

PUBLIC NOTICE City of What Cheer • Mayor Vacancy

CITY OF WHAT CHEER MAYOR VACANCY BY APPOINTMENT

You are hereby notified that the City of What Cheer has received and accepted the resignation of Christopher Lundy as Mayor of the City of What Cheer, Iowa effective August 21st, 2024.

You are further notified that pursuant to Section 372.13 of the Code of Iowa, the Council will fill the vacancy by appointment. To be eligible for consideration for appointment Code of Iowa Section 39.27 requires that the candidates be an eligible elector and a resident of the city for which the person seeks to represent. Persons interested in appointment to this vacancy must submit a letter of intent to the City Clerk at the What Cheer City

Hall, 308 S. Barnes St. PO Box 408 What Cheer, IA. 50268 no later than October 4th 2024 by 12:00 P.M.

The electors of the City have the right to file a petition requiring that the vacancy be filled by a special election within 14 days after appointment is made.

The appointment shall be for the period until the next pending election results, (December 31, 2025) as defined by Section 69.12 of the Code of Iowa.

Action concerning the appointments will be taken on October 8th 2024 at 7:00 P.M. at the What Cheer City Hall, 308 S. Barnes St. Melanie Vermillion, City Clerk Published in The News-Review on September 4, 11, 18 and 25, and October 2, 2024

PUBLIC NOTICE City of South English • Minutes 8.20.2024

CITY OF SOUTH ENGLISH MINUTES OF COUNCIL MEETING

August 20, 2024

The South English City Council met in special session at the North Keokuk County Fire Department on Tuesday August 20th, 2024, at 6:30 p.m. with Mayor Pro Tem, Emily Clarahan presiding, to discuss the outstanding new ordinance book and one other item. The following Council Members answered roll call: Cameron Miller, Steve Bruhn, Hope Frazier & Nick Frazier. Mayor Ed Shafranek was absent. Others present: City Clerk Alexia Van Dyke, & Stephanie Lown. The consent agenda was approved upon motion by H. Frazier, seconded by N. Frazier, and all present voted ayes. The consent agenda includes the agenda, and monthly water usage 418,000 gallons purchased at \$1312.52; 400,622 gallons sold.

In new business, Ed Long inquired about purchasing remaining rock left from street drainage work that was done. The council decided to

table this discussion for another time as they are still determining a use for the remaining rock and potentially using it in other city areas. Motion to table was made by N. Frazier, seconded by C. Miller, all voted ayes.

In old business the council reviewed and discussed the new ordinance book created by the Area 15 Regional Planning Commission. Each new state change requirement was reviewed. Motion was made by C. Miller, and seconded by N. Frazier to approve the new ordinance book. All voted ayes

With no further business to discuss motion made by C. Miller, seconded by H. Frazier to adjourn the meeting all those present voted aye, and the meeting adjourned at 7:23 PM. The next regular meeting will be September 10th at 6:30pm at the North Keokuk County Fire Station.

Minutes are subject to council approval. Published in The News-Review on September 4, 2024

PROBATE Connie Carver ESPRO38561

THE IOWA DISTRICT COURT FOR KEOKUK COUNTY IN THE MATTER OF THE ESTATE OF CONNIE CARVER, Deceased CASE NO. ESPRO38561

NOTICE OF PROBATE OF WILL, OF APPOINTMENT OF EXECUTORS, AND NOTICE TO CREDITORS

To All Persons Interested in the Estate of Connie Carver, Deceased, who died on or about August 18, 2024:

You are hereby notified that on August 21, 2024, the Last Will and Testament of Connie Carver, deceased, bearing date of April 10, 2023, was admitted to probate in the above-named court and that Christie Carver-Jones and Blake DesPlanque have been appointed Executors of the estate. Any action to set aside the will must be brought in the district court of said county within the later to occur of four months from the date of the second publication of this notice or one month from the date of mailing of this notice to all heirs of the decedent and devisees under the will whose identities are reasonably ascertainable, or thereafter be forever barred.

Notice is further given that all persons indebted to the estate are requested to make immediate payment to the undersigned, and creditors having claims against the estate shall file them with the clerk of the above named district court, as provided by law, duly authenticated, for allowance, and unless so filed by the later to occur of four months from the date of the second publication of this notice or one month from the date of mailing of this notice (unless otherwise allowed or paid) a claim is thereafter forever barred.

