**FRANKLIN COUNTY DELINQUENT TAX LIST**

**& NOTICE OF TAX SALE**

**REAL ESTATE, MOBILE HOMES**

**& SPECIAL ASSESSMENTS**

    Notice is hereby given that Franklin County Annual Tax Sale will be held on Monday, June 16th, 2025, at the Treasurer’s Office in the Franklin County Courthouse in Hampton, Iowa, beginning at 9:00 a.m. All bids must be placed online. Registered bidders can access the auction site by going to www.iowataxauction.com. I will, as required by law, offer to the public at tax sale the following described real estate, mobile homes, and special assessments, which at the time of the sale remain delinquent and unpaid.  Any property known to be under bankruptcy at the time of the sale will be withheld from the sale.

Any taxpayer affected may avoid tax sale proceedings by making payment of the amount shown to the Franklin County Treasurer by 4:00 p.m., Friday, June 13, 2025. Property taxes may also be paid online at [www.iowatreasurers.org](http://www.iowatreasurers.org).

Chad Murray, Franklin County Treasurer

**Delinquent Real Estate Tax List**

Entity Seq Parcel Years Delinq Acres Total

Tax Dist- 003 Wisner Twp West Fork Sch Ben Fire 4

R E S North American Leasing LLC 1 000011530000900 \* 1,074.00

Tax Dist- 038 Ross Twp West Fork Sch BenFire2/Light9

Baker, Ashley 2 000032947802900 \* 559.00

Tax Dist- 064 West Fork Twp West Fork Sch Ben Fire 2

J D Swine LLC 3 000040720000700 \* 3.89 1,109.00

Madison Industries LLC 4 000040640000900 \* 3.89 1,208.00

Tax Dist- 066 West Fork Twp Hamp-Dum Sch

Gottschalk, Donald W Living Trust 5 000043130000100 \* 38.47 777.00

6 000043130000200 \* 40.00 747.00

7 000043130000300 \* 38.03 736.00

8 000043130000600 \* 11.96 228.00

9 000043130000700 \* 20.34 415.00

Tax Dist- 076 Scott Twp CAL Sch Ben Fire 1

Centurytel Fiber Company II, LLC 10 000051310000700 DRAN \* 15.33

Passehl, Jerry W 11 000052530001100 DRAN \* 1.55 90.88

Passehl, Jerry W 13 000052610000800 DRAN \* 5.78 1,707.79

Passehl, Volnetta

16 000053630000600 \* 38.66 1,164.00

Passehl, Volnetta 17 000051240001400 DRAN \* 10.47 1,424.58

19 000052630000400 DRAN \* 40.00 2,665.96

22 000052630000500 DRAN \* 39.00 2,814.37

26 000052640000400 DRAN \* 39.00 4,055.05

Sosa, Miguel 30 000053630000400 \* 773.00

Sosa, Janeth

Worden, Gregory G 31 000052640000700 \* 2,406.00

Worden, Mary Jo

Tax Dist- 092 Marion Twp West Fork Sch

Greimann, Bradley Carl 32 000060120000200 \* 767.00

Tax Dist- 111 Mott Twp Hamp-Dum Sch

Plagge, Verna M 33 000071810000100 \* 41.31 710.00

34 000071810000200 \* 39.00 745.00

35 000071810000400 \* 40.00 756.00

36 000071810000700 \* 31.30 515.00

Staley, Casey W 37 000070830000700 \* 5.22 1,190.00

Tax Dist- 135 Ingham Twp Hamp-Dum Sch

Knapp, Kurt 38 000083620000600 \* 412.00

Knapp, Mendy

Oasis Investors Group Inc 39 000080630000600 \* 2,257.00

Symens, Josh 40 000082922600900 \* .27 8.00

41 000082922601200 \* .15 8.00

Tax Dist- 151 Morgan Twp CAL Sch Twp Fire 6

Weydert, Amber Morton 42 000090220000600 \* 654.00

Tax Dist- 153 Morgan Twp CL-GF-DW(Dows)

