

## PUBLIC NOTICE

IN THE IOWA DISTRICT COURT  
IN AND FOR KEOKUK COUNTY  
SOUTH OTTUMWA SAVINGS BANK,  
successor in interest to HEDRICK  
SAVINGS BANK, an Iowa banking cor-  
poration;

Plaintiff,

vs.

MELODY A. BOURQUE, a single per-  
son, BRIAN L. BOURQUE, a single per-  
son, STATE OF IOWA, LVNV FUNDING  
LLC, an Iowa limited liability company,  
and PARTIES IN POSSESSION,  
Defendants.

Case No. EQEQ040986

ORIGINAL NOTICE

TO THE ABOVE-NAMED DEFENDANT:  
BRIAN L. BOURQUE, a single person

YOU ARE NOTIFIED that a Petition in  
Equity has been filed in the office of the  
Clerk of this Court, naming you as Defen-  
dants in this action, which Petition prays  
for judgment and decree both personally  
and IN REM against you, for the balance  
due and payable on a Note dated May  
9, 2006, and establishing and foreclos-  
ing Plaintiff's purchase money Mortgage  
dated May 9, 2006, securing said Note  
dated May 9, 2006, executed by Melody  
A. Bourque and Brian L. Bourque, De-  
fendants to Plaintiff, against the follow-  
ing described real estate, including the  
buildings, improvements and heredita-  
ments thereon, for the full amount of said  
judgment, interest and costs as set forth  
in said Petition, and that any lien, right,  
claim, title, or interest you may claim as  
to said mortgaged premises or secured  
property be adjudged to be junior, inferi-  
or, subsequent, and subject to the lien of  
Plaintiff's Mortgage, and that said Mort-  
gage be foreclosed, and that a Decree  
be entered accordingly, establishing and  
foreclosing said Mortgage and declaring  
that Plaintiff's said Mortgage is a first lien  
upon said described premises and prop-  
erty as against each and all of the Defen-  
dants to this action, whether known or  
unknown, and foreclosing said Mortgage  
as therein prayed, legally described as:

Lot Three, and the North Twenty-one  
feet of Lot Four, all in Block Nineteen  
in the City of Hedrick, Keokuk Coun-  
ty, Iowa.

and locally known 303 Spring Street, He-  
drick, Keokuk County, Iowa.

The Plaintiff in said Petition further  
prays that said Mortgage should be fore-  
closed and that the equity of redemption  
of all of the Defendants, and each of  
them, known and unknown, be forever

barred and foreclosed, subject only to  
the rights of the Mortgagors to file with  
the Court a written demand to delay the  
sale as set forth in the notice on the first  
page of the Petition and that a Special  
Execution issue for the sale of said mort-  
gaged premises, or so much thereof as  
may be necessary to satisfy said judg-  
ment, together with interest and costs,  
as above-described, and that the court  
adjudge and decree that if any part of the  
mortgaged premises be sold under such  
Decree, that the purchaser at said sale  
shall receive an immediate Sheriff's Deed  
and immediate possession, and that a  
writ of possession issue under the seal  
of this court, directed to the Sheriff of Ke-  
okuk County, Iowa, commanding him to  
put the purchaser under this foreclosure  
in possession thereof; and that this court  
grant such other and further equitable re-  
lief as may be just in the premises.

The attorney for Plaintiff is Paul Zingg,  
of the law firm of Deneffe, Gardner &  
Zingg, P.C., whose address is 104 South  
Court Street, P.O. Box 493, Ottumwa,  
Iowa 52501. That attorney's telephone  
number is (641) 683-1626; facsimile num-  
ber (641) 683-3597.

YOU ARE FURTHER NOTIFIED that  
the above case has been filed in a county  
that utilizes electronic filing. Please see  
Iowa Court Rules Chapter 16 for infor-  
mation on electronic filing and Iowa Court  
Rules Chapter 16, Division VI regarding  
the protection of personal information in  
court filings.

YOU MUST SERVE A MOTION or an-  
swer on or before the 2nd day of January,  
2018, with the Clerk of Court for Keokuk  
County, at the County Courthouse in  
Sigourney, Iowa. If you do not, judgment  
by default may be rendered against you  
for the relief demanded in the Petition in  
Equity.

