

BK: 2026 PG: 2076
Recorded: 7/10/2026 at 3:34:51.0 PM
Pages 8
County Recording Fee: \$47.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$50.00
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

CERTIFICATE OF CHANGE OF TITLE
Recorder's Cover Sheet

Preparer Information: William P. Baresel, 1300 Grove St., PO Box 454, Charles City, IA 50616, Phone: 641-228-4500

Taxpayer Information: GITSIT Solutions, LLC, 333 South Anita Drive, Suite 400 Orange, CA 92868

Return Document To: William P. Baresel, 1300 Grove St., PO Box 454, Charles City, IA 50616

Grantors:
Dolores D. Evans a/k/a Dolores D. Brownlie and Dolores D. Snelson

Grantees:
GITSIT Solutions, LLC

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



THE IOWA DISTRICT COURT FOR MADISON COUNTY

GITSIT SOLUTIONS, LLC,

PLAINTIFF,

VS.

DOLORES D.EVANS A/K/A DOLORES D. BROWNLIE AND DOLORES D. SNELSON, UNKNOWN HEIRS OF DOLORES D.EVANS A/K/A DOLORES D. BROWNLIE AND DOLORES D. SNELSON, CINDY L. WRIGHT, UNKNOWN HEIRS OF CINDY L. WRIGHT, JAMES C.WRIGHT, BRIAN E. WRIGHT, BRANDON J. WRIGHT, SUSAN STEPHENSON, MADISON COUNTY TREASURER, ALL UNKNOWN CLAIMANTS, PARTIES IN POSSESSION, AND ALL PERSONS UNKNOWN CLAIMING ANY RIGHT, TITLE OR INTEREST IN AND TO THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN MADISON COUNTY, IOWA, TO WIT: LOT TWO (2) IN BLOCK THREE (3) OF DANFORTH'S ADDITION TO THE TOWN OF WINTERSET, MADISON COUNTY, IOWA,

DEFENDANTS.

CASE NO. EQCV036123

**CERTIFICATE OF
CHANGE OF TITLE**

STATE OF IOWA, COUNTY OF MADISON ss:

TO THE AUDITOR OF MADISON COUNTY, IOWA:

I hereby certify that the title to the real estate hereinafter described, has been changed to and/or established in GITSIT Solutions, LLC.

In accordance with the provisions of §558.66 of the Iowa Code, you shall enter the change of title upon the transfer books.

The legal description of the real estate herein is as follows:

LOT TWO (2) IN BLOCK THREE (3) OF DANFORTH'S ADDITION TO THE TOWN OF WINTERSET, MADISON COUNTY, IOWA

Change of Title to the above-described real estate was made as follows:

Pursuant to a Foreclosure Decree & Quiet Title Order herein dated June 18, 2026.

IN TESTIMONY WHEREOF, I have attached my official signature and affixed my official seal, on July 06, 2026.

Madison County
Clerk District Court
By: Brenda Roberts
designated Deputy
SEAL OF MADISON COUNTY
THE DISTRICT COURT

IN THE IOWA DISTRICT COURT IN AND FOR MADISON COUNTY

GITSIT SOLUTIONS, LLC,

PLAINTIFF,

vs.

DOLORES D.EVANS A/K/A DOLORES D.
BROWNLIE AND DOLORES D.
SNELSON, UNKNOWN HEIRS OF
DOLORES D.EVANS A/K/A DOLORES D.
BROWNLIE AND DOLORES D.
SNELSON, CINDY L. WRIGHT,
UNKNOWN HEIRS OF CINDY L.
WRIGHT, JAMES C. WRIGHT, BRIAN E.
WRIGHT, BRANDON J. WRIGHT, SUSAN
STEPHENSON, MADISON COUNTY
TREASURER, ALL UNKNOWN
CLAIMANTS, PARTIES IN POSSESSION,
AND ALL PERSONS UNKNOWN
CLAIMING ANY RIGHT, TITLE OR
INTEREST IN AND TO THE FOLLOWING
DESCRIBED REAL ESTATE SITUATED
IN MADISON COUNTY, IOWA, TO WIT:
LOT TWO (2) IN BLOCK THREE (3) OF
DANFORTH'S ADDITION TO THE TOWN
OF WINTERSET, MADISON COUNTY,
IOWA,

DEFENDANTS.

CASE NO. EQCV036123

**FORECLOSURE DECREE & QUIET
TITLE ORDER**

BE IT REMEMBERED that on the date listed below the above entitled cause came before the court upon Plaintiff's Application for Entry of Default and Affidavit for Judgment Entry by the Clerk of Court. The Court granted said Application and entered an Order for Entry of Default on April 10, 2026. Plaintiff, GitSit Solutions, LLC, appearing by its attorney, William P. Baresel of Walk, Prichard, Baresel, Murphy & Rourick, PC; and the Defendants, Dolores D. Evans a/k/a Dolores D. Brownlie and Dolores D. Snelson, Unknown Heirs of Dolores D. Evans a/k/a Dolores

D. Brownlie and Dolores D. Snelson, Cindy L. Wright, Unknown Heirs of Cindy L. Wight, James C. Wright, Brian E. Wright, Brandon J. Wright, Susan Stephenson, Madison Treasurer, all unknown claimants, and all persons unknown claiming any right, title, or interest in and to the real estate not appearing in person or through counsel. After inspection of the file, proof of service, and notice of publication, the Court FINDS that good and sufficient service of original notice has been had on the Defendants.