Brooks, Marilianne Mathilda Trust Agreeme 43 000092410000100 \* 37.64 1,521.25

44 000092410000200 \* 39.00 1,240.30

45 000092410000500 \* 25.09 961.00

46 000092410000700 \* 36.61 1,377.00

47 000092420000500 \* 26.00 959.00

48 000092420000700 \* 26.67 938.00

Crawford, John Junior 49 000091940000600 \* 299.00

Eveland, Dianne 50 000092940000200 \* 10.60 231.00

Hanson, Patricia 51 000093440000100 \* 40.00 702.00

52 000093440000400 \* 39.00 708.00

53 000093440000500 \* 37.65 647.00

Tax Dist- 167 Hamilton Twp CAL Sch

Barner, Wendy Faith 55 000100710000600 \* 715.00

Duncan, Travis 56 000100940000500 \* 1,460.00

Uthe, Deborah 57 000102910000600 \* 830.00

Tax Dist- 179 Reeve Twp Hamp-Dum Sch

Wood, Kim-1/9 Wood, Kim & Putz, Kenneth 58 000111340000800 \* 27.27 122.68

Behn, Merlin A - 1/3; Wagner, Jamie J - 1

59 000111340001000 \* 26.44 116.00

Tax Dist- 181 Reeve Twp Hamp-Dum Sch Ben Fire 5

Hadwiger, Jeffrey D 60 000113230000500 \* 26.00

Tax Dist- 189 Geneva Twp AGWSR Sch

Warwick, Olivia 61 000121630000100 \* 54.00

Rincon, Jose Manuel

Tax Dist- 203 Oakland Twp Ald Sch

Classon, Diane Living Trust 62 000133120000700 \* 18.59 349.00

Diane K Classon, Trustee

White, Marlo a/k/a White, Marlo M 63 000132810001500 \* 39.00

Tax Dist- 205 Oakland Twp CL-GF-DW(Dows)

Driscoll, Matthew J 64 000130720000900 DRAN \* 20.52

Tax Dist- 219 Lee Twp Ald Sch Ben Fire 5

Lerma, Felipe 65 000142935300200 \* 515.00

c/o Felipe Lerma Sr

Lerma, Felipe Sr 66 000142935200200 \* 509.00

Tax Dist- 221 Lee Twp I F Sch Ben Fire 5

Neuendorf, Julie R-144/576 Alt, Carol 48 67 000141720000100 \* 39.00 620.00

Schwennen, John K-16/576 et al 368/576

68 000141720000200 \* 39.00 646.00

69 000141720000400 \* 40.00 718.00

Widmann, Aaron 70 000142710000700 \* 1,447.00

Ziesman, Wyatt R 71 000140930000600 \* 2.33 2,435.00

72 000140930000800 \* .91 292.00

Tax Dist- 231 Grant Twp AGWSR Sch Ben Fire 5

Moreno, Guadalupe 73 000153540001300 \* 10,543.00

Moreno, Alma M

Tax Dist- 235 Grant Twp I F Sch Ben Fire 5

GAAL LLC 74 000150647900700 \* 103.00

c/o G & G Moreno Inc

Klein Property 2 LLC 75 000150840000600 DRAN \* 6.09 15.33

Meyer, Nathan C 76 000150642601300 DRAN \* 305.22

Unknown, Owners 78 000153340002400 \* 43.00

Tax Dist- 243 Osceola Twp AGWSR Sch

Ites Properties LLC 79 000163420003300 \* 352.00

Lyman, Kyle James 80 000163220000600 \* 1,448.00

R Family Farms LLC 81 000162820000100 \* 37.86 672.00

82 000162820000300 \* 39.00 593.00

Tax Dist- 255 Ackley, Inc AGWSR Sch Urban Ren

TJ & TJ LLC 83 000163537702200 \* 7,711.00

84 000163537702600 \* 35.00

85 000163537702800 \* 59.00

Tax Dist- 257 Ackley, Inc AGWSR Sch Urban Ren Amend

Hoodjer, Joshua J 86 000163545100400 \* 96.00

87 000163545100500 \* 23.00

88 000163545102400 \* 7.00

89 000163545103000 \* 8.00

90 000163545103100 \* 20.00

Tax Dist- 260 Alexander, Inc CAL Sch

Halfpop, Jason L 91 000050535400800 \* 305.00

Halfpop, Denise R

Lucio, Damian O 92 000050535201600 \* 483.00

Lucio, Sheyla A

Reighard, Jayce 93 000050535600700 DRAN \* 703.33

Reighard, Lindsay

Tax Dist- 270 Coulter, Inc CAL Sch

Garcia, Miguel Sosa 95 000063145100500 \* 96.00

Sosa, Janeth

96 000063145100600 \* 534.00

Makda Holdings LLC 97 000063133000300 SPEC \* 2,162.32

104 000063133000400 SPEC \* 3,138.12

Mennenga, Henry G 110 000063145500400 \* 105.00

Partida, Magaly A Martinez 111 000063140800400 \* 1,517.00

Stanbrough, Sally Bridges 112 000063132700300 \* 26.00

113 000063132700400 \* 360.00

114 000063140700300 \* 360.00

115 000063140700600 \* 799.00

Tax Dist- 272 Coulter Ag CAL Sch

La Commare, Casey D 116 000063110000500 \* 17.09 285.00

La Commare, Christopher J

Unknown, Owners 117 000063138100300 \* .11 8.00

Tax Dist- 280 Dows, Inc CL-GF-DW(Dows)

