

Houses for Rent

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BADGER RIDGE HOMES
Under New Management
Homes Available Now
3 BR, 2 BA w/2 Car Garage
Rent \$899, Deposit \$899

Call Today!
815-554-0333

19323 Ridge Dr.
E. Dubuque, IL 61025
815-554-0333

Income Restrictions Apply



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Storage Space for Rent

ALT'S MINI STORAGE
From small to XL available
563-556-8844

HIGHWAY 20
Storage Units
563-590-5596, 582-8150

Real Estate

Commercial for Sale




BUSINESS FOR SALE
Bar & Restaurant
VERSUS II, located at 24th & Washington, building & business for sale. This is a turn-key bar & restaurant located on Dubuque's Northend of town, next to the Bee Branch. \$250,000.
563-564-2196

Houses for Sale



1735 CREEK WOOD DRIVE.
Custom home. 1st floor is 2382 sq ft. 10' ceiling 12 foyer. Open concept kitchen/dining/great room. Travertine flooring. LVP. Magma granite counter top, back splash, and island. Pantry. Master bedroom, tray ceiling, his & her bathrooms/closets, Marazzi tile. 2nd story towers with 13 x 13/10 x 10 rooms. LL walkout 2320 sq ft, 10' ceiling. Family room 38 x 19 sq ft with living room rec area with pool table. 3 bedrooms, bathroom, & kitchenette. 700 sq ft gym. Over sized 3-car garage. Landscaped with 80 tree, 100 shrub, 150 perennial. \$1,349,000.
elcolyer@gmail.com
608-778-9238

EQUAL HOUSING OPPORTUNITY
All real estate advertising in this newspaper is subject to the Federal Fair Housing Act of 1968, which makes it illegal to advertise any preference, limitation or discrimination based on race, color, religion, sex, physical or mental disability, family status, sexual orientation, or national origin, or an intention to make any such preference, limitation or discrimination. This newspaper will not knowingly accept any advertising for real estate that is in violation of the law. Our readers are hereby informed that all dwellings advertised in this newspaper are available on an equal opportunity basis.



Mobile-Manufactured Homes

FOR SALE! 2017 1680 SQFT Double Wide Mobile Home. 3 bed, 2 bath, located in Fawn Brook Estates, Maquoketa, Ia. Excellent Condition! Some upgrades to the interior. All newer appliances included. Covered porch, carport and new ramp. \$75,000.00 Home can be moved by a reputable, licensed mobile home mover. Call 515-689-4404 to arrange a showing.

Farm Market

Auction Service

BRAVO AUCTIONEERS
Large collection and business liquidation.
BravoAuctioneers.com
Tim Markham, 563-542-2856

CLEMENS AUCTION CO.
Doug 563-590-2441
or 563-879-3640

H & J AUCTION SERVICE
Ron Heim - Owner
563-583-0321

Farm: Land For Sale

86 ACRES, 55 tillable, zoned Ag/Residential, 1 mile east of Dickeyville WI. Serious inquires only.
563-451-7724

Hay-Straw-Pasture

LARGE SQUARE bales 2nd & 3rd crop hay, \$90/bale. 563-451-4241

Horses-Stables-Equipment-Events

20 YEAR old quarter horse mare, healthy, good ground manners, broke but not ridden regularly, needs experienced rider who can put time on her back. \$500. 563-590-3636

Machinery-Tools



1969 INTERNATIONAL Cub Lowboy tractor, w/Woods mower, snow blade & chains. in very good condition. \$2500. 563-451-7242

MASSEY Ferguson 255 Tractor with cab, excellent condition. \$8000 OBO. 608-642-1114

Legal Notices

NOTICE OF SHERIFF'S LEVY AND SALE
Iowa District Court for Dubuque County
Case No. 01311 EQCV115565
DUPACO COMMUNITY CREDIT UNION,
Plaintiff / Petitioner
vs.
FRANCISCO RAMOS, JR.; UNKNOWN SPOUSE, IF ANY, OF FRANCISCO RAMOS, JR.; TIFFANY RAMOS; UNKNOWN SPOUSE, IF ANY, OF TIFFANY RAMOS; STATE OF IOWA; CITY OF DUBUQUE, IOWA; L & M ACCOUNTS, INC.; ABC LEARNING EARLY CHILDHOOD CENTER, LLC; H & R ACCOUNTS, INC.; CAPITAL ONE BANK (USA), N.A., and IOWA STUDENT LOAN LIQUIDITY CORPORATION,
Defendant / Respondent

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 ordered the sale of defendant(s): REAL ESTATE to satisfy the judgment. The property to be sold is:

The Northwestern 83.67 feet of Lot 74 in T. McCraney's Addition to Dubuque, Iowa, 1852, in the City of Dubuque, Iowa, according to the recorded plat thereof.