Dated August 22, 2024. Christie Carver-Jones, Co-Executor of Estate 2946 W Vance Dr Salem, IN 47167 Blake DesPlanque, Co-Executor of Estate 309 N Washington Carthage, NY 13619 John N. Wehr, ICIS#: 0008299 Attorney for Executors John N. Wehr, Attorney at Law 116 E Washington PO Box 245 Sigourney, IA 52591 Date of second publication: September 4, 2024 Probate Code Section 304 Published in The News-Review on August 28, and September 4, 2024

PUBLIC NOTICE Tri-County CSD • August 2024 Claims

TRI-COUNTY CSD – AUGUST 2024 CLAIMS

Activity Capital One, supplies ..... \$1135.87 IA HS Speech Assc, FY25 Dues, ..... \$300.00 ..... \$150.00 Activity,\*\* BANK ACCOUNT TOTAL \*\* ..... \$1285.87 General All American Termite & Pest Co., services, ..... \$300.00 Alliant Energy, service, ..... \$3963.80 Amazon Capital Services, SUPPLIES, ..... \$5341.15 Andrew Thomas, reimb, ..... \$104.00 Atwood Electric Inc, services, ..... \$13621.21 Ben Gatton, FY24 TRANS reimb, ..... \$887.48 BlueAlly Tech Solutions LLC, computers, ..... \$8000.00 Cambium Assessments INC, Sup-

plies, ..... \$30.00 Caseys Business Mastercard, Fuel, ..... \$364.46 Column Software, Services, ..... \$2,203.84 Cox Sanitation & Recycling, service, ..... \$334.00 DB Acoustics Inc, deposit, ..... \$23055.50 Department Of Admin Services, FY 25 TSA, ..... \$600.00 Farmers Lumber Co, supplies, ..... \$74.48 Great Prairie AEA, books, ..... \$25.86 H & M Farm & Home Supply Co., Supplies, ..... \$357.80 Dave and Stef Haman, FY24 TRANS reimb, ..... \$887.49 Home Town Market, supplies, ..... \$374.99 Houghton Mifflin Co, Supplies, ..... \$4360.00

Imagine Learning LLC, FY25 Services, ..... \$13842.95 Ion Environmental Solutions LLC, water testing, ..... \$801.00 Iowa Communications Network, services, ..... \$12.53 Iowa Depart Of Natural Resources, annual fee, ..... \$340.00 Iowa School Finance Information Service, FY 25 services, ..... \$497.00 John Moode, labor, ..... \$100.00 Johnson Controls, annual inspection, ..... \$1851.34 Keith Molyneux, mowing and, ..... \$3375.00 McGraw-Hill, Supplies, ..... \$3973.05 Merrill D. Decker, reimb, ..... \$100.00 Mid-American Publishing Corp., services, ..... \$303.80 Moose Mechanical, air conditioning, ..... \$38000.00 Pitney Bowes Bank Inc, Services,

..... \$101.26 Powerschool Group LLC, training, ..... \$6000.00 Poweshiek Water Assn., Water, ..... \$129.95 Quill Corp, Supplies, ..... \$3069.77 School Specialty Inc, supplies, ..... \$3261.96 SDE Tire & Service, tires/fit, ..... \$510.00 Seaton Construction, services, ..... \$927.50 Sinclair Supply, supplies, ..... \$80.82 Wards Natural Science, Supplies, ..... \$200.23 Windstream, services, ..... \$2381.83 General,\*\* BANK ACCOUNT TOTAL \*\* ..... \$142746.05 Published in The News-Review on September 4, 2024

PUBLIC NOTICE Tri-County CSD • Minutes and Claims 8.21.2024

TRI-COUNTY COMMUNITY SCHOOL DISTRICT BOARD OF EDUCATION REGULAR MEETING

WEDNESDAY, AUGUST 21, 2024 @ 6:30 p.m.

Tri-County Board Room 3003 Hwy 22 Thornburg, Iowa Opening

Board President Chad McKain called the regular meeting to order at 6:30 p.m. and acknowledged a quorum of the board by roll call.

