IA 52402-5001
802540307 + Guy Posey, 2800 Summit, Sioux City, IA 51104-3743
802540308 + H. Darrell Hibbs, 2420 Pine Circle, Urbandale, IA 50322-4404
802551826 + H. Darrell Hibbs & Jean A. Hibbs, 2420 Pine Circle, Urbandale, IA 50322-4404
802543502 + Handicare USA, Inc., PO Box 360660, Pittsburgh, PA 15251-6600
802540309 + Handicare USA, Inc., 10888 Metro Court, St. Louis, MO 63043-2413
802543503 + Harland Ace Hardware, 1305 141st Street, Perry, IA 50220-8128
802540311 + Health Care Information Systems, 450 Regency Parkway, Ste. 100, Omaha, NE 68114-3764
802540313 + Health Dimensions Group, 12900 Whitewater Drive, Suite 201, Minneapolis, MN 55343-9407
802540312 + Health Dimensions Group, 12900 Whitewater Drive, Ste. 201, Minnetonka, MN 55343-9407
802540314 + Hebron Lodge 11374 c/o Ken Irvine, 552 Williams Creek Road, Postville, IA 52162-8509
802540315 + Heritage Company, PO Box 639590, Cincinnati, OH 45263-9590
802540316 + Hiland Dairy, PO Box 801515, Kansas City, MO 64180-1515
802540319 + Hoodz of Central Iowa, 5327 NW 2nd Avenue, Des Moines, IA 50313-1707
802540320 + Hulgán, 801 1st Street, Perry, IA 50220-1702
802540321 + HyVee, Attn: Accounts Receivable, 5820 Westown Parkway, West Des Moines, IA 50266-8223
802540322 + ILTCRMA, c/o Iowa State Bank, Attn: Trust Department, 2301 128th Street, Urbandale, IA 50323-1818
802540328 + IOWA DEPARTMENT OF REVENUE, ATTN BANKRUPTCY UNIT, PO BOX 10471, DES MOINES IA 50306-0471 address filed with court., Iowa Department of Revenue, PO Box 10413, Des Moines, IA 50319
802540325 #+ Iowa Board of Pharmacy, 400 SW 8th Street, Ste. E, Des Moines, IA 50309-4633
802540326 + Iowa Central Community College, One Triton Circle, Fort Dodge, IA 50501-5798
802540327 Iowa Department of Human Services, Estate Recovery Program, PO Box 364445, Des Moines, IA 50315
802543505 + Iowa Department of Labor, 150 Des Moines Street, Des Moines, IA 50309-1836
802540330 + Iowa Diagnostic Imaging, PO Box 958372, Saint Louis, MO 63195-8372
802540331 + Iowa Division of Labor Services, Boiler Safety Section, 1000 East Grand Avenue, Des Moines, IA 50319-1007
802540333 + Iowa Health Care Association, 1775 90th Street, West Des Moines, IA 50266-1563
802540334 + Iowa Heart Center, PO Box 9170, Des Moines, IA 50306-9170
802540335 + Iowa Insurance Division, Attn: Karen Pfab, Two Ruan Center, 601 Locust Street, 4th Floor, Des Moines, IA 50309-3711

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802543506 + Iowa Insurance Division, 1963 Bell Avenue, #100, Des Moines, IA 50315-1011
802540336 + Iowa Medicaid Enterprise, PO Box 310280, Des Moines, IA 50331-0280
802540337 + Iowa Orthopedic Center PC, 450 Laurel Street, Des Moines, IA 50314-3084
802540338 + Iowa Total Care, 1080 Jordan Creek Parkway, West Des Moines IA 50266-6014
802543507 + Iowa Total Care, PO Box 958092, St. Louis, MO 63195-8092
802540365 + JRX Pharmacy Services, 2404 Avenue L, Fort Madison, IA 52627-3933
802540339 Jack Schoup, 10211 Avenue, Reinbeck, IA 50669
802543509 + Jack Schoup, 10211 Avenue, Reinbeck, IA 50669-9650
802540340 + James & Susan Converse, 1519 Johnson Street, Ames, IA 50010-4439
802573931 + James Blattner, 3675 Massey Road, Everson, WA 98247-9552
802540341 + James Dearduff, 1355 NW 105th Street, Clive, IA 50325-6659
802547719 James E. Dearduff, 1355 NW 105th Street, Clive, IA 50325-6659
802556529 + James M Blattner, 3675 Massey Road, Everson, WA 98247-9552
802540342 + Janet Snell, 2943 Walnut Trail, Stuart, IA 50250-8530
802540343 Jansen Plumbing LLC, 225 E. Avenue, Perry, IA 50220
802543510 + Jansen Plumbing LLC, 2225 E. Avenue, Perry, IA 50220-7572
802546279 + Jaspering Electric Inc., 2716 SE 5th Street Suite 2, Ames, IA 50010-7713
802540344 + Jaspering Electric, Inc., 2716 SE 5th Street, Unit 2, Ames, IA 50010-7713
802540345 + Javiers Construction, 15591 141st Street, Perry, IA 50220-6202
802540346 + Jay Hennings, 1811 W 38th Place, Davenport, IA 52806-5416
802540348 + Jeffrey Fessler, 820 4th Street, Perry, IA 50220-1726
802540350 + Jerry & Sharon Leazer, 2056 Fir Avenue, Batavia, IA 52533-7644
802540351 + Jesseca Perez, 307 7th Street, Perry, IA 50220-1881
802540353 + Joan Jamison, 433 SW Franklin Drive, Ankeny, IA 50023-2703
802540354 Joe Pomplun, 805 South Court, Omaha, NE 68118
802540355 + Johannus Pitlo, 30078 395th Avenue, Bellevue, IA 52031-9645
802540356 + John & Carol White, 2717 - 248th Street, Oskaloosa, IA 52577-9677
802540357 + John & Susan Peters, 920 Diagonal Road, Perry, IA 50220-8119
802540358 + John Blattner, 4713 Panorama Drive, Panora, IA 50216-8632
802540359 + John Leefers, 451 Wilder Drive, Cedar Rapids, IA 52403-3235
802540360 + John Powell, 16659 - 141st Street, Perry, IA 50220-6206
802556379 + John W Blattner, 4713 Panorama Drive, Panora, IA 50216-8632
802555797 + John and Vivian Pitlo, 30078 395th Ave., Bellevue, IA 52031-9645
802540361 + Johnson, Kramer, Mulholland, Cochrane & Cochrane P.L.C., 809 Central Avenue, Ste. 600, Fort Dodge, IA 50501-3937
802540363 + Jose S. Gonzalez, Lorenzo's Carpet Cleaning, 1524 North Street, Perry, IA 50220-1235
802540364 + Joy Doud, 1307 Rittenhouse Street, Des Moines, IA 50315-6531
802540367 + K & R Consulting Group, Inc., 8711 Windsor Parkway, Ste. 1, Johnston, IA 50131-2296
802540368 + KDLS/KKRF/KGRA Radio, Racoon Valley Radio, 22562 141st Drive, Perry, IA 50220-6006
802540370 + Keith Wells, 1020 13th Street, Boone, IA 50036-2127
802540371 #+ Kent Naughton, 202 Ken Maril Road, Ames, IA 50010-8556
802540372 + Kilwinning Lodge 11198 c/o Jerry Leazer, 2056 Fir Avenue, Batavia, IA 52533-7644
802543512 + Kindred at Home, PO Box 4060, Mooresville, NC 28117-4060
802540374 + Kindred at Home, 3350 Riverwood Parkway, Ste. 1400, Atlanta, GA 30339-3314
802543513 + Kronos, PO Box 744724, Atlanta, GA 30374-4724
802540375 + Kronos, 2000 Ultimate Way, Weston, FL 33326-3643
802553917 + Kronos, Inc., c/o Catherine R Choe, Esq., 420 South Orange Avenue, Suite 1200, Orlando, FL 32801-4904
802540376 + Kurt Brown, 5520 - 410th Street, Primgar, IA 51245-7545
802540377 + Larry Dutton, 1221 W. Woodbine Drive, Dunlap, IA 61525-9518
802556308 + Laura D'Angelo, 601 E. 12th Street, Suite N1800, Kansas City, MO 64106-2818
802540380 + Lee Agency, 200 Ford Avenue, Mescatone, IA 52761-5660
802540381 + Lenny Hudson, 6745 SE 55th Court, Box 152, Carlisle, IA 50047-9798
802540382 + Linda Herman PC, PO Box 705, Ankeny, IA 50021-0705
802540386 + Lorenzo's Carpet Cleaning, 1524 North Street, Perry, IA 50220-1235
802543517 ++ MEDLINE INDUSTRIES INC, ATTN ANNE KISHA, ONE MEDLINE PL, MUNDELEIN IL 60060-4486 address filed with court,
Medline Industries, Inc., Dept CH 14400, Palatine, IL 60055
802540387 + Management and Network Services, 6500 Emerald Parkway, Suite 310, Dublin, OH 43016-7460
802543515 + Management and Network Services, PO Box 73996, Cleveland, OH 44193-0002
802540389 + Mark & Chris Huston, 1825 130th Street, Wellman, IA 52356-9661
802540391 + Martina Olson, 755 SE Gateway Drive, #304, Grimes, IA 50111-3312
802540392 + Marvin Condra, 11230 Hwy 5, Unionville, MO 63565-3012
802540393 + Marvin Condra or Jaynee Morehead, 11230 Hwy 5, Unionville, MO 63565-3012
802540395 + Mary Moore, 3856 Oakwood Place, Riverside, CA 92506-1877
802553580 + Matthew D Piersall, 3716 First Ave NE, Cedar Rapids, IA 52402-6106

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802540396 + McDonald Hopkins LLC, 600 Superior Avenue E, Ste. 2100, Cleveland, OH 44114-2653
802540397 + McGrath North, Attn: Accounts Receivable, 1601 Dodge Street, Ste. 3700, Omaha, NE 68102-1627
802540398 + McKesson Medical-Surgical, 9954 Maryland Drive, Richmond, VA 23233
802543516 + McKesson Medical-Surgical, Minnesota Supply, Inc, PO Box 630693, Cincinnati, OH 45263-0693
802540401 + MedTech, 565 S. Mason Road, Ste. 484, Katy, TX 77450-2437
802540399 + Medical Oncology and Hematology, PO Box 8219, Des Moines, IA 50301-8219
802551144 + Medicare, 7500 Security Blvd, Baltimore, MD 21244-1849
802540400 + Midline Industries, Inc., 3 Lakes Drive, Northfield, IL 60093-2753
802540403 + MercyOne Des Moines Medical Center, Financial Operations, 1111 6th Avenue, Des Moines, IA 50314-2610
802540404 + Merle Edinborough, 820 18th Street, Apt. 3A, Perry, IA 50220-2433
802540405 + Metro Geriatric Services, 13435 University Avenue, Ste. 500, Clive, IA 50325-8251
802543518 + Michael Saville, c/o Iowa Veterans Home, 1301 Summit Street, Marshalltown, IA 50158-5484
802540406 + Michael Tetmeyer, 10140 Woodburn Place, Bradenton, FL 34202-1748
802540408 + Midwest Alarm Services, PO Box 4511, Davenport, IA 52808-4511
802540410 + Millennium Rehab & Consulting, Inc., 4725 Merle Hay Road, Ste. 207, Des Moines, IA 50322-1983
802540411 + Minburn Communications, PO Box 206, 416 Chestnut Street, Minburn, IA 50167-1003
802540412 + Moblie Noble of Za Ga Zig Shrine, Hugh Wooldridge, 3415 Scenic Vista Drive, West Des Moines, IA 50265-7737
802540413 + Motion Picture Licensing Corporation, 5455 S Centineal Ave, Los Angeles, CA 90066-6942
802543519 + Motion Picture Licensing Corporation, PO Box 80144, City of Industry, CA 91716-8144
802540414 + Motor Parts Warehouse, Inc., 823 First Avenue, Perry, IA 50220-1702
802540415 + Motorola Solutions, Inc., 13108 Collections Center Drive, Chicago, IL 60693-0001
802540424 + NRC Health, PO Box 30094, Omaha, NE 68103-1194
802540417 + Nationwide, PO Box 10479, Des Moines, IA 50306-0479
802543520 + Neil Paulsen, Echo Electric Supply, 4325 Gifford Road, Council Bluffs, IA 51501-8241
802540418 + Network Services Company, 29060 Network Place, Chicago, IL 60673-1290
802556436 + Nevada Lodge #99, c/o Joe Wakeman, Secretary, 63101 295th Street, Nevada, IA 50201-7550
802540419 + Nevada Lodge 1199, 1003 6th Street, Nevada, IA 50201
802540420 + No Lawn Left Behind, LLC., 12813 K Drive, Perry, IA 50220-6072
802540421 + Norine Huitt, 5019 153rd St, Urbandale, IA 50323-1226
802540422 + Norman Simons, 433 West Jensen Street, Newell, IA 50568-5042
802540423 + Northwest Respiratory Services, LLC, NW-7459, PO Box 1450, Minneapolis, MN 55485-1450
802540425 + NuCara Home Medical, 1801 2nd Avenue, Des Moines, IA 50314-3606
802540426 + Nursefinders LLC, PO Box 910738, Dallas, TX 75391-0738
802540427 + Nyemaster Goode, PC., c/o Frank Harty, 700 Walnut Street, Ste. 1600, Des Moines, IA 50309-3800
802540428 + Old Republic Surety Group, PO Box 1635, Milwaukee, IA 53201-1635
802540429 + Otley Lodge - Dick Lowe, 2301 Evelyn Street, Perry, IA 50220-2218
802540430 + Paradigm Benefits, 218 1st Street SW, Ste. A, Clarion, IA 50525-1479
802540431 + Pathology Laboratory, PO Box 569, Des Moines, IA 50302-0569
802540433 + Per Mar Security Services, PO Box 1101, Davenport, IA 52805-1101
802540434 + Performance Health Supply, Inc., PO Box 93040, Chicago, IL 60673-3040
802540435 + Perry Area Chamber of Commerce, 1124 Willis Avenue, Ste. A, Perry, IA 50220-1650
802540436 + Perry Baker, 55260 Coachlight Drive, West Des Moines, IA 50266
802540437 + Perry Chief, PO Box 650688, Dallas, TX 75265-0688
802540438 + Perry Lutheran Home, 1300 28th Street, Perry, IA 50220-2329
802540439 + Perry Waterworks, 1101 W. 3rd Street, PO Box 604, Perry, IA 50220-0604
802540440 + Peters Service Center, 98 Willis Avenue, Perry, IA 50220-1094
802556776 + Pioneer Lodge # 22 AF & AM, 3706 East 38th Court, Des Moines, IA 50317-5824
802555670 + Pioneer Lodge # 22 AM & FM, Cleon C Babcock, 3706 East 38th Court, Des Moines, Iowa 50317-5824, ,
802540441 + Pioneer Lodge - Cleon Babcock, 3706 East 38th Court, Des Moines, IA 50317-5824
802540442 + Pioneer Lodge No. 22, 3843 6th Avenue, Des Moines, IA 50313-3426
802540444 + Pitney Bowes, Inc., PO Box 371896, Pittsburgh, PA 15250-7896
802540445 + PlumbMaster, Inc., PO Box 117187, Atlanta, GA 30368-7187
802540446 + PointClickCare Technologies, Inc., PO Box 674802, Detroit, MI 48267-4802
802540447 + Prairie Pella, Inc., PO Box 71667, Des Moines, IA 50325-0667
802540448 + Prime Time Healthcare LLC, PO Box 3544, Omaha, NE 68103-0544
802540451 + Providence Engraving, LLC., 11 E. Orange Street, Tarpon Springs, FL 34689-3439
802540452 + Providers Plus, 1518 N. 51st Street, Omaha, NE 68104-5009
802540453 + Quick Oil, Co., 104 Willis Avenue, Perry, IA 50220-1086
802540454 + Randall & Jeanna Weber, 990 N. Riverview, PO Box 32, Bellevue, IA 52031-0032
802540455 + Rebecca Haymond, c/o Mitzi Berkland, 2273 Elmwood Avenue, Winterset, IA 50273-8419
802540456 + Rebecca J. Idso, RDL, 2223 NW 135th Street, Clive, IA 50325-8524
802540458 + Riece Graham, 1206 16th Street, Perry, IA 50220-2333
802540459 + Rith Blattner, 3012 Willis #312, Perry, IA 50220-2327

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802540460 + Robert & Marilyn Kremer, 2909 Woodland #1107, Des Moines, IA 50312-3833
 802540461 + Robert Allen, 1730 Coolidge Drive, Ames, IA 50010-5133
 802540462 + Robert Pedrick, PO Box 513, Keosauqua, IA 52565-0513
 802540463 + Roger & Rebecca Mick, 2930 Jerico Avenue, Bedford, IA 50833-8076
 802543521 + Roger McCandless, 20543 - 105th Street, Whiting, IA 51063-8781
 802540464 Roger McCandless, 2543 N Street, Whiting, IA 51063
 802540465 + Roger Sealock, 112 W. Ferndale, Council Bluffs, IA 51503-4881
 802540467 + Roy Kokemuller, 2227 J Avenue, Woodward, IA 50276-8126
 802540468 + Royal Arch Masons - Derwood Keith, now Rusty Hill, PGC, 1937 Deer Avenue, Perry, IA 50220-7567
 802540469 + Russell Herder, Inc., 275 Market Street, Ste. 319, Minneapolis, MN 55405-1619
 802540470 + Russell's Trophies & Engraving, Inc., 8515 Douglas Avenue, Ste. 31, Urbandale, IA 50322-2924
 802540471 Ruth Beiner, 878 Fox Run Road, Dike, IA 50624
 802540472 + Ruth H. Blattner, 3012 Willis #312, Perry, IA 50220-2327
 802540473 + Sandy Clipperton, 2039 Hwy 141, Bayard, IA 50029-8502
 802540474 + Scottish Rite c/o Iowa State Bank, 2301 - 128th Street, Urbandale, IA 50323-1818
 802540476 + Secure Shred Solutions LLC, 1187 E. Anthony Street, PO Box 1072, Carroll, IA 51401-1072
 802540478 + Sharry Cannon, 417 Warford Street, Perry, IA 50220-1050
 802540479 + Shopko Stores Operating Co., LLC., PO Box 8461, Carol Stream, IL 60197-8461
 802540480 + Signature Healthcare, LLC, 14225 University Avenue, Ste. 130, Waukegan, IL 60094-8294
 802540481 + SmartRecruiters, Inc., PO Box 8362, Pasadena, CA 91109-8362
 802540482 + Source Medical Staffing LLC, PO Box 540931, Omaha, NE 68154-8931
 802540484 + Stine Seed, 22555 Laredo Trail, Adel, IA 50003-8310
 802540485 + Storey Kenworthy Matt Parott, 309 Locust Street, Des Moines, IA 50309-1723
 802540486 + Sunrise Machine & Tool, SMT Health Systems, 1380 Legion Road, Detroit Lakes, MN 56501-4314
 802543522 Swift Medical, Inc., 243 Queen Street West, Ste. 200, Toronto, ON, M5V 1A4
 802540488 + Synergy Fire & Safety, 4338 Hubbell Avenue, Des Moines, IA 50317-4652
 802540489 + Tech of Ages, LLC, 5307 Caraway Lane, Cedar Falls, IA 50613-8172
 802540490 + Temple Commandery 4 Des Moines, York Rite Bodies, c/o Iowa State Bank, 2301 128th Street, Urbandale, IA 50323-1818
 802556953 + The Attica Lodge No. 502, A.F. & A.M., P.O. Box 338, Sloan, IA 51055-0338
 802540491 + The Cincinnati Life Insurance Co., PO Box 631205, Cincinnati, OH 45263-1205
 802540492 + The Des Moines Register, 400 Locust Street, Ste. 500, Des Moines, IA 50309-3771
 802543524 + The Des Moines Register, PO Box 3249, Milwaukee, WI 53201-3249
 802543525 + The Iowa Clinic, 6800 Lake Drive, Ste. 250, West Des Moines, IA 50266-2504
 802540493 + The Iowa Clinic, 5950 University Ave., West Des Moines, IA 50266-8233
 802540494 + The Perry News, PO Box 382, Perry, IA 50220-0382
 802540495 + The Sherwin Williams Co, 2570 E. 1st Street, Grimes, IA 50111-7610
 802540496 + The Ultimate Software Group, Inc., PO Box 930953, Atlanta, GA 31193-0953
 802540499 + Total Nurses Network, 4948 Pleasant Street, West Des Moines, IA 50266-1783
 802543526 + Total Nurses Network, 7026 West North Avenue, Ste. 2W, Chicago, IL 60707-4337
 802540500 + Treasurer, Dallas County, Mitch Hambleton, 918 Court Street, Ste. A, Adel, IA 50003-1448
 802540501 + Two Rivers Glass & Door, Inc., 121 S. 11th Street, Ste. 200, West Des Moines, IA 50265-4465
 802540502 + Tyrell Lodge No. 116, Ancient Free & Accepted Masons, 201 3rd Street SE, PO Box 820, Waverly, IA 50677-0820
 802556777 Tyrell Lodge #116 Ancient Free & Accepted Masons, 201 3rd Street SE, PO Box 820, Waverly, IA 50677-0820
 802551143 + U.S. Attorney's Office (HHS), 110 East Court Avenue, Suite 286, Des Moines, IA 50309-2044
 802543527 + U.S. Attorneys Office (DOL), 110 East Court Avenue, Suite 286, Des Moines, IA 50309-2044
 802540503 + U.S. Bank, Attn: Kevin Mathieu, 1 Federal Street, Boston, MA 02110-2027
 802556309 + U.S. DHHS Centers for Medicare & Medicaid Services, PO Box 7520, Baltimore, MD 21207-0520
 802543528 + U.S. Department of Labor, Office of Solicitor, 2300 Main Street, Suite 1020, Kansas City, MO 64108-2451
 802543529 + UKG Inc., 2000 Ultimate Way, Weston, FL 33326-3643
 802540509 + US Postal Service, Postmaster, 1420 2nd Street, Perry, IA 50220-9998
 802540505 + United Commercial Upholstery, PO Box 126, New Ulm, MN 56073-0126
 802540506 + United Healthcare, PO Box 5220, Kingston, NY 12402-5220
 802543530 + UnityPoint at Home, PO Box 35428, Des Moines, IA 50315-0304
 802540508 + UnityPoint at Home, 11333 NW Aurora Ave, Urbandale, IA 50322-7908
 802540510 #+ VCPI, Attn: Accounts Receivable, 1555 N. Rivercenter Drive, Milwaukee, WI 53212-3958
 802543531 + Vernon Moorman, 1050 L Avenue, Boone, IA 50036-7148
 802540511 + Vernon Moorman, 5822 28th Ave, Vinton, IA 52349-9332
 802540512 + Vinton Masonic Lodge, 5822 28th Avenue, Vinton, IA 52349-9332
 802540514 + Walsh Door & Security, 2600 Delaware Avenue, Des Moines, IA 50317-3532
 802540515 + Wanda Matteson, 324 W. Phipps Street, La Plata, MO 63549-1161
 802540516 + Wellmark Blue Cross Blue Shield, PO Box 14456, Des Moines IA 50306-3456
 802540518 + West Bend Mutual Insurance Company, Bin 432, Milwaukee, WI 53288-0001
 802540519 + West Gate Adelpic Lodge #509, 1141 69th Street, Windsor Heights, IA 50324-1507

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User: auto

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802540520 + William & Barbara Yungelas, 1801 20th Street, K-35, Ames, IA 50010-5177
802556775 William M Humenczuk II, 8624 W 116th St, Overland Park, KS 66210-2828
802540521 + William Nicholas Palmer, MD, 616 10th Street, Perry, IA 50220-2221
802546205 William R. & Barbara C. Yungelas, 1801 20th St K-35, Ames, IA 50010-5177
802543532 + Wisconsin Physicians Service Insurance, a CMS Medicate Contractor, 1717 W. Broadway, PO Box 1787, Madison, WI 53701-1787
802540522 + Woodley Service and Repair, 1231 K Avenue, Jefferson, IA 50129-7050
802540523 + Wyatt McChesney, 2024 4th Street, Perry, IA 50220-1124

TOTAL: 359

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.

Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI). Electronic transmission is in Eastern Standard Time.

Recip ID	Notice Type: Email Address	Date/Time	Recipient Name and Address
802540187	Email/Text: BankruptcyNotices@alliantenergy.com	Aug 09 2024 21:55:00	Alliant Energy/IPL, PO Box 3060, Cedar Rapids, IA 52406
802543491	+ Email/Text: CRA_AR@crai.com	Aug 09 2024 21:55:00	CRA International, Inc., PO Box 845960, Boston, MA 02284-5960
802540234	+ Email/Text: CRA_AR@crai.com	Aug 09 2024 21:55:00	CRA International, Inc., 200 Clarendon Street, Boston, MA 02116-5092
802540213	+ Email/PDF: AIS.cocard.ebn@aisinfo.com	Aug 09 2024 22:02:16	Capital One, PO Box 6492, Carol Stream, IL 60197-6492
802540223	+ Email/Text: CRA_AR@crai.com	Aug 09 2024 21:55:00	Charles River Associates, 200 Clarendon Street, Boston, MA 02116-5092
802540231	+ Email/Text: fnrobinson@coloniallife.com	Aug 09 2024 21:55:00	Colonial Life, Premium Processing, PO Box 903, Columbia, SC 29202-0903
802540242	+ Email/Text: markwalz@davisbrownlaw.com	Aug 09 2024 21:55:00	Davis, Brown, Koehn, Shors & Roberts PC, 215 10th Street, Ste. 1300, Des Moines, IA 50309-3616
802540260	+ Email/Text: Bankruptcy@directs.com	Aug 09 2024 21:55:00	Direct Supply, Inc., Box 88201, Milwaukee, WI 53288-8201
802540269	+ Email/Text: bankruptcynotices@ecolab.com	Aug 09 2024 21:55:00	Ecolab Pest Elimination Division, 26252 Network Place, Chicago, IL 60673-1262
802540300	+ Email/Text: accounting@goldleafpartners.com	Aug 09 2024 21:55:00	Goldleaf Partners, PO Box 806, Brainerd, MN 56401-0806
802540301	+ Email/Text: aream@goodwintucker.com	Aug 09 2024 21:55:00	Goodwin Tucker Group, 2900 Delaware Ave., Des Moines, IA 50317-3893
802540302	^ MEBN	Aug 09 2024 21:51:36	Grainger, Dept. 839027364, PO Box 419267, Kansas City, MO 64141-6267
802540304	+ Email/Text: dpetersen@greatamerica.com	Aug 09 2024 21:55:00	GreatAmerican Financial Services, PO Box 660831, Dallas, TX 75266-0831
802540317	+ Email/Text: hope.abke@hobartservice.com	Aug 09 2024 21:55:00	Hobart Service, ITW Food Equipment Group, LLC, PO Box 2517, Carol Stream, IL 60132-2517
802540324	Email/Text: sbse.cio.bnc.mail@irs.gov	Aug 09 2024 21:55:00	Internal Revenue Service, PO Box 7346, Philadelphia, PA 19101-7346
802540329	+ Email/Text: Investigations@dia.iowa.gov	Aug 09 2024 21:55:00	Iowa Dept. of Insp. & Appeals, Health Facilities Division, Lucas State Bldg- 3rd Floor, 321 East 12th Street, Des Moines, IA 50319-1002
802543508	+ Email/Text: legalsupport@iwd.iowa.gov	Aug 09 2024 21:55:00	Iowa Workforce Development, 1000 E Grand Avenue, Des Moines, IA 50319-0220
802540390	+ Email/Text: creditmanagement@martinbros.com	Aug 09 2024 21:55:00	Martin Bros. Distributing Co., Inc., Attn: Accounts Receivable, PO Box 69, Cedar Falls, IA 50613-0010
802540407	Email/Text: pamela.hilsabeck@midamerican.com	Aug 09 2024 21:55:00	MidAmerican Energy Company, PO Box 4350 Credit, Davenport IA 52808-4350

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802540443	+ Email/Text: bankruptcy@pb.com	Aug 09 2024 21:55:00	Pitney Bowes Global Financial Services, PO Box 371887, Pittsburgh, PA 15250-7887
802540446	^ MEBN	Aug 09 2024 21:51:43	PointClickCare Technologies, Inc., PO Box 674802, Detroit, MI 48267-4802
802540450	+ Email/Text: Triage_Bankruptcy_Notices@progressive.com	Aug 09 2024 21:55:00	Progressive Northern Insurance Co., Dept. 0561, Carol Stream, IL 60132-0001
802540457	Email/Text: contracts@relias.com	Aug 09 2024 21:55:00	Relias LLC, PO Box 74008620, Chicago, IL 60674
802540475	+ Email/Text: ar@scrubsonwheels.com	Aug 09 2024 21:55:00	Scrubs On Wheels, 1730 Gateway Court, Elkhart, IN 46514-8217
802540449	Email/Text: dlawbankruptcy@exchange.principal.com	Aug 09 2024 21:55:00	Principal Financial Group, Attn: RIS, 711 High Street, Des Moines, IA 50392
802540498	Email/Text: manderson@pioneercriticalpower.com	Aug 09 2024 21:55:00	Titan Energy Systems, Inc., d/b/a Pioneer Critical Power, PO Box 71490, Chicago, IL 60694
802540504	+ Email/Text: arbankruptcy@uline.com	Aug 09 2024 21:55:00	Uline, Attn: Accounts Receivable, PO Box 88741, Chicago, IL 60680-1741
802540517	+ Email/Text: rasketl@wellmark.com	Aug 09 2024 21:55:17	Wellmark Blue Cross Blue Shield of Iowa, PO Box 9232, Des Moines, IA 50306-9232
802540524	Email/Text: jshpayher@xcelmed.com	Aug 09 2024 21:55:00	XCEL Med LLC, 7444 W. Wilson, Harwood Heights, IL 60706

TOTAL: 29

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

Recip ID	Bypass Reason	Name and Address
cr		Delores Weston
cr		Gerald R Monk
cr		Laurence James Dodd
cr		Norine Huitt
802540191		Anne Defenbaughc
802540203		Brenda Barrow
802540205		Brielle Duffy
802540243		Deb Kruse
802540299		Gina Kokemuller
802540305		Greg Greenwood
802540323		Inge M. Smothers
802540332		Iowa Environmental Services, Inc.
802540347		Jeanice Stratton
802540349		Jennifer Rothfus
802540366		Julie Simons
802540373		Kim Laws
802540378		Laura Orbell
802540383		Linda Lee
802540384		Lisa Eastman
802540388		Margarita Vorrath
802540394		Mary Means
802540402		Megan Harrington
802540409		Mike Divis
802540416		Nancy Johnson
802540466		Rosa Canal
802540477		Sharon Reeves
802540483		Steve Cummings
802540497		Tiffany Hull
802540513		Viviana Garcia-Curiel
802543504	*+	Health Dimensions Group, 12900 Whitewater Drive, Suite 201, Minneapolis, MN 55343-9407

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802540507	*P++	INTERNAL REVENUE SERVICE, CENTRALIZED INSOLVENCY OPERATIONS, PO BOX 7346, PHILADELPHIA PA 19101-7346, address filed with court:, United States Treasury, Internal Revenue Service, Ogden, UT 84201
802549660	*	Temple Commandery 4 Des Moines York Rite Bodies, c/o Iowa State Bank, 2301 128th Street, Urbandale, IA 50323-1818
802543523	*+	The City of Perry, PO Box 545, Perry, IA 50220-0545
802543486	##+	BTX Iowa, Inc., 3160 8th Street SW, Ste C, Altoona, IA 50009-1023
802540240	##+	Darlene Heaton, 970 Pulpit Rock Circle, Colorado Springs, CO 80918-7056
802540253	##+	Dennis Daniels, 126 Willow Lane Drive SW, Waverly, IA 50677-2035
802540290	##+	EX Nutrition Consulting PC, 3763 39th Avenue, Columbus, NE 68601-4530
802543498	##+	EZ Nutrition Consulting PC, PO Box 322, Columbus, NE 68602-0322
802543494	##+	Earl Walker, PO Box 392, Webster City, IA 50595-0392
802540271	##+	Empire Lodge 11269, 921 Church Street, Ottumwa, IA 52501-4223
802540287	##+	Estate of Sydney Anderson, c/o Jennifer & Ron Milne, 1701 Paul Street, Perry, IA 50220-2705
802540310	##+	Harland Ace Hardware, 628 First Avenue, Perry, IA 50220-1803
802540318	##+	Home and Garden Helpers LLC, TJ Meylum, 17833 G Avenue, Perry, IA 50220-6246
802540352	##+	Jim Sears, 2733 Thompson Drive, Ames, IA 50010-4758
802540362	##+	Jolene Peters, 21208 Knoble Avenue, Carroll, IA 51401-8691
802540369	##+	Keith Gordon, 3769 NW 90th Place, Polk City, IA 50226-2071
802540379	##+	Laurence James Dodd, 10101 W Palmenas Dr #202, Sun City, AZ 85373-3010
802540385	##+	Living Design, Inc., 47015 SD Highway 44, Worthing, SD 57077-5732
802540432	##+	Peggy Miller, 2409 parkview, Perry, IA 50220-2559

TOTAL: 29 Undeliverable, 4 Duplicate, 16 Out of date forwarding address

NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Aug 11, 2024

Signature: /s/Gustava Winters

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on August 9, 2024 at the address(es) listed below:

Name	Email Address
Brian Galligan	on behalf of Creditor Jay Lindahl ESTATE bgalligan@galliganlaw.com
Charles Smith,	trustee@telpnerlaw.com ia21@ecfbis.com
L Ashley Wieck	on behalf of U.S. Trustee United States Trustee ashley.wieck@usdoj.gov ashley.wieck@usdoj.gov
Rebecca A Brommel	on behalf of Creditor Millennium Rehab & Consulting Group Inc. brommel.rebecca@dorsey.com, daugherty.michelle@dorsey.com
Robert C Gainer	on behalf of Debtor The Herman L. Rowley Memorial Trust rgainer@cutlerfirm.com 9643802420@filings.docketbird.com
United States Trustee	USTPRegion12.DM.ECF@usdoj.gov
Wilford L Forker	on behalf of Creditor The Attica Lodge No. 502 A.F. & A.M. forkerlaw@gmail.com

TOTAL: 7

SD IA-201 (12/09)

UNITED STATES BANKRUPTCY COURT
SOUTHERN DISTRICT OF IOWA

IN RE	)	CHAPTER 7
	)	CASE NO. 22-00022-als7
THE HERMAN L. ROWLEY)	
MEMORIAL TRUST,	)	NOTICE OF INTENT TO SELL
	)	PROPERTY (HERSHBERGER) AND
Debtor.	)	BAR DATE NOTICE 8/30/2024

The undersigned Trustee of the estate of the Debtor(s) named above, subject to objection under Federal Rules of Bankruptcy Procedure, Rules 6004(b) & 9014, will sell the following property of the estate subject to any liens of record:

The Trustee's remainderman interest in the property shown on the attached Real Estate Sales Agreement.

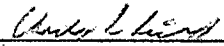
to the following purchaser:

John Hershberger, 2808 270th Avenue, Hopkinton, IA 52237

for the following consideration:

Trustee is to receive 42.374% of the net sales price pursuant to the aforesaid Real Estate Sales Agreement. Said agreement shows a gross list price of \$1,078,000.00 for 98.00 acres.

NOTICE IS HEREBY GIVEN, any objections thereto must be served on the undersigned Trustee at the address listed below; the United States Trustee at 210 Walnut Street, Room 793, Des Moines, IA 50309-2108; the Debtor; and, Debtor's counsel. Any objection must be filed with the Clerk of Bankruptcy Court at 111 Locust Street, Office 320, Des Moines, Iowa 50309 within 21 days of the date of this notice and report.

/s/ Charles L. Smith 
Charles L. Smith, Trustee, AT0007415
Telpner Peterson Law Firm, LLP
25 Main Place, Suite 200
Council Bluffs, IA 51503
Telephone: (712) 325-9000
Facsimile: (712) 328-1946
E-mail: csmith@telpnerlaw.com

REAL ESTATE SALES AGREEMENT

Herington/Hershberger – 98.00 Acres, m/l – Delaware County, Iowa

AGENCY DISCLOSURE

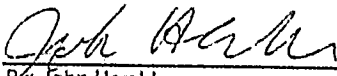
An agency disclosure must be made by the agent prior to any offer being made by the BUYER or accepted by the SELLER. By signing below the BUYER and SELLER confirm that written disclosure of agency representation was provided to them prior to the signing of the REAL ESTATE SALES AGREEMENT.

BUYER further acknowledges having signed and received a copy of the SELLER PROPERTY CONDITION DISCLOSURE FORM, if required. The BROKER, its agents, employees and associates are not required, however, to discover hidden defects in the property or give advice on matters outside the scope of their real estate license.

SELLER and/or BUYER request that Broker select, prepare and complete form documents as authorized by Iowa law or rule, such as purchase agreements, groundwater hazard statements and declaration of value.

HERTZ REAL ESTATE SERVICES, Inc., BROKER, and TROY R. LOUWAGIE, licensee employed by or associated with the Broker, represents the ☐ SELLER ☐ BUYER or ☒ BOTH SELLER AND BUYER.

BUYER(S):

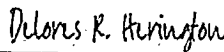

By: John Hershberger

8/9/2024
DATE

SELLER(S):

Delores R. Herington Life Estate

DocuSigned by:



8/9/2024

By: Delores R. Herington

DATE

Steven Herington Life Estate

DocuSigned by:

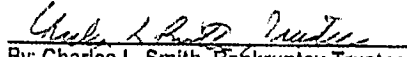


8/9/2024

By: Steven Herington

DATE

Herman L. Rowley Memorial Trust


By: Charles L. Smith, Bankruptcy Trustee
Telpner Peterson Law Firm, LLP

8-9-24

DATE

1. PARTIES: Delores R. Herington Life Estate, Steven Herington Life Estate
AND Herman L. Rowley Memorial Trust

(Seller) agrees to sell and convey to

John Hershberger

(Buyer), and Buyer agrees to buy from

Seller the following property situated in Delhi Township, Delaware County, Iowa, containing 98.00 Acres, more or less (M/L) and legally described as:

The S½ of the SW¼, and the South 18 acres of the N½ of the SW¼ of Section 36, Township 88 North, Range 4 West of the 5th P.M., Delaware County, Iowa.

together with any easements and 100 percent of the mineral rights owned by Seller, but subject to any easements of record, zoning restrictions, FSA/NRCS cost sharing agreements and restrictive covenants. The right is reserved to insert the exact legal description as shown by the Abstract of Title.

2. TOTAL PURCHASE PRICE SHALL BE: \$1,078,000.00

A. Earnest Money to be deposited upon execution of agreement with: \$50,000.00

☒ Real Estate Trust Account of Hertz Real Estate Services, Inc., Closing Agent
☐ Trust Account of N/A, Closing Agent

B. Funds Due at Settlement On DECEMBER 6, 2024 \$1,028,000.00

Funds due at settlement shall be by bank cashier's check or wire transfer

TOTAL PURCHASE PRICE AS NOTED ABOVE \$1,078,000.00

3. THIS OFFER CONTINGENT UPON THE ABILITY OF BUYER TO: NO CONTINGENCIES

4. **TAXES AND SPECIAL ASSESSMENTS:**
- A. Real Estate taxes shall be prorated to DATE OF CLOSING.
- B. Any proration of taxes shall be based upon the taxes for the year currently payable. All subsequent taxes will be paid by the Buyer.
- C. All special assessments spread on the Treasurer's book at the time of the acceptance of this offer are to be paid by the Seller. All subsequent special assessments are to be paid by the Buyer.
5. **EARNEST MONEY:** \$50,000.00 is to be deposited as Earnest Money within 5 business days upon execution of this contract by all parties with HERTZ REAL ESTATE SERVICES as Escrow Agent. Additional Earnest Money, if any, shall be deposited with the Escrow Agent. If indicated by "yes" in the following space NO, the earnest money shall be deposited by the Broker in an interest-bearing trust account and the interest earned thereon shall accrue for the benefit of N/A with interest credited to SS# or TIN# as per attached IRS W-9 Form); otherwise, the Iowa Association of REALTORS® Foundation, a charitable non-profit entity, will receive the interest. Seller and Buyer agree that Earnest Money held in the Hertz Real Estate Services Trust Account may be disbursed to a future-specified Closing Agent within 72 hours of scheduled settlement date, or as directed by said Closing Agent, if necessitated.
6. **BROKER'S FEE:** Seller agrees to pay HERTZ REAL ESTATE SERVICES Broker, herein as follows: to pay AS PER LISTING AGREEMENT of the total contract sales price in cash at the closing, payable in the Broker's principal office.
7. **POSSESSION AND CLOSING:** Settlement or closing shall be on or before DECEMBER 6, 2024, or after objections to title have been cleared. Possession of the property shall be delivered to the Buyer SEE 31(A) in its present condition, ordinary wear and tear excepted.
8. **INSURANCE:** Seller agrees to keep the buildings on said property insured at present coverage until possession is given and in the event the buildings and improvements on said real estate are destroyed or materially damaged by fire or other casualty before possession is given to Buyer, it is agreed that the insurance money received shall go to Buyer to replace or repair said damage. Buyer may obtain additional insurance.
9. **SURVEY:** This property shall NOT be surveyed.
10. **FIXTURES:** All personal property that integrally belongs to or is part of the real estate, whether attached or detached, such as, water pumps and systems, automatic heating equipment, electrical service cable, fencing and other attached fixtures, trees, bushes, shrubs and plants, feed bunks in the fence, installed fences and gates, propane tanks not under lease, water association rights where applicable, hog and cattle waterers in the fence or permanently installed, grain storage buildings and hog and cattle sheds on permanent foundations, auger and conveyor systems shall be considered part of real estate and included in this sale except:
THE TENANT RESERVES ALL PIPE GATES, ATTACHED GUARD RAILS, MOTOR ON MIDDLE BIN, THREE RITCHIE WATERERS, BULK BIN, HAY BALES SITTING ON FARM/BARN AND ALL PERSONAL ITEMS. THESE ITEMS WILL BE REMOVED PRIOR TO MARCH 1, 2025.
All grain, livestock, hay, silage and non-realty property on the real estate are reserved by the Seller or Seller's tenant.
11. **CONDITION OF PROPERTY:** The real estate (and any personal property contracted for) in its present condition as of date of this offer, will be preserved and delivered intact at the time possession is given.
The agent makes no representations or warranties as to the physical or mechanical condition of the property, real or personal. Buyer accepts the property in its present condition.
12. **GROUNDWATER HAZARD STATEMENT:** At closing, a Groundwater Hazard Statement will be filed by the Seller(s) regarding the following items: 1. wells; 2. solid waste disposal; 3. hazardous wastes; 4. underground storage tanks; 5. private burial site and 6. private sewage disposal system located on the Property. If any of these are located on the property, they are as follows:
THERE IS A WELL LOCATED IN THE PUMPHOUSE.
Brokers, their Agents, Employees and Associates shall not be responsible for any hazardous materials which may be found on this property which have not been disclosed by the Seller(s) or any other parties in interest and are not required to give advice on matters outside the scope of their real estate license.

13. **REPRESENTATIONS:** It is understood that no representations made by the Broker or salesperson in the negotiation of this sale are being relied upon unless incorporated herein in writing and this property has not been offered or shown to Buyer by another person or agency. Buyer declares they are purchasing on their own examination and judgment and not through any representations to them made by the Seller, or their agents, as to its location, size, value, future value, income therefrom or as to its production.
14. **TIME:** In the performance of each part of this agreement, time shall be of the essence.
15. **ABSTRACT AND TITLE:** Seller at their expense, shall continue the abstract of title and deliver to Buyer for examination. The abstract shall become the property of the Buyer when the purchase price is paid in full, and shall show merchantable title in conformity with this agreement and title law of the State of Iowa and Iowa Title Standards of the Iowa State Bar Association. Each party shall pay costs of additional abstracting and/or title work due to their acts or omissions.
16. **DEED:** Upon payment of purchase price, Seller shall convey title by WARRANTY Deed(s), free and clear of liens and encumbrances, reservations, exceptions or modifications except as in this instrument otherwise expressly provided. All warranties shall extend to time of acceptance of this offer, with warranties as to acts of Seller up to time of delivery of deed. Seller to pay transfer tax.
17. **JOINT TENANCY IN PROCEEDS AND IN SECURITY RIGHTS IN REAL ESTATE:** If, and only if, the Seller(s), immediately preceding this offer, hold the title to the above described property in joint tenancy, and such joint tenancy is not later destroyed by operation of law or by acts of the Seller(s) then (1) the proceeds of this sale, and any continuing and/or recaptured rights of Seller(s) in real estate shall be and continue in Seller(s) as joint tenants with rights of survivorship and not as tenants in common; and (2) Buyer(s), in the event of the death of either Seller, agree to pay any balance of the proceeds of this sale to the surviving Seller and to accept deed from such surviving Seller.
18. **REMEDIES OF THE PARTIES---FORFEITURE---FORECLOSURE---REAL ESTATE COMMISSION:**
 - A. If the Seller(s) fails to fulfill this agreement, he/she will pay to the Broker the regular commission in full, and the Buyer shall have the right to have all payments, plus accrued interest, if any, returned or to proceed by any action or actions at law or in equity, and the Seller agrees to pay costs and attorney fees, and a receiver may be appointed.
 - B. If the Buyer fails to fulfill this agreement, the Seller may pursue forfeiture proceedings as provided in the Code of Iowa, all payments made herein shall be forfeited and the earnest money deposit shall be divided equally between Seller and Agent. Any payment to Agent under this section shall not exceed commission referred to in Paragraph 6 of this agreement.
 - C. If in addition to the foregoing remedies, either party shall be entitled to any and all other remedies, or action at law or in equity, including foreclosure or specific performance, and the party at fault shall pay costs and attorney fees, and a receiver may be appointed. Either party will pay interest at the maximum legal rate on all amounts herein as and after they become delinquent.
19. **APPROVAL OF COURT:** If this property is an asset of any estate, trust or guardianship that requires court approval for sale, this contract shall be subject to Court approval. If necessary, the appropriate fiduciary shall proceed promptly and diligently to bring the matter on for hearing for Court approval. (In that event, the Court Officer's Deed shall be used.)
20. **ALL FUNDS DEPOSITED** hereunder as part payment as herein above set forth shall be held by Broker as Closing Agent, in trust pending acceptance of this offer, examination of the abstract and delivery of deed or formal contract. Buyer authorizes the company or persons financing his/her purchase to pay all funds to Broker as Closing Agent for the Seller and Seller authorizes such Agent to accept same. It is agreed that at time of settlement, funds of the purchase price may be used by Closing Agent to pay taxes, liens and other sales or purchase expenses of Seller and Buyer to comply with the above requirements; same to be handled under supervision of the Broker as Closing Agent and subject to approval of Buyer's attorney on title questions to produce merchantable title.
21. **CONTRACT BINDING ON SUCCESSORS IN INTEREST:** This contract shall apply to and bind the successors in interest of the respective parties.
22. **TENANT:** If indicated by "yes" in the following space YES, it shall be the responsibility of Seller at Seller's expense to see to the termination of all rights of existing tenants so Buyer shall have sole possession, subject to the 2024 existing Lease, and at closing Seller shall exhibit evidence satisfactory to Buyer of such termination.
23. **CONSERVATION PROGRAM CONTRACT(S):** Seller assigns all right, title and interest in any Conservation Program contract(s) for said real estate to Buyer. Seller reserves the right to receive from the Farm Service Agency and/or Natural Resource Conservation Service office their prorated share of any Conservation Program payment(s) prorated to N/A. By acceptance hereof, Buyer, their successors and assigns, assume all obligations for compliance with the terms of said Conservation Program Contract(s).
24. **WORDS AND PHRASES** herein, including any acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine, feminine or neuter gender, according to the context.
25. **WATER/SANITARY SYSTEMS:** BUYER will assume all responsibilities, including costs, for compliance of all county and state regulations covering the sanitary and water systems on the property.

