

PUBLIC NOTICE
City of North English • Snow Ordinances

TO THE RESIDENTS OF NORTH ENGLISH: PLEASE NOTE THE FOLLOWING ORDINANCES: 135.12 DUMPING OF SNOW. It is unlawful for any person to throw, push, or place or cause to be thrown, pushed or placed, any ice or snow from private property, sidewalks, or driveways onto the traveled way of a street or alley so as to obstruct gutters, or impede the passage of vehicles upon the street or alley or to create a hazardous condition therein; except where, in the cleaning of large commercial drives in the business district it is absolutely necessary to move the snow onto the street or alley temporarily, such accumulation shall be removed promptly by the property owner or agent. Arrangements for the prompt removal of such accumulations shall be made prior to

moving the snow. (Code of Iowa, Sec. 364.12[2]) 69.11 SNOW REMOVAL. No person shall park, abandon or leave unattended any vehicle on any public street, alley, or City-owned off-street parking area during any snow event unless the snow has been removed or plowed from said street, alley or parking area and the snow has ceased to fall. The no parking ban shall continue from its proclamation through the duration of the snow or ice storm and the 48-hour period after cessation of the storm except as provided upon streets which have been fully opened. The ban shall be of uniform application and the Mayor is directed to publicize the requirements widely, using Hometown Current, the City newspaper, in early November of each year. (Code of Iowa, 321.236[1])

There will be a fine of \$50.00 the first time a vehicle is not in compliance with this chapter. After a second offense, the vehicle will be towed at the owner's expense, and there will be a fine of \$100.00. All costs incurred through the Iowa County Sheriff's Department and the impound procedure will be at the expense of the owner of the vehicle. 69.12 SNOW ROUTES. The Council may designate certain streets in the City as snow routes. When conditions of snow or ice exist on the traffic surface of a designated snow route, it is unlawful for the driver of a vehicle to impede or block traffic. (Code of Iowa, Sec. 321.236[12]) 136.03 REMOVAL OF SNOW, ICE, AND ACCUMULATIONS. The abutting property owner shall

remove snow, ice, and accumulations promptly from sidewalks. If a property owner does not remove snow, ice, or accumulations within a reasonable time, the City may do so and assess the costs against the property owner for collection in the same manner as a property tax. The abutting property owner may be liable for damages caused by failure to remove snow, ice, and accumulations promptly from the sidewalk. (Code of Iowa, Sec. 364.12[2b & e]) REMINDERS: Do not push snow into the street. Do not park on the street when there is snow and streets need plowed. Published in The News-Review on November 6, 2024

PUBLIC NOTICE
City of What Cheer • AFR 2024

Table with 4 columns: Governmental (a), Proprietary (b), Total Actual (c), Budget (d). Rows include Revenues and Other Financing Sources, Expenditures and Other Financing Uses, and Ending Fund Balance.

Table with 4 columns: Governmental (a), Proprietary (b), Total Actual (c), Budget (d). Rows include Revenues and Other Financing Sources, Expenditures and Other Financing Uses, and Ending Fund Balance.

Table with 4 columns: Governmental (a), Proprietary (b), Total Actual (c), Budget (d). Rows include Revenues and Other Financing Sources, Expenditures and Other Financing Uses, and Ending Fund Balance.

NOTE - These balances do not include the following, which were not budgeted and are not available for city operations: Non-budgeted Internal Service Funds, Pension Trust Funds, Private Purpose Trust Funds, Agency Funds.

Table with 4 columns: Indebtedness at June 30, 2024, Amount, Indebtedness at June 30, 2024, Amount. Rows include General Obligation Debt, Revenue Debt, TIF Revenue Debt, and General Obligation Debt Limit.