Board members present: Chad McKain, Heather Schmidt, Derek Hall, Jacob Edmundson, and Ben Molyneux.

Board members absent: None Also Present: Superintendent, Chad Straight; School Business Official, Stacey Kolars; Board Secretary Beckie Appleget; Principal, Jennifer Berg; Dara Fisher and various senior students. Reading of the Mission Statement by Chad McKain.

Approval of Consent Agenda Jacob Edmundson moved, seconded by Ben Molyneux to approve the consent agenda items A through E as presented. Motion carried 5/0.

Amend/Approve Agenda: There were no amendments to the agenda. Minutes: The minutes from July 17, 2024 regular meeting.

Financial Reports: SBO Stacey Kolars provided financial reports to the board.

Summary List of Bills: General/PPPEL/SAVE/Nutrition Funds - \$142,746.05; Activity Fund - \$1,285.87.

Resignations: Michaela Lundy, JH Boys Basketball Coach Communications and Reports Student Reports/Programs/Celebrations: None

Community/Public Request: None Board Report: There was a good turnout for tonight's open house and meal.

Superintendent Report: Mr. Straight report there is change in Iowa law regarding student attendance. All days will be counted as missed, not just unexcused days like in the past. This is a huge

change and the attendance law requires students to attend school regularly. Parents, guardians, and/or caretakers are responsible for ensuring attendance at school.

Principals Report: Ms. Berg reported the following. Keswick Auxiliary legion will present the colors for the first day of school at 8:0 a.m. with Mrs. Springer singing the National Anthem.

Seniors are starting a new tradition for the first and last day of school. The first day tradition will be a sunrise meeting and the last day of school will be a sunset meeting.

First day of school is August 23rd. Activity Director Report: The AD Meeting was August 21. Fall sports have started.

Golf - IAHSAA SPORT CHANGE - 2025 Boys Golf will move to Fall. Girls Golf will remain in the spring.

HLV/TC Homecoming - all TC students are invited to attend Homecoming.

There will be a home basketball game February 7, 2025. Athletic Passes are available for purchase. Senior passes for people ages 65 and over if requested are free, student passes are \$50, adults \$100, family \$250.

Old Business Action/Discussion on PPEI and SAVE Projects

Mr. Straight reported that the new windows have been installed and the air conditioning in the elementary is complete with tentative plans to complete the remaining air conditioning at a later time.

New Business Employment of Personnel: Derek Hall moved, seconded by Heather Schmidt to approve Autumn Wilcox as an Associate and Barry Parrot as JH Volleyball coach. Motion carried 5/0.

Action/Discussion on Senior Trip: Senior class representative, Dara Fisher and some seniors presented the senior class trip to the board.

Where: Atlanta, GA When: April 30 - May 4, 2025. The seniors currently have 12 kids planning on going on the trip, this can change depending on if kids work all of their required shifts to earn mon-

ey for the class trip. They will have 3 chaperones going and have educational activities planned. The trip cost is approximately \$2,000/person. They plan on fund raising during the school year and have a nice class fund balance that will help fund the trip. Heather Schmidt moved, seconded by Derek Hall to approve the senior class trip as presented. Motion carried 5/0.

Action/Discussion on 2nd Reading of Board Policies 200.04, 206.03-04, 401.06, 402.03 405.02, 411.02, 501.03, 501.09-501.09R1, 501.12, 501.14, 501.15, 502.06, 505.02, 507.08-507.08 R, 603.02, 603.12, 607.02, 701.03, 704.01, 704.06-704.06R, 706.01-02, 707.01, 707.04, 707.06, 708, 710.01, 801.03, 803.02, 905.03

Mr. Straight reviewed the policy changes. Ben Molyneux moved, seconded by Jacob Edmundson to approve the 2nd reading of the policies as presented. Motion carried 5/0.

Action/Discussion on Naming Title IX Coordinator: Derek Hall moved, seconded by Heather Schmidt to name Superintendent, Chad Straight as the Title IX Coordinator for the district. Motion carried 5/0.