26. ELECTRONIC SIGNATURES on this agreement and/or faxed/scanned copies of signed agreement shall be considered valid.
27. COUNTERPARTS: If more than one person is named as a Seller and/or Buyer herein, this contract may be executed by each Seller and Buyer, separately, and when so executed, such copies taken together shall be deemed to be a full and complete contract between the parties.
28. SEVERABILITY: If any provision or provisions of this Agreement shall be held to be invalid, illegal, unenforceable or in conflict with the law of any jurisdiction, the validity, legality and enforceability of the remaining provisions shall not in any way be affected or impaired thereby.
29. IRS §1031 TAX-DEFERRED EXCHANGE:
- (A) Seller reserves the right to structure this transaction as a tax-deferred exchange under Internal Revenue Code §1031. Buyer shall cooperate to complete the said exchange. Seller shall be responsible for all expenses related to seller-initiated exchange.
- (B) Buyer shall have the right to assign this Agreement without consent of the Seller, prior to closing, in order to affect a Like-Kind Section §1031 Tax-Free Exchange at no additional cost to Seller. Buyer shall be responsible for all expenses related to a buyer-initiated exchange.
30. ADDENDUM: There is X is not an Addendum attached that is part of this Agreement. Said Addendum consists of pages.
31. OTHER PROVISIONS:
- (A) Buyer acknowledges there is a Cash Rent Lease in place for the 2024 crop year. Seller shall retain 100% of the 2024 cash rent. Possession to be at closing, subject to the existing lease. Full possession to be March 1, 2025.

Offer presented this 9th day of AUGUST , 2024, and null and void if not accepted on or before AUGUST 9, 2024 @ 11:59 P.M. .

ACCEPTED THIS 9th DAY OF AUGUST , 2024.

BUYER(S):

John Hershberger 8/9/2024
By: John Hershberger DATE

SELLER(S):

Delores R. Herington Life Estate
DocuSigned by:
Delores R. Herington 8/9/2024
By: Delores R. Herington DATE

Steven Herington Life Estate
DocuSigned by:
Steven Herington 8/9/2024
By: Steven Herington DATE

Herman L. Rowley Memorial Trust

Charles L. Smith 8-9-24
By: Charles L. Smith, Bankruptcy Trustee DATE
Telpner Peterson Law Firm, LLP

BUYER'S BROKER:

Troy R. Louwaglo
Representing Agent Name
HERTZ REAL ESTATE SERVICES, Inc.
Brokerage Name
Address: 102 Palisades Road
Mount Vernon, IA 52314
Phone: (319) 721-4068
Email: troyl@hertz.ag

SELLER'S BROKER:

Troy R. Louwaglo
Representing Agent Name
HERTZ REAL ESTATE SERVICES, Inc.
Brokerage Name
Address: 102 Palisades Road
Mount Vernon, IA 52314
Phone: (319) 721-4068
Email: troyl@hertz.ag

In re:
The Herman L. Rowley Memorial Trust
Debtor

Case No. 22-00022-als
Chapter 7

CERTIFICATE OF NOTICE

District/off: 0863-4
Date Rcvd: Aug 09, 2024

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The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.
++	Addresses marked '++' were redirected to the recipient's preferred mailing address pursuant to 11 U.S.C. § 342(f)/Fed. R. Bank. P. 2002(g)(4).
^	Addresses marked '^' were sent via mandatory electronic bankruptcy noticing pursuant to Fed. R. Bank. P. 9036.
#	Addresses marked '#' were identified by the USPS National Change of Address system as requiring an update. While the notice was still deliverable, the notice recipient was advised to update its address with the court immediately.
##	Addresses marked '##' were identified by the USPS National Change of Address system as undeliverable. Notices will no longer be delivered by the USPS to these addresses; therefore, they have been bypassed. The debtor's attorney or pro se debtor was advised that the specified notice was undeliverable.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Aug 11, 2024:

Recip ID	Recipient Name and Address
db	+ The Herman L. Rowley Memorial Trust, c/o Neil Paulsen, 1326 200th Street, Avoca, IA 51521-3215
cr	+ Bertha Couser, 1642 S. G Ave. Unit 402, Nevada, IA 50201-2824
acc	+ Eric Brewer, TBB Advisors, LLP, 12245 Stratford Dr, Clive, IA 50325-8147
cr	+ Millennium Rehab & Consulting Group, Inc., c/o Dorsey & Whitney, Rebecca Brommel, 801 Grand Ave Ste 4100, Des Moines, IA 50309-8002
traty	+ Telpner Peterson Law Firm, LLP, 25 Main Place, Suite 200, Council Bluffs, IA 51503-0790
r	+ Troy R Louwagie, Hertz Real Estate Services, PO Box 50, Mt. Vernon, IA 52314-0050
802540174	+ IITsource, 8350 Hickman Road, Ste. 14, Cilve, IA 50325-4311
802540175	+ AAF International, 24828 Network Place, Chicago, IL 60673-1248
802543478	+ AARP, United Healthcare Claim Division, PO Box 740819, Atlanta, GA 30374-0819
802540182	+ ADP, LLC., PO Box 842875, Boston, MA 02284-2875
802540177	+ Ability Network, Inc., 100 6th Street, Suite 900A, Minneapolis, MN 55485-0001
802543479	+ Ability Network, Inc., PO Box 740819, Minneapolis, MN 55485-0001
802540178	+ Access Systems, PO Box 8366, Des Moines, IA 50301-8366
802540179	+ Access Systems Leasing, PO Box 660831, Dallas, TX 75266-0831
802540180	+ Accushield, 2030 Powers Ferry Rd SE, Suite 360, Atlanta, GA 30339-5016
802543480	+ Adams, Evans & Ross, Inc, GrapeTree Medical Staffing, Inc, 3760 Sixes Rd, Ste. 126, Canton, GA 30114-8180
802540181	+ Adams, Evans & Ross, Inc, 1201 W. Peachtree Street, Ste. 2300, Atlanta, GA 30309-3453
802540183	+ Adrian Klepinger & Nancy Lyle, 1400 Illinois Street, Bedford, IA 50833-1026
802549022	+ Adrian R. Klepinger, 1400 Illinois St., Bedford, IA 50833-1026
802540184	+ Advanced Medical Transport of Iowa, 7520 Solution Center, Chicago, IL 60677-7005
802543481	+ Aetna, PO Box 981106, El Paso, TX 79998-1106
802543482	+ Affordable Quality Roofing & Exteriors, 163906 H Ave, Perry, IA 50220
802540185	+ Affordable Quality Roofing & Exteriors, 16906 H Ave, Perry, IA 50220-6336
802543483	+ Align Technology, Inc., ActivLife Solutions LLC, 1124 Merrill Avenue, Wausau, WI 54401-2760
802540186	+ Align Technology, Inc., 410 N. Scottsdale Rd., Ste. 130, Tempe, AZ 85288-7094
802540188	+ Amerigroup, PO Box 933657, Atlanta, GA 31193-3657
802543484	+ Amerigroup Iowa, Inc., PO Box 7368, Columbus, GA 31908-7368
802540189	+ Amerigroup Iowa, Inc., 4800 Westown Parkway, West Des Moines, IA 50266-6741
802540190	+ Ameritas Life Insurance Corp., PO Box 650730, Dallas, TX 75265-0730
802540192	+ Apollo Corporation, 450 Main Street, Somerset, WI 54025-9633
802540193	+ Ascent Management, LLC., 9030 162nd Lance NW, Ramsey, MN 55303-3400
802540194	+ Attica Lodge 11502, 417 Evans Street, P.O. Box 338, Sloan, IA 51055-0338
802540208	+ BTX Iowa, Inc., 1065 Executive Parkway Dr., Suite 220, St. Louis, MO 63141-6367
802540195	+ Bellevue Mason Lodge 1151 - John Pitlo, PO Box 26, Bellevue, IA 52031-0026
802540196	+ Ben Vannatta, c/o Teresa Mowrer, 2595 262nd Lane, Guthrie Center, IA 50115-8875
802540197	+ BerganKDV, PO Box 2100, Waterloo, IA 50704-2100
802543485	+ BerganKDV, PO Box 735484, Dallas, TX 75373-5484
802540198	+ Bergkamp Hemphill McClure PC, 218 S. 9th Street, Adel, IA 50003-1733
802556434	+ Bertha JoAnn Couser, 1642 S. G Ave. Unit 402, Nevada, IA 50201-2824

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802540199 + Beverly Whiton, c/o Lori Whiton Drummon, 5117 Karen Drive, Panora, IA 50216-8747
802540200 + Bill Humencuk, 8624 West 116th Street, Overland Park, KS 66210-2828
802540201 + Bill Kooistra, 3125 Riverside Drive NE, Cedar Rapids, IA 52411-7438
802540202 + Bradshaw Fowler Proctor & Fairgrave, 801 Grand Avenue, Ste. 3700, Des Moines, IA 50309-2727
802540204 + Brian Johnson, 32924 - 240th Street, Glidden, IA 51443-8747
802540206 + Brooke Trent, Trent Law Firm, PLLC, 3429 Midway Drive, Cedar Falls, IA 50613-6056
802540207 + Brooks Lodden P.C., 1441 - 29th Street, Ste. 305, West Des Moines, IA 50266-1309
802540209 + BulbGuy Lighting, PO Box 65155, West Des Moines, IA 50265-0155
802540210 + C & N Development, Inc., 7050 NW 14th Street, Ankeny, IA 50023
802540216 + CBS Staffing, LLC., 7517 Douglas Ave, Ste. 17, Urbandale, IA 50322-3075
802543488 + CED Des Moines, PO Box 310654, Des Moines, IA 50331-0654
802540225 + CHI National Homecare, 1700 Edison Drive, Ste. 300, Milford, OH 45150-2729
802540211 + Caitlin-Morgan Insurance Services, 5875 Castle Creek Pkwy N. Dr., Ste. 215, Indianapolis, IN 46250-4381
802540212 + Camblin Mechanical, Inc., 714 West 7th Street, PO Box 520, Atlantic, IA 50022-0520
802540214 + Card Services, PO Box 875852, Kansas City, MO 64187-5852
802540215 + CareerStaff Unlimited, 6333 North State HWY 161, Ste. 100, Irving, TX 75038-2217
802543487 + CareerStaff Unlimited, Harborside Rehabilitation Ltd Partnershi, PO Box 301076, Dallas, TX 75303-1076
802540218 + Centers for Medicare & Medicaid Recovery, P.O. Box 138832, Oklahoma City, OK 73113-8832
802540219 + Centers for Medicare & Medicaid Services, Mail Stop C3-11-03, PO Box 7520, Baltimore, MD 21207-0520
802540220 + Central Iowa Distributing, Inc., 19 South 21st Street, PO Box 891, Fort Dodge, IA 50501-0891
802540221 + Central Iowa Foot Clinic PC, 2718 Willis Avenue, Perry, IA 50220-2346
802543489 + Century Laundry Distrib., Inc., PO Box 5818, Cedar Rapids, IA 52406-5818
802540222 + Century Laundry Distrib., Inc., c/o Richard T Avis., 8755 West Higgins Road, Ste. 610, Chicago, IL 60631-2751
802540224 + Chas E. Goering, 3710 SE Capital Circle, Ste. B, Grimes, IA 50111-5046
802540226 + Chuy's Auto Service, LLC., 1525 W 2nd Street, Perry, IA 50220-1452
802540227 + City of Perry, PO Box 545, Perry, IA 50220-0545
802540228 + Clint Frey, Clint's LawnCare, 13211 Y Avenue, Madrid, IA 50156-5539
802540229 + CobraHelp, 1620 High Street, Denver, CO 80218-1304
802540230 + Collins Living Trust, 2500 Grant Street, Bettendorf, IA 52722-5092
802540232 + Connett Services LLC., 101 E Sheridan Avenue, Des Moines, IA 50313-4948
802540233 + Continental Fire Sprinkler, PO Box 30036, Omaha, NE 68103-1136
802543490 + Continental Fire Sprinkler, 4518 South 133rd Street, Omaha, NE 68137-1141
802540235 + Crescent Electric Supply Co, PO Box 500, East Dubuque, IL 61025-4418
802540236 + Cyber Advisors, Inc., 7550 Meridian Circle N, Maple Grove, MN 55369-4930
802551146 + DFAS-DGG-CO, 1240 East 9th Street, Room 1479, Cleveland, OH 44199-9904
802540262 + DJ Services LLC, 2460 - 337th Street, Perry, IA 50220-8500
802540237 + Dale Luckinbill, 204 Cartwright Street, PO Box 38, Rippey, IA 50235-0038
802540238 + Dallas County Hospital, 610 Tenth Street, Perry, IA 50220-2249
802540239 + Dallas County Treasurer, Mitch Hambleton, 801 Court Street, Room 201, Adel, IA 50003-1476
802540241 + David Nolte, 1375 - 120th Street, Durant, IA 52205
802540244 + Delbert Jackson, 2000 Jackson Park Drive, Bellevue, IA 52031-9154
802540245 + Delbert Jackson or Delbert Jackson IIJT, 2000 Jackson Park Drive, Bellevue, IA 52031-9154
802540246 + Delbert Jackson or Gerald Jackson, 2000 Jackson Park Drive, Bellevue, IA 52031-9154
802540247 + Delbert Jackson or Lynn Banks, 2000 Jackson Park Drive, Bellevue, IA 52031-9154
802540248 + Delbert Jackson or Patrick Wood, 2000 Jackson Park Drive, Bellevue, IA 52031-9154
802540249 + Delbert Jackson or Roger Jackson, 2000 Jackson Park Drive, Bellevue, IA 52031-9154
802540250 + Delbert Jackson or Sherri Jackson-Grant, 2000 Jackson Park Drive, Bellevue, IA 52031-9154
802540251 + Delores M Weston, 5300 South Main St Apt 29, Cedar Falls, IA 50613-7426
802540252 + Deluxe, PO Box 4656, Carol Stream, IL 60197-4656
802540254 + Dennis Ulrich, 2121 Terrace Avenue, Rippey, IA 50235-7016
802543492 + Department of Criminal Investigations, DCI Special Operations Bureau - 1st Fl., 215 East 7th Street, Des Moines, IA 50319-1902
802540255 + Des Moines Area Community College, Account Receivable, 2006 S. Ankeny Blvd, Ankeny, IA 50023-8995
802540256 + Des Moines Orthopaedic Surgeons, 6001 Westown Parkway, West Des Moines, IA 50266-7719
802540257 + Diagnostic Imaging Associates, PO Box 14549, Des Moines, IA 50306-3549
802540258 + Diamond Oil Company, PO Box 955, Des Moines, IA 50304-0955
802540259 + Dick and Jo Couser, 1642 S G Avenue, Apt. 402, Nevada, IA 50201-2824
802540261 + Disabled American Veterans, 210 Walnut Street, #566, Des Moines, IA 50309-2114
802543493 + Disabled American Veterans, PO Box 295, Cedar Falls, IA 50613-0018
802540263 + Dolly's Transport, 604 Clay Street, Cedar Falls, IA 50613-2904
802540264 + Dorsey & Whitney LLP, PO Box 1680, Minneapolis, MN 55480-1680
802540265 + Doug & Mary Bruce, 1869 Glen Oaks Drive, West Des Moines, IA 50266-6608
802540266 + Dress Co, 609 N. Carroll Street, PO Box 585, Carroll, IA 51401-0585
802540267 + Earl & Cynthia Spencer, 220 North Oak Street, Janesville, IA 50647-1006

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802540268 + Earl Walker, Maurice Jules, PO Box 391, Webster City, IA 50595-0391
802543495 + Ecolab Pest Elimination Division, 7373 Kirkwood Court, Ste. 200, Maple Grove, MN 55369-5264
802540270 + Elite Electric & Utility Contractors, 1403 Sugar Grove Avenue, Dallas Center, IA 50063-2028
802540272 + Encompass Group LLC, 615 Macon Street, McDonough, GA 30253-3531
802543496 + Encompass Group LLC, Dept. 40254, PO Box 740209, Atlanta, GA 30374-0209
802540273 Equity Lodge No. 131, PO Box 265, Janesville, IA 50647-0265
802540274 + Eric Morman, Gunther's Snowremoval & Lawncare, 2365 D Avenue, Perry, IA 50220-7565
802540275 + Eric Oberg, 2022 44th Street, Des Moines, IA 50310-3009
802540276 + Estate of Ann Lundy, c/o Kelli Lundy, 734 Alcatraz Avenue, #4, Oakland, CA 94609-1043
802540277 + Estate of Arthur Shoesmith, c/o Shirley Shoesmith, 1413 Highview Drive, Perry, IA 50220-2309
802540278 + Estate of Bertha Hanselman, c/o Doug Hanselman, 2013 NW Pleasant Street, Ankeny, IA 50023-8918
802540279 + Estate of Delores Holcomb, c/o Debra Van Gundy, 1212 31st Street, Perry, IA 50220-2365
802540280 + Estate of Doris Pantier, c/o Mike Lientz, 17650 J Avenue, Perry, IA 50220-6374
802540281 + Estate of Jay Lindahl, c/o Galligan Law PC, 300 Walnut St, Suite 5, Des Moines, IA 50309-2233
802540282 + Estate of Jon Peters, c/o Larry Meachum, 1813 Estella, Perry, IA 50220-2234
802540283 + Estate of Karen Ruggle, c/o Donald Ruggle, 2640 Willis Avenue, Perry, IA 50220-2344
802540284 + Estate of Kathern Purser, c/o Larry Smidt, 1308 Grove Street, Adel, IA 50003-1023
802540285 + Estate of Phillip Sloan, c/o Chad Sloan, 201 S. Cedar Street, Jefferson, IA 50129-2209
802540286 + Estate of Polly Taylor, c/o Kevin Taylor, 1116 North 25th Street, Council Bluffs, IA 51501-0883
802540288 + Evan Harkin, 14835 95th Street, Otsego, MN 55330-7156
802540289 + Everette Carroll, 1416 - 400th Street, Avoca, IA 51521-3102
802543497 + EveryStep Hospice, 3000 Eastern Blvd., Des Moines, IA 50317-3124
802540291 + Fareway Stores, Inc., 1315 Willis Avenue, Perry, IA 50220-1653
802540292 + Fessler Carbonic Gas, 2012 East Ovid, Des Moines, IA 50313-4743
802540293 + Finneseth, Dalen & Powell, P.L.C., 1401 Willis Avenue, PO Box 487, Perry, IA 50220-0487
802540294 + First National Bank, PO Box 846, Ames, IA 50010-0846
802540295 Flowers by Donna Jean, 215 South Main Street, Woodward, IA 50276
802540296 + Fred & Mary Peterson, 21593 141st Street, Perry, IA 50220-6009
802540306 + GRP & Associates, Inc., PO Box 94, Clear Lake, IA 50428-0094
802540297 + GateHouse Media, 175 Sully's Trail, Pittsford, NY 14534-4560
802543499 + GateHouse Media, DB Iowa Holdings, PO Box 32029, Lakeland, FL 33802-2029
802551145 + General Counsel, Dept. of Health and Human Services, 200 Independence Avenue SW, Washington, DC 20201-0007
802540298 + Gerald R Monk (Eloise L. Monk, Dec'd.), 4330 Snowgoose Dr., Marion, IA 52302-6281
802543500 + Goodwin Tucker Group, PO Box 3285, Des Moines, IA 50316-0285
802540303 + Grand Lodge of Iowa, PO Box 279, Cedar Rapids, IA 52406-0279
802543501 + Grand Lodge of Iowa, A.F. & A.M., 813 1st Avenue SE, Cedar Rapids, IA 52402-5001
802540307 + Guy Posey, 2800 Summit, Sioux City, IA 51104-3743
802540308 + H. Darrell Hibbs, 2420 Pine Circle, Urbandale, IA 50322-4404
8025511826 + H. Darrell Hibbs & Jean A. Hibbs, 2420 Pine Circle, Urbandale, IA 50322-4404
802543502 + Handicare USA, Inc., PO Box 360660, Pittsburgh, PA 15251-6600
802540309 + Handicare USA, Inc., 10888 Metro Court, St. Louis, MO 63043-2413
802543503 + Harland Ace Hardware, 1305 141st Street, Perry, IA 50220-8128
802540311 + Health Care Information Systems, 450 Regency Parkway, Ste. 100, Omaha, NE 68114-3764
802540313 + Health Dimensions Group, 12900 Whitewater Drive, Suite 201, Minneapolis, MN 55343-9407
802540312 + Health Dimensions Group, 12900 Whitewater Drive, Ste. 201, Minnetonka, MN 55343-9407
802540314 + Hebron Lodge 11374 c/o Ken Irvine, 552 Williams Creek Road, Postville, IA 52162-8509
802540315 + Heritage Company, PO Box 639590, Cincinnati, OH 45263-9590
802540316 + Hiland Dairy, PO Box 801515, Kansas City, MO 64180-1515
802540319 + Hoodz of Central Iowa, 5327 NW 2nd Avenue, Des Moines, IA 50313-1707
802540320 + Hulgán, 801 1st Street, Perry, IA 50220-1702
802540321 + HyVee, Attn: Accounts Receivable, 5820 Westown Parkway, West Des Moines, IA 50266-8223
802540322 + ILTCRMA, c/o Iowa State Bank, Attn: Trust Department, 2301 128th Street, Urbandale, IA 50323-1818
802540328 ++ IOWA DEPARTMENT OF REVENUE, ATTN BANKRUPTCY UNIT, PO BOX 10471, DES MOINES IA 50306-0471 address filed with court; Iowa Department of Revenue, PO Box 10413, Des Moines, IA 50319
802540325 #+ Iowa Board of Pharmacy, 400 SW 8th Street, Ste. E, Des Moines, IA 50309-4633
802540326 + Iowa Central Community College, One Triton Circle, Fort Dodge, IA 50501-5798
802540327 Iowa Department of Human Services, Estate Recovery Program, PO Box 364445, Des Moines, IA 50315
802543505 + Iowa Department of Labor, 150 Des Moines Street, Des Moines, IA 50309-1836
802540330 + Iowa Diagnostic Imaging, PO Box 958372, Saint Louis, MO 63195-8372
802540331 + Iowa Division of Labor Services, Boiler Safety Section, 1000 East Grand Avenue, Des Moines, IA 50319-1007
802540333 + Iowa Health Care Association, 1775 90th Street, West Des Moines, IA 50266-1563
802540334 + Iowa Heart Center, PO Box 9170, Des Moines, IA 50306-9170
802540335 + Iowa Insurance Division, Attn: Karen Pfab, Two Ruan Center, 601 Locust Street, 4th Floor, Des Moines, IA 50309-3711