If you need assistance to participate  
in court due to a disability, contact the  
disability coordinator at (641) 684-6502.  
Persons who are hearing or speech im-  
paired may call Relay Iowa TTY at (800)  
735-2942. Disability coordinators cannot  
provide legal advice.

/s/ Janietta L. Criswell - Clerk of Court  
CLERK OF COURT  
KEOKUK COUNTY COURTHOUSE  
SIGOURNEY, IOWA 52591

IMPORTANT:

YOU ARE ADVISED TO SEEK LEGAL  
ADVICE AT ONCE TO PROTECT YOUR  
INTERESTS.

NR48-3

## OFFICIAL PROCEEDINGS: Keokuk County

KEOKUK COUNTY  
BOARD PROCEEDINGS  
NOVEMBER 20, 2017

The Keokuk County Board of Supervi-  
sors met in regular session, Monday, No-  
vember 20, 2017 in the Board Room of the  
Courthouse. All members were present.

Berg moved, Wood seconded to ap-  
prove the agenda. All ayes and motion  
carried.

Wood moved, Berg seconded to ap-  
prove the minutes of November 13, 2017  
and November 14, 2017 as submitted. All  
ayes and motion carried.

Met with Engineer McGuire regarding  
Keokuk County Highway Department.  
Snow plows and spreaders are being  
installed on trucks, temporary mower op-  
erator employees are done for the year  
and Engineer McGuire informed he was  
asked to serve on Federal Aid Swap com-  
mittees.

Berg moved, Wood seconded to ap-  
prove the November 20, 2017 claim  
listing as submitted. All ayes and motion  
carried.

County Recorder Goldman received  
Board approval of part-time Clerk re-  
placement at the time of former Clerk's  
resignation.

Berg moved, Wood seconded to ap-  
prove the Personnel Report for Tracy Van  
Weelden, part-time Recorder's Clerk at  
\$12.00 /hour effective December 4, 2017  
as submitted. All ayes and motion carried.

Various board and committee reports  
were held. Wood attended a HIPAA meet-  
ing. Berg attended an English River Wa-  
tershed meeting. Hadley attended Semco  
and Endowment meetings and signed  
financial paperwork for Rural Housing  
Trust Fund last week.

Discussion of old/new business and  
public comment was held. Jim Conger  
entered to inform he cut the tree and  
sprayed brush himself to enable sight of  
the speed limit sign near his residence.  
Jim also commented on his request to set  
the speed patrol radar trailer in Ollie to  
hopefully help curb the speeding through  
town. Auditor Bates informed she sent a  
letter regarding body recovery protocol  
to funeral directors, fire departments,  
Medical Investigators and Sheriff's Office,  
within Keokuk County, to ensure all en-  
ties are aware of procedure.

Keokuk County library update was held  
with Keota, Richland and Sigourney Li-  
brarians to update the Board on grant ap-  
plication/receipt, activities, projects and  
overall accomplishments to date.

On vote and motion the meeting ad-  
journed at 9:50 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.  
keokukcountyia.com.

CLAIM DATE: November 20, 2017

AAA Membership..... 104.95  
Abel, Linda..... 152.86  
Agriland FS..... 2,269.71  
Ahlers & Cooney ..... 500.00  
All Am Pest Control ..... 85.00  
Alliant Energy ..... 2,194.22  
APCO International..... 69.00

