

NOTICE OF PETITION B.E.A. CASE NO. JGJV005965

IN THE IOWA DISTRICT COURT FOR KEOKUK COUNTY (JUVENILE DIVISION) IN THE MATTER OF THE GUARDIANSHIP OF B.E.A., A minor child.
CASE NO. JGJV005965
NOTICE OF HEARING ON PETITION FOR APPOINTMENT OF GUARDIAN

To:
Tanner Whitmore
Levi Ponce
Justin Garman
All putative fathers of B.E.A., a child born in Mahaska County, Iowa in 2023
YOU ARE HEREBY NOTIFIED that there is now on file in the office of the clerk of the above-named court, the Petition of Delores Elaine Allman for Appointment of a Guardian for the minor child B.E.A.
YOU ARE FURTHER NOTIFIED

that said Application will come on and before the court for hearing on the 9th day of August, 2023, at 11:00 o'clock A.M. in the courtroom of the Keokuk County Courthouse, Sigourney, Iowa, and that unless you appear at such time and place or file written objections thereto with the Clerk of Court before such time, an order will or may be entered by the court for the relief sought therein.
/s/ Nicole C. Steddom
Nicole C. Steddom, AT0014431
Heslinga, Dixon & Hite
118 North Market
Oskaloosa, Iowa 52577
Telephone: (641) 673-9481
Facsimile: (641) 673-9484
Email: nsteddom@heslingalaw.com
ATTORNEYS FOR PETITIONER
Published in The News-Review on
Wednesday, July 5, 12 and 19, 2023

PROBATE Daniel D. Flynn ESPR038474

IN THE IOWA DISTRICT COURT FOR KEOKUK COUNTY IN THE MATTER OF THE ESTATE OF DANIEL D. FLYNN, Deceased.

PROBATE NO.: ESPR038474
NOTICE OF PROBATE OF WILL; OF APPOINTMENT OF EXECUTORS AND NOTICE TO CREDITORS

To all persons interested in the estate of Daniel D. Flynn, deceased, who died on or about June 12, 2023:

You are hereby notified that on June 22, 2023, the Last Will and Testament of Daniel D. Flynn, deceased, bearing the date of December 29, 2021, was admitted to probate in the above-named court and that the undersigned was appointed as Executors of the estate. Any action to set aside the Will must be brought in the District Court of the above 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 the surviving spouse and all heirs of the decedent and devisees under the Will whose identities are

reasonably ascertainable, or thereafter be forever barred.
Notice is further given that all persons indebted to the estate are requested to make immediate payment to the undersigned, and creditors having claims against the estate shall file them with the Clerk of the above-named District Court, as provided by law, duly authenticated, for allowance, and unless so filed by the later to occur of four months from the second publication of this Notice or one month from the date of mailing of this Notice (unless otherwise allowed or paid) a claim is thereafter forever barred.
Dated this 26th day of June, 2023.
Brett A. Flynn, Executor of the Estate
PO Box 306
Keota, IA 52248
Scott D. Flynn, Attorney for Executors
204 E Broadway Ave
PO Box 47
Keota, IA 52248
Date of Second Publication
12th day of July, 2023.
Published in The News-Review on
Wednesday, July 5 and 12, 2023

PROBATE Dean E Seaba ESPR038453

THE IOWA DISTRICT COURT FOR KEOKUK COUNTY IN THE MATTER OF THE ESTATE OF Dean E. Seaba, Deceased

CASE NO. ESPR038453
NOTICE OF PROBATE OF WILL, OF APPOINTMENT OF EXECUTOR, AND NOTICE TO CREDITORS

To All Persons Interested in the Estate of Dean E. Seaba, Deceased, who died on or about June 16, 2023:

You are hereby notified that on June 22, 2023, the Last Will and Testament of Dean E. Seaba, deceased, bearing the date of August 7, 2019 and the First Codicil to Last Will and Testament, dated January 29, 2020, was admitted to probate in the above-named court and that Beverly A. McDowell was appointed Executor of the estate. Any action to set aside the will and codicil 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 rea-

sonably 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 June 23, 2023.
Beverly A. McDowell, Executor of Estate
607 1/2 S Main St
Sigourney, IA 52591
John N. Wehr, ICIS#: 0008299
Attorney for Executor
116 E Washington
PO Box 245
Sigourney, IA 52591
Date of second publication
July 5, 2023
Probate Code Section 304
Published in The News-Review on
Wednesday, June 28 and July 5, 2023

PROBATE Colleen A Beall ESPR038475

THE IOWA DISTRICT COURT FOR KEOKUK COUNTY IN THE MATTER OF THE ESTATE OF Colleen A. Beall, Deceased