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802543506 + Iowa Insurance Division, 1963 Bell Avenue, #100, Des Moines, IA 50315-1011
 802540336 + Iowa Medicaid Enterprise, PO Box 310280, Des Moines, IA 50331-0280
 802540337 + Iowa Orthopedic Center PC, 450 Laurel Street, Des Moines, IA 50314-3084
 802540338 + Iowa Total Care, 1080 Jordan Creek Parkway, West Des Moines IA 50266-6014
 802543507 + Iowa Total Care, PO Box 958092, St. Louis, MO 63195-8092
 802540365 + JRX Pharmacy Services, 2404 Avenue L, Fort Madison, IA 52627-3933
 802540339 Jack Schoup, 10211 Avenue, Reinbeck, IA 50669
 802543509 + Jack Schoup, 10211 Avenue, Reinbeck, IA 50669-9650
 802540340 + James & Susan Converse, 1519 Johnson Street, Ames, IA 50010-4439
 802573931 + James Blattner, 3675 Massey Road, Everson, WA 98247-9552
 802540341 + James Dearduff, 1355 NW 105th Street, Clive, IA 50325-6659
 802547719 James E. Dearduff, 1355 NW 105th Street, Clive, IA 50325-6659
 802556529 + James M Blattner, 3675 Massey Road, Everson, WA 98247-9552
 802540342 + Janet Snell, 2943 Walnut Trail, Stuart, IA 50250-8530
 802540343 Jansen Plumbing LLC, 225 E. Avenue, Perry, IA 50220
 802543510 + Jansen Plumbing LLC, 2225 E. Avenue, Perry, IA 50220-7572
 802546279 + Jaspering Electric Inc., 2716 SE 5th Street Suite 2, Ames, IA 50010-7713
 802540344 + Jaspering Electric, Inc., 2716 SE 5th Street, Unit 2, Ames, IA 50010-7713
 802540345 + Javiers Construction, 15591 141st Street, Perry, IA 50220-6202
 802540346 + Jay Hennings, 1811 W 38th Place, Davenport, IA 52806-5416
 802540348 + Jeffrey Fessler, 820 4th Street, Perry, IA 50220-1726
 802540350 + Jerry & Sharon Leazer, 2056 Fir Avenue, Batavia, IA 52533-7644
 802540351 + Jesseca Perez, 307 7th Street, Perry, IA 50220-1881
 802540353 + Joan Jamison, 433 SW Franklin Drive, Ankeny, IA 50023-2703
 802540354 Joe Pomplun, 805 South Court, Omaha, NE 68118
 802540355 + Johannus Pitlo, 30078 395th Avenue, Bellevue, IA 52031-9645
 802540356 + John & Carol White, 2717 - 248th Street, Oskaloosa, IA 52577-9677
 802540357 + John & Susan Peters, 920 Diagonal Road, Perry, IA 50220-8119
 802540358 + John Blattner, 4713 Panorama Drive, Panora, IA 50216-8632
 802540359 + John Leefers, 451 Wilder Drive, Cedar Rapids, IA 52403-3235
 802540360 + John Powell, 16659 - 141st Street, Perry, IA 50220-6206
 802556379 + John W Blattner, 4713 Panorama Drive, Panora, IA 50216-8632
 802555797 + John and Vivian Pitlo, 30078 395th Ave., Bellevue, IA 52031-9645
 802540361 + Johnson, Kramer, Mulholland, Cochrane & Cochrane P.L.C., 809 Central Avenue, Ste. 600, Fort Dodge, IA 50501-3937
 802540363 + Jose S. Gonzalez, Lorenzo's Carpet Cleaning, 1524 North Street, Perry, IA 50220-1235
 802540364 + Joy Doud, 1307 Rittenhouse Street, Des Moines, IA 50315-6531
 802540367 + K & R Consulting Group, Inc., 8711 Windsor Parkway, Ste. 1, Johnston, IA 50131-2296
 802540368 + KDLS/KKRF/KGRA Radio, Raccoon Valley Radio, 22562 141st Drive, Perry, IA 50220-6006
 802540370 + Keith Wells, 1020 13th Street, Boone, IA 50036-2127
 802540371 #+ Kent Naughton, 202 Ken Maril Road, Ames, IA 50010-8556
 802540372 + Kilwinning Lodge 11198 c/o Jerry Leazer, 2056 Fir Avenue, Batavia, IA 52533-7644
 802543512 + Kindred at Home, PO Box 4060, Mooresville, NC 28117-4060
 802540374 + Kindred at Home, 3350 Riverwood Parkway, Ste. 1400, Atlanta, GA 30339-3314
 802543513 + Kronos, PO Box 744724, Atlanta, GA 30374-4724
 802540375 + Kronos, 2000 Ultimate Way, Weston, FL 33326-3643
 802553917 + Kronos, Inc., c/o Catherine R Choe, Esq., 420 South Orange Avenue, Suite 1200, Orlando, FL 32801-4904
 802540376 + Kurt Brown, 5520 - 410th Street, Primgar, IA 51245-7545
 802540377 + Larry Dutton, 1221 W. Woodbine Drive, Dunlap, IA 61525-9518
 802556308 + Laura D'Angelo, 601 E. 12th Street, Suite N1800, Kansas City, MO 64106-2818
 802540380 + Lee Agency, 200 Ford Avenue, Mescatine, IA 52761-5660
 802540381 + Lenny Hudson, 6745 SE 55th Court, Box 152, Carlisle, IA 50047-9798
 802540382 + Linda Herman PC, PO Box 705, Ankeny, IA 50021-0705
 802540386 + Lorenzo's Carpet Cleaning, 1524 North Street, Perry, IA 50220-1235
 802543517 ++ MEDLINE INDUSTRIES INC, ATTN ANNE KISHA, ONE MEDLINE PL, MUNDELEIN IL 60060-4486 address filed with court.,
 Medline Industries, Inc., Dept CH 14400, Palatine, IL 60055
 802540387 + Management and Network Services, 6500 Emerald Parkway, Suite 310, Dublin, OH 43016-7460
 802543515 + Management and Network Services, PO Box 73996, Cleveland, OH 44193-0002
 802540389 + Mark & Chris Huston, 1825 130th Street, Wellman, IA 52356-9661
 802540391 + Martina Olson, 755 SE Gateway Drive, #304, Grimes, IA 50111-3312
 802540392 + Marvin Condra, 11230 Hwy 5, Unionville, MO 63565-3012
 802540393 + Marvin Condra or Jaynee Morehead, 11230 Hwy 5, Unionville, MO 63565-3012
 802540395 + Mary Moore, 3856 Oakwood Place, Riverside, CA 92506-1877
 802553580 + Matthew D Piersall, 3716 First Ave NE, Cedar Rapids, IA 52402-6106

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Total Noticed: 387

802540396 + McDonald Hopkins LLC, 600 Superior Avenue E, Ste. 2100, Cleveland, OH 44114-2653
802540397 + McGrath North, Attn: Accounts Receivable, 1601 Dodge Street, Ste. 3700, Omaha, NE 68102-1627
802540398 McKesson Medical-Surgical, 9954 Maryland Drive, Richmond, VA 23233
802543516 + McKesson Medical-Surgical, Minnesota Supply, Inc, PO Box 630693, Cincinnati, OH 45263-0693
802540401 + MedTech, 565 S. Mason Road, Ste. 484, Katy, TX 77450-2437
802540399 + Medical Oncology and Hematology, PO Box 8219, Des Moines, IA 50301-8219
802551144 + Medicare, 7500 Security Blvd, Baltimore, MD 21244-1849
802540400 + Medline Industries, Inc., 3 Lakes Drive, Northfield, IL 60093-2753
802540403 + MercyOne Des Moines Medical Center, Financial Operations, 1111 6th Avenue, Des Moines, IA 50314-2610
802540404 + Merle Edinborough, 820 18th Street, Apt. 3A, Perry, IA 50220-2433
802540405 + Metro Geriatric Services, 13435 University Avenue, Ste. 500, Clive, IA 50325-8251
802543518 + Michael Saville, c/o Iowa Veterans Home, 1301 Summit Street, Marshalltown, IA 50158-5484
802540406 + Michael Tetmeyer, 10140 Woodburn Place, Bradenton, FL 34202-1748
802540408 + Midwest Alarm Services, PO Box 4511, Davenport, IA 52808-4511
802540410 + Millennium Rehab & Consulting, Inc., 4725 Merle Hay Road, Ste. 207, Des Moines, IA 50322-1983
802540411 + Minburn Communications, PO Box 206, 416 Chestnut Street, Minburn, IA 50167-1003
802540412 + Moblie Noble of Za Ga Zig Shrine, Hugh Wooldridge, 3415 Scenic Vista Drive, West Des Moines, IA 50265-7737
802540413 + Motion Picture Licensing Corporation, 5455 S Centineal Ave, Los Angeles, CA 90066-6942
802543519 + Motion Picture Licensing Corporation, PO Box 80144, City of Industry, CA 91716-8144
802540414 + Motor Parts Warehouse, Inc., 823 First Avenue, Perry, IA 50220-1702
802540415 + Motorola Solutions, Inc., 13108 Collections Center Drive, Chicago, IL 60693-0001
802540424 + NRC Health, PO Box 30094, Omaha, NE 68103-1194
802540417 + Nationwide, PO Box 10479, Des Moines, IA 50306-0479
802543520 + Neil Paulsen, Echo Electric Supply, 4325 Gifford Road, Council Bluffs, IA 51501-8241
802540418 + Network Services Company, 29060 Network Place, Chicago, IL 60673-1290
802556436 + Nevada Lodge #99, c/o Joe Wakeman, Secretary, 63101 295th Street, Nevada, IA 50201-7550
802540419 Nevada Lodge 1199, 1003 6th Street, Nevada, IA 50201
802540420 + No Lawn Left Behind, LLC., 12813 K Drive, Perry, IA 50220-6072
802540421 Norine Huitt, 5019 153rd St, Urbandale, IA 50323-1226
802540422 + Norman Simons, 433 West Jensen Street, Newell, IA 50568-5042
802540423 + Northwest Respiratory Services, LLC, NW-7459, PO Box 1450, Minneapolis, MN 55485-1450
802540425 + NuCara Home Medical, 1801 2nd Avenue, Des Moines, IA 50314-3606
802540426 + Nursefinders LLC, PO Box 910738, Dallas, TX 75391-0738
802540427 + Nyemaster Goode, PC., c/o Frank Harty, 700 Walnut Street, Ste. 1600, Des Moines, IA 50309-3800
802540428 + Old Republic Surety Group, PO Box 1635, Milwaukee, IA 53201-1635
802540429 + Otley Lodge - Dick Lowe, 2301 Evelyn Street, Perry, IA 50220-2218
802540430 + Paradigm Benefits, 218 1st Street SW, Ste. A, Clarion, IA 50525-1479
802540431 + Pathology Laboratory, PO Box 569, Des Moines, IA 50302-0569
802540433 + Per Mar Security Services, PO Box 1101, Davenport, IA 52805-1101
802540434 + Performance Health Supply, Inc., PO Box 93040, Chicago, IL 60673-3040
802540435 + Perry Area Chamber of Commerce, 1124 Willis Avenue, Ste. A, Perry, IA 50220-1650
802540436 Perry Baker, 55260 Coachlight Drive, West Des Moines, IA 50266
802540437 + Perry Chief, PO Box 650688, Dallas, TX 75265-0688
802540438 + Perry Lutheran Home, 1300 28th Street, Perry, IA 50220-2329
802540439 + Perry Waterworks, 1101 W. 3rd Street, PO Box 604, Perry, IA 50220-0604
802540440 + Peters Service Center, 98 Willis Avenue, Perry, IA 50220-1094
802556776 + Pioneer Lodge # 22 AF & AM, 3706 East 38th Court, Des Moines, IA 50317-5824
802555670 Pioneer Lodge # 22 AM & FM, Cleon C Babcock, 3706 East 38th Court, Des Moines, Iowa 50317-5824,
802540441 + Pioneer Lodge - Cleon Babcock, 3706 East 38th Court, Des Moines, IA 50317-5824
802540442 + Pioneer Lodge No. 22, 3843 6th Avenue, Des Moines, IA 50313-3426
802540444 + Pitney Bowes, Inc., PO Box 371896, Pittsburgh, PA 15250-7896
802540445 + PlumbMaster, Inc., PO Box 117187, Atlanta, GA 30368-7187
802540446 + PointClickCare Technologies, Inc., PO Box 674802, Detroit, MI 48267-4802
802540447 + Prairie Pella, Inc., PO Box 71667, Des Moines, IA 50325-0667
802540448 + Prime Time Healthcare LLC, PO Box 3544, Omaha, NE 68103-0544
802540451 + Providence Engraving, LLC., 11 E. Orange Street, Tarpon Springs, FL 34689-3439
802540452 + Providers Plus, 1518 N. 51st Street, Omaha, NE 68104-5009
802540453 + Quick Oil, Co., 104 Willis Avenue, Perry, IA 50220-1086
802540454 + Randall & Jeanna Weber, 990 N. Riverview, PO Box 32, Bellevue, IA 52031-0032
802540455 + Rebecca Haymond, c/o Mitzi Berkland, 2273 Elmwood Avenue, Winterset, IA 50273-8419
802540456 + Rebecca J. Idso, RDLD, 2223 NW 135th Street, Clive, IA 50325-8524
802540458 + Riece Graham, 1206 16th Street, Perry, IA 50220-2333
802540459 + Rith Blattner, 3012 Willis #312, Perry, IA 50220-2327

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802540460 + Robert & Marilyn Kremer, 2909 Woodland #1107, Des Moines, IA 50312-3833
802540461 + Robert Allen, 1730 Coolidge Drive, Ames, IA 50010-5133
802540462 + Robert Pedrick, PO Box 513, Keosauqua, IA 52565-0513
802540463 + Roger & Rebecca Mick, 2930 Jerico Avenue, Bedford, IA 50833-8076
802543521 + Roger McCandless, 20543 - 105th Street, Whiting, IA 51063-8781
802540464 Roger McCandless, 2543 N Street, Whiting, IA 51063
802540465 + Roger Sealock, 112 W. Ferndale, Council Bluffs, IA 51503-4881
802540467 + Roy Kokemuller, 2227 J Avenue, Woodward, IA 50276-8126
802540468 + Royal Arch Masons - Derwood Keith, now Rusty Hill, PGC, 1937 Deer Avenue, Perry, IA 50220-7567
802540469 + Russell Herder, Inc., 275 Market Street, Ste. 319, Minneapolis, MN 55405-1619
802540470 + Russell's Trophies & Engraving, Inc., 8515 Douglas Avenue, Ste. 31, Urbandale, IA 50322-2924
802540471 Ruth Beiner, 878 Fox Run Road, Dike, IA 50624
802540472 + Ruth H. Blattner, 3012 Willis #312, Perry, IA 50220-2327
802540473 + Sandy Clipperton, 2039 Hwy 141, Bayard, IA 50029-8502
802540474 + Scottish Rite c/o Iowa State Bank, 2301 - 128th Street, Urbandale, IA 50323-1818
802540476 + Secure Shred Solutions LLC, 1187 E. Anthony Street, PO Box 1072, Carroll, IA 51401-1072
802540478 + Sharry Cannon, 417 Warford Street, Perry, IA 50220-1050
802540479 + Shopko Stores Operating Co., LLC., PO Box 8461, Carol Stream, IL 60197-8461
802540480 + Signature Healthcare, LLC, 14225 University Avenue, Ste. 130, Wauke, IA 50263-8294
802540481 + SmartRecruiters, Inc., PO Box 8362, Pasadena, CA 91109-8362
802540482 + Source Medical Staffing LLC, PO Box 540931, Omaha, NE 68154-8931
802540484 + Stine Seed, 22555 Laredo Trail, Adel, IA 50003-8310
802540485 + Storey Kenworthy Matt Parott, 309 Locust Street, Des Moines, IA 50309-1723
802540486 + Sunrise Machine & Tool, SMT Health Systems, 1380 Legion Road, Detriot Lakes, MN 56501-4314
802543522 Swift Medical, Inc., 243 Queen Street West, Ste. 200, Toronto, ON, M5V 1A4
802540488 + Synergy Fire & Safety, 4338 Hubbell Avenue, Des Moines, IA 50317-4652
802540489 + Tech of Ages, LLC, 5307 Caraway Lane, Cedar Falls, IA 50613-8172
802540490 + Temple Commandery 4 Des Moines, York Rite Bodies, c/o Iowa State Bank, 2301 128th Street, Urbandale, IA 50323-1818
802556953 + The Attica Lodge No. 502, A.F. & A.M., P.O. Box 338, Sloan, IA 51055-0338
802540491 + The Cincinnati Life Insurance Co., PO Box 631205, Cincinnati, OH 45263-1205
802540492 + The Des Moines Register, 400 Locust Street, Ste. 500, Des Moines, IA 50309-3771
802543524 + The Des Moines Register, PO Box 3249, Milwaukee, WI 53201-3249
802543525 + The Iowa Clinic, 6800 Lake Drive, Ste. 250, West Des Moines, IA 50266-2504
802540493 + The Iowa Clinic, 5950 University Ave., West Des Moines, IA 50266-8233
802540494 + The Perry News, PO Box 382, Perry, IA 50220-0382
802540495 + The Sherwin Williams Co, 2570 E. 1st Street, Grimes, IA 50111-7610
802540496 + The Ultimate Software Group, Inc., PO Box 930953, Atlanta, GA 31193-0953
802540499 + Total Nurses Network, 4948 Pleasant Street, West Des Moines, IA 50266-1783
802543526 + Total Nurses Network, 7026 West North Avenue, Ste. 2W, Chicago, IL 60707-4337
802540500 + Treasurer, Dallas County, Mitch Hambleton, 918 Court Street, Ste. A, Adel, IA 50003-1448
802540501 + Two Rivers Glass & Door, Inc., 121 S. 11th Street, Ste. 200, West Des Moines, IA 50265-4465
802540502 + Tyrell Lodge No. 116, Ancient Free & Accepted Masons, 201 3rd Street SE, PO Box 820, Waverly, IA 50677-0820
802556777 Tyrell Lodge #116 Ancient Free & Accepted Masons, 201 3rd Street SE, PO Box 820, Waverly, IA 50677-0820
802551143 + U.S. Attorney's Office (HHS), 110 East Court Avenue, Suite 286, Des Moines, IA 50309-2044
802543527 + U.S. Attorneys Office (DOL), 110 East Court Avenue, Suite 286, Des Moines, IA 50309-2044
802540503 + U.S. Bank, Attn: Kevin Mathieu, 1 Federal Street, Boston, MA 02110-2027
802556309 + U.S. DHHS Centers for Medicare & Medicaid Services, PO Box 7520, Baltimore, MD 21207-0520
802543528 + U.S. Department of Labor, Office of Solicitor, 2300 Main Street, Suite 1020, Kansas City, MO 64108-2451
802543529 + UKG Inc., 2000 Ultimate Way, Weston, FL 33326-3643
802540509 + US Postal Service, Postmaster, 1420 2nd Street, Perry, IA 50220-9998
802540505 + United Commerical Upholstery, PO Box 126, New Ulm, MN 56073-0126
802540506 + United Healthcare, PO Box 5220, Kingston, NY 12402-5220
802543530 + UnityPoint at Home, PO Box 35428, Des Moines, IA 50315-0304
802540508 + UnityPoint at Home, 11333 NW Aurora Ave, Urbandale, IA 50322-7908
802540510 #+ VCPI, Attn: Accounts Receivable, 1555 N. Rivercenter Drive, Milwaukee, WI 53212-3958
802543531 + Vernon Moorman, 1050 L Avenue, Boone, IA 50036-7148
802540511 + Vernon Moorman, 5822 28th Ave, Vinton, IA 52349-9332
802540512 + Vinton Masonic Lodge, 5822 28th Avenue, Vinton, IA 52349-9332
802540514 + Walsh Door & Security, 2600 Delaware Avenue, Des Moines, IA 50317-3532
802540515 + Wanda Matteson, 324 W. Phipps Street, La Plata, MO 63549-1161
802540516 + Wellmark Blue Cross Blue Shield, PO Box 14456, Des Moines IA 50306-3456
802540518 + West Bend Mutual Insurance Company, Bin 432, Milwaukee, WI 53288-0001
802540519 + West Gate Adelpic Lodge #509, 1141 69th Street, Windsor Heights, IA 50324-1507

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802540520 + William & Barbara Yungclas, 1801 20th Street, K-35, Ames, IA 50010-5177
 802556775 William M Humenczuk II, 8624 W 116th St, Overland Park, KS 66210-2828
 802540521 + William Nicholas Palmer, MD, 616 10th Street, Perry, IA 50220-2221
 802546205 William R. & Barbara C. Yungclas, 1801 20th St K-35, Ames, IA 50010-5177
 802543532 + Wisconsin Physicians Service Insurance, a CMS Medicate Contractor, 1717 W. Broadway, PO Box 1787, Madison, WI 53701-1787
 802540522 + Woodley Service and Repair, 1231 K Avenue, Jefferson, IA 50129-7050
 802540523 + Wyatt McChesney, 2024 4th Street, Perry, IA 50220-1124

TOTAL: 359

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.

Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI). Electronic transmission is in Eastern Standard Time.

Recp ID	Notice Type: Email Address	Date/Time	Recipient Name and Address
802540187	Email/Text: BankruptcyNotices@alliantenergy.com	Aug 09 2024 21:55:00	Alliant Energy/IPL, PO Box 3060, Cedar Rapids, IA 52406
802543491	+ Email/Text: CRA_AR@crai.com	Aug 09 2024 21:55:00	CRA International, Inc., PO Box 845960, Boston, MA 02284-5960
802540234	+ Email/Text: CRA_AR@crai.com	Aug 09 2024 21:55:00	CRA International, Inc., 200 Clarendon Street, Boston, MA 02116-5092
802540213	+ Email/PDF: AIS.cocard.ebn@aisinfo.com	Aug 09 2024 22:02:16	Capital One, PO Box 6492, Carol Stream, IL 60197-6492
802540223	+ Email/Text: CRA_AR@crai.com	Aug 09 2024 21:55:00	Charles River Associates, 200 Clarendon Street, Boston, MA 02116-5092
802540231	+ Email/Text: fnrobinson@coloniallife.com	Aug 09 2024 21:55:00	Colonial Life, Premium Processing, PO Box 903, Columbia, SC 29202-0903
802540242	+ Email/Text: markwalz@davisbrownlaw.com	Aug 09 2024 21:55:00	Davis, Brown, Koehn, Shors & Roberts PC, 215 10th Street, Ste. 1300, Des Moines, IA 50309-3616
802540260	+ Email/Text: Bankruptcy@directs.com	Aug 09 2024 21:55:00	Direct Supply, Inc., Box 88201, Milwaukee, WI 53288-8201
802540269	+ Email/Text: bankruptcynotices@ecolab.com	Aug 09 2024 21:55:00	Ecolab Pest Elimination Division, 26252 Network Place, Chicago, IL 60673-1262
802540300	+ Email/Text: accounting@goldleafpartners.com	Aug 09 2024 21:55:00	Goldleaf Partners, PO Box 806, Brainerd, MN 56401-0806
802540301	+ Email/Text: aream@goodwintucker.com	Aug 09 2024 21:55:00	Goodwin Tucker Group, 2900 Delaware Ave., Des Moines, IA 50317-3893
802540302	^ MEBN	Aug 09 2024 21:51:39	Grainger, Dept. 839027364, PO Box 419267, Kansas City, MO 64141-6267
802540304	+ Email/Text: dpetersen@greatamerica.com	Aug 09 2024 21:55:00	GreatAmerican Financial Services, PO Box 660831, Dallas, TX 75266-0831
802540317	+ Email/Text: hope.abke@hobartservice.com	Aug 09 2024 21:55:00	Hobart Service, ITW Food Equipment Group, LLC, PO Box 2517, Carol Stream, IL 60132-2517
802540324	Email/Text: sbse.cio.bnc.mail@irs.gov	Aug 09 2024 21:55:00	Internal Revenue Service, PO Box 7346, Philadelphia, PA 19101-7346
802540329	+ Email/Text: Investigations@dia.iowa.gov	Aug 09 2024 21:55:00	Iowa Dept. of Insp. & Appeals, Health Facilities Division, Lucas State Bldg- 3rd Floor, 321 East 12th Street, Des Moines, IA 50319-1002
802543508	+ Email/Text: legalsupport@iwd.iowa.gov	Aug 09 2024 21:55:00	Iowa Workforce Development, 1000 E Grand Avenue, Des Moines, IA 50319-0220
802540390	+ Email/Text: creditmanagement@martinbros.com	Aug 09 2024 21:55:00	Martin Bros. Distributing Co., Inc., Attn: Accounts Receivable, PO Box 69, Cedar Falls, IA 50613-0010
802540407	Email/Text: pamela.hilsabeck@midamerican.com	Aug 09 2024 21:55:00	MidAmerican Energy Company, PO Box 4350 Credit, Davenport IA 52808-4350