Action/Discussion on Naming Level I Investigator, Alternate Level I Investigator, 504 Coordinator, Equity Coordinator and Homeless Liaison: Heather Schmidt moved, seconded by Ben Molyneux to recommend naming Jennifer Berg the Level I Investigator, 504 Coordinator, Equity Coordinator and Homeless Liaison and Scott Edmundson as the alternate Level I Investigator. Motion carried 5/0.

Action/Discussion on SIAC Committee Members: Derek Hall moved, seconded by Ben Molyneux to recommend the following SIAC members for the 24-25 school year. Motion carried 5/0.

SIAC members: Jennifer Berg, Tri-County Principal; Susie Koehn, Community Member; Brooke Zittergruen, Tri-County Parent; Patty Davis, Tri-County Staff and Parent; Dara Fisher, Tri-County Teacher and Parent; Kylie McDonald, Tri-County Staff and Parent; Brit-

tney McCulloch, Tri-County Parent; Samantha Brumbaugh, Tri-County Staff and Parent; Wesley Davis, Tri-County Student; Nathan McDonald, Tri-County Student.

Action/Discussion on IASB Legislative Priorities for 24-25: IASB asks the board to name board priorities for the year. The board priorities are the following: Increased State Aid; Equity in State funding for all funds; Increased Sharing Dollars. Ben Molyneux moved, seconded by Jacob Edmundson to approve the IASB priorities as presented. Motion carried 5/0.

Action/Discussion on Lunch and Milk Prices: Jacob Edmundson moved, seconded by Ben Molyneux to approve the lunch and milk prices as presented. Breakfast: PK-12, \$2.65; Adult, \$3.15. Lunch: PK-5, \$3.00, 6-12, \$3.15, Adult, \$4.84, and Milk: \$0.50. Motion carried 5/0.

Action/Discussion on Late Open Enrollment Requests: The district received two late requests to open enroll out of the district. There was discussion, the past practice of the district has been to deny late requests. Heather Schmidt moved, seconded by Derek Hall to deny the late open enrollment requests for the 24-25 school year as presented. Motion carried 5/0.

Board Talking Points: The sharing agreement with HLV is going well but could there be discussions started with HLV about possibly having more activities at Tri-County in the future. There was discussion about boosters and the booster arrangements with HLV. It was nice to see both clubs at the open house. Mr. Straight will share the preliminary OSHA report with the board. Door quotes are being done and will be shared with the board when they are received.

Item/Topics for Next Board Meeting: 24-25 Handbook changes. Adjournment: Derek Hall moved, seconded by Ben Molyneux to adjourn the meeting at 7:12 p.m. Motion carried 5/0.

President, Chad McKain Board Secretary, Beckie Appleget Published in The News-Review on September 4, 2024

PUBLIC NOTICE Keokuk Co BOS • Minutes and Claims 8.19.2024

KEOKUK COUNTY BOARD PROCEEDINGS AUGUST 19, 2024

The Keokuk County Board of Supervisors met in regular session, Monday, August 19, 2024, in the Board Room of the Courthouse. Present were: Michael C. Hadley, Daryl Wood, Fred Snakenberg and Christy Bates, Auditor.

Wood moved, Snakenberg seconded to approve the agenda. All ayes and motion carried. Also present was Casey Jarmes, News-Review.

Snakenberg moved, Wood seconded to approve the minutes for August 12, 2024 as submitted. All ayes and motion carried.

Wood moved, Snakenberg seconded approval of August 19, 2024 claims listing as submitted. Fred Snakenberg seconded the motion. All ayes and motion carried.

Manual Checks: August 7, 2024 VISA (JAIL)..... 123.01 VISA (PH)..... 740.45 VISA (RECORDER)..... 477.12 TOTAL.....\$1,340.58 CLAIM DATE: August 19, 2024

ACUREN..... 250.00 ADKINS & SON..... 1,426.64 AGRILAND FS..... 4,943.33 ALL AM PEST CONTROL..... 170.00 ALLIANT ENERGY..... 938.50 ALTORFER MACHINERY..... 4,668.86 AMAZON CAPITAL SERV..... 22.99 AMERICAN HOME FINDING ASSOC..... 1,446.15