CASE NO. ESPR038475
NOTICE OF PROBATE OF WILL, OF APPOINTMENT OF EXECUTOR, AND NOTICE TO CREDITORS

To All Persons Interested in the Estate of Colleen A. Beall, Deceased, who died on or about May 31, 2023:

You are hereby notified that on June 22, 2023, the Last Will and Testament of Colleen A. Beall, deceased, bearing the date of March 19, 2008, was admitted to probate in the above named court and that Wendy M. Stuhr was appointed Executor 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 for-

ever 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 June 23, 2023.
Wendy M. Stuhr, Executor of Estate
3 Carter Court
Ottumwa, IA 52501
John N. Wehr, ICIS#: 0008299
Attorney for Executor
John N. Wehr, Attorney at Law
116 E Washington
PO Box 245
Sigourney, IA 52591
Date of second publication
July 5, 2023
Published in The News-Review on
Wednesday, June 28 and July 5, 2023

PROBATE CAROL GENE HOOTMAN ESPR038461

IN THE IOWA DISTRICT COURT FOR KEOKUK COUNTY IN THE MATTER OF THE ESTATE OF CAROL GENE HOOTMAN

Probate Case No. ESPR038461
NOTICE OF PROBATE OF WILL, OF APPOINTMENT OF EXECUTOR, AND TO CREDITORS

To all persons interested in the estate of Carol Gene Hootman, deceased, who died on or about November 14, 2022:

You are hereby notified that on May 3, 2023, the Last Will and Testament bearing the date of August 16, 2000 of Carol Gene Hootman, deceased, was admitted to probate in the above named court and that Nancy Lea Kerr and Janet Marie Berg were appointed Co-Executors of the estate of Carol Gene Hootman. 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 per-

sons indebted to the estate are requested to make immediate payment to the undersigned, and creditors having claims against the estate shall file them with the clerk of the above named District Court, as provided by law, duly authenticated, for allowance, and unless so filed by the later to occur of four months from the second publication of this notice or one month from the date of mailing of this notice (unless otherwise allowed or paid) a claim is thereafter forever barred.
Dated: June 16, 2023
Executor of Estate: Nancy Lea Kerr, 16333 Hwy 149, Webster, IA 52355
Janet Marie Berg, 12406 195th St., Delta, IA 52550
Attorneys for Estate: Michael W. Mahaffey
Patrick J. Mahaffey
Mahaffey Law Office
107 S. 4th St., P.O. Box 850, Montezuma, IA 50171
Tel.: 641-623-5425
Date of second publication:
July 5, 2023
Published in The News-Review on
Wednesday, June 21 and July 5, 2023

PROBATE Steven Robert Rasmussen ESPR038476

THE IOWA DISTRICT COURT FOR KEOKUK COUNTY IN THE MATTER OF THE ESTATE OF STEVEN ROBERT RASMUSSEN Deceased.

CASE NO. ESPR038476
NOTICE OF PROBATE OF WILL, OF APPOINTMENT OF EXECUTOR, AND NOTICE TO CREDITORS

To All Persons Interested in the Estate of Steven Robert Rasmussen, Deceased, who died on or about May 10, 2023:

You are hereby notified that on June 22, 2023, the last will and testament of Steven Robert Rasmussen, deceased, bearing the date of January 23, 2023 was admitted to probate in the above-named court and that Sheila Miller-Rasmussen is appointed executor 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 thereaf-

ter 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 (unless otherwise allowed or paid) a claim is thereafter forever barred.
Dated June 26, 2023
Sheila Miller-Rasmussen
301 East 5th Street
Hedrick, IA 52563
Cynthia D Hucks, ICIS#: AT0003699
Attorney for Executor
Box & Box
304 N Court
Ottumwa IA 52501
Date of second publication
July 12, 2023
Published in The News-Review on
Wednesday, July 5 and 12, 2023

PUBLIC NOTICE Keokuk Co BOS • Minutes 6.19.2023

KEOKUK COUNTY BOARD PROCEDURES
JUNE 19, 2023

The Keokuk County Board of Supervisors met in regular session, Monday, June 19, 2023 in the Board Room of the Courthouse. Present were: Michael C. Hadley, Daryl Wood, Fred Snakenberg and Christy Bates, County Auditor. was absent.
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 of June 12, 2023 as submitted. All ayes and motion carried.
Met with Engineer McGuire regarding the Keokuk County Highway Department as follows: grinding on the Pekin pavement has been completed with only markings yet to do; crack sealing has been completed on the various

roads and the salt shed construction has been completed. Bid letting for V5G concrete overlay from Hwy 149 to 280th Street takes place tomorrow, Tuesday – June 20th and additional contact continues with the IDOT regarding Keokuk County to tie in with said project for 1900' of county responsibility.
Wood moved, Snakenberg seconded approval of claims listing dated June 19, 2023 as submitted. All ayes and motion carried.
Snakenberg moved, Wood seconded approval of quarterly inter-fund operating transfer from Rural Services Fund of \$430,500 and LOST fund of \$130,750 to the Secondary Roads Funds as submitted. All ayes and motion carried.
Wood moved, Snakenberg seconded approval of City of Sigourney use of Courthouse grounds application for July 4th Celebration (June 30 – July 4, 2023) as submitted. All ayes and motion carried.
Met with Jathan Chicoine and

