

The News-Review

WEDNESDAY, NOVEMBER 8, 2023
SERVING THE KEOKUK COUNTY AREA SINCE 1860 SECTION B, NUMBER 45, 162nd YEAR

PUBLIC NOTICE Joyce McCullough Estate ESPR019816

THE IOWA DISTRICT COURT FOR POWESHIEK COUNTY IN THE MATTER OF THE ESTATE OF Joyce E. McCullough, Deceased CASE NO. ESPR019816 NOTICE OF PROBATE OF WILL, OF APPOINTMENT OF EXECUTOR, AND NOTICE TO CREDITORS

To All Persons Interested in the Estate of Joyce E. McCullough, Deceased, who died on or about September 18, 2023:

You are hereby notified that on October 18, 2023, the Last Will and Testament of Joyce E. McCullough, deceased, bearing date of January 29, 2014, Codicil to Last Will & Testament to Joyce McCullough, dated September 22, 2021, was admitted to probate in the above named court and that Mark McCullough 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 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.

Mark McCullough, Executor of Estate
3259 B Avenue
Deep River, IA 52222
Michael R. Horn
Attorney for Executor
Moore, McKibben, Goodman & Lorenz, LLP
26 South 1st Ave, Suite 302
Marshalltown, IA 50158

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KEOKUK COUNTY BOARD PROCEEDINGS OCTOBER 23, 2023

The Keokuk County Board of Supervisors met in regular session, Monday, October 23, 2023, in the Board Room of the Courthouse. Present were: Michael C. Hadley, Daryl Wood and Christy Bates, County Auditor. Fred Snakenberg was absent.

Hadley moved, Wood seconded the motion. All ayes and motion carried. Also present was Casey James, News-Review.

Wood moved, Hadley seconded to approve the minutes of October 16, 2023, as submitted. All ayes and motion carried.

Met with Engineer McGuire regarding the Keokuk County Highway Department. Andy attended a safety meeting that was also attended by State DOT, State Patrol, Sheriff Deputy employees. The weed commissioner annual report was presented for Board of Supervisor Chairman signature. Road patching is taking place on V67. A 20' cement driveway apron will be poured that attaches to the pavement at the county shop to eliminate washouts. Denco will be providing invoices for the crack sealing to date. Mud patching will begin soon. A survey was submitted for the next RAISE grant as a funding opportunity to assist with big bridge replacement project. Mahaska County is the fiscal agent for Safe Streets and Roads for All, that will update, create, implement a safety program plan for the 97 county membership. Wood moved, Hadley seconded

approval of 2024-2025 Bridge Inspection Services Contract with Calhoun-Burns & Associates as submitted. All ayes and motion carried. Inspections are on a two-year rotating cycle as follows: 2024 = 118 structures @ \$23,246 and 2025 = 35 structures @ \$12,145.

Hadley moved, Wood seconded acknowledgement of personnel report for the hire of Marcia Clubb, Homecare Aide, full-time, Public Health Department as submitted. All ayes and motion carried.

Various Board and Committee reports were held. Wood participated in a RUSS meeting by phone. Hadley attended a Semco meeting last week.

Discussion of old/new business and public comment was held. A complaint was shared regarding the behavior of a Keokuk County Recycling Center employee when attempting to dispose of six bags of rural residential garbage. The county resident stated nowhere is it posted that no more than five bags of rural residential garbage per visit will be accepted and felt it was handled poorly. Board consensus was this matter will be investigated.

On vote and motion Hadley adjourned the meeting at 9:35 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 Wednesday, November 8, 2023

SHERIFF'S NOTICE

NOTICE OF SHERIFF'S LEVY AND SALE IN THE IOWA DISTRICT COURT IN AND FOR KEOKUK COUNTY STATE OF IOWA PENNYMAC LOAN SERVICES LLC VS CORY PREVETT Iowa District Court Keokuk County Case# EQEQ041434 Civil# 23-000483 Special Execution | General Execution

As a result of the judgment rendered in the above referenced court case, an execution was issued by the court to the Sheriff of this county. The execution ordered the sale of defendant(s)

XReal Estate
XPersonal Property
XDescribed below to satisfy the judgment. The Property to be sold is
THE NORTH SIXTY-SIX FEET OF LOTS ONE, TWO AND THREE IN BLOCK TWO IN SARAH J STOUDER'S ADDITION TO THE TOWN OF KEOTA, IOWA, AND ALL OF LOT SEVEN IN BLOCK TWO IN SARAH J STOUDER'S ADDITION TO THE TOWN OF KEOTA
Property Address: 306 N ELLIS ST., KEOTA, IA 52248

The described property will be offered for sale at public auction for cash only as follows:

Sale Date 12/19/2023
Sale Time 10:00

Place of Sale KEOKUK COUNTY SHERIFF'S OFFICE LOBBY, 204 S STONE ST, SIGOURNEY IA 52591

XHomestead: Defendant is advised that if the described real estate includes the homestead (which must not exceed 1/2 acre if within a city or town plat, or, if rural, must not exceed 40 acres), defendant must file a homestead plat with the Sheriff within ten (10) days after service of this notice, or the sheriff will have it platted and charge the costs to this case.

Redemption: After the sale of real estate, defendant may redeem the property within

XThis sale not subject to Redemption.
Property exemption: Certain money or property may be exempt. Contact your attorney promptly to review specific provisions of the law and file appropriate notice, if acceptable.

Judgment Amount \$112,285.00
Costs \$405.00
Accruing Costs 0.00
Interest \$934.43
Sheriff's Fees Pending
Attorney:
MATTHEW E LAUGHLIN
215 210TH ST STE 1300
DES MOINES, IA 50309
(515)288-2500
Date: 10/27/2023
Casey J Hinna
KEOKUK COUNTY SHERIFF

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PUBLIC NOTICE Real Estate Bids City of Delta 10.20.23

The City of Delta is accepting bids for the purchase of the real estate at 107 North Second St. West in Delta, Iowa. The minimum bid accepted for the property is \$2500.00. Bids in sealed envelopes shall be submitted to Delta City Hall by December 12, 2023, at 12:00 p.m., and bids will be considered at the meeting on December 13, 2023, at 6:00 p.m. The City of Delta reserves the right to refuse any or all bids. Sale will be by Quit Claim Deed without abstract. Buyer assumes all risk.

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PUBLIC NOTICE

Donna Fae Linnenkamp ESPR038501

THE IOWA DISTRICT COURT FOR KEOKUK COUNTY IN THE MATTER OF THE ESTATE OF Donna Fae Linnenkamp, Deceased CASE NO. ESPR038501 NOTICE OF PROBATE OF WILL, OF APPOINTMENT OF EXECUTORS, AND NOTICE TO CREDITORS

To All Persons Interested in the Estate of Donna Fae Linnenkamp, Deceased, who died on or about October 31, 2023:

You are hereby notified that

on November 3, 2023, the Last Will and Testament of Donna Fae Linnenkamp, deceased, bearing date of November 16, 2015, was admitted to probate in the above-named court and that Nancy Lee III and Larry Gene Smith 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 November 3, 2023.

Nancy Lee III, Executor of Estate
9004 Valdez Dr
Urbandale, IA 50322

Larry Gene Smith, Executor of Estate
PO Box 273
Sigourney, IA 52591

John N. Wehr, ICIS#: 0008299
Attorney for Executors
John N. Wehr, Attorney at Law
116 E Washington
PO Box 245
Sigourney, IA 52591

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