B & L Concrete ..... 27,176.35  
Bates, Christy ..... 12.84  
Berg, Kathleen..... 147.93  
Besser, Francine..... 108.88  
Bond, Richard..... 21.36  
Bos, Jeannine..... 162.88  
Bower, Elaine..... 100.56  
Brothers Market..... 1,763.10  
Burdock, Carla..... 110.48  
Business Radio Sales ..... 32.50  
C J Cooper & Assoc ..... 175.00  
Carriker, Jennifer ..... 146.11  
Castro, Dr Roberto ..... 100.00  
Central IA Devention ..... 11,672.00  
Christner, Beverly ..... 138.58  
Cintas Corp..... 162.96  
Clubb, Bonnie ..... 160.80  
Cobb Oil Co ..... 2,287.73  
Cobb, Donna ..... 131.36  
Coffman, Keith ..... 70.66  
Criticaltool ..... 1,031.27  
CTK Group ..... 375.00  
Decker, Donna..... 89.76  
Deitrich, Charlotte..... 108.88  
Deitrich, James ..... 108.88  
Design House ..... 163.89  
Dill, Rita..... 104.19  
Douds Stone ..... 31,890.77  
Draper, Elizabeth ..... 108.88  
Eversmeyer, Peggy ..... 20.00  
Fairchild, Jim ..... 500.00  
Fairfield Prec Concrete..... 280.00  
Farmers Coop ..... 2,084.40  
Fisher, Sue ..... 126.90  
Foster, Jone ..... 107.96  
Franklin Covey..... 58.11  
George, Sandra ..... 116.80  
Glandon, Diane ..... 110.21  
Grant, Sally ..... 90.66  
H & M Farm & Home ..... 245.41  
Hadley, Michael C..... 332.10  
Horras, Marilyn ..... 151.18  
Horton, Karen ..... 200.73  
House, George ..... 6.09  
Huber, Tanna ..... 147.14  
Hudson, Loretta..... 143.33  
Hyvee Accts Rec ..... 117.77  
I M W C A ..... 8,235.00  
ICIT ..... 50.00  
IDALS ..... 15.00  
Ideal Ready Mix Co ..... 28,021.88  
Iowa Bridge & Culvert ..... 1,633.23  
Iowa Comm Network ..... 30.19  
Iowa County Sheriff ..... 67.62  
Iowa DNR ..... 115.00  
ISAC ..... 195.00  
ISG Field Services ..... 1,933.96  
Jasper, Dixie ..... 112.50  
Jefferson Co Sheriff..... 40.50  
Jennings, Brent..... 27.45  
Johnson Co Med Exam ..... 1,768.00  
Johnson Co Sheriff ..... 61.57  
Jones, Juanita ..... 79.88  
Kempf, Margaret..... 128.96  
Keokuk Co Hwy Dept ..... 52.95  
Keokuk Co Recorder ..... 11.30  
Kerr, John ..... 125.98  
Klein, Lynn Ellen ..... 122.38  
Knights Of Columbus..... 25.00  
Kone Inc ..... 161.60  
Krumm, Clarene ..... 139.50  
Lankford, Wendy ..... 136.24  
Libertyville Savings Bank..... 25.00  
Lisco/Ltds ..... 1,260.72  
Long, Mary Joan ..... 102.38  
Mahaska Co Environ ..... 3,750.00  
Martin, Janet..... 71.58

McGowen Hurst Clark ..... 2,000.00  
Menards..... 70.38  
Mendenhall, Scott..... 231.50  
Mertz, Frank ..... 96.06  
Mileitch, Pat ..... 20.00  
Minks Foust, Kathy ..... 127.40  
MMIT ..... 106.44  
Modern Coop Telephone ..... 347.80  
Moore, Jo Ann ..... 121.50  
Moysen Resources..... 925.00  
Multi-County Oil Co ..... 6,590.82  
Murphy, Linda ..... 110.21  
Nat'l Emer Number Assoc ..... 137.00  
Norris Asphalt Paving ..... 1,090.76  
North English Telephone ..... 674.89  
Office Center Inc..... 852.07  
Our Town Publications ..... 225.00  
Parcell, Janice ..... 88.88  
Pfeifer, Candy ..... 85.00  
Phepals Auto Supply ..... 1,304.00  
Pitney Bowes ..... 294.06  
Postmaster ..... 49.00  
Presbyterian Church ..... 25.00  
Quill Corporation..... 464.92  
Radio Accounting Serv ..... 386.00  
Ramada NW Inn & Suites..... 145.60  
Rice, June..... 123.28  
Richardson, Bertie..... 20.00  
Richardson, Roger..... 129.63  
River Products ..... 17,909.62  
RJ Thomas Mfg Co ..... 610.00  
Safety X-Treme ..... 531.72  
Sanchez, Norma ..... 129.58  
Schroeder, Marilyn..... 107.96  
Seeber, Margaret ..... 88.88  
Sellers, Naomi ..... 89.78  
Shield Technology ..... 2,587.50  
Shiple, Dixie Lee ..... 137.68  
Sieren, Jim..... 30.00  
Sigafoose, Mariann..... 118.33  
Sigourney Cleaners ..... 34.60  
Sigourney Heat & Ac ..... 269.87  
Sigourney Lumber Co..... 84.82  
Sigourney, City Of ..... 70.47  
Sinclair Tractor ..... 294.81  
Smith, Gina ..... 120.13  
Snakenberg, Melia..... 95.16  
Snyder, Ann ..... 152.13  
Sprouse, Duane ..... 107.38  
State Hygienic Lab ..... 31.00  
Stein, Mary Kay ..... 88.88  
Stourac, Amy ..... 100.58  
Striegel, Vickie ..... 130.48  
Stringfellow, Marilyn..... 108.68  
T I P Rec ..... 1,297.95  
Terrell, Vicki Lynn..... 145.80  
Threlkeld-Larson, Virginia..... 38.22  
Trans Iowa Equipment..... 141.86  
Tyler Technologies..... 406.25  
Ulin, Brian ..... 18.74  
US Cellular ..... 253.40  
Verizon Wireless..... 92.20  
Vision Ag ..... 46.75  
Wagamon, Dixie ..... 139.36  
Wagler Motor Co ..... 89.49  
Wapello Rural Water..... 255.50  
Washington Co Hospital ..... 966.00  
Washington Co Sheriff..... 2,360.00  
Waste Management ..... 646.23  
Wells, Mary ..... 32.63  
Williams, Diane ..... 85.25  
Williams, Michael..... 145.79  
Windstream ..... 1,494.26  
Workman, Kathy ..... 96.53  
Young, Michelle ..... 76.13  
TOTAL ..... \$187,079.08  
NR/KE 49-1