Published in The News-Review on November 6, 2024

PUBLIC NOTICE
TRUSTEE'S NOTICE OF SALE T.S. No.: OR-24-989960-RM

TRUSTEE'S NOTICE OF SALE T.S. No.: OR-24-989960-RM Reference is made to that certain deed made by, MICHAEL A. NEIL as Grantor to FIRST AMERICAN TITLE INSURANCE COMPANY, as trustee, in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR CALIBER HOME LOANS, INC, AS BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, as Beneficiary, dated 10/8/2021, recorded 10/8/2021, in official records of DOUGLAS County, Oregon in book/reel/volume No. and/ or as fee/file/instrument/microfilm/reception number 2021-019964 and subsequently assigned or transferred by operation of law to NewRez LLC d/b/a Shellpoint Mortgage Servicing covering the following described real property situated in said County, and State. APN: 27-06W-23AD-02300 R26461 LOT 7, BLOCK 6, NEBO-VISTA HOMES, IN THE CITY OF ROSEBURG, DOUGLAS COUNTY, OREGON. Commonly known as: 1032 W Nebo St, Roseburg, OR 97471-2852 The undersigned hereby certifies that based upon business records there are no known written assignments of the trust deed by the trustee or by the beneficiary, except as recorded in the records of the county or counties in which the above described real property is situated. Further, no action has been instituted to recover the debt, or any part thereof, now remaining se-

cured by the trust deed, or, if such action has been instituted, such action has been dismissed except as permitted by ORS 86.752(7). Both the beneficiary and the trustee have elected to sell the said real property to satisfy the obligations secured by said trust deed and notice has been recorded pursuant to Section 86.752(3) of Oregon Revised Statutes. There is a default by grantor or other person owing an obligation, performance of which is secured by the trust deed, or by the successor in interest, with respect to provisions therein which authorize sale in the event of such provision. The default for which foreclosure is made is grantor's failure to pay when due the following sum: TOTAL REQUIRED TO REINSTATE: \$17,818.80 TOTAL REQUIRED TO PAYOFF: \$230,986.47 Because of interest, late charges, and other charges that may vary from day-to-day, the amount due on the day you pay may be greater. It will be necessary for you to contact the Trustee before the time you tender reinstatement or the payoff amount so that you may be advised of the exact amount you will be required to pay. By reason of the default, the beneficiary has declared all sums owing on the obligation secured by the trust deed immediately due and payable, those sums being the following, to-wit: The installments of principal and interest which became due on 12/1/2023, and all subsequent installments of principal and interest through the date of

this Notice, plus amounts that are due for late charges, delinquent property taxes, insurance premiums, advances made on senior liens, taxes and/or insurance, trustee's fees, and any attorney fees and court costs arising from or associated with the beneficiary's efforts to protect and preserve its security, all of which must be paid as a condition of reinstatement, including all sums that shall accrue through reinstatement or pay-off. Nothing in this notice shall be construed as a waiver of any fees owing to the Beneficiary under the Deed of Trust pursuant to the terms of the loan documents. Whereof, notice hereby is given that QUALITY LOAN SERVICE CORPORATION, the undersigned trustee will on 2/20/2025 at the hour of 10:00 AM, Standard of Time, as established by section 187.110, Oregon Revised Statutes, At the front entrance to the Douglas Courthouse, 1036 S.E. Douglas, Roseburg, OR 97470 County of DOUGLAS, State of Oregon, sell at public auction to the highest bidder for cash the interest in the said described real property which the grantor had or had power to convey at the time of the execution by him of the said trust deed, together with any interest which the grantor or his successors in interest acquired after the execution of said trust deed, to satisfy the foregoing obligations thereby secured and the costs and expenses of sale, including a reasonable charge by the trustee. Notice is fur-

ther given that any person named in Section 86.778 of Oregon Revised Statutes has the right to have the foreclosure proceeding dismissed and the trust deed reinstated by payment to the beneficiary of the entire amount then due (other than such portion of said principal as would not then be due had no default occurred), together with the costs, trustee's and attorney's fees and curing any other default complained of in the Notice of Default by tendering the performance required under the obligation or trust deed, at any time prior to five days before the date last set for sale. Other than as shown of record, neither the beneficiary nor the trustee has any actual notice of any person having or claiming to have any lien upon or interest in the real property hereinabove described subsequent to the interest of the trustee in the trust deed, or of any successor in interest to grantor or of any lessee or other person in possession of or occupying the property, except: Name and Last Known Address and Nature of Right, Lien or Interest Michael Neil 1032 W Nebo St Roseburg, OR 97471 Original Borrower For Sale Information Call: 1-866-539-4173 or Login to: www.Servicelinkauction.com In construing this notice, the singular includes the plural, the word "grantor" includes any successor in interest to this grantor as well as any other person owing an obligation, the performance of which is secured by the trust deed, and the words "trustee" and "bene-