PUBLIC NOTICE City of South English Unofficial Special Election Results

CITY OF SOUTH ENGLISH SPECIAL ELECTION -1 SEAT - TO FILL VACANCY
of Voters - 7
Council Member - To Fill Vacancy (Vote For One)
Nick Frazier (Write-In) 6 + 0
absentee votes = 6

Jackson Hammes (Write-In) 1 + 0
absentee votes = 1
Robyn(Special Elections)\South English Special06-27-23\Un-Official Results]
Published in The News-Review on
Wednesday, July 5, 2023

NOTICE OF PETITION US Bank Trust vs Kristina Salisbury EQEQ041424

IN THE IOWA DISTRICT COURT OF KEOKUK COUNTY

U.S. Bank Trust National Association, as Trustee for LB-Dwelling Series V Trust Plaintiff,
vs.
Kristina Salisbury f/k/a Kristina Cuvelier; Jacob Salisbury; Tessa Rae Salisbury; The Estate of Todd Salisbury; State of Iowa, Department of Revenue; Unknown Spouse, if any, of Kristina Salisbury; Unknown Spouse, if any, of Todd Salisbury; Parties in Possession, et al. Defendants.
EQUITY NO: EQEQ041424
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 May 23, 2023, and prays for foreclosure of Plaintiffs Mortgage in favor of the Plaintiff on the property described in this notice and judgment for the unpaid principal amount of \$90,013.08, with 5% per annum interest thereon from January 2, 2022, together with late charges, advances and the costs of the action including (but not limited

to) title costs and reasonable attorney's fees, as well as a request that said sums be declared a lien upon the following described premises from May 22, 2008, located in Keokuk county, Iowa:
The Southeast Quarter of the Southeast Quarter of Section Seventeen, Township Seventy-Four North, Range Twelve West of the Fifth Principal Meridian, in Keokuk County, Iowa, commonly known as 17851 310th St, Hendrick, IA 52563 (the "Property")
The petition further prays that the mortgage on the above described real estate be foreclosed, that a special execution issue for the sale of as much of the mortgaged premises as is necessary to satisfy the judgment and for other relief as the Court deems just and equitable. For further details, please review the petition on file in the clerk's office. The Plaintiffs attorney is Andrea Dyar, of SouthLaw, P.C.; whose address is 1401 50th Street, Suite 100, West Des Moines, IA 50266.
NOTICE
The plaintiff has elected foreclosure without redemption. This

means that the sale of the mortgaged property will occur promptly after entry of judgment unless you file a written demand with the court to delay the sale. If you file a written demand, the sale will be delayed until twelve months (or six months if the petition includes a waiver of deficiency judgment) from the entry of judgment if the mortgaged property is your residence and is a one-family or two-family dwelling or until two months from entry of judgment if the mortgaged property is not your residence or is your residence but not a one-family or two-family dwelling. You will have no right of redemption after the sale. The purchaser at the sale will be entitled to immediate possession of the mortgaged property. You may purchase at the sale.
You must serve a motion or answer on or before 15th day of August, 2023, and within a reasonable time thereafter, you must file your motion or answer with the Clerk of Court for Keokuk County, at the county courthouse in Sigourney, Iowa. If you fail to respond, judgment by default may be rendered against you for the relief demanded

in the petition.
If you require the assistance of auxiliary aids or services to participate in a court action because of a disability, immediately call your District ADA Coordinator at 641-326-6502. If you are hearing impaired, call Relay Iowa TTY at 1-800-735-2942.
This case has been filed in a county that utilizes electronic filing. You may find more information and general rules governing electronic filing in Iowa Court Rules Chapter 16. You may find information concerning protection of personal information in court filings in Iowa Court Rules Chapter 16, Division VI.
By:
CLERK OF THE ABOVE COURT
Keokuk County Courthouse
101 South Main Street,
Sigourney, IA 52591
IMPORTANT:
YOU ARE ADVISED TO SEEK LEGAL ADVICE AT ONCE TO PROTECT YOUR INTERESTS.
Published in The News-Review on
Wednesday, July 5, 12 and 19, 2023