The Court further FINDS that it has jurisdiction of the subject matter and the parties to this action. The Court further FINDS, after hearing the proofs of the Plaintiff and the statement of counsel, that the issues are with the Plaintiff and the Plaintiff is entitled to judgment and decreed as prayed.

The Court further FINDS that the note and mortgage for Loan No. 0002211544 declared upon in the Petition is just, genuine, due and unpaid; that there is due and owing to the Plaintiff from the Defendants, Dolores D. Evans a/k/a Dolores D. Brownlie and Dolores D. Snelson, Unknown Heirs of Dolores D. Evans a/k/a Dolores D. Brownlie and Dolores D. Snelson, Cindy L. Wright, Unknown Heirs of Cindy L. Wight, James C. Wright, Brian E. Wright, Brandon J. Wright, Susan Stephenson, Madison County Treasurer, all unknown claimants, and all persons unknown claiming any right, title, or interest in and to the real estate the sum of Eighty-one Thousand Two Hundred Twenty-five Dollars and Ninety-eight Cents (\$81,225.98) which is the principal balance plus accrued interest thereon at the rate of 5.060% per annum, plus accruing costs and the costs of this action including but not limited to any and all advances made by the Plaintiff for taxes, insurance, property preservation and other costs, including reasonable attorney's fees and expenses set forth below, for which sum the Plaintiff is entitled to judgment.

The Court further FINDS that the Mortgage declared upon is a lien upon the premises therein described and the improvements thereon, prior and superior to any right, title, lien or interest of the Defendants or any of them therein.

The Court further FINDS that the premises is a one family dwelling and not agricultural land as defined in Iowa Code §9H or §175.2 or used for an agricultural purpose as defined in Iowa Code §535.13 or used for farming as defined in Iowa Code §175.2.

The Court further FINDS that the Plaintiff has a valid first and paramount lien and that if there is a surplus remaining after satisfying the Mortgage and all costs, including amount advanced for taxes, insurance and attorney's fees, it shall be paid to the junior lien holders as their interest may appear.

NOW, THEREFORE, IT IS HEREBY ORDERED, ADJUDGED AND DECREED that judgment be and the same is hereby rendered in favor of the Plaintiff and against the real estate described herein, in the amount of \$81,225.98 as follows:

Principal	\$ 72,516.23
Accrued Interest 1/03/26 to 6/22/26	\$ 1,720.40
Other Fees Charges	\$ 3,276.47
Attorney's Fees and advanced costs	<u>\$ 3,712.88</u>
Total Due	\$ 81,225.98

together with interest on the principal amount of \$72,516.23 at the rate of 5.060% per annum until satisfied, and also for the costs of this action, plus accruing costs and attorney fees incurred after the date hereof, including but not limited to any and all advances made by the Plaintiff for taxes, insurance, property preservation and other costs between the time of the Foreclosure Decree and the sale of the real estate.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that said judgment in the total sum of \$81,225.98 be and the same is hereby declared to be a lien upon the following-

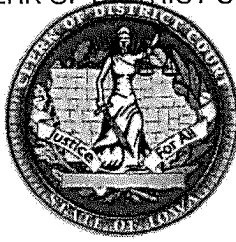
described real estate in Madison County, Iowa to wit:

Lot Two (2) in Block Three (3) of Danforth's Addition to the Town of Winterset, Madison County, Iowa.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that the Mortgage declared upon dated February 25, 2013, filed March 11, 2013 in Book 2013, Page 716 in the office of the Madison County Recorder's Office, be, and the same is hereby foreclosed; that right, title, lien and interest of the Plaintiff in and to said mortgaged premises and all improvements thereon be and they are hereby declared prior and superior to the right, title and the lien and interest of the Defendants, or any of them in and to said mortgaged real estate.

IT IS FURTHER ORDERED that the new owner per the Quiet Title action without objection from any Defendants or unknown claimants on this property is GitSit Solutions, LLC in fee simple absolute. GitSit Solutions, LLC is the fee simple absolute owner of land legally described as: Lot Two (2) in Block Three (3) of Danforth's Addition to the Town of Winterset, Madison County, Iowa.

IT IS FURTHER ORDERED, the Clerk of Court is directed to issue a certificate of change of title to complete this matter.



State of Iowa Courts

Case Number
EQCV036123
Type:

Case Title
GITSIT SOLUTIONS V DOLORES EVANS
ORDER FOR JUDGMENT

So Ordered

A handwritten signature in cursive script, reading "Michael Jacobsen".

Michael Jacobsen, District Court Judge
Fifth Judicial District of Iowa

Electronically signed on 2026-06-18 11:05:07