ficiary" include their respective successors in interest, if any. Pursuant to Oregon Law, this sale will not be deemed final until the Trustee's deed has been issued by QUALITY LOAN SERVICE CORPORATION. If any irregularities are discovered within 10 days of the date of this sale, the trustee will rescind the sale, return the buyer's money and take further action as necessary. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. As required by law, you are hereby notified that a negative credit report reflecting on your credit record may be submitted to a credit report agency if you fail to fulfill the terms of your credit obligations. Without limiting the trustee's disclaimer of representations or warranties, Oregon law requires the trustee to state in this notice that some residential property sold at a trustee's sale may have been used in manufacturing methamphetamines, the chemical

components of which are known to be toxic. Prospective purchasers of residential property should be aware of this potential danger before deciding to place a bid for this property at the trustee's sale. NOTICE TO TENANTS: TENANTS OF THE SUBJECT REAL PROPERTY HAVE CERTAIN PROTECTIONS AFFORDED TO THEM UNDER ORS 86.782 AND POSSIBLY UNDER FEDERAL LAW. ATTACHED TO THIS NOTICE OF SALE, AND INCORPORATED HEREIN, IS A NOTICE TO TENANTS THAT SETS FORTH SOME OF THE PROTECTIONS THAT ARE AVAILABLE TO A TENANT OF THE SUBJECT REAL PROPERTY AND WHICH SETS FORTH CERTAIN REQUIREMENTS THAT MUST BE COMPLIED WITH BY ANY TENANT IN ORDER TO OBTAIN THE AFFORDED PROTECTION, AS REQUIRED UNDER ORS 86.771. TS No: OR-24-989960-RM Dated: 10/9/2024 Quality Loan Service Corporation, as Trustee Signature By: Jeff Stenman, President Trustee's Mailing Address: QUALITY LOAN SERVICE CORPORATION 108 1 st Ave South, Suite 450, Seattle, WA 98104 Toll Free: (866) 925-0241 Trustee's Physical Address: Quality Loan Service Corporation 2763 Camino Del Rio South San Diego, CA 92108 Toll Free: (866) 925-0241 IDSPub #0224820 11/6/2024 11/13/2024 11/20/2024 11/27/2024 Published in The News-Review on November 6, 13, 20, and 27, 2024

PROBATE
Donna M. Paarman ESPR038574

IN THE IOWA DISTRICT COURT FOR KEOKUK COUNTY IN THE MATTER OF THE ESTATE OF DONNA M. PAARMAN, Deceased. Probate No. ESPR038574 NOTICE OF PROBATE OF WILL, APPOINTMENT OF CO-EXECUTORS AND NOTICE TO CREDITORS

To all persons interested in the estate of Donna M. Paarman, deceased, who died on or about August 24, 2024: You are hereby notified that on October 7, 2024, the Last Will and Testament of Donna M. Paarman, deceased, bearing the date of January 4, 2005, was admitted to probate in the above-named court and that Dawn T. Goldman & Dennis R. Paarman were appointed Co-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 said 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 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 8th day of October, 2024. s/ Dawn T. Goldman Co-Executor of the Estate 415 E Spring St. Sigourney, IA 52591 s/ Dennis R. Paarman Co-Executor of the Estate 17320 Richards St. Overland Park, KS 66221 Richard S. Bordwell Attorney for Co-Executors 206 West Main Street P.O. Box 308 Washington, IA 52535 Date of second publication 13th day of November, 2024. Published in The News-Review on November 6 and 13, 2024

PUBLIC NOTICE
City of Sigourney • Claims 10.16.2024

Table with 4 columns: Governmental (a), Proprietary (b), Total Actual (c), Budget (d). Rows include Revenues and Other Financing Sources, Expenditures and Other Financing Uses, and Ending Fund Balance.