Claude, Rodney 118 000093110101100 \* 31.00

119 000093110101200 \* 31.00

120 000093110102700 \* 67.00

121 000093110103100 \* 67.00

122 000093110103200 \* 50.00

123 000093110500300 \* 33.00

124 000093110600100 \* 48.00

125 000093110600200 \* 35.00

126 000093110601000 \* 417.00

127 000093110601900 \* 517.00

Fouts, Brian 128 000093030100400 \* 643.00

Julius, Pam 129 000093110102400 \* 1,389.00

Claude, Rodney

Kooiker, Brandon 130 000093035101100 \* 189.00

131 000093035101200 \* 20.00

Kooiker, Brandon J 132 000093035101300 \* 35.00

Wilson, Andrew J 133 000093110601300 \* 645.00

Wilson, Annette R

Tax Dist- 290 Geneva, Inc AGWSR Sch

Fuller, Jardin - 1/2 134 000121945300600 SPEC \* 51,196.00

Erickson, Coralee K - 1/2

Murray, Brett 136 000121945600200 SPEC \* 589.00

Rowe, Joshua L 138 000121945901500 \* 727.00

Rowe, Jessica A

Simpson, Jeffrey 139 000121947602100 \* 421.00

Tax Dist- 300 Hampton, Inc Hamp-Dum Sch

Anariba, Agustin Edgardo Rivera 140 000073323500100 \* 523.00

Calihua, Francisco Chipahua 141 000073313100600 \* 363.00

Cornejo-DeGarza, Jaqueline 142 000073325501600 \* 383.00

Dannen, James P 143 000073318700700 \* 275.00

Douglass, Daniel E 144 000073328900200 \* 867.00

Douglass, Crystal D

Espejo, Javier Hernandez 145 000073416100800 \* 1,016.00

Freesemann, Sandra 147 000072832701100 \* 717.00

Anderson, Sandra n/k/a

Gayton, Gabriel 148 000073326800300 \* 499.00

Grijalva, Miguel A Gomez 149 000073342700100 \* 1,266.00

Grijalva, Miguel Angel Gomez 150 000073333300400 \* 980.00

Gutierrez-Vidal, Guido 151 000073322800200 SPEC \* 4,513.97

Arriaga-Torres, Felicitas

Hernandez, Alfonso Jr 152 000073320100400 \* 334.00

Machuca, Maria L

Hunt, Pam 153 000073328800500 \* 1,035.00

IAT 26 LLC 154 000073317601000 \* 224.00

Khamba Inc 156 000073315200900 \* 4,384.00

Kulow, Danny L 157 000072847600400 \* 61.00

Kulow, Steve 158 000073310600200 \* 384.00

159 000073310601000 \* 24.00

Kulow, Steve 160 000073310400800 \* 32.00

Kulow, Karen

Kulow, Steven K 161 000073313400300 \* 541.00

Kulow, Karen K

Masiker, Michael S 162 000072730202100 \* 722.00

Mejia, James J 163 000073340400900 \* 405.00

Mejia, Shirley A

Miller, Alyssa F 164 000072840300600 \* 497.00

Nunez, Jose Luis Aragon 165 000072845200500 \* 439.00

Ocampo-Cruz, Jose Ignacio 166 000073415800800 \* 476.00

Palma, Evelyn Dinora Nieto 167 000072845500600 \* 172.00

Palma, Mariana 168 000073323400100 \* 392.00

Reed, Patricia D 169 000073412901400 \* 1,457.00

Reyes, Alexis Caldera 170 000073326500200 SPEC \* 661.25

Hernandez, Alba Caldera

Ruiz, Simon Hernandez 173 000072845701700 \* 542.00

Sanders, Josalyn R 174 000073323401000 SPEC \* 170.00

176 000073323401200 \* 16.00

Santos, Roman 177 000072817701900 \* 534.00

Cruz, Abigail

Sarmiento, Trisha M 178 000073313100500 \* 98.00

Schoon, Ronald 179 000073340400300 \* 187.00

Schoon, Diane Aka Diana

Shepherd, William 180 000073416500100 \* 728.00

181 000073416500200 \* 559.00

Silver Leaf Rentals LLC 182 000072840400300 SPEC \* 1,545.50

184 000072840400400 \* 294.00

185 000072845601500 \* 928.00

Sosa.s, Jose 186 000072848100200 \* 382.00

Avendano, Ana Brenda