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802540443	+ Email/Text: bankruptcy@pb.com	Aug 09 2024 21:55:00	Pitney Bowes Global Financial Services, PO Box 371887, Pittsburgh, PA 15250-7887
802540446	^ MEBN	Aug 09 2024 21:51:44	PointClickCare Technologies, Inc., PO Box 674802, Detroit, MI 48267-4802
802540450	+ Email/Text: Triage_Bankruptcy_Notices@progressive.com	Aug 09 2024 21:55:00	Progressive Northern Insurance Co., Dept. 0561, Carol Stream, IL 60132-0001
802540457	Email/Text: contracts@relias.com	Aug 09 2024 21:55:00	Relias LLC, PO Box 74008620, Chicago, IL 60674
802540475	+ Email/Text: ar@scrubsonwheels.com	Aug 09 2024 21:55:00	Scrubs On Wheels, 1730 Gateway Court, Elkhart, IN 46514-8217
802540449	Email/Text: dllawbankruptcy@exchange.principal.com	Aug 09 2024 21:55:00	Principal Financial Group, Attn: RIS, 711 High Street, Des Moines, IA 50392
802540498	Email/Text: manderson@pioneercriticalpower.com	Aug 09 2024 21:55:00	Titan Energy Systems, Inc., d/b/a Pioneer Critical Power, PO Box 71490, Chicago, IL 60694
802540504	+ Email/Text: arbankruptcy@uline.com	Aug 09 2024 21:55:00	Uline, Attn: Accounts Receivable, PO Box 88741, Chicago, IL 60680-1741
802540517	+ Email/Text: rasketl@wellmark.com	Aug 09 2024 21:55:17	Wellmark Blue Cross Blue Shield of Iowa, PO Box 9232, Des Moines, IA 50306-9232
802540524	Email/Text: jshpayher@xcelmed.com	Aug 09 2024 21:55:00	XCEL Med LLC, 7444 W. Wilson, Harwood Heights, IL 60706

TOTAL: 29

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

Recip ID	Bypass Reason	Name and Address
cr		Delores Weston
cr		Gerald R Monk
cr		Laurence James Dodd
cr		Norine Huit
802540191		Anne Defenbaughc
802540203		Brenda Barrow
802540205		Brielle Duffy
802540243		Deb Kruse
802540299		Gina Kokemuller
802540305		Greg Greenwood
802540323		Inge M. Smothers
802540332		Iowa Environmental Services, Inc.
802540347		Jeanice Stratton
802540349		Jennifer Rothfus
802540366		Julie Simons
802540373		Kim Laws
802540378		Laura Orbell
802540383		Linda Lee
802540384		Lisa Eastman
802540388		Margarita Vorrath
802540394		Mary Means
802540402		Megan Harrington
802540409		Mike Divis
802540416		Nancy Johnson
802540466		Rosa Canal
802540477		Sharon Reeves
802540483		Steve Cummings
802540497		Tiffany Hull
802540513		Viviana Garcia-Curiel
802543504	*+	Health Dimensions Group, 12900 Whitewater Drive, Suite 201, Minneapolis, MN 55343-9407

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802540507	*P++	INTERNAL REVENUE SERVICE, CENTRALIZED INSOLVENCY OPERATIONS, PO BOX 7346, PHILADELPHIA PA 19101-7346, address filed with court., United States Treasury, Internal Revenue Service, Ogden, UT 84201
802549660	*	Temple Commandery 4 Des Moines York Rite Bodies, c/o Iowa State Bank, 2301 128th Street, Urbandale, IA 50323-1818
802543523	*+	The City of Perry, PO Box 545, Perry, IA 50220-0545
802543486	##+	BTX Iowa, Inc., 3160 8th Street SW, Ste C, Altoona, IA 50009-1023
802540240	##+	Darlene Heaton, 970 Pulpit Rock Circle, Colorado Springs, CO 80918-7056
802540253	##+	Dennis Daniels, 126 Willow Lane Drive SW, Waverly, IA 50677-2035
802540290	##+	EX Nutrition Consulting PC, 3763 39th Avenue, Columbus, NE 68601-4530
802543498	##+	EZ Nutrition Consulting PC, PO Box 322, Columbus, NE 68602-0322
802543494	##+	Earl Walker, PO Box 392, Webster City, IA 50595-0392
802540271	##+	Empire Lodge 11269, 921 Church Street, Ottumwa, IA 52501-4223
802540287	##+	Estate of Sydney Anderson, c/o Jennifer & Ron Milne, 1701 Paul Street, Perry, IA 50220-2705
802540310	##+	Harland Ace Hardware, 628 First Avenue, Perry, IA 50220-1803
802540318	##+	Home and Garden Helpers LLC, TJ Meylum, 17833 G Avenue, Perry, IA 50220-6246
802540352	##+	Jim Sears, 2733 Thompson Drive, Ames, IA 50010-4758
802540362	##+	Jolene Peters, 21208 Knoble Avenue, Carroll, IA 51401-8691
802540369	##+	Keith Gordon, 3769 NW 90th Place, Polk City, IA 50226-2071
802540379	##+	Laurence James Dodd, 10101 W Palmenas Dr #202, Sun City, AZ 85373-3010
802540385	##+	Living Design, Inc., 47015 SD Highway 44, Worthing, SD 57077-5732
802540432	##+	Peggy Miller, 2409 parkview, Perry, IA 50220-2559

TOTAL: 29 Undeliverable, 4 Duplicate, 16 Out of date forwarding address

NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Aug 11, 2024

Signature: /s/Gustava Winters

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on August 9, 2024 at the address(es) listed below:

Name	Email Address
Brian Galligan	on behalf of Creditor Jay Lindahl ESTATE bgalligan@galliganlaw.com
Charles Smith,	trustee@telpnerlaw.com ia21@ecfcbis.com
L Ashley Wieck	on behalf of U.S. Trustee United States Trustee ashley.wieck@usdoj.gov ashley.wieck@usdoj.gov
Rebecca A Brommel	on behalf of Creditor Millennium Rehab & Consulting Group Inc. brommel.rebecca@dorsey.com, daugherty.michelle@dorsey.com
Robert C Gainer	on behalf of Debtor The Herman L. Rowley Memorial Trust rgainer@cutlerfirm.com 9643802420@filings.docketbird.com
United States Trustee	USTPRegion12.DM.ECF@usdoj.gov
Wilford L Forker	on behalf of Creditor The Attica Lodge No. 502 A.F. & A.M. forkerlaw@gmail.com

TOTAL: 7

SD IA-201 (12/09)

UNITED STATES BANKRUPTCY COURT
SOUTHERN DISTRICT OF IOWA

IN RE

THE HERMAN L. ROWLEY
MEMORIAL TRUST,

Debtor.

) CHAPTER 7
) CASE NO. 22-00022-als7
)
) NOTICE OF INTENT TO SELL
) PROPERTY (KNIPPER) AND BAR DATE
) NOTICE 8/30/2024

The undersigned Trustee of the estate of the Debtor(s) named above, subject to objection under Federal Rules of Bankruptcy Procedure, Rules 6004(b) & 9014, will sell the following property of the estate subject to any liens of record:

The Trustee's remainderman interest in the property shown on the attached Real Estate Sales Agreement.

to the following purchaser:

Christopher J. Knipper, 3103 265th Street, Hopkinton, IA 52237

for the following consideration:

Trustee is to receive 42.374% of the net sales price pursuant to the aforesaid Real Estate Sales Agreement. Said agreement shows a gross list price of \$760,000.00 for 69.16 acres. However, the final gross purchase price will be increased or decreased based upon \$10,989.01 per acre times the final net surveyed acres of the property.

NOTICE IS HEREBY GIVEN, any objections thereto must be served on the undersigned Trustee at the address listed below; the United States Trustee at 210 Walnut Street, Room 793, Des Moines, IA 50309-2108; the Debtor; and, Debtor's counsel. Any objection must be filed with the Clerk of Bankruptcy Court at 111 Locust Street, Office 320, Des Moines, Iowa 50309 within 21 days of the date of this notice and report.

/s/ Charles L. Smith 
Charles L. Smith, Trustee, AT0007415
Telpner Peterson Law Firm, LLP
25 Main Place, Suite 200
Council Bluffs, IA 51503
Telephone: (712) 325-9000
Facsimile: (712) 328-1946
E-mail: csmith@telpnerlaw.com

REAL ESTATE SALES AGREEMENT

Herington/Knipper — 69.16 Acres, m/l — Delaware County, Iowa

AGENCY DISCLOSURE

An agency disclosure must be made by the agent prior to any offer being made by the BUYER or accepted by the SELLER. By signing below the BUYER and SELLER confirm that written disclosure of agency representation was provided to them prior to the signing of the REAL ESTATE SALES AGREEMENT.

BUYER further acknowledges having signed and received a copy of the SELLER PROPERTY CONDITION DISCLOSURE FORM, if required. The BROKER, its agents, employees and associates are not required, however, to discover hidden defects in the property or give advice on matters outside the scope of their real estate license.

SELLER and/or BUYER request that Broker select, prepare and complete form documents as authorized by Iowa law or rule, such as purchase agreements, groundwater hazard statements and declaration of value.

HERTZ REAL ESTATE SERVICES, Inc., BROKER, and TROY R. LOUWAGIE, licensee employed by or associated with the Broker, represents the ☒ SELLER ☐ BUYER or ☐ BOTH SELLER AND BUYER.

HERTZ FARM MANAGEMENT, Inc., CO-BROKER, and KYLE J. BELL, licensee employed by or associated with the Co-Broker, represents the ☐ SELLER ☒ BUYER.

BUYER(S):

DocuSigned by:
Christopher J. Knipper 8/7/2024
By: Christopher J. Knipper DATE

SELLER(S):

Delores R. Herington Life Estate
DocuSigned by:
Delores R. Herington 8/9/2024
By: Delores R. Herington DATE

Steven Herington Life Estate

DocuSigned by:
Steven Herington 8/9/2024
By: Steven Herington DATE

Herman L. Rowley Memorial Trust

Charles L. Smith, Bankruptcy Trustee 8-9-24
By: Charles L. Smith, Bankruptcy Trustee DATE
Telpner Peterson Law Firm, LLP

1. PARTIES: Delores R. Herington Life Estate, Steven Herington Life Estate
AND Herman L. Rowley Memorial Trust

Christopher J. Knipper (Seller) agrees to sell and convey to
(Buyer), and Buyer agrees to buy from
Seller the following property situated in Delhi Township, Delaware County, Iowa,
containing 69.16 Acres, more or less (M/L) and legally described as:

That part the E½ of the SE¼ of Section 35, Township 88 North, Range 4 West of the 5th P.M., Delaware County, Iowa, lying north/northeast of State Highway 38. AND Parcel B in the NE¼ of the NE¼ according to Plat recorded in Plat Book 2002 Page 1528, of Section 2, Township 87 North, Range 4 West of the 5th P.M. Subject to roadways and easement of records. Exact legal to be determined by survey and updated abstract. See Exhibit 'A' details of the boundary.

together with any easements and 100 percent of the mineral rights owned by Seller, but subject to any easements of record, zoning restrictions, FSA/NRCS cost sharing agreements and restrictive covenants. The right is reserved to insert the exact legal description as shown by the Abstract of Title.

2. TOTAL PURCHASE PRICE SHALL BE: SEE 31(A) \$760,000.00

A. Earnest Money to be deposited upon execution of agreement with: \$76,000.00

☒ Real Estate Trust Account of Hertz Real Estate Services, Inc., Closing Agent
☐ Trust Account of N/A, Closing Agent

B. Funds Due at Settlement On NOVEMBER 1, 2024 \$684,000.00

Funds due at settlement shall be by bank cashier's check or wire transfer

TOTAL PURCHASE PRICE AS NOTED ABOVE \$760,000.00

3. THIS OFFER CONTINGENT UPON THE ABILITY OF BUYER TO: NO CONTINGENCIES

4. **TAXES AND SPECIAL ASSESSMENTS:**

- A. Real Estate taxes shall be prorated to DATE OF CLOSING.
- B. Any proration of taxes shall be based upon the taxes for the year currently payable. All subsequent taxes will be paid by the Buyer.
- C. All special assessments spread on the Treasurer's book at the time of the acceptance of this offer are to be paid by the Seller. All subsequent special assessments are to be paid by the Buyer.

5. **EARNEST MONEY:** \$76,000.00 is to be deposited as Earnest Money within 5 business days upon execution of this contract by all parties with HERTZ REAL ESTATE SERVICES as Escrow Agent. Additional Earnest Money, if any, shall be deposited with the Escrow Agent. If indicated by "yes" in the following space NO, the earnest money shall be deposited by the Broker in an interest-bearing trust account and the interest earned thereon shall accrue for the benefit of N/A with interest credited to SS# or TIN# as per attached IRS W-9 Form; otherwise, the Iowa Association of REALTORS® Foundation, a charitable non-profit entity, will receive the interest. Seller and Buyer agree that Earnest Money held in the Hertz Real Estate Services Trust Account may be disbursed to a future-specified Closing Agent within 72 hours of scheduled settlement date, or as directed by said Closing Agent, if necessitated.

6. **BROKER'S FEE:** Seller agrees to pay HERTZ REAL ESTATE SERVICES Broker, herein as follows: to pay AS PER LISTING AGREEMENT of the total contract sales price in cash at the closing, payable in the Broker's principal office.

7. **POSSESSION AND CLOSING:** Settlement or closing shall be on or before NOVEMBER 1, 2024, or after objections to title have been cleared. Possession of the property shall be delivered to the Buyer SEE 31(B) in its present condition, ordinary wear and tear excepted.

8. **INSURANCE:** Seller agrees to keep the buildings on said property insured at present coverage until possession is given and in the event the buildings and improvements on said real estate are destroyed or materially damaged by fire or other casualty before possession is given to Buyer, it is agreed that the insurance money received shall go to Buyer to replace or repair said damage. Buyer may obtain additional insurance.

9. **SURVEY:** This property shall be surveyed. SEE 31(A)

10. **FIXTURES:** All personal property that integrally belongs to or is part of the real estate, whether attached or detached, such as, water pumps and systems, automatic heating equipment, electrical service cable, fencing and other attached fixtures, trees, bushes, shrubs and plants, feed bunks in the fence, installed fences and gates, propane tanks not under lease, water association rights where applicable, hog and cattle waterers in the fence or permanently installed, grain storage buildings and hog and cattle sheds on permanent foundations, auger and conveyor systems shall be considered part of real estate and included in this sale except:
NONE.

All grain, livestock, hay, silage and non-realty property on the real estate are reserved by the Seller or Seller's tenant.

11. **CONDITION OF PROPERTY:** The real estate (and any personal property contracted for) in its present condition as of date of this offer, will be preserved and delivered intact at the time possession is given. The agent makes no representations or warranties as to the physical or mechanical condition of the property, real or personal. Buyer accepts the property in its present condition.

12. **GROUNDWATER HAZARD STATEMENT:** At closing, a Groundwater Hazard Statement will be filed by the Seller(s) regarding the following items: 1. wells; 2. solid waste disposal; 3. hazardous wastes; 4. underground storage tanks; 5. private burial site and 6. private sewage disposal system located on the Property. If any of these are located on the property, they are as follows:

NONE.

Brokers, their Agents, Employees and Associates shall not be responsible for any hazardous materials which may be found on this property which have not been disclosed by the Seller(s) or any other parties in interest and are not required to give advice on matters outside the scope of their real estate license.

13. **REPRESENTATIONS:** It is understood that no representations made by the Broker or salesperson in the negotiation of this sale are being relied upon unless incorporated herein in writing and this property has not been offered or shown to Buyer by another person or agency. Buyer declares they are purchasing on their own examination and judgment and not through any representations to them made by the Seller, or their agents, as to its location, size, value, future value, income therefrom or as to its production.
14. **TIME:** In the performance of each part of this agreement, time shall be of the essence.
15. **ABSTRACT AND TITLE:** Seller at their expense, shall continue the abstract of title and deliver to Buyer for examination. The abstract shall become the property of the Buyer when the purchase price is paid in full, and shall show merchantable title in conformity with this agreement and title law of the State of Iowa and Iowa Title Standards of the Iowa State Bar Association. Each party shall pay costs of additional abstracting and/or title work due to their acts or omissions.
16. **DEED:** Upon payment of purchase price, Seller shall convey title by WARRANTY Deed(s), free and clear of liens and encumbrances, reservations, exceptions or modifications except as in this instrument otherwise expressly provided. All warranties shall extend to time of acceptance of this offer, with warranties as to acts of Seller up to time of delivery of deed. Seller to pay transfer tax.
17. **JOINT TENANCY IN PROCEEDS AND IN SECURITY RIGHTS IN REAL ESTATE:** If, and only if, the Seller(s), immediately preceding this offer, hold the title to the above described property in joint tenancy, and such joint tenancy is not later destroyed by operation of law or by acts of the Seller(s) then (1) the proceeds of this sale, and any continuing and/or recaptured rights of Seller(s) in real estate shall be and continue in Seller(s) as joint tenants with rights of survivorship and not as tenants in common; and (2) Buyer(s), in the event of the death of either Seller, agree to pay any balance of the proceeds of this sale to the surviving Seller and to accept deed from such surviving Seller.
18. **REMEDIES OF THE PARTIES—FORFEITURE—FORECLOSURE—REAL ESTATE COMMISSION:**
- A. If the Seller(s) fails to fulfill this agreement, he/she will pay to the Broker the regular commission in full, and the Buyer shall have the right to have all payments, plus accrued interest, if any, returned or to proceed by any action or actions at law or in equity, and the Seller agrees to pay costs and attorney fees, and a receiver may be appointed.
- B. If the Buyer fails to fulfill this agreement, the Seller may pursue forfeiture proceedings as provided in the Code of Iowa, all payments made herein shall be forfeited and the earnest money deposit shall be divided equally between Seller and Agent. Any payment to Agent under this section shall not exceed commission referred to in Paragraph 6 of this agreement.
- C. If in addition to the foregoing remedies, either party shall be entitled to any and all other remedies, or action at law or in equity, including foreclosure or specific performance, and the party at fault shall pay costs and attorney fees, and a receiver may be appointed. Either party will pay interest at the maximum legal rate on all amounts herein as and after they become delinquent.
19. **APPROVAL OF COURT:** If this property is an asset of any estate, trust or guardianship that requires court approval for sale, this contract shall be subject to Court approval. If necessary, the appropriate fiduciary shall proceed promptly and diligently to bring the matter on for hearing for Court approval. (In that event, the Court Officer's Deed shall be used.)
20. **ALL FUNDS DEPOSITED** hereunder as part payment as herein above set forth shall be held by Broker as Closing Agent, in trust pending acceptance of this offer, examination of the abstract and delivery of deed or formal contract. Buyer authorizes the company or persons financing his/her purchase to pay all funds to Broker as Closing Agent for the Seller and Seller authorizes such Agent to accept same. It is agreed that at time of settlement, funds of the purchase price may be used by Closing Agent to pay taxes, liens and other sales or purchase expenses of Seller and Buyer to comply with the above requirements; same to be handled under supervision of the Broker as Closing Agent and subject to approval of Buyer's attorney on title questions to produce merchantable title.
21. **CONTRACT BINDING ON SUCCESSORS IN INTEREST:** This contract shall apply to and bind the successors in interest of the respective parties.
22. **TENANT:** If indicated by "yes" in the following space YES, it shall be the responsibility of Seller at Seller's expense to see to the termination of all rights of existing tenants so Buyer shall have sole possession, subject to the 2024 existing Lease, and at closing Seller shall exhibit evidence satisfactory to Buyer of such termination.
23. **CONSERVATION PROGRAM CONTRACT(S):** Seller assigns all right, title and interest in any Conservation Program contract(s) for said real estate to Buyer. Seller reserves the right to receive from the Farm Service Agency and/or Natural Resource Conservation Service office their prorated share of any Conservation Program payment(s) prorated to N/A. By acceptance hereof, Buyer, their successors and assigns, assume all obligations for compliance with the terms of said Conservation Program Contract(s).
24. **WORDS AND PHRASES** herein, including any acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine, feminine or neuter gender, according to the context.
25. **WATER/SANITARY SYSTEMS:** N/A will assume all responsibilities, including costs, for compliance of all county and state regulations covering the sanitary and water systems on the property.

- Offer presented this 7th day of AUGUST, 2024, and null and void if not accepted on or before AUGUST 9, 2024 @ 12:00 P.M.

ACCEPTED THIS 9th DAY OF AUGUST, 2024.

SELLER(S):

DATE _____

DATE _____

DATE _____

DATE _____

SELLER'S BROKER:

Email: kyleb@hertz.ae

Email: troy1@hertz.co

Exhibit 'A'



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BUYER(S) INITIALS: ^{DS} CW SELLER(S) INITIALS: ^{DS} DRH ^{DS} SH CV

In re:
The Herman L. Rowley Memorial Trust
Debtor

Case No. 22-00022-als
Chapter 7

CERTIFICATE OF NOTICE

District/off: 0863-4
Date Rcvd: Aug 09, 2024

User: auto
Form ID: pdf001

Page 1 of 9
Total Noticed: 387

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.
++	Addresses marked '++' were redirected to the recipient's preferred mailing address pursuant to 11 U.S.C. § 342(f)/Fed. R. Bank. P. 2002(g)(4).
^	Addresses marked '^' were sent via mandatory electronic bankruptcy noticing pursuant to Fed. R. Bank. P. 9036.
#	Addresses marked '#' were identified by the USPS National Change of Address system as requiring an update. While the notice was still deliverable, the notice recipient was advised to update its address with the court immediately.
##	Addresses marked '##' were identified by the USPS National Change of Address system as undeliverable. Notices will no longer be delivered by the USPS to these addresses; therefore, they have been bypassed. The debtor's attorney or pro se debtor was advised that the specified notice was undeliverable.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Aug 11, 2024:

Recip ID	Recipient Name and Address
db	+ The Herman L. Rowley Memorial Trust, c/o Neil Paulsen, 1326 200th Street, Avoca, IA 51521-3215
cr	+ Bertha Couser, 1642 S. G Ave. Unit 402, Nevada, IA 50201-2824
acc	+ Eric Brewer, TBB Advisors, LLP, 12245 Stratford Dr, Clive, IA 50325-8147
cr	+ Millennium Rehab & Consulting Group, Inc., c/o Dorsey & Whitney, Rebecca Brommel, 801 Grand Ave Ste 4100, Des Moines, IA 50309-8002
traty	+ Telpner Peterson Law Firm, LLP, 25 Main Place, Suite 200, Council Bluffs, IA 51503-0790
r	+ Troy R Louwagie, Hertz Real Estate Services, PO Box 50, Mt. Vernon, IA 52314-0050
802540174	+ IITsource, 8350 Hickman Road, Ste. 14, Cilve, IA 50325-4311
802540175	+ AAF International, 24828 Network Place, Chicago, IL 60673-1248
802543478	+ AARP, United Healthcare Claim Division, PO Box 740819, Atlanta, GA 30374-0819
802540182	+ ADP, LLC., PO Box 842875, Boston, MA 02284-2875
802540177	+ Ability Network, Inc., 100 6th Street, Suite 900A, Minneapolis, MN 55485-0001
802543479	+ Ability Network, Inc., PO Box 740819, Minneapolis, MN 55485-0001
802540178	+ Access Systems, PO Box 8366, Des Moines, IA 50301-8366
802540179	+ Access Systems Leasing, PO Box 660831, Dallas, TX 75266-0831
802540180	+ Accushield, 2030 Powers Ferry Rd SE, Suite 360, Atlanta, GA 30339-5016
802543480	+ Adams, Evans & Ross, Inc, GrapeTree Medical Staffing, Inc, 3760 Sixes Rd, Ste. 126, Canton, GA 30114-8180
802540181	+ Adams, Evans & Ross, Inc, 1201 W. Peachtree Street, Ste. 2300, Atlanta, GA 30309-3453
802540183	+ Adrian Klepinger & Nancy Lyle, 1400 Illinois Street, Bedford, IA 50833-1026
802549022	+ Adrian R. Klepinger, 1400 Illinois St., Bedford, IA 50833-1026
802540184	+ Advanced Medical Transport of Iowa, 7520 Solution Center, Chicago, IL 60677-7005
802543481	+ Aetna, PO Box 981106, El Paso, TX 79998-1106
802543482	+ Affordable Quality Roofing & Exteriors, 163906 H Ave, Perry, IA 50220
802540185	+ Affordable Quality Roofing & Exteriors, 16906 H Ave, Perry, IA 50220-6336
802543483	+ Align Technology, Inc., ActivLife Solutions LLC, 1124 Merrill Avenue, Wausau, WI 54401-2760
802540186	+ Align Technology, Inc., 410 N. Scottsdale Rd., Ste. 130, Tempe, AZ 85288-7094
802540188	+ Amerigroup, PO Box 933657, Atlanta, GA 31193-3657
802543484	+ Amerigroup Iowa, Inc., PO Box 7368, Columbus, GA 31908-7368
802540189	+ Amerigroup Iowa, Inc., 4800 Westown Parkway, West Des Moines, IA 50266-6741
802540190	+ Ameritas Life Insurance Corp., PO Box 650730, Dallas, TX 75265-0730
802540192	+ Apollo Corporation, 450 Main Street, Somerset, WI 54025-9633
802540193	+ Ascent Management, LLC., 9030 162nd Lance NW, Ramsey, MN 55303-3400
802540194	+ Attica Lodge 11502, 417 Evans Street, P.O. Box 338, Sloan, IA 51055-0338
802540208	+ BTX Iowa, Inc., 1065 Executive Parkway Dr., Suite 220, St. Louis, MO 63141-6367
802540195	+ Bellevue Mason Lodge 1151 - John Pitlo, PO Box 26, Bellevue, IA 52031-0026
802540196	+ Ben Vannatta, c/o Teresa Mowrer, 2595 262nd Lane, Guthrie Center, IA 50115-8875
802540197	+ BerganKDV, PO Box 2100, Waterloo, IA 50704-2100
802543485	+ BerganKDV, PO Box 735484, Dallas, TX 75373-5484
802540198	+ Bergkamp Hemphill McClure PC, 218 S. 9th Street, Adel, IA 50003-1733
802556434	+ Bertha JoAnn Couser, 1642 S. G Ave. Unit 402, Nevada, IA 50201-2824