ARDUSER, DONALD..... 130.00 ARMSTRONG HEATING & AC..... 342.40 ARNOLD MOTOR SUPP..... 321.98 ATWOOD ELECTRIC..... 120.00 BAILEY OFFICE..... 0.62 BC INVESTMENTS..... 600.00 BOWERS, JERLYN..... 23.00 BROTHERS MARKET..... 2,808.01 BROWNELLS..... 1,916.59 CENTRAL IA DIST..... 760.00 COBB OIL CO..... 4,473.29 COVERT TRACK GROUP..... 600.00 COX SAN & RECYCLING..... 7,035.10 DCI - SOR..... 75.00 DENNY CONSTRUCTION..... 15,000.00 DJ DAVIS TRUCKING..... 956.62 DON'S TRUCK SALES..... 5,303.78 DOUDS STONE..... 142,950.96 ELLIOTT BULK SERVICES..... 2,252.67 EMBARK IT..... 5,010.00 FARMERS COOP ASSOC..... 2,817.75 GEOCOMM INC..... 6,275.00 GREATAMERICA FIN SERV..... 145.67 H & M FARM & HOME..... 811.67 HELMUTH REPAIR..... 587.66 HICKENBOTTOM..... 49.00 IDEAL READY MIX..... 1,741.50 IA DEPT OF INSP APPEALS & LIC..... 40.00 IA PRISON IND..... 196.79 IA STATE MED EXAM..... 2,005.00 IA STATE UNIV..... 1,050.00 IA'S CO CONSERVATION SYS..... 735.00 JACK'S CORNER DRUG..... 126.92 KASEYA US..... 4,047.38 KEITH DAVIS TRUCKING..... 987.00 KENT, CHARLES..... 40.80 KEOKUK CO HWY DEPT..... 1,073.10 KEOKUK CO TREAS..... 5,684.00 KEOTA, CITY OF..... 400.00 LISCO/LTDS..... 526.37 MAHASKA CO AUDITOR..... 2,219.83 MAHASKA CO ENVIRON..... 3,975.00 MANCHESTER, RUTH..... 14.19 MERRILL AXLE WHEEL..... 218.31 MID-AMERICA PUBLISHING..... 115.80 MID-AMERICAN RESEARCH..... 374.06 MIDWEST WHEEL CO..... 53.76 MISC ON MAIN..... 347.98 MULTI-COUNTY OIL..... 2,678.59 MUSCATINE CO SHERIFF..... 2,015.00 NET2PHONE..... 1,134.85 NETSMART TECH..... 1,522.78 PALMER, JACQUE..... 44.83 PETERSEN CRT REPORTERS..... 1,527.50 PHELPS AUTO SUPPLY..... 323.00 PICTOMETRY INT'L..... 31,570.00 QUINN, CHERYL..... 150.00 REIGHARD, CURTIS..... 104.25 RIVER PRODUCTS..... 35,567.41 SCHROEDER FR/ALIGN..... 106.00 SENECA CO..... 162.11 SIGOURNEY BODY SHOP..... 1,207.00 SIGOURNEY BP..... 244.83

SIGOURNEY LUMBER CO..... 56.81 SIGOURNEY TV & APPLIANCE..... 474.00 SIGOURNEY, CITY OF..... 157.58 SINCLAIR TRACTOR..... 27.74 SINES PLUMBING..... 284.17 SMITH, ANDREW..... 140.00 STREICHERS..... 711.00 STROBELS..... 598.68 T I P REC..... 2,279.02 THOMSON REUTERS-WEST..... 314.74 TREMMEL BACKHOE SERV..... 250.00 TRUCK CENTER..... 300.00 UNI ROADSIDE PROGRAM..... 95.00 URETEK USA..... 59,611.20 US CELLULAR..... 277.83 USFIRST..... 101.00 VAN DIEST SUPPLY CO..... 14,608.13 VERIZON WIRELESS..... 694.95 VISA (SEC RD)..... 392.29 VISA (CONSERV)..... 401.80 VISA (CRTHSE)..... 14.98 WAPELLO CO SHERIFF..... 80.10 WAPELLO RURAL WATER..... 459.59 WASTE MANAGEMENT..... 1,091.99 WEBER, KEVIN..... 150.00 WINDSTREAM..... 85.32 TOTAL..... \$403,222.10 Met with Engineer McGuire regarding the Keokuk County Highway Department. Pavement patches are in Keokuk County, several areas are marked out, and will be starting the patching process in the Keota and Harper area. Discussed