The described property will be offered for sale at public auction for cash only as follows:
Date of Sale July 30th, 2024
Time of Sale 9:00 A.M.
Place of Sale Dubuque County Law Enforcement Center

This sale is 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 \$21,669.68
Costs In Judgment
Attorney Fees In Judgment
Interest 1/13/24-07/30/24 \$907.44
Attorney McKenzie Blau (563)557-8400
Date June 4th 2024
Sheriff Joseph L. Kennedy, Dubuque County, Iowa
Deputy B. Ostola
21 6/25, 7/2

First State Bank, Lynnvile Iowa has filed an application with the Federal Deposit Insurance Corporation for approval of a merger transaction in which First State Bank, Lynnvile, Iowa will acquire certain assets and assume certain liabilities of the Montezuma, Iowa office of Capra Bank, Dubuque, Iowa. The Montezuma, Iowa office will be operated as a branch of First State Bank. Any person wishing to comment on this application may file his or her comments in writing with the regional director of the Federal Deposit Insurance Corporation at the appropriate FDIC office at 1100 Walnut St. Suite 2100, Kansas City, MO. 64106-2180 not later than the 8th day of July, 2024. The non-confidential portions of the application are on file at the Kansas City, MO. office of the FDIC and are available for public inspection during regular business hours. Photocopies of the nonconfidential portion of the application file will be made available upon request.
3t 6/6,19,7/2

IN THE IOWA DISTRICT COURT FOR DUBUQUE COUNTY IN THE MATTER OF THE ESTATE OF GEORGE W. KARNIK, DECEASED

NO. 01311 ESRP 054855
NOTICE OF PROBATE OF WILL, OF APPOINTMENT OF EXECUTOR, AND NOTICE TO CREDITORS

To all persons interested in the estate of GEORGE W. KARNIK, Deceased, who died on or about May 11, 2024:
You are hereby notified that on June 18, 2024, the Last Will and Testament of GEORGE W. KARNIK, deceased, bearing the date of August 21, 2013

IN THE IOWA DISTRICT COURT, IN AND FOR DUBUQUE COUNTY IN THE MATTER OF THE ESTATE OF JANE A. SMOTHERS, DECEASED.

Case 01311 ESRP054864
NOTICE OF PROBATE OF WILL, OF APPOINTMENT OF EXECUTORS, AND NOTICE TO CREDITORS

To All Persons Interested in the Estate of Jane A. Smothers, Deceased, who died on or about May 22, 2024:
You are hereby notified that on June 26, 2024, the Last Will and Testament of Jane A. Smothers, Deceased, bearing date of January 31, 1997, was admitted to Probate in the above-named Court and that Tracy Hirsch of 2090 Lombard Street, Dubuque, Iowa 52001, Craig Smothers of 1207 Lincoln Avenue, Dubuque, Iowa 52001, and Lori Manders of 1514 Greenfield Circle, Sun Prairie, Wisconsin 53590, were appointed Executors of the Estate.

and a first codicil thereto dated September 29, 2020, were admitted to probate in the above-named court and that THOMAS MCDERMOTT was appointed Executor of the estate of GEORGE W. KARNIK. 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 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 20, 2024.