District/off: 0863-4

User: auto

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Date Rcvd: Aug 09, 2024

Form ID: pdf001

Total Noticed: 387

802540199 + Beverly Whiton, c/o Lori Whiton Drummon, 5117 Karen Drive, Panora, IA 50216-8747
802540200 + Bill Humencuk, 8624 West 116th Street, Overland Park, KS 66210-2828
802540201 + Bill Kooistra, 3125 Riverside Drive NE, Cedar Rapids, IA 52411-7438
802540202 + Bradshaw Fowler Proctor & Fairgrave, 801 Grand Avenue, Ste. 3700, Des Moines, IA 50309-2727
802540204 + Brian Johnson, 32924 - 240th Street, Glidden, IA 51443-8747
802540206 + Brooke Trent, Trent Law Firm, PLLC, 3429 Midway Drive, Cedar Falls, IA 50613-6056
802540207 + Brooks Lodden P.C., 1441 - 29th Street, Ste. 305, West Des Moines, IA 50266-1309
802540209 + BulbGuy Lighting, PO Box 65155, West Des Moines, IA 50265-0155
802540210 + C & N Development, Inc., 7050 NW 14th Street, Ankeny, IA 50023
802540216 + CBS Staffing, LLC., 7517 Douglas Ave, Ste. 17, Urbandale, IA 50322-3075
802543488 + CED Des Moines, PO Box 310654, Des Moines, IA 50331-0654
802540225 + CHI National Homecare, 1700 Edison Drive, Ste. 300, Milford, OH 45150-2729
802540211 + Caitlin-Morgan Insurance Services, 5875 Castle Creek Pkwy N. Dr., Ste. 215, Indianapolis, IN 46250-4381
802540212 + Camblin Mechanical, Inc., 714 West 7th Street, PO Box 520, Atlantic, IA 50022-0520
802540214 + Card Services, PO Box 875852, Kansas City, MO 64187-5852
802540215 + CareerStaff Unlimited, 6333 North State HWY 161, Ste. 100, Irving, TX 75038-2217
802543487 + CareerStaff Unlimited, Harborside Rehabilitation Ltd Partnershi, PO Box 301076, Dallas, TX 75303-1076
802540218 + Centers for Medicare & Medicaid Recovery, P.O. Box 138832, Oklahoma City, OK 73113-8832
802540219 + Centers for Medicare & Medicaid Services, Mail Stop C3-11-03, PO Box 7520, Baltimore, MD 21207-0520
802540220 + Central Iowa Distributing, Inc., 19 South 21st Street, PO Box 891, Fort Dodge, IA 50501-0891
802540221 + Central Iowa Foot Clinic PC, 2718 Willis Avenue, Perry, IA 50220-2346
802543489 + Century Laundry Distrib., Inc., PO Box 5818, Cedar Rapids, IA 52406-5818
802540222 + Century Laundry Distrib., Inc., c/o Richard T Avis., 8755 West Higgins Road, Ste. 610, Chicago, IL 60631-2751
802540224 + Chas E. Goering, 3710 SE Capital Circle, Ste. B, Grimes, IA 50111-5046
802540226 + Chuy's Auto Service, LLC., 1525 W 2nd Street, Perry, IA 50220-1452
802540227 + City of Perry, PO Box 545, Perry, IA 50220-0545
802540228 + Clint Frey, Clint's LawnCare, 13211 Y Avenue, Madrid, IA 50156-5539
802540229 + CobraHelp, 1620 High Street, Denver, CO 80218-1304
802540230 + Collins Living Trust, 2500 Grant Street, Bettendorf, IA 52722-5092
802540232 + Connett Services LLC., 101 E Sheridan Avenue, Des Moines, IA 50313-4948
802540233 + Continental Fire Sprinkler, PO Box 30036, Omaha, NE 68103-1136
802543490 + Continental Fire Sprinkler, 4518 South 133rd Street, Omaha, NE 68137-1141
802540235 + Crescent Electric Supply Co, PO Box 500, East Dubuque, IL 61025-4418
802540236 + Cyber Advisors, Inc., 7550 Meridian Circle N, Maple Grove, MN 55369-4930
802551146 + DFAS-DGG-CO, 1240 East 9th Street, Room 1479, Cleveland, OH 44199-9904
802540262 + DJ Services LLC, 2460 - 337th Street, Perry, IA 50220-8500
802540237 + Dale Luckinbill, 204 Cartwright Street, PO Box 38, Rippey, IA 50235-0038
802540238 + Dallas County Hospital, 610 Tenth Street, Perry, IA 50220-2249
802540239 + Dallas County Treasurer, Mitch Hambleton, 801 Court Street, Room 201, Adel, IA 50003-1476
802540241 + David Nolte, 1375 - 120th Street, Durant, IA 52205
802540244 + Delbert Jackson, 2000 Jackson Park Drive, Bellevue, IA 52031-9154
802540245 + Delbert Jackson or Delbert Jackson IIIT, 2000 Jackson Park Drive, Bellevue, IA 52031-9154
802540246 + Delbert Jackson or Gerald Jackson, 2000 Jackson Park Drive, Bellevue, IA 52031-9154
802540247 + Delbert Jackson or Lynn Banks, 2000 Jackson Park Drive, Bellevue, IA 52031-9154
802540248 + Delbert Jackson or Patrick Wood, 2000 Jackson Park Drive, Bellevue, IA 52031-9154
802540249 + Delbert Jackson or Roger Jackson, 2000 Jackson Park Drive, Bellevue, IA 52031-9154
802540250 + Delbert Jackson or Sherri Jackson-Grant, 2000 Jackson Park Drive, Bellevue, IA 52031-9154
802540251 + Delores M Weston, 5300 South Main St Apt 29, Cedar Falls, IA 50613-7426
802540252 + Deluxe, PO Box 4656, Carol Stream, IL 60197-4656
802540254 + Dennis Ulrich, 2121 Terrace Avenue, Rippey, IA 50235-7016
802543492 + Department of Criminal Investigations, DCI Special Operations Bureau - 1st Fl., 215 East 7th Street, Des Moines, IA 50319-1902
802540255 + Des Moines Area Community College, Account Receivable, 2006 S. Ankeny Blvd, Ankeny, IA 50023-8995
802540256 + Des Moines Orthopaedic Surgeons, 6001 Westown Parkway, West Des Moines, IA 50266-7719
802540257 + Diagnostic Imaging Associates, PO Box 14549, Des Moines, IA 50306-3549
802540258 + Diamond Oil Company, PO Box 955, Des Moines, IA 50304-0955
802540259 + Dick and Jo Couser, 1642 S G Avenue, Apt. 402, Nevada, IA 50201-2824
802540261 + Disabled American Veterans, 210 Walnut Street, #566, Des Moines, IA 50309-2114
802543493 + Disabled American Veterans, PO Box 295, Cedar Falls, IA 50613-0018
802540263 + Dolly's Transport, 604 Clay Street, Cedar Falls, IA 50613-2904
802540264 + Dorsey & Whitney LLP, PO Box 1680, Minneapolis, MN 55480-1680
802540265 + Doug & Mary Bruce, 1869 Glen Oaks Drive, West Des Moines, IA 50266-6608
802540266 + Dress Co, 609 N. Carroll Street, PO Box 585, Carroll, IA 51401-0585
802540267 + Earl & Cynthia Spencer, 220 North Oak Street, Janesville, IA 50647-1006

District/off: 0863-4

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Date Rcvd: Aug 09, 2024

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Total Noticed: 387

802540268 + Earl Walker, Maurice Jules, PO Box 391, Webster City, IA 50595-0391
802543495 + Ecolab Pest Elimination Division, 7373 Kirkwood Court, Ste. 200, Maple Grove, MN 55369-5264
802540270 + Elite Electric & Utility Contractors, 1403 Sugar Grove Avenue, Dallas Center, IA 50063-2028
802540272 + Encompass Group LLC, 615 Macon Street, McDonough, GA 30253-3531
802543496 + Encompass Group LLC, Dept. 40254, PO Box 740209, Atlanta, GA 30374-0209
802540273 Equity Lodge No. 131, PO Box 265, Janesville, IA 50647-0265
802540274 + Eric Morman, Gunther's Snowremoval & Lawncare, 2365 D Avenue, Perry, IA 50220-7565
802540275 + Eric Oberg, 2022 44th Street, Des Moines, IA 50310-3009
802540276 + Estate of Ann Lundy, c/o Kelli Lundy, 734 Alkatraz Avenue, #4, Oakland, CA 94609-1043
802540277 + Estate of Arthur Shoesmith, c/o SHirley Shoesmith, 1413 Highview Drive, Perry, IA 50220-2309
802540278 + Estate of Bertha Hanselman, c/o Doug Hanselman, 2013 NW Pleasant Street, Ankeny, IA 50023-8918
802540279 + Estate of Delores Holcomb, c/o Debra Van Gundy, 1212 31st Street, Perry, IA 50220-2365
802540280 + Estate of Doris Pantier, c/o Mike Lientz, 17650 J Avenue, Perry, IA 50220-6374
802540281 + Estate of Jay Lindahl, c/o Galligan Law PC, 300 Walnut St, Suite 5, Des Moines, IA 50309-2233
802540282 + Estate of Jon Peters, c/o Larry Meachum, 1813 Estella, Perry, IA 50220-2234
802540283 + Estate of Karen Ruggle, c/o Donald Ruggle, 2640 Willis Avenue, Perry, IA 50220-2344
802540284 + Estate of Kathern Purser, c/o Larry Smidt, 1308 Grove Street, Adel, IA 50003-1023
802540285 + Estate of Phillip Sloan, c/o Chad Sloan, 201 S. Cedar Street, Jefferson, IA 50129-2209
802540286 + Estate of Polly Taylor, c/o Kevin Taylor, 1116 North 25th Street, Council Bluffs, IA 51501-0883
802540288 + Evan Harkin, 14835 95th Street, Otsego, MN 55330-7156
802540289 + Everette Carroll, 1416 - 400th Street, Avoca, IA 51521-3102
802543497 + EveryStep Hospice, 3000 Eastern Blvd., Des Moines, IA 50317-3124
802540291 + Fareway Stores, Inc., 1315 Willis Avenue, Perry, IA 50220-1653
802540292 + Fessler Carbonic Gas, 2012 East Ovid, Des Moines, IA 50313-4743
802540293 + Finneseth, Dalen & Powell, P.L.C., 1401 Willis Avenue, PO Box 487, Perry, IA 50220-0487
802540294 + First National Bank, PO Box 846, Ames, IA 50010-0846
802540295 Flowers by Donna Jean, 215 South Main Street, Woodward, IA 50276
802540296 + Fred & Mary Peterson, 21593 141st Street, Perry, IA 50220-6009
802540306 + GRP & Associates, Inc., PO Box 94, Clear Lake, IA 50428-0094
802540297 + GateHouse Media, 175 Sully's Trail, Pittsford, NY 14534-4560
802543499 + GateHouse Media, DB Iowa Holdings, PO Box 32029, Lakeland, FL 33802-2029
802551145 + General Counsel, Dept. of Health and Human Services, 200 Independence Avenue SW, Washington, DC 20201-0007
802540298 + Gerald R Monk (Eloise L. Monk, Dec'd.), 4330 Snowgoose Dr., Marion, IA 52302-6281
802543500 + Goodwin Tucker Group, PO Box 3285, Des Moines, IA 50316-0285
802540303 + Grand Lodge of Iowa, PO Box 279, Cedar Rapids, IA 52406-0279
802543501 + Grand Lodge of Iowa, A.F. & A.M., 813 1st Avenue SE, Cedar Rapids, IA 52402-5001
802540307 + Guy Posey, 2800 Summit, Sioux City, IA 51104-3743
802540308 + H. Darrell Hibbs, 2420 Pine Circle, Urbandale, IA 50322-4404
802551826 + H. Darrell Hibbs & Jean A. Hibbs, 2420 Pine Circle, Urbandale, IA 50322-4404
802543502 + Handicare USA, Inc., PO Box 360660, Pittsburgh, PA 15251-6600
802540309 + Handicare USA, Inc., 10888 Metro Court, St. Louis, MO 63043-2413
802543503 + Harland Ace Hardware, 1305 141st Street, Perry, IA 50220-8128
802540311 + Health Care Information Systems, 450 Regency Parkway, Ste. 100, Omaha, NE 68114-3764
802540313 + Health Dimensions Group, 12900 Whitewater Drive, Suite 201, Minneapolis, MN 55343-9407
802540312 + Health Dimensions Group, 12900 Whitewater Drive, Ste. 201, Minnetonka, MN 55343-9407
802540314 + Hebron Lodge 11374 c/o Ken Irvine, 552 Williams Creek Road, Postville, IA 52162-8509
802540315 + Heritage Company, PO Box 639590, Cincinnati, OH 45263-9590
802540316 + Hiland Dairy, PO Box 801515, Kansas City, MO 64180-1515
802540319 + Hoodz of Central Iowa, 5327 NW 2nd Avenue, Des Moines, IA 50313-1707
802540320 + Hulkan, 801 1st Street, Perry, IA 50220-1702
802540321 + HyVee, Attn: Accounts Receivable, 5820 Westown Parkway, West Des Moines, IA 50266-8223
802540322 + ILTCRMA, c/o Iowa State Bank, Attn: Trust Department, 2301 128th Street, Urbandale, IA 50323-1818
802540328 ++ IOWA DEPARTMENT OF REVENUE, ATTN BANKRUPTCY UNIT, PO BOX 10471, DES MOINES IA 50306-0471 address filed with court; Iowa Department of Revenue, PO Box 10413, Des Moines, IA 50319
802540325 #+ Iowa Board of Pharmacy, 400 SW 8th Street, Ste. E, Des Moines, IA 50309-4633
802540326 + Iowa Central Community College, One Triton Circle, Fort Dodge, IA 50501-5798
802540327 Iowa Department of Human Services, Estate Recovery Program, PO Box 364445, Des Moines, IA 50315
802543505 + Iowa Department of Labor, 150 Des Moines Street, Des Moines, IA 50309-1836
802540330 + Iowa Diagnostic Imaging, PO Box 958372, Saint Louis, MO 63195-8372
802540331 + Iowa Division of Labor Services, Boiler Safety Section, 1000 East Grand Avenue, Des Moines, IA 50319-1007
802540333 + Iowa Health Care Association, 1775 90th Street, West Des Moines, IA 50266-1563
802540334 + Iowa Heart Center, PO Box 9170, Des Moines, IA 50306-9170
802540335 + Iowa Insurance Division, Attn: Karen Pfab, Two Ruan Center, 601 Locust Street, 4th Floor, Des Moines, IA 50309-3711

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802543506 + Iowa Insurance Division, 1963 Bell Avenue, #100, Des Moines, IA 50315-1011
 802540336 + Iowa Medicaid Enterprise, PO Box 310280, Des Moines, IA 50331-0280
 802540337 + Iowa Orthopedic Center PC, 450 Laurel Street, Des Moines, IA 50314-3084
 802540338 + Iowa Total Care, 1080 Jordan Creek Parkway, West Des Moines IA 50266-6014
 802543507 + Iowa Total Care, PO Box 958092, St. Louis, MO 63195-8092
 802540365 + JRX Pharmacy Services, 2404 Avenue L, Fort Madison, IA 52627-3933
 802540339 Jack Schoup, 10211 Avenue, Reinbeck, IA 50669
 802543509 + Jack Schoup, 1021 I Avenue, Reinbeck, IA 50669-9650
 802540340 + James & Susan Converse, 1519 Johnson Street, Ames, IA 50010-4439
 802573931 + James Blattner, 3675 Massey Road, Everson, WA 98247-9552
 802540341 + James Dearduff, 1355 NW 105th Street, Clive, IA 50325-6659
 802547719 James E. Dearduff, 1355 NW 105th Street, Clive, IA 50325-6659
 802556529 + James M Blattner, 3675 Massey Road, Everson, WA 98247-9552
 802540342 + Janet Snell, 2943 Walnut Trail, Stuart, IA 50250-8530
 802540343 Jansen Plumbing LLC, 225 E. Avenue, Perry, IA 50220
 802543510 + Jansen Plumbing LLC, 2225 E. Avenue, Perry, IA 50220-7572
 802546279 + Jaspering Electric Inc., 2716 SE 5th Street Suite 2, Ames, IA 50010-7713
 802540344 + Jaspering Electric, Inc., 2716 SE 5th Street, Unit 2, Ames, IA 50010-7713
 802540345 + Javiers Construction, 15591 141st Street, Perry, IA 50220-6202
 802540346 + Jay Hennings, 1811 W 38th Place, Davenport, IA 52806-5416
 802540348 + Jeffrey Fessler, 820 4th Street, Perry, IA 50220-1726
 802540350 + Jerry & Sharon Leazer, 2056 Fir Avenue, Batavia, IA 52533-7644
 802540351 + Jesseca Perez, 307 7th Street, Perry, IA 50220-1881
 802540353 + Joan Jamison, 433 SW Franklin Drive, Ankeny, IA 50023-2703
 802540354 Joe Pomplun, 805 South Court, Omaha, NE 68118
 802540355 + Johannus Pitlo, 30078 395th Avenue, Bellevue, IA 52031-9645
 802540356 + John & Carol White, 2717 - 248th Street, Oskaloosa, IA 52577-9677
 802540357 + John & Susan Peters, 920 Diagonal Road, Perry, IA 50220-8119
 802540358 + John Blattner, 4713 Panorama Drive, Panora, IA 50216-8632
 802540359 + John Leefers, 451 Wilder Drive, Cedar Rapids, IA 52403-3235
 802540360 + John Powell, 16659 - 141st Street, Perry, IA 50220-6206
 802556379 + John W Blattner, 4713 Panorama Drive, Panora, IA 50216-8632
 802555797 + John and Vivian Pitlo, 30078 395th Ave., Bellevue, IA 52031-9645
 802540361 + Johnson, Kramer, Mulholland, Cochrane &, Cochrane P.L.C., 809 Central Avenue, Ste. 600, Fort Dodge, IA 50501-3937
 802540363 + Jose S. Gonzalez, Lorenzo's Carpet Cleaning, 1524 North Street, Perry, IA 50220-1235
 802540364 + Joy Doud, 1307 Rittenhouse Street, Des Moines, IA 50315-6531
 802540367 + K & R Consulting Group, Inc., 8711 Windsor Parkway, Ste. 1, Johnston, IA 50131-2296
 802540368 + KDLS/KKRF/KGRA Radio, Raccoon Valley Radio, 22562 141st Drive, Perry, IA 50220-6006
 802540370 + Keith Wells, 1020 13th Street, Boone, IA 50036-2127
 802540371 #+ Kent Naughton, 202 Ken Maril Road, Ames, IA 50010-8556
 802540372 + Kilwinning Lodge 11198 c/o Jerry Leazer, 2056 Fir Avenue, Batavia, IA 52533-7644
 802543512 + Kindred at Home, PO Box 4060, Mooresville, NC 28117-4060
 802540374 + Kindred at Home, 3350 Riverwood Parkway, Ste. 1400, Atlanta, GA 30339-3314
 802543513 + Kronos, PO Box 744724, Atlanta, GA 30374-4724
 802540375 + Kronos, 2000 Ultimate Way, Weston, FL 33326-3643
 802553917 + Kronos, Inc., c/o Catherine R Choe, Esq., 420 South Orange Avenue, Suite 1200, Orlando, FL 32801-4904
 802540376 + Kurt Brown, 5520 - 410th Street, Primgar, IA 51245-7545
 802540377 + Larry Dutton, 1221 W. Woodbine Drive, Dunlap, IA 61525-9518
 802556308 + Laura D'Angelo, 601 E. 12th Street, Suite N1800, Kansas City, MO 64106-2818
 802540380 + Lee Agency, 200 Ford Avenue, Mescatine, IA 52761-5660
 802540381 + Lenny Hudson, 6745 SE 55th Court, Box 152, Carlisle, IA 50047-9798
 802540382 + Linda Herman PC, PO Box 705, Ankeny, IA 50021-0705
 802540386 + Lorenzo's Carpet Cleaning, 1524 North Street, Perry, IA 50220-1235
 802543517 ++ MEDLINE INDUSTRIES INC, ATTN ANNE KISHA, ONE MEDLINE PL, MUNDELEIN IL 60060-4486 address filed with court,
 Medline Industries, Inc., Dept CH 14400, Palatine, IL 60055
 802540387 + Management and Network Services, 6500 Emerald Parkway, Suite 310, Dublin, OH 43016-7460
 802543515 + Management and Network Services, PO Box 73996, Cleveland, OH 44193-0002
 802540389 + Mark & Chris Huston, 1825 130th Street, Wellman, IA 52356-9661
 802540391 + Martina Olson, 755 SE Gateway Drive, #304, Grimes, IA 50111-3312
 802540392 + Marvin Condra, 11230 Hwy 5, Unionville, MO 63565-3012
 802540393 + Marvin Condra or Jaynee Morehead, 11230 Hwy 5, Unionville, MO 63565-3012
 802540395 + Mary Moore, 3856 Oakwood Place, Riverside, CA 92506-1877
 802553580 + Matthew D Piersall, 3716 First Ave NE, Cedar Rapids, IA 52402-6106