Table with 4 columns: Governmental (a), Proprietary (b), Total Actual (c), Budget (d). Rows include Revenues and Other Financing Sources, Expenditures and Other Financing Uses, and Ending Fund Balance.

Published in The News-Review on November 6, 2024

PUBLIC NOTICE
City of Sigourney • August 2024 Claims

Table with 4 columns: Governmental (a), Proprietary (b), Total Actual (c), Budget (d). Rows include Revenues and Other Financing Sources, Expenditures and Other Financing Uses, and Ending Fund Balance.

Table with 4 columns: Governmental (a), Proprietary (b), Total Actual (c), Budget (d). Rows include Revenues and Other Financing Sources, Expenditures and Other Financing Uses, and Ending Fund Balance.

Published in The News-Review on November 6, 2024

PUBLIC NOTICE
Sheriff's Levy and Sale EQEQ041483

NOTICE OF SHERIFF'S LEVY AND SALE IN THE IOWA DISTRICT COURT IN AND FOR KEOKUK COUNTY
STATE OF IOWA
KEOKUK COUNTY
Iowa District Court Keokuk County
Case #: EQEQ041483
Civil #: 24-000477
UNIVERSITY OF IOWA COMMUNITY CREDIT UNION N/K/A GREENSTATE CREDIT UNION
VS
JAKOB STEFFEN; UNKNOWN SPOUSE OF JAKOB STEFFEN, IF ANY; AND ANY AND ALL UNKNOWN PARTIES IN POSSESSION OF THE REAL PROPERTY LOCATED AT 320 E WASHINGTON ST., SIGOURNEY, IA 52591
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)
X Real Estate
Personal Property
X Described Below
On attached sheet:
To satisfy the judgment. The Property to be sold is
LOT EIGHT IN BLOCK TWENTY-TWO IN THE CITY OF SIGOURNEY, KEOKUK COUNTY, IOWA
Property Address: 320 E WASHINGTON ST, SIGOURNEY, IA 52591
The described property will be offered for sale at public auction for cash only as follows:
Sale Date 12/17/2024

Sale Time 10:00
Place of Sale KEOKUK COUNTY SHERIFF'S OFFICE LOBBY, 204 S STONE ST, SIGOURNEY, IA 52591
X Homestead: 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 ____
X This 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 \$32,462.90
Costs \$0.00
Accruing Costs PLUS
Interest \$932.15
Sheriff's Fees Pending
Date 10/25/2024
Casey J Hinnah
KEOKUK COUNTY SHERIFF
Attorney
CHRISTOPHER E PECH
2355 LANDON ROAD
NORTH LIBERTY, IA 52317
(319)248-7164
Published in The News-Review on November 6 and 13, 2024

PROBATE
GARY G. RINDERKNECHT ESPR036060

THE IOWA DISTRICT COURT FOR KEOKUK COUNTY
IN THE MATTER
OF THE ESTATE OF
GARY G. RINDERKNECHT, Deceased
CASE NO. ESPR036060
NOTICE OF PROOF OF WILL WITHOUT ADMINISTRATION
To All Persons Interested in the Estate of Gary G. Rinderknecht, Deceased, who died on or about on October 15, 2024:
You are hereby notified that on October 30, 2024, the last will and testament of Gary G. Rinderknecht, deceased, bearing date of September 18, 2023, was admitted to probate in the above-named court and there will be no present administration of the estate. Any action to set aside the will must be brought in the district court of the county with-

in 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.
Dated on November 1, 2024.
Christine M. Rinderknecht, Proponent
Attorney for estate:
John N. Wehr, ICIS#: 0008299
116 E Washington
PO Box 245
Sigourney, IA 52591
john@johnwehrlaw.com
Date of second publication
November 13, 2024
Probate Code Section 305
Published in The News-Review on November 6 and 13, 2024