Executor of Estate:
Thomas McDermott
1235 Mt. Loretta Avenue
Dubuque, IA 52003

Attorneys for Executor:
John D. Freund
Freund Law Firm, P.C.
1005 Main Street, Suite 200
Dubuque, IA 52001
Date of second publication: July 2, 2024.
2t 6/25,7/2

HJR 2006
PROPOSING AN AMENDMENT TO THE CONSTITUTION OF THE STATE OF IOWA RELATING TO REQUIREMENTS FOR CERTAIN STATE TAX LAW CHANGES. BE IT RESOLVED BY THE GENERAL ASSEMBLY OF THE STATE OF IOWA:

Section 1. The following amendment to the Constitution of the State of Iowa is proposed:
The Constitution of the State of Iowa is amended by adding the following new section to new Article XIII:
ARTICLE XIII.
TAXATION LIMITATIONS.

Section 1. **Two-thirds majority vote for state tax law changes.** Passage of a bill that increases the individual income tax rate or the corporate income tax rate, or the rate of any other type of tax based upon income or legal and special reserves, shall require the affirmative votes of at least two-thirds of the members elected to each house of the general assembly. This requirement does not apply to taxes imposed at the option of a local government.

Passage of a bill that establishes a new tax on any type of income or legal and special reserves imposed by the state shall require the affirmative votes of at least two-thirds of the members elected to each house of the general assembly.
A lawsuit challenging the proper enactment of a bill under this section must be filed no later than one year following the enactment. If such a lawsuit is not filed within the one-year limit, the bill shall be considered properly enacted under this section.

Each bill to which this section applies must include a separate provision describing the requirements for enactment prescribed by this section. The general assembly shall enact laws to implement this section.
Sec. 2.
REFERRAL AND PUBLICATION.

The foregoing proposed amendment to the Constitution of the State of Iowa is referred to the general assembly to be chosen at the next general election for members of the general assembly, and shall be published as provided by law for three months previous to the date of that election.

PAT GRASSLEY
Speaker of the House
AMY SINCLAIR
President of the Senate
I hereby certify that this joint resolution originated in the House and is known as House Joint Resolution 2006, Ninetieth General Assembly.
MEGHAN NELSON
Chief Clerk of the House
4t 7/2,8/6,9/3,10/8

IN THE IOWA DISTRICT COURT, IN AND FOR DUBUQUE COUNTY IN THE MATTER OF THE ESTATE OF JANE A. SMOTHERS, DECEASED.

Senate Joint Resolution 2004
PROPOSING AN AMENDMENT TO THE CONSTITUTION OF THE STATE OF IOWA BY REQUIRING A SINGLE RATE FOR INDIVIDUAL INCOME TAXES.
BE IT RESOLVED BY THE GENERAL ASSEMBLY OF THE STATE OF IOWA:
Section 1. The following amendment to the Constitution of the State of Iowa is proposed:
The Constitution of the State of Iowa is amended by adding the following new section to new Article XIII:
ARTICLE XIII. TAXATION LIMITATIONS.
Section 1. **Single individual income tax rate.** A tax on income or

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 this 27th day of June, 2024.

/s/ Tracy Hirsch
Tracy Hirsch, Executor of the Estate
2090 Lombard Street
Dubuque, IA 52001
/s/ Craig Smothers
Craig Smothers, Executor of the Estate
1207 Lincoln Avenue
Dubuque, IA 52001
/s/ Lori Manders
Lori Manders, Executor of the Estate
1514 Greenfield Circle
Sun Prairie, WI 53590

Zeke R. McCartney,
ICIS #: AT0011429
Attorney for Executors
Reynolds & Kenline, L.L.P.
770 Main Street, P.O. Box 239,
Dubuque, IA 52004-0239
Date of second publication:
July 9, 2024
2t 7/2,9

IN THE JUVENILE COURT OF IOWA IN AND FOR DUBUQUE COUNTY
IN THE INTEREST OF:
K.G.
A CHILD.

JUVENILE NO: JVV116919
NOTICE OF HEARING (IN NEED OF ASSISTANCE)

TO: **Tony Lowe**, and any putative fathers of the above-named child
YOU ARE HEREBY NOTIFIED that there is now on file in the Office of the Clerk of the above Court, a Petition in the above action, which Petition asks for the Child in Need of Assistance Adjudication. The Petitioner's attorney is Joshua A. Vander Ploeg, Assistant Dubuque County Attorney, whose address is the Dubuque County Courthouse, 720 Central Avenue, Dubuque, Iowa 52001.