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802540396 + McDonald Hopkins LLC, 600 Superior Avenue E, Ste. 2100, Cleveland, OH 44114-2653
802540397 + McGrath North, Attn: Accounts Receivable, 1601 Dodge Street, Ste. 3700, Omaha, NE 68102-1627
802540398 McKesson Medical-Surgical, 9954 Maryland Drive, Richmond, VA 23233
802543516 + McKesson Medical-Surgical, Minnesota Supply, Inc, PO Box 630693, Cincinnati, OH 45263-0693
802540401 + MedTech, 565 S. Mason Road, Ste. 484, Katy, TX 77450-2437
802540399 + Medical Oncology and Hematology, PO Box 8219, Des Moines, IA 50301-8219
802551144 + Medicare, 7500 Security Blvd, Baltimore, MD 21244-1849
802540400 + Medline Industries, Inc., 3 Lakes Drive, Northfield, IL 60093-2753
802540403 + MercyOne Des Moines Medical Center, Financial Operations, 1111 6th Avenue, Des Moines, IA 50314-2610
802540404 + Merle Edinborough, 820 18th Street, Apt. 3A, Perry, IA 50220-2433
802540405 + Metro Geriatric Services, 13435 University Avenue, Ste. 500, Clive, IA 50325-8251
802543518 + Michael Saville, c/o Iowa Veterans Home, 1301 Summit Street, Marshalltown, IA 50158-5484
802540406 + Michael Tetmeyer, 10140 Woodburn Place, Bradenton, FL 34202-1748
802540408 + Midwest Alarm Services, PO Box 4511, Davenport, IA 52808-4511
802540410 + Millennium Rehab & Consulting, Inc., 4725 Merle Hay Road, Ste. 207, Des Moines, IA 50322-1983
802540411 + Minburn Communications, PO Box 206, 416 Chestnut Street, Minburn, IA 50167-1003
802540412 + Moblie Noble of Za Ga Zig Shrine, Hugh Wooldridge, 3415 Scenic Vista Drive, West Des Moines, IA 50265-7737
802540413 + Motion Picture Licensing Corporation, 5455 S Centineal Ave, Los Angeles, CA 90066-6942
802543519 + Motion Picture Licensing Corporation, PO Box 80144, City of Industry, CA 91716-8144
802540414 + Motor Parts Warehouse, Inc., 823 First Avenue, Perry, IA 50220-1702
802540415 + Motorola Solutions, Inc., 13108 Collections Center Drive, Chicago, IL 60693-0001
802540424 + NRC Health, PO Box 30094, Omaha, NE 68103-1194
802540417 + Nationwide, PO Box 10479, Des Moines, IA 50306-0479
802543520 + Neil Paulsen, Echo Electric Supply, 4325 Gifford Road, Council Bluffs, IA 51501-8241
802540418 + Network Services Company, 29060 Network Place, Chicago, IL 60673-1290
802556436 + Nevada Lodge #99, c/o Joe Wakeman, Secretary, 63101 295th Street, Nevada, IA 50201-7550
802540419 Nevada Lodge 1199, 1003 6th Street, Nevada, IA 50201
802540420 + No Lawn Left Behind, LLC., 12813 K Drive, Perry, IA 50220-6072
802540421 Norine Huit, 5019 153rd St, Urbandale, IA 50323-1226
802540422 + Norman Simons, 433 West Jensen Street, Newell, IA 50568-5042
802540423 + Northwest Respiratory Services, LLC, NW-7459, PO Box 1450, Minneapolis, MN 55485-1450
802540425 + NuCara Home Medical, 1801 2nd Avenue, Des Moines, IA 50314-3606
802540426 + Nursefinders LLC, PO Box 910738, Dallas, TX 75391-0738
802540427 + Nyemaster Goode, PC., c/o Frank Harty, 700 Walnut Street, Ste. 1600, Des Moines, IA 50309-3800
802540428 + Old Republic Surety Group, PO Box 1635, Milwaukee, IA 53201-1635
802540429 + Otley Lodge - Dick Lowe, 2301 Evelyn Street, Perry, IA 50220-2218
802540430 + Paradigm Benefits, 218 1st Street SW, Ste. A, Clarion, IA 50525-1479
802540431 + Pathology Laboratory, PO Box 569, Des Moines, IA 50302-0569
802540433 + Per Mar Security Services, PO Box 1101, Davenport, IA 52805-1101
802540434 + Performance Health Supply, Inc., PO Box 93040, Chicago, IL 60673-3040
802540435 + Perry Area Chamber of Commerce, 1124 Willis Avenue, Ste. A, Perry, IA 50220-1650
802540436 Perry Baker, 55260 Coachlight Drive, West Des Moines, IA 50266
802540437 + Perry Chief, PO Box 650688, Dallas, TX 75265-0688
802540438 + Perry Lutheran Home, 1300 28th Street, Perry, IA 50220-2329
802540439 + Perry Waterworks, 1101 W. 3rd Street, PO Box 604, Perry, IA 50220-0604
802540440 + Peters Service Center, 98 Willis Avenue, Perry, IA 50220-1094
802556776 + Pioneer Lodge # 22 AF & AM, 3706 East 38th Court, Des Moines, IA 50317-5824
802555670 Pioneer Lodge # 22 AM & FM, Cleon C Babcock, 3706 East 38th Court, Des Moines, Iowa 50317-5824,
802540441 + Pioneer Lodge - Cleon Babcock, 3706 East 38th Court, Des Moines, IA 50317-5824
802540442 + Pioneer Lodge No. 22, 3843 6th Avenue, Des Moines, IA 50313-3426
802540444 + Pitney Bowes, Inc., PO Box 371896, Pittsburgh, PA 15250-7896
802540445 + PlumbMaster, Inc., PO Box 117187, Atlanta, GA 30368-7187
802540446 + PointClickCare Technologies, Inc., PO Box 674802, Detroit, MI 48267-4802
802540447 + Prairie Pella, Inc., PO Box 71667, Des Moines, IA 50325-0667
802540448 + Prime Time Healthcare LLC, PO Box 3544, Omaha, NE 68103-0544
802540451 + Providence Engraving, LLC., 11 E. Orange Street, Tarpon Springs, FL 34689-3439
802540452 + Providers Plus, 1518 N. 51st Street, Omaha, NE 68104-5009
802540453 + Quick Oil, Co., 104 Willis Avenue, Perry, IA 50220-1086
802540454 + Randall & Jeanna Weber, 990 N. Riverview, PO Box 32, Bellevue, IA 52031-0032
802540455 + Rebecca Haymond, c/o Mitzi Berkland, 2273 Elmwood Avenue, Winterset, IA 50273-8419
802540456 + Rebecca J. Idso, RDLD, 2223 NW 135th Street, Clive, IA 50325-8524
802540458 + Riece Graham, 1206 16th Street, Perry, IA 50220-2333
802540459 + Rith Blattner, 3012 Willis #312, Perry, IA-50220-2327

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802540460 + Robert & Marilyn Kremer, 2909 Woodland #1107, Des Moines, IA 50312-3833
802540461 + Robert Allen, 1730 Coolidge Drive, Ames, IA 50010-5133
802540462 + Robert Pedrick, PO Box 513, Keosauqua, IA 52565-0513
802540463 + Roger & Rebecca Mick, 2930 Jerico Avenue, Bedford, IA 50833-8076
802543521 + Roger McCandless, 20543 - 105th Street, Whiting, IA 51063-8781
802540464 + Roger McCandless, 2543 N Street, Whiting, IA 51063
802540465 + Roger Sealock, 112 W. Ferndale, Council Bluffs, IA 51503-4881
802540467 + Roy Kokemuller, 2227 J Avenue, Woodward, IA 50276-8126
802540468 + Royal Arch Masons - Derwood Keith, now Rusty Hill, PGC, 1937 Deer Avenue, Perry, IA 50220-7567
802540469 + Russell Herder, Inc., 275 Market Street, Ste. 319, Minneapolis, MN 55405-1619
802540470 + Russell's Trophies & Engraving, Inc., 8515 Douglas Avenue, Ste. 31, Urbandale, IA 50322-2924
802540471 + Ruth Beiner, 878 Fox Run Road, Dike, IA 50624
802540472 + Ruth H. Blattner, 3012 Willis #312, Perry, IA 50220-2327
802540473 + Sandy Clipperton, 2039 Hwy 141, Bayard, IA 50029-8502
802540474 + Scottish Rite c/o Iowa State Bank, 2301 - 128th Street, Urbandale, IA 50323-1818
802540476 + Secure Shred Solutions LLC, 1187 E. Anthony Street, PO Box 1072, Carroll, IA 51401-1072
802540478 + Sharry Cannon, 417 Warford Street, Perry, IA 50220-1050
802540479 + Shopko Stores Operating Co., LLC., PO Box 8461, Carol Stream, IL 60197-8461
802540480 + Signature Healthcare, LLC, 14225 University Avenue, Ste. 130, Wauke, IA 50263-8294
802540481 + SmartRecruiters, Inc., PO Box 8362, Pasadena, CA 91109-8362
802540482 + Source Medical Staffing LLC, PO Box 540931, Omaha, NE 68154-8931
802540484 + Stine Seed, 22555 Laredo Trail, Adel, IA 50003-8310
802540485 + Storey Kenworthy Matt Parott, 309 Locust Street, Des Moines, IA 50309-1723
802540486 + Sunrise Machine & Tool, SMT Health Systems, 1380 Legion Road, Detroit Lakes, MN 56501-4314
802543522 + Swift Medical, Inc., 243 Queen Street West, Ste. 200, Toronto, ON, M5V 1A4
802540488 + Synergy Fire & Safety, 4338 Hubbell Avenue, Des Moines, IA 50317-4652
802540489 + Tech of Ages, LLC, 5307 Caraway Lane, Cedar Falls, IA 50613-8172
802540490 + Temple Commandery 4 Des Moines, York Rite Bodies, c/o Iowa State Bank, 2301 128th Street, Urbandale, IA 50323-1818
802556953 + The Attica Lodge No. 502, A.F. & A.M., P.O. Box 338, Sloan, IA 51055-0338
802540491 + The Cincinnati Life Insurance Co., PO Box 631205, Cincinnati, OH 45263-1205
802540492 + The Des Moines Register, 400 Locust Street, Ste. 500, Des Moines, IA 50309-3771
802543524 + The Des Moines Register, PO Box 3249, Milwaukee, WI 53201-3249
802543525 + The Iowa Clinic, 6800 Lake Drive, Ste. 250, West Des Moines, IA 50266-2504
802540493 + The Iowa Clinic, 5950 University Ave., West Des Moines, IA 50266-8233
802540494 + The Perry News, PO Box 382, Perry, IA 50220-0382
802540495 + The Sherwin Williams Co, 2570 E. 1st Street, Grimes, IA 50111-7610
802540496 + The Ultimate Software Group, Inc., PO Box 930953, Atlanta, GA 31193-0953
802540499 + Total Nurses Network, 4948 Pleasant Street, West Des Moines, IA 50266-1783
802543526 + Total Nurses Network, 7026 West North Avenue, Ste. 2W, Chicago, IL 60707-4337
802540500 + Treasurer, Dallas County, Mitch Hambleton, 918 Court Street, Ste. A, Adel, IA 50003-1448
802540501 + Two Rivers Glass & Door, Inc., 121 S. 11th Street, Ste. 200, West Des Moines, IA 50265-4465
802540502 + Tyrell Lodge No. 116, Ancient Free & Accepted Masons, 201 3rd Street SE, PO Box 820, Waverly, IA 50677-0820
802556777 + Tyrell Lodge #116 Ancient Free & Accepted Masons, 201 3rd Street SE, PO Box 820, Waverly, IA 50677-0820
802551143 + U.S. Attorney's Office (HHS), 110 East Court Avenue, Suite 286, Des Moines, IA 50309-2044
802543527 + U.S. Attorneys Office (DOL), 110 East Court Avenue, Suite 286, Des Moines, IA 50309-2044
802540503 + U.S. Bank, Attn: Kevin Mathieu, 1 Federal Street, Boston, MA 02110-2027
802556309 + U.S. DHHS Centers for Medicare & Medicaid Services, PO Box 7520, Baltimore, MD 21207-0520
802543528 + U.S. Department of Labor, Office of Solicitor, 2300 Main Street, Suite 1020, Kansas City, MO 64108-2451
802543529 + UKG Inc., 2000 Ultimate Way, Weston, FL 33326-3643
802540509 + US Postal Service, Postmaster, 1420 2nd Street, Perry, IA 50220-9998
802540505 + United Commerical Upholstery, PO Box 126, New Ulm, MN 56073-0126
802540506 + United Healthcare, PO Box 5220, Kingston, NY 12402-5220
802543530 + UnityPoint at Home, PO Box 35428, Des Moines, IA 50315-0304
802540508 + UnityPoint at Home, 11333 NW Aurora Ave, Urbandale, IA 50322-7908
802540510 #+ VCPI, Attn: Accounts Receivable, 1555 N. Rivercenter Drive, Milwaukee, WI 53212-3958
802543531 + Vernon Moorman, 1050 L Avenue, Boone, IA 50036-7148
802540511 + Vernon Moorman, 5822 28th Ave, Vinton, IA 52349-9332
802540512 + Vinton Masonic Lodge, 5822 28th Avenue, Vinton, IA 52349-9332
802540514 + Walsh Door & Security, 2600 Delaware Avenue, Des Moines, IA 50317-3532
802540515 + Wanda Matteson, 324 W. Phipps Street, La Plata, MO 63549-1161
802540516 + Wellmark Blue Cross Blue Shield, PO Box 14456, Des Moines IA 50306-3456
802540518 + West Bend Mutual Insurance Company, Bin 432, Milwaukee, WI 53288-0001
802540519 + West Gate Adelphic Lodge #509, 1141 69th Street, Windsor Heights, IA 50324-1507

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Total Noticed: 387

802540520 + William & Barbara Yungclas, 1801 20th Street, K-35, Ames, IA 50010-5177
 802556775 William M Humenczuk II, 8624 W 116th St, Overland Park, KS 66210-2828
 802540521 + William Nicholas Palmer, MD, 616 10th Street, Perry, IA 50220-2221
 802546205 William R. & Barbara C. Yungclas, 1801 20th St K-35, Ames, IA 50010-5177
 802543532 + Wisconsin Physicians Service Insurance, a CMS Medicate Contractor, 1717 W. Broadway, PO Box 1787, Madison, WI 53701-1787
 802540522 + Woodley Service and Repair, 1231 K Avenue, Jefferson, IA 50129-7050
 802540523 + Wyatt McChesney, 2024 4th Street, Perry, IA 50220-1124

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Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.

Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI). Electronic transmission is in Eastern Standard Time.

Recip ID	Notice Type: Email Address	Date/Time	Recipient Name and Address
802540187	Email/Text: BankruptcyNotices@alliantenergy.com	Aug 09 2024 21:55:00	Alliant Energy/IPL, PO Box 3060, Cedar Rapids, IA 52406
802543491	+ Email/Text: CRA_AR@crai.com	Aug 09 2024 21:55:00	CRA International, Inc., PO Box 845960, Boston, MA 02284-5960
802540234	+ Email/Text: CRA_AR@crai.com	Aug 09 2024 21:55:00	CRA International, Inc., 200 Clarendon Street, Boston, MA 02116-5092
802540213	+ Email/PDF: AIS.cocard.ebn@aisinfo.com	Aug 09 2024 22:02:16	Capital One, PO Box 6492, Carol Stream, IL 60197-6492
802540223	+ Email/Text: CRA_AR@crai.com	Aug 09 2024 21:55:00	Charles River Associates, 200 Clarendon Street, Boston, MA 02116-5092
802540231	+ Email/Text: firobinson@coloniallife.com	Aug 09 2024 21:55:00	Colonial Life, Premium Processing, PO Box 903, Columbia, SC 29202-0903
802540242	+ Email/Text: markwalz@davisbrownlaw.com	Aug 09 2024 21:55:00	Davis, Brown, Koehn, Shors & Roberts PC, 215 10th Street, Ste. 1300, Des Moines, IA 50309-3616
802540260	+ Email/Text: Bankruptcy@directs.com	Aug 09 2024 21:55:00	Direct Supply, Inc., Box 88201, Milwaukee, WI 53288-8201
802540269	+ Email/Text: bankruptcynotices@ecolab.com	Aug 09 2024 21:55:00	Ecolab Pest Elimination Division, 26252 Network Place, Chicago, IL 60673-1262
802540300	+ Email/Text: accounting@goldleafpartners.com	Aug 09 2024 21:55:00	Goldleaf Partners, PO Box 806, Brainerd, MN 56401-0806
802540301	+ Email/Text: aream@goodwintucker.com	Aug 09 2024 21:55:00	Goodwin Tucker Group, 2900 Delaware Ave., Des Moines, IA 50317-3893
802540302	^ MEBN	Aug 09 2024 21:51:40	Grainger, Dept. 839027364, PO Box 419267, Kansas City, MO 64141-6267
802540304	+ Email/Text: dpetersen@greatamerica.com	Aug 09 2024 21:55:00	GreatAmerican Financial Services, PO Box 660831, Dallas, TX 75266-0831
802540317	+ Email/Text: hope.abke@hobartservice.com	Aug 09 2024 21:55:00	Hobart Service, ITW Food Equipment Group, LLC, PO Box 2517, Carol Stream, IL 60132-2517
802540324	Email/Text: sbse.cio.bnc@mail@irs.gov	Aug 09 2024 21:55:00	Internal Revenue Service, PO Box 7346, Philadelphia, PA 19101-7346
802540329	+ Email/Text: Investigations@dia.iowa.gov	Aug 09 2024 21:55:00	Iowa Dept. of Insp. & Appeals, Health Facilities Division, Lucas State Bldg- 3rd Floor, 321 East 12th Street, Des Moines, IA 50319-1002
802543508	+ Email/Text: legalsupport@iwd.iowa.gov	Aug 09 2024 21:55:00	Iowa Workforce Development, 1000 E Grand Avenue, Des Moines, IA 50319-0220
802540390	+ Email/Text: creditmanagement@martinbros.com	Aug 09 2024 21:55:00	Martin Bros. Distributing Co., Inc., Attn: Accounts Receivable, PO Box 69, Cedar Falls, IA 50613-0010
802540407	Email/Text: pamela.hilsabeck@midamerican.com	Aug 09 2024 21:55:00	MidAmerican Energy Company, PO Box 4350 Credit, Davenport IA 52808-4350

District/off: 0863-4

User: auto

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Date Rcvd: Aug 09, 2024

Form ID: pdf001

Total Noticed: 387

802540443	+ Email/Text: bankruptcy@pb.com	Aug 09 2024 21:55:00	Pitney Bowes Global Financial Services, PO Box 371887, Pittsburgh, PA 15250-7887
802540446	^ MEBN	Aug 09 2024 21:51:46	PointClickCare Technologies, Inc., PO Box 674802, Detroit, MI 48267-4802
802540450	+ Email/Text: Triage_Bankruptcy_Notices@progressive.com	Aug 09 2024 21:55:00	Progressive Northern Insurance Co., Dept. 0561, Carol Stream, IL 60132-0001
802540457	Email/Text: contracts@relias.com	Aug 09 2024 21:55:00	Relias LLC, PO Box 74008620, Chicago, IL 60674
802540475	+ Email/Text: ar@scrubsonwheels.com	Aug 09 2024 21:55:00	Scrubs On Wheels, 1730 Gateway Court, Elkhart, IN 46514-8217
802540449	Email/Text: dllawbankruptcy@exchange.principal.com	Aug 09 2024 21:55:00	Principal Financial Group, Attn: RIS, 711 High Street, Des Moines, IA 50392
802540498	Email/Text: manderson@pioneercriticalpower.com	Aug 09 2024 21:55:00	Titan Energy Systems, Inc., d/b/a Pioneer Critical Power, PO Box 71490, Chicago, IL 60694
802540504	+ Email/Text: arbankruptcy@uline.com	Aug 09 2024 21:55:00	Uline, Attn: Accounts Receivable, PO Box 88741, Chicago, IL 60680-1741
802540517	+ Email/Text: rasketl@wellmark.com	Aug 09 2024 21:55:17	Wellmark Blue Cross Blue Shield of Iowa, PO Box 9232, Des Moines, IA 50306-9232
802540524	Email/Text: jshpayher@xcelmed.com	Aug 09 2024 21:55:00	XCEL Med LLC, 7444 W. Wilson, Harwood Heights, IL 60706

TOTAL: 29

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

Recip ID	Bypass Reason	Name and Address
cr		Delores Weston
cr		Gerald R Monk
cr		Laurence James Dodd
cr		Norine Huit
802540191		Anne Defenbaugh
802540203		Brenda Barrow
802540205		Brielle Duffy
802540243		Deb Kruse
802540299		Gina Kokemuller
802540305		Greg Greenwood
802540323		Inge M. Smothers
802540332		Iowa Environmental Services, Inc.
802540347		Jeanice Stratton
802540349		Jennifer Rothfus
802540366		Julie Simons
802540373		Kim Laws
802540378		Laura Orbell
802540383		Linda Lee
802540384		Lisa Eastman
802540388		Margarita Vorrath
802540394		Mary Means
802540402		Megan Harrington
802540409		Mike Divis
802540416		Nancy Johnson
802540466		Rosa Canal
802540477		Sharon Reeves
802540483		Steve Cummings
802540497		Tiffany Hull
802540513		Viviana Garcia-Curiel
802543504	*+	Health Dimensions Group, 12900 Whitewater Drive, Suite 201, Minneapolis, MN 55343-9407

District/off: 0863-4

User: auto

Page 9 of 9

Date Rcvd: Aug 09, 2024

Form ID: pdf001

Total Noticed: 387

802540507	*P++	INTERNAL REVENUE SERVICE, CENTRALIZED INSOLVENCY OPERATIONS, PO BOX 7346, PHILADELPHIA PA 19101-7346, address filed with court., United States Treasury, Internal Revenue Service, Ogden, UT 84201
802549660	*	Temple Commandery 4 Des Moines York Rite Bodies, c/o Iowa State Bank, 2301 128th Street, Urbandale, IA 50323-1818
802543523	*+	The City of Perry, PO Box 545, Perry, IA 50220-0545
802543486	##+	BTX Iowa, Inc., 3160 8th Street SW, Ste C, Altoona, IA 50009-1023
802540240	##+	Darlene Heaton, 970 Pulpit Rock Circle, Colorado Springs, CO 80918-7056
802540253	##+	Dennis Daniels, 126 Willow Lane Drive SW, Waverly, IA 50677-2035
802540290	##+	EX Nutrition Consulting PC, 3763 39th Avenue, Columbus, NE 68601-4530
802543498	##+	EZ Nutrition Consulting PC, PO Box 322, Columbus, NE 68602-0322
802543494	##+	Earl Walker, PO Box 392, Webster City, IA 50595-0392
802540271	##+	Empire Lodge 11269, 921 Church Street, Ottumwa, IA 52501-4223
802540287	##+	Estate of Sydney Anderson, c/o Jennifer & Ron Milne, 1701 Paul Street, Perry, IA 50220-2705
802540310	##+	Harland Ace Hardware, 628 First Avenue, Perry, IA 50220-1803
802540318	##+	Home and Garden Helpers LLC, TJ Meylum, 17833 G Avenue, Perry, IA 50220-6246
802540352	##+	Jim Sears, 2733 Thompson Drive, Ames, IA 50010-4758
802540362	##+	Jolene Peters, 21208 Knoble Avenue, Carroll, IA 51401-8691
802540369	##+	Keith Gordon, 3769 NW 90th Place, Polk City, IA 50226-2071
802540379	##+	Laurence James Dodd, 10101 W Palmenas Dr #202, Sun City, AZ 85373-3010
802540385	##+	Living Design, Inc., 47015 SD Highway 44, Worthing, SD 57077-5732
802540432	##+	Peggy Miller, 2409 parkview, Perry, IA 50220-2559

TOTAL: 29 Undeliverable, 4 Duplicate, 16 Out of date forwarding address

NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Aug 11, 2024

Signature: /s/Gustava Winters

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on August 9, 2024 at the address(es) listed below:

Name	Email Address
Brian Galligan	on behalf of Creditor Jay Lindahl ESTATE bgalligan@galliganlaw.com
Charles Smith,	trustee@telpnerlaw.com ia21@ecfbis.com
L Ashley Wieck	on behalf of U.S. Trustee United States Trustee ashley.wieck@usdoj.gov ashley.wieck@usdoj.gov
Rebecca A Brommel	on behalf of Creditor Millennium Rehab & Consulting Group Inc. brommel.rebecca@dorsey.com, daugherty.michelle@dorsey.com
Robert C Gainer	on behalf of Debtor The Herman L. Rowley Memorial Trust rgainer@cutlerfirm.com 9643802420@filings.docketbird.com
United States Trustee	USTPRegion12.DM.ECF@usdoj.gov
Wilford L Forker	on behalf of Creditor The Attica Lodge No. 502 A.F. & A.M. forkerlaw@gmail.com

TOTAL: 7

SD IA-201 (12/09)

UNITED STATES BANKRUPTCY COURT
SOUTHERN DISTRICT OF IOWA

IN RE

THE HERMAN L. ROWLEY
MEMORIAL TRUST,

Debtor.

) CHAPTER 7
) CASE NO. 22-00022-als7
)
) NOTICE OF INTENT TO SELL
) PROPERTY (STUTZMAN) AND BAR
) DATE NOTICE 8/30/2024

The undersigned Trustee of the estate of the Debtor(s) named above, subject to objection under Federal Rules of Bankruptcy Procedure, Rules 6004(b) & 9014, will sell the following property of the estate subject to any liens of record:

The Trustee's remainderman interest in the property shown on the attached Real Estate Sales Agreement.

to the following purchaser:

Noah H. Stutzman, 2870 Highway 38, Hopkinton, IA 52237-7706

for the following consideration:

Trustee is to receive 42.374% of the net sales price pursuant to the aforesaid Real Estate Sales Agreement. Said agreement shows a gross list price of \$412,125.00 for 32.97 acres. However, the final gross purchase price will be increased or decreased based upon \$12,500.00 per acre times the final net surveyed acres of the property.