Springer, Timothy L 187 000072847900300 \* 1,177.00

Stanbrough, Sally Bridges 188 000072735300900 \* 1,145.00

Stewart, Dennis 189 000072847600200 \* 210.00

Stewart, Dennis J 190 000072847600300 \* 918.00

Stewart, Nancy J

Tello, Nicolas J 191 000073310401400 \* 20.00

Tello, Agustina

192 000073310401600 \* 22.00

Torres, Jonathan 193 000073332700300 \* 860.00

Whipple, Bruce A 194 000073415400400 \* 1,122.00

Whipple, Patty R

Whipple, Mark W 195 000073410300200 \* 650.00

Whipple, Jacqueline J

Whitchurch, Shane 196 000073318200900 \* 423.00

Worden, Greg 197 000073313000700 \* 710.00

Tax Dist- 300 1 Hampton, Inc Hamp-Dum Sch 2020 South UR

Gonzalez, Hilario Garcia 198 000073415500700 SPEC \* 70.00

Martinez, Crystal Garcia

Meyer, Teresa Gay 199 000073343000900 \* 751.00

Meyer, Larry Jo

Springer, Timothy L 200 000073343400200 \* 1,181.00

Whipple, Mark W 201 000073328300400 \* 551.00

Whipple, Jacqueline J

Tax Dist- 303 Hampton, Inc Hamp-Dum Sch Urban Dev

Gomez, Evodio Reynaldo Rodriguez 202 000073320800500 \* 1,201.00

Heffelmeier, James D 203 000072822900500 \* 753.00

Hovenga, Jerome 204 000072842702300 \* 50.00

Hovenga, Linda

HIG REF1 BD1 LLC 205 000073415100600 \* 9,858.50

IAT 41 LLC 206 000072842702200 SPEC \* 154.50

Johnson, Neal 208 000073321200900 \* 181.00

Lopez, Agustin Romo 209 000072848501000 \* 342.00

Sosa, Imelda Hernandez

Meyer, Pamela J 210 000072842900700 \* 320.00

Sierra, Ana Julia Palma 211 000073321102200 \* 837.00

Cruz, Otero J

Stanbrough, Sally Bridges 212 000073321502000 \* 897.00

Whipple, Bruce A 213 000072822700300 \* 2,449.00

Whipple, Patty R

Whipple, David T 214 000073323200300 \* 508.00

Whipple, Christine L

Tax Dist- 305 Hampton, Inc Hamp-Dum Sch Air Ind Pk UR

Hanson and Sons Tire, LLC 215 000110410000800 \* 1,151.00

Tax Dist- 310 Hansell, Inc Hamp-Dum Sch

Riser, Ron 216 000082922700200 \* 359.00

Tax Dist- 312 Hansell Ag Hamp-Dum Sch

Symens, Josh 217 000082922600300 \* .32 51.00

218 000082922601100 \* 1.70 99.00

219 000082922601300 \* .98 73.00

Tax Dist- 320 Latimer, Inc CAL Sch

Andres, Silvia Salvador 220 000061945400100 DRAN \* 15.33

Covarrubias, Adolfo 221 000061946200900 \* 53.00

Covarrubias, Adolfo 222 000061946200700 \* 747.00

Anastacio, Sandra Luz

Garcia, Miguel Sosa 223 000061937603400 \* 1,394.00

Sosa, Janeth

224 000061945600400 \* 515.00

225 000061946600100 \* 1,478.00

Garcia, Miguel Sosa 226 000061932800200 \* 310.00

Sosa, Janeth M

Grijalva, Miguel A Gomez 227 000061945400800 \* 1,053.00

Grijalva, Miguel Angel Gomez 228 000061945200900 DRAN \* 1,200.33

Grijalva, Miguel Angel Gomez 230 000061946000400 DRAN \* 15.33

Gomez, Isabel Cristina

Grijalva, Miguel Gomez 231 000061945200800 DRAN \* 15.33

Janssen, Kyle J 232 000061946200500 DRAN \* 15.33

Janssen, Samantha M

Marshall, Jason 233 000061940401200 \* 157.00

Quiroz, Mayquin Orlando Martinez 234 000061945800400 \* 681.00

Peres, Predesvinda

Sosa-Garcia, Miguel 235 000061945900500 \* 542.00

Sosa, Janeth

Sosa, Jordan 236 000061945200600 \* 281.00

Sosa, Jorden 237 000061946100300 DRAN \* 874.33

Yepez, Melina Elyse

Sosa, Miguel 239 000061945600200 \* 432.00

Sosa, Janeth