Discussion of old/new business and public comment was held. Assessor Sanders stated he started adding a layer for wind energy leases and was contacted by Washington County GIS to see if Keokuk County would be interested in a joint venture of a 2025 filing. Board consensus lacked interest since we are contracted for our next filing in 2027 at a lesser cost. Sanders indicated of many calls regarding the assessment on the new tax statements and reminded assessment letters were sent out last March and values are based on market value of sales in Keokuk County. ICAP insurance settlement offer for the Public Health / Emergency Management building damage was discussed noting the roof damage was not included in the offer and will therefore be rejected. Mike will speak with them at the upcoming ISAC meeting this week. On vote and motion Hadley adjourned the meeting at 9:55 a.m. The above and foregoing information is a summary of the minutes taken at the above indicated meeting. The full and complete set of minutes is available at the Keokuk County Auditor's Office and www.keokukcounty.iowa.gov. Published in The News-Review on September 4, 2024

was resurfacing the section into Ollie from Hwy 78 north to Tick Ridge road, noting replacement of two box culverts on Hwy 78 south of Ollie, one of which is in city limits. Andy attended a Local Public Agency meeting with membership of the Department of Transportation, cities and counties to discuss the challenges of infrastructure on the ground in Ames last week and also participated in a National Association of Engineers listening session regarding FEMA issues concerning lack of applications to providing public assistance dollars to counties and cities.

Wood moved, Snakenberg seconded approval of letter of support for BOOST grant as submitted. All ayes and motion carried. Also present was Gary Iosbaker, Keokuk County Economic Development.

Snakenberg moved, Wood seconded to approve the proposed placement of three 30,000 gallon propane tanks by Farmers Coop Association at 19668 330th Avenue, Keota Iowa as submitted and so long as in compliance with State law and regulations. All ayes and motion carried. Drew Sanders, Assessor/GIS was also present.

Various Board and Committee reports were held. Wood attended a RUSS and KCED Boost Grant Steering Committee meeting. Snakenberg participated in a SEIL meeting. Hadley had no scheduled meetings last week.

Discussion of old/new business and public comment was held. Assessor Sanders stated he started adding a layer for wind energy leases and was contacted by Washington County GIS to see if Keokuk County would be interested in a joint venture of a 2025 filing. Board consensus lacked interest since we are contracted for our next filing in 2027 at a lesser cost. Sanders indicated of many calls regarding the assessment on the new tax statements and reminded assessment letters were sent out last March and values are based on market value of sales in Keokuk County. ICAP insurance settlement offer for the Public Health / Emergency Management building damage was discussed noting the roof damage was not included in the offer and will therefore be rejected. Mike will speak with them at the upcoming ISAC meeting this week.

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IN THE IOWA DISTRICT COURT OF KEOKUK COUNTY Mortgage Assets Management, LLC f/k/a Reverse Mortgage Solutions, Inc. Plaintiff, vs.

The Estate of James M. Greiner; Jennifer Short; United States of America, Secretary of Housing and Urban Development; State of Iowa, Defendant; James M. Greiner, Plaintiff; Parties in Possession, et al.

Defendants. EQUITY NO: EQEQ041499 ORIGINAL NOTICE FOR PUBLICATION

You are notified that a petition has been filed in the office of this court naming you as a defendant in this action. The petition was filed on July 8, 2024, and prays for foreclosure of Plaintiff's Reverse Mortgage on the property described below and judgment for all amounts

secured by the Reverse Mortgage, including (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and modifications of the Note; and (b) the payment of all other sums, with interest, advanced to protect the lien of the Reverse Mortgage. These other advanced sums may include, but are not limited to, private mortgage insurance, real estate taxes, servicing fees, property preservation charges and the costs of the action, including title costs and reasonable attorney's fees. Plaintiff requests that these amounts be declared a lien upon the following described premises, located in Keokuk county, Iowa:

COMMENCING AT THE NORTH-EAST CORNER OF LOT ONE IN BLOCK SIXTEEN IN FIRST RAILROAD ADDITION, AN ADDITION TO THE CITY OF WHAT CHEER, KE