## Sheriff's Sale

NOTICE OF SHERIFF'S LEVY  
AND SALE

IN THE IOWA DISTRICT COURT  
IN AND FOR KEOKUK COUNTY

STATE OF IOWA

KEOKUK COUNTY

BAYVIEW LOAN SERVICING LLC

VS

RAYANN L SCHMELZER; SPOUSE OF  
RAYANN L SCHMELZER; PARTIES IN  
POSSESSION; CITIBANK NATIONAL  
ASSOCIATION FKA CITIBANK SOUTH  
DAKOTA NA AND H & R ACCOUNTS  
INC

Iowa District Court Keokuk County

Case# EQEQ040959

Civil# 17-000581

Special 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 or-  
dered the sale of defendant(s) Real Es-  
tate described below to satisfy judgment.  
The Property to be sold is

THE FOLLOWING DESCRIBED  
REAL ESTATE TO WIT: LOT FOUR,  
AND THE SOUTH TWENTY-TWO  
FEET OF LOT THREE, ALL IN  
BLOCK SEVEN OF THE CITY OF  
KINROSS, KEOKUK COUNTY,  
IOWA, BEING THE SAME FEE  
SIMPLE PROPERTY CONVEYED  
BY QUIT CLAIM DEED FROM  
ANDREW WEBER AND GAIL L  
WEBER HUSBAND AND WIFE  
TO GARY W SCHMELZER AND  
RAYANN L SCHMELZER HUSBAND  
AND WIFE JOINT TENANTS, DAT-  
ED 06/23/2003 RECORDED ON  
10/06/2003 IN BOOK 406, PAGE 216  
IN KEOKUK COUNTY RECORDS,  
STATE OF IA.

Property Address: 202 IVES  
STREET, KINROSS, IA 52335  
The described property will be offered  
for sale at public auction for cash only as  
follows:

Sale Date 01/09/2018  
Sale Time 10:00  
Place of Sale KEOKUK COUNTY  
SHERIFF'S OFFICE LOBBY, 204 S  
STONE ST, SIGOURNEY IA 52591  
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 ru-  
ral, 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.  
This sale not subject to Redemption.  
Property exemption: Certain money or  
property may be exempt. Contact your  
attorney promptly to review specific pro-  
visions of the law and file appropriate no-  
tice, if acceptable.  
Judgment Amount \$19,906.81  
Costs \$0.00  
Accruing Costs 0.00  
Interest \$244.16  
Sheriff's Fees Pending  
Attorney:  
MICHAEL J CUNNINGHAM  
2830 100TH ST STE 106  
URBANDALE, IA 50322  
(515) 278-4200  
Date: 11/20/2017  
Casey J Hinmah  
KEOKUK COUNTY SHERIFF

NR48-2