NOTICE IS HEREBY GIVEN, any objections thereto must be served on the undersigned Trustee at the address listed below; the United States Trustee at 210 Walnut Street, Room 793, Des Moines, IA 50309-2108; the Debtor; and, Debtor's counsel. Any objection must be filed with the Clerk of Bankruptcy Court at 111 Locust Street, Office 320, Des Moines, Iowa 50309 within 21 days of the date of this notice and report.

/s/ Charles L. Smith *Charles L. Smith*
Charles L. Smith, Trustee, AT0007415
Telpner Peterson Law Firm, LLP
25 Main Place, Suite 200
Council Bluffs, IA 51503
Telephone: (712) 325-9000
Facsimile: (712) 328-1946
E-mail: csmith@telpnerlaw.com

REAL ESTATE SALES AGREEMENT

Herington/Stutzman - 32.97 Acres, m/l - Delaware County, Iowa

AGENCY DISCLOSURE

An agency disclosure must be made by the agent prior to any offer being made by the BUYER or accepted by the SELLER. By signing below the BUYER and SELLER confirm that written disclosure of agency representation was provided to them prior to the signing of the REAL ESTATE SALES AGREEMENT.

BUYER further acknowledges having signed and received a copy of the SELLER PROPERTY CONDITION DISCLOSURE FORM, if required. The BROKER, its agents, employees and associates are not required, however, to discover hidden defects in the property or give advice on matters outside the scope of their real estate license.

SELLER and/or BUYER request that Broker select, prepare and complete form documents as authorized by Iowa law or rule, such as purchase agreements, groundwater hazard statements and declaration of value.

HERTZ REAL ESTATE SERVICES, Inc., BROKER, and TROY R. LOUWAGIE, licensee employed by or associated with the Broker, represents the ☐ SELLER ☐ BUYER or ☒ BOTH SELLER AND BUYER.

BUYER(S):

Noah H. Stutzman 8/5/24
By: Noah H. Stutzman DATE

SELLER(S):

Delores R. Herington Life Estate

DocuSigned by:
Delores R. Herington 8/6/2024
By: Delores R. Herington DATE

Steven Herington Life Estate

DocuSigned by:
Steven Herington 8/6/2024
By: Steven Herington DATE

Herman L. Rowley Memorial Trust

Charles L. Smith, Bankruptcy Trustee 8/5/2024
By: Charles L. Smith, Bankruptcy Trustee DATE
Telpner Peterson Law Firm, LLP

1. PARTIES: Delores R. Herington Life Estate, Steven Herington Life Estate

AND Herman L. Rowley Memorial Trust

(Seller) agrees to sell and convey to

Noah H. Stutzman

(Buyer), and Buyer agrees to buy from

Seller the following property situated in Delhi Township, Delaware County, Iowa, containing 32.97 Acres, more or less (M/L) and legally described as:

That part of the S½ of the SE¼ of Section 35, Township 88 North, Range 4 West of the 5th P.M., Delaware County, Iowa, lying west/southwest of State Highway 38, excepting Parcel H in the SW¼ of the SE¼ according to Plat recorded in Book 2001 Page 1220 and further excepting Parcel I in the SE¼ of the SE¼ according to Plat recorded in Book 2002 page 1529. Exact legal to be determined by survey and updated abstract. See Exhibit 'A' details of the boundary.

together with any easements and 100 percent of the mineral rights owned by Seller, but subject to any easements of record, zoning restrictions, FSA/NRCS cost sharing agreements and restrictive covenants. The right is reserved to insert the exact legal description as shown by the Abstract of Title.

2. TOTAL PURCHASE PRICE SHALL BE: SEE 31(A) \$412,125.00

A. Earnest Money to be deposited upon execution of agreement with: \$25,000.00

☒ Real Estate Trust Account of Hertz Real Estate Services, Inc., Closing Agent
☐ Trust Account of N/A, Closing Agent

B. Funds Due at Settlement On DECEMBER 6, 2024 \$387,125.00

Funds due at settlement shall be by bank cashier's check or wire transfer

TOTAL PURCHASE PRICE AS NOTED ABOVE \$412,125.00

3. THIS OFFER CONTINGENT UPON THE ABILITY OF BUYER TO: NO CONTINGENCIES

4. **TAXES AND SPECIAL ASSESSMENTS:**
A. Real Estate taxes shall be prorated to DATE OF CLOSING.
B. Any proration of taxes shall be based upon the taxes for the year currently payable. All subsequent taxes will be paid by the Buyer.
C. All special assessments spread on the Treasurer's book at the time of the acceptance of this offer are to be paid by the Seller. All subsequent special assessments are to be paid by the Buyer.
5. **EARNEST MONEY:** \$26,000.00 is to be deposited as Earnest Money within 5 business days upon execution of this contract by all parties with HERTZ REAL ESTATE SERVICES as Escrow Agent. Additional Earnest Money, if any, shall be deposited with the Escrow Agent. If indicated by "yes" in the following space NO, the earnest money shall be deposited by the Broker in an interest-bearing trust account and the interest earned thereon shall accrue for the benefit of N/A with interest credited to SS# or TIN# as per attached IRS W-9 Form); otherwise, the Iowa Association of REALTORS® Foundation, a charitable non-profit entity, will receive the interest. Seller and Buyer agree that Earnest Money held in the Hertz Real Estate Services Trust Account may be disbursed to a future-specified Closing Agent within 72 hours of scheduled settlement date, or as directed by said Closing Agent, if necessitated.
6. **BROKER'S FEE:** Seller agrees to pay HERTZ REAL ESTATE SERVICES Broker, herein as follows: to pay AS PER LISTING AGREEMENT of the total contract sales price in cash at the closing, payable in the Broker's principal office.
7. **POSSESSION AND CLOSING:** Settlement or closing shall be on or before DECEMBER 6, 2024, or after objections to title have been cleared. Possession of the property shall be delivered to the Buyer SEE 31(B) in its present condition, ordinary wear and tear excepted.
8. **INSURANCE:** Seller agrees to keep the buildings on said property insured at present coverage until possession is given and in the event the buildings and improvements on said real estate are destroyed or materially damaged by fire or other casualty before possession is given to Buyer, it is agreed that the insurance money received shall go to Buyer to replace or repair said damage. Buyer may obtain additional insurance.
9. **SURVEY:** This property shall be surveyed. SEE 31(A)
10. **FIXTURES:** All personal property that integrally belongs to or is part of the real estate, whether attached or detached, such as, water pumps and systems, automatic heating equipment, electrical service cable, fencing and other attached fixtures, trees, bushes, shrubs and plants, feed bunks in the fence, installed fences and gates, propane tanks not under lease, water association rights where applicable, hog and cattle waterers in the fence or permanently installed, grain storage buildings and hog and cattle sheds on permanent foundations, auger and conveyor systems shall be considered part of real estate and included in this sale except:
NONE.
11. **CONDITION OF PROPERTY:** All grain, livestock, hay, silage and non-realty property on the real estate are reserved by the Seller or Seller's tenant. The real estate (and any personal property contracted for) in its present condition as of date of this offer, will be preserved and delivered intact at the time possession is given. The agent makes no representations or warranties as to the physical or mechanical condition of the property, real or personal. Buyer accepts the property in its present condition.
12. **GROUNDWATER HAZARD STATEMENT:** At closing, a Groundwater Hazard Statement will be filed by the Seller(s) regarding the following items: 1. wells; 2. solid waste disposal; 3. hazardous wastes; 4. underground storage tanks; 5. private burial site and 6. private sewage disposal system located on the Property. If any of these are located on the property, they are as follows:
NONE.
- Brokers, their Agents, Employees and Associates shall not be responsible for any hazardous materials which may be found on this property which have not been disclosed by the Seller(s) or any other parties in interest and are not required to give advice on matters outside the scope of their real estate license.

BUYER(S) INITIALS: N.H.S.

SELLER(S) INITIALS: CLS

DRH

SH

13. **REPRESENTATIONS:** It is understood that no representations made by the Broker or salesperson in the negotiation of this sale are being relied upon unless incorporated herein in writing and this property has not been offered or shown to Buyer by another person or agency. Buyer declares they are purchasing on their own examination and judgment and not through any representations to them made by the Seller, or their agents, as to its location, size, value, future value, income therefrom or as to its production.
14. **TIME:** In the performance of each part of this agreement, time shall be of the essence.
15. **ABSTRACT AND TITLE:** Seller at their expense, shall continue the abstract of title and deliver to Buyer for examination. The abstract shall become the property of the Buyer when the purchase price is paid in full, and shall show merchantable title in conformity with this agreement and title law of the State of Iowa and Iowa Title Standards of the Iowa State Bar Association. Each party shall pay costs of additional abstracting and/or title work due to their acts or omissions.
16. **DEED:** Upon payment of purchase price, Seller shall convey title by WARRANTY Deed(s), free and clear of liens and encumbrances, reservations, exceptions or modifications except as in this instrument otherwise expressly provided. All warranties shall extend to time of acceptance of this offer, with warranties as to acts of Seller up to time of delivery of deed. Seller to pay transfer tax.
17. **JOINT TENANCY IN PROCEEDS AND IN SECURITY RIGHTS IN REAL ESTATE:** If, and only if, the Seller(s), immediately preceding this offer, hold the title to the above described property in joint tenancy, and such joint tenancy is not later destroyed by operation of law or by acts of the Seller(s) then (1) the proceeds of this sale, and any continuing and/or recaptured rights of Seller(s) in real estate shall be and continue in Seller(s) as joint tenants with rights of survivorship and not as tenants in common; and (2) Buyer(s), in the event of the death of either Seller, agree to pay any balance of the proceeds of this sale to the surviving Seller and to accept deed from such surviving Seller.
18. **REMEDIES OF THE PARTIES—FORFEITURE—FORECLOSURE—REAL ESTATE COMMISSION:**
- A. If the Seller(s) fails to fulfill this agreement, he/she will pay to the Broker the regular commission in full, and the Buyer shall have the right to have all payments, plus accrued interest, if any, returned or to proceed by any action or actions at law or in equity, and the Seller agrees to pay costs and attorney fees, and a receiver may be appointed.
- B. If the Buyer fails to fulfill this agreement, the Seller may pursue forfeiture proceedings as provided in the Code of Iowa, all payments made herein shall be forfeited and the earnest money deposit shall be divided equally between Seller and Agent. Any payment to Agent under this section shall not exceed commission referred to in Paragraph 6 of this agreement.
- C. If in addition to the foregoing remedies, either party shall be entitled to any and all other remedies, or action at law or in equity, including foreclosure or specific performance, and the party at fault shall pay costs and attorney fees, and a receiver may be appointed. Either party will pay interest at the maximum legal rate on all amounts herein as and after they become delinquent.
19. **APPROVAL OF COURT:** If this property is an asset of any estate, trust or guardianship that requires court approval for sale, this contract shall be subject to Court approval. If necessary, the appropriate fiduciary shall proceed promptly and diligently to bring the matter on for hearing for Court approval. (In that event, the Court Officer's Deed shall be used.)
20. **ALL FUNDS DEPOSITED** hereunder as part payment as herein above set forth shall be held by Broker as Closing Agent, in trust pending acceptance of this offer, examination of the abstract and delivery of deed or formal contract. Buyer authorizes the company or persons financing his/her purchase to pay all funds to Broker as Closing Agent for the Seller and Seller authorizes such Agent to accept same. It is agreed that at time of settlement, funds of the purchase price may be used by Closing Agent to pay taxes, liens and other sales or purchase expenses of Seller and Buyer to comply with the above requirements; same to be handled under supervision of the Broker as Closing Agent and subject to approval of Buyer's attorney on title questions to produce merchantable title.
21. **CONTRACT BINDING ON SUCCESSORS IN INTEREST:** This contract shall apply to and bind the successors in interest of the respective parties.
22. **TENANT:** If indicated by "yes" in the following space YES, it shall be the responsibility of Seller at Seller's expense to see to the termination of all rights of existing tenants so Buyer shall have sole possession, subject to the 2024 existing Lease, and at closing Seller shall exhibit evidence satisfactory to Buyer of such termination.
23. **CONSERVATION PROGRAM CONTRACT(S):** Seller assigns all right, title and interest in any Conservation Program contract(s) for said real estate to Buyer. Seller reserves the right to receive from the Farm Service Agency and/or Natural Resource Conservation Service office their prorated share of any Conservation Program payment(s) prorated to N/A. By acceptance hereof, Buyer, their successors and assigns, assume all obligations for compliance with the terms of said Conservation Program Contract(s).
24. **WORDS AND PHRASES** herein, including any acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine, feminine or neuter gender, according to the context.
25. **WATER/SANITARY SYSTEMS:** N/A will assume all responsibilities, including costs, for compliance of all county and state regulations covering the sanitary and water systems on the property.

BUYER(S) INITIALS: N.H.S.

SELLER(S) INITIALS: CCS

DRA

SH

26. **ELECTRONIC SIGNATURES** on this agreement and/or faxed/scanned copies of signed agreement shall be considered valid.
27. **COUNTERPARTS:** If more than one person is named as a Seller and/or Buyer herein, this contract may be executed by each Seller and Buyer, separately, and when so executed, such copies taken together shall be deemed to be a full and complete contract between the parties.
28. **SEVERABILITY:** If any provision or provisions of this Agreement shall be held to be invalid, illegal, unenforceable or in conflict with the law of any jurisdiction, the validity, legality and enforceability of the remaining provisions shall not in any way be affected or impaired thereby.
29. **IRS §1031 TAX-DEFERRED EXCHANGE:**
- (A) Seller reserves the right to structure this transaction as a tax-deferred exchange under Internal Revenue Code §1031. Buyer shall cooperate to complete the said exchange. Seller shall be responsible for all expenses related to seller-initiated exchange.
- (B) Buyer shall have the right to assign this Agreement without consent of the Seller, prior to closing, in order to affect a Like-Kind Section §1031 Tax-Free Exchange at no additional cost to Seller. Buyer shall be responsible for all expenses related to a buyer-initiated exchange.
30. **ADDENDUM:** There is X is not an Addendum attached that is part of this Agreement. Said Addendum consists of pages.
31. **OTHER PROVISIONS:**
- (A) Seller, at Seller's expense, to survey the property prior to closing. The Final Purchase Price will be adjusted up or down based on \$12,500.00 per acre times final net surveyed acres.
- (B) Buyer acknowledges there is a Cash Rent Lease in place for the 2024 crop year. Seller shall retain 100% of the 2024 cash rent. Possession to be at closing, subject to the existing lease. Full possession to be March 1, 2025.

Offer presented this 5th day of AUGUST, 2024, and null and void if not accepted on or before AUGUST 6, 2024 @ 1:00 P.M.

ACCEPTED THIS 6th DAY OF AUGUST, 2024.

BUYER(S):

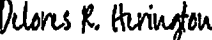

By: Noah H. Stutzman

8/5/24
DATE

SELLER(S):

Delores R. Herington Life Estate

DocuSigned by:



8/6/2024

By: Delores R. Herington

DATE

Steven Herington Life Estate

DocuSigned by:



8/6/2024

By: Steven Herington

DATE

Herman L. Rowley Memorial Trust


By: Charles L. Smith, Bankruptcy Trustee

8/5/2024

DATE

Telpner Peterson Law Firm, LLP

Subject to Court approval

BUYER'S BROKER:

Troy R. Louwagie
Representing Agent Name

HERTZ REAL ESTATE SERVICES, Inc.

Brokerage Name

Address: 102 Palisades Road
Mount Vernon, IA 52314

Phone: (319) 721-4088

Email: troyl@hertz.ag

SELLER'S BROKER:

Troy R. Louwagie
Representing Agent Name

HERTZ REAL ESTATE SERVICES, Inc.

Brokerage Name

Address: 102 Palisades Road
Mount Vernon, IA 52314

Phone: (319) 721-4088

Email: troyl@hertz.ag

Exhibit 'A'



BUYER(S) INITIALS: W.H.S.

SELLER(S) INITIALS: LLS

^{DS}
DRA

^{DS}
SH

Charles L. Smith

From: cmecf_live@iasb.uscourts.gov
Sent: Wednesday, September 4, 2024 9:06 AM
To: courtmail@iasb.uscourts.gov
Subject: 22-00022-als7 Order on Notice of Intent to Sell Property

*****NOTE TO PUBLIC ACCESS USERS***** Judicial Conference of the United States policy permits attorneys of record and parties in a case (including pro se litigants) to receive one free electronic copy of all documents filed electronically, if receipt is required by law or directed by the filer. PACER access fees apply to all other users. To avoid later charges, download a copy of each document during this first viewing. However, if the referenced document is a transcript, the free copy and 30-page limit do not apply.

U.S. Bankruptcy Court

Southern District of Iowa

Notice of Electronic Filing

The following transaction was received from acw entered on 9/4/2024 at 9:06 AM CDT and filed on 9/4/2024

Case Name: The Herman L. Rowley Memorial Trust

Case Number: 22-00022-als7

Document Number: 73

Docket Text:

Docket Text Order Regarding Trustee Notice of Intent to Sell Property Pursuant to 11 U.S.C. Section 363(b). There being no timely objection to the notice, it is hereby Ordered that the notice is approved and the sale shall proceed according to the terms set forth in that document. As required by any applicable federal rule or statute, the filer shall serve this order on all appropriate parties (except those parties who will receive notice of electronic filing). This order has been entered on the docket as directed by Judge Jackwig. (Related Doc # [67]). (acw)

The following document(s) are associated with this transaction:

22-00022-als7 Notice will be electronically mailed to:

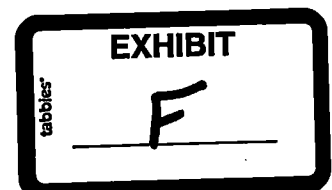
Rebecca A Brommel on behalf of Creditor Millennium Rehab & Consulting Group, Inc.
brommel.rebecca@dorsey.com, daugherty.michelle@dorsey.com

Wilford L Forker on behalf of Creditor The Attica Lodge No. 502, A.F. & A.M.
forkerlaw@gmail.com

Robert C Gainer on behalf of Debtor The Herman L. Rowley Memorial Trust
rgainer@cutlerfirm.com, 9643802420@filings.docketbird.com

Brian Galligan on behalf of Creditor Jay Lindahl, ESTATE
bgalligan@galliganlaw.com

Charles Smith,



trustee@telpnerlaw.com, ia21@ecfbis.com

United States Trustee
USTPRegion12.DM.ECF@usdoj.gov

L Ashley Wieck on behalf of U.S. Trustee United States Trustee
ashley.wieck@usdoj.gov, ashley.wieck@usdoj.gov

22-00022-als7 Notice will not be electronically mailed to:

Eric Brewer
TBB Advisors, LLP
12245 Stratford Dr
Clive, IA 50325

Bertha Couser
1642 S. G Ave. Unit 402
Nevada, IA 50201

Laurence James Dodd
,

Norine Huitt
,

Troy R Louwagie
Hertz Real Estate Services
PO Box 50
Mt. Vernon, IA 52314

Gerald R Monk
,

Telpner Peterson Law Firm, LLP
25 Main Place, Suite 200
Council Bluffs, IA 51502

Delores Weston
,

Charles L. Smith

From: cmecf_live@iasb.uscourts.gov
Sent: Wednesday, September 4, 2024 9:07 AM
To: courtmail@iasb.uscourts.gov
Subject: 22-00022-als7 Order on Notice of Intent to Sell Property

*****NOTE TO PUBLIC ACCESS USERS***** Judicial Conference of the United States policy permits attorneys of record and parties in a case (including pro se litigants) to receive one free electronic copy of all documents filed electronically, if receipt is required by law or directed by the filer. PACER access fees apply to all other users. To avoid later charges, download a copy of each document during this first viewing. However, if the referenced document is a transcript, the free copy and 30-page limit do not apply.

U.S. Bankruptcy Court

Southern District of Iowa

Notice of Electronic Filing

The following transaction was received from acw entered on 9/4/2024 at 9:07 AM CDT and filed on 9/4/2024

Case Name: The Herman L. Rowley Memorial Trust

Case Number: 22-00022-als7

Document Number: 74

Docket Text:

Docket Text Order Regarding Trustee Notice of Intent to Sell Property Pursuant to 11 U.S.C. Section 363(b). There being no timely objection to the notice, it is hereby Ordered that the notice is approved and the sale shall proceed according to the terms set forth in that document. As required by any applicable federal rule or statute, the filer shall serve this order on all appropriate parties (except those parties who will receive notice of electronic filing). This order has been entered on the docket as directed by Judge Jackwig. (Related Doc # [68]). (acw)

The following document(s) are associated with this transaction:

22-00022-als7 Notice will be electronically mailed to:

Rebecca A Brommel on behalf of Creditor Millennium Rehab & Consulting Group, Inc.
brommel.rebecca@dorsey.com, daugherty.michelle@dorsey.com

Wilford L Forker on behalf of Creditor The Attica Lodge No. 502, A.F. & A.M.
forkerlaw@gmail.com

Robert C Gainer on behalf of Debtor The Herman L. Rowley Memorial Trust
rgainer@cutlerfirm.com, 9643802420@filings.docketbird.com

Brian Galligan on behalf of Creditor Jay Lindahl, ESTATE
bgalligan@galliganlaw.com

Charles Smith,

trustee@telpnerlaw.com, ia21@ecfbis.com

United States Trustee

USTPRegion12.DM.ECF@usdoj.gov

L Ashley Wieck on behalf of U.S. Trustee United States Trustee

ashley.wieck@usdoj.gov, ashley.wieck@usdoj.gov

22-00022-als7 Notice will not be electronically mailed to:

Eric Brewer

TBB Advisors, LLP

12245 Stratford Dr

Clive, IA 50325

Bertha Couser

1642 S. G Ave. Unit 402

Nevada, IA 50201

Laurence James Dodd

,

Norine Huitt

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Troy R Louwagie

Hertz Real Estate Services

PO Box 50

Mt. Vernon, IA 52314

Gerald R Monk

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Telpner Peterson Law Firm, LLP

25 Main Place, Suite 200

Council Bluffs, IA 51502

Delores Weston

,

Charles L. Smith

From: cmecf_live@iasb.uscourts.gov
Sent: Wednesday, September 4, 2024 9:08 AM
To: courtmail@iasb.uscourts.gov
Subject: 22-00022-als7 Order on Notice of Intent to Sell Property

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United States Trustee
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L Ashley Wieck on behalf of U.S. Trustee United States Trustee
ashley.wieck@usdoj.gov, ashley.wieck@usdoj.gov

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PO Box 50
Mt. Vernon, IA 52314

Gerald R Monk

Telpner Peterson Law Firm, LLP
25 Main Place, Suite 200
Council Bluffs, IA 51502

Delores Weston

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE SOUTHERN DISTRICT OF IOWA

IN RE:

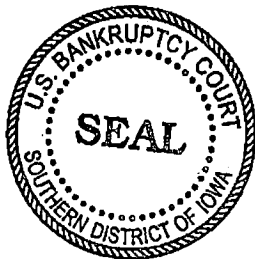
THE HERMAN L. ROWLEY
MEMORIAL TRUST,

Debtor.

) CHAPTER 7
) CASE NO. 22-00022-als7
)
)
)

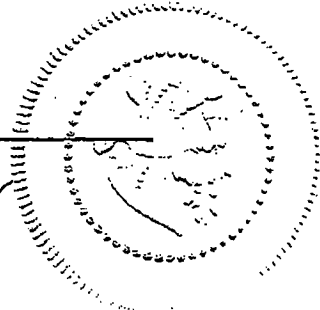
) CLERK'S CERTIFICATE
)
)

The undersigned hereby certifies under penalty of perjury, that no notice of appeal, application to extend time for appeal, motions under Fed. R. Bankr. P. 9023, 9024, or motion to stay has been filed with respect to the Orders at Docket Nos. 73, 74, and 75, in the above noted bankruptcy.



Deputy Clerk

Craig Cepwa



EXHIBIT

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