Treinen, Larry D 240 000061940302700 \* 72.00

Treinen, Dixie L

Treinen, Larry D 241 000061940301900 \* 440.00

Treinen, Dixie Lee

Tax Dist- 330 Popejoy, Inc Ald Sch

Hartkopp, Monte J 242 000132242900300 \* 282.00

IAT 31 LLC 243 000132226100600 DRAN \* 442.33

Nicholson, Scott Allen 245 000132242900700 \* 377.00

Unknown, Owners 246 000132225101400 \* 10.00

Tax Dist- 332 Popejoy Ag Ald Sch

Unknown, Owners 247 000132225101300 \* .28 14.00

Vogel, Kyle 248 000132227700500 \* 19.00

Vogel, Kayna

Tax Dist- 340 Sheffield, Inc West Fork Sch

Barker, Donna 249 000030548101100 \* 1,629.00

Beattie, Thomas M 250 000031030001100 \* 6.00

Beattie, Allison K

Bogue, Anthony J 251 000030435900200 \* 1,020.00

Gifford, Trenton 252 000030547600200 \* 1,362.00

Ulrich, Tasha

Retz, Caitlin 253 000030432802600 \* 804.00

254 000030432802700 \* 169.00

Secretary of Housing & Urban Development 255 000030432805700 \* 1,377.00

Meints, Shirley

Shreckengost, Tanner 256 000030432701500 \* 942.00

Shreckengost, Jessica

Unknown, Owners 257 000030912600400 \* 8.00

Wiseman, Clayton 258 000030437600300 \* 1,118.00

Wiseman, Curtis James Wayland 259 000030432701400 \* 351.00

Wood, Daniel J 260 000030438600400 \* 706.00

Wood, Kimberly R

Number of Parcels Available for Sale 222 Total Amount- 222,203.06

**Mobile Home**

Tax Dist- 300 Hampton, Inc Hamp-Dum Sch

Years

Seq Entity Delinq Sq Ft: Total

146 Franklin Holdings LLC Vin: 05L20776 Title: 35AA57206 \* 924.0 148.00

1985 LIBERTY BRO

155 Juarez, Graciela Marie Vin: GI10235257 Title: 35AA82976 \* 924.0 81.00

1979 BRIGHTON MANOR WHITE

172 Rodriguez Torres, Ismael Vin: IA041800 Title: 35AA59786 \* 600.0 54.00

1975 MOBILE HOME GRAY

Number of VINs Available for Sale 3

**PUBLIC BIDDER TAX SALE**

      The following described property is subject to sale under the provisions of Section 446.18 of the Code of Iowa.  It is mandatory that the “Public Bidder” bid in the same for the county in the event there are no other bids that comply with the provisions of Section 446.19.

**Real Estate**

Tax Dist- 260 Alexander, Inc CAL Sch

Years

Entity Seq Parcel Delinq Acres Total

BDOG Property Management LLC 264 000050535602400 DRAN \*\* 304.33

Tax Dist- 290 Geneva, Inc AGWSR Sch

IAT 53 LLC 273 000121940500300 \*\* 168.00

Tax Dist- 300 Hampton, Inc Hamp-Dum Sch

Montes, Reyes Jr 298 000073326800900 SPEC \*\* 457.00

Montes, Hayley J

Pleggenkuhle, Brit 305 000073340400400 SPEC \*\* 7,286.00

Whipple, Mark W 308 000073410301000 \*\* 55.00

Whipple, Jacqueline J

Number of Parcels Available for Sale 5 Total Amount- 8,270.33

**Mobile Home**

Tax Dist- 300 Hampton, Inc Hamp-Dum Sch

Years

Seq Entity Delinq Sq Ft: Total

281 Franklin Holdings LLC Vin: M603770 Title: 35AA59223 \*\* 924.0 357.00

1976 HOLLY PARK CRM/BRN

283 Vin: 0730902H Title: 35AA55814 \*\* 660.0 258.00

1973 CAMERON GRN/WHI

285 G&M Flooring LLC Vin: 01567611 Title: 35AA69284 \*\* 980.0 203.00

1975 SKYLINE TAN

286 Vin: 35151 Title: 35AA69579 \*\* 840.0 174.00

1984 MARSHFIELD GRAY

287 Gregorio Garcia, Juan Antonio Vin: B66087 Title: 35AA80867 \*\* 612.0 239.00

1969 LIBERTY TRAVEL WHI/BLU

Number of VINs Available for Sale 5