YOU ARE HEREBY FURTHER NOTIFIED that a hearing on the Petition for Child in Need of Assistance will be held **August 1, 2024 at 11:00 a.m.**, in the East Courtroom located in the Dubuque County Courthouse, Second Floor, 720 Central Avenue, in the City of Dubuque, Dubuque County, Iowa. The purpose of this hearing will be to afford all necessary parties an opportunity to be heard by the Juvenile Court regarding the matter of the child in need of assistance of the above-named child.

YOU ARE FURTHER NOTIFIED that you have the right to be represented by legal counsel in this action, and if you are unable to afford counsel, such counsel may, upon application, be appointed for you by the Court at no expense to you.
/s/ Beth Perkins-Scheidt
CLERK OF COURT
DUBUQUE COUNTY COURTHOUSE
Dubuque, Iowa 52001

(SEAL)
Joshua A. Vander Ploeg
Assistant Dubuque County Attorney
Dubuque County Courthouse
720 Central Avenue
Dubuque, Iowa 52001-7079
Ph. 563-589-4470
Iowa Judicial Branch
Case No. JVV116919
County Dubuque

Case Title K.G.
If you need assistance to participate in court due to a disability, call the disability coordinator at (319) 833-3332. Persons who are hearing or speech impaired may call Relay Iowa TTY at 1-800-735-2942. For more information see www.iowacourts.gov/for-the-public/ada/.

Disability access coordinators cannot provide legal advice.
Date issued 06/27/2024 03:37:15 PM
District Clerk of Court or/by Clerk's Designee of Dubuque County
/s/ Camden Studer
3t 7/2,9,16

Senate Joint Resolution 2004
PROPOSING AN AMENDMENT TO THE CONSTITUTION OF THE STATE OF IOWA BY REQUIRING A SINGLE RATE FOR INDIVIDUAL INCOME TAXES.
BE IT RESOLVED BY THE GENERAL ASSEMBLY OF THE STATE OF IOWA:
Section 1. The following amendment to the Constitution of the State of Iowa is proposed:
The Constitution of the State of Iowa is amended by adding the following new section to new Article XIII:
ARTICLE XIII. TAXATION LIMITATIONS.
Section 1. **Single individual income tax rate.** A tax on income or

based upon income for individuals shall be imposed at a single rate if imposed and shall not be imposed at a graduated rate for individuals. There shall not be more than one income tax rate above zero imposed by the state for state purposes on an individual at any one time.
Sec. 2. REFERRAL AND PUBLICATION.
The foregoing proposed amendment to the Constitution of the State of Iowa is referred to the general assembly to be chosen at the next general election for members of the general assembly and shall be published as provided by law for three months previous to the date of that election.
AMY SINCLAIR
President of the Senate
PAT GRASSLEY
Speaker of the House
I hereby certify that this joint resolution originated in the Senate and is known as Senate Joint Resolution 2004, Ninetieth General Assembly.
W. CHARLES SMITHSON
Secretary of the Senate
4t 7/2,8/6,9/3,10/8

based upon income for individuals shall be imposed at a single rate if imposed and shall not be imposed at a graduated rate for individuals. There shall not be more than one income tax rate above zero imposed by the state for state purposes on an individual at any one time.
Sec. 2. REFERRAL AND PUBLICATION.
The foregoing proposed amendment to the Constitution of the State of Iowa is referred to the general assembly to be chosen at the next general election for members of the general assembly and shall be published as provided by law for three months previous to the date of that election.

OFFICIAL NOTICE
Notice is hereby given to all interested citizens of Dubuque, County, Iowa, that on **Tuesday, July 16, 2024 at 6:00 pm at the Dubuque County Emergency Management Training Facility, 14928 Public Safety Way, Dubuque, IA 52002 and Via Zoom Meeting** a Public Hearing will be held on a proposed amendment to the Zoning Ordinance and Zoning Map of Dubuque County, Iowa, which could, if approved, change the hereinafter described property and real estate from one zoning classification to another to wit:
Join Zoom Meeting
https://zoom.us/j/9996958611
Meeting ID: 999 6695 8611
888 788 0099 US Toll-free
877 853 5247 US Toll-free
ZC#07-18-24 Kenneth & Laura Southworth, Jr. and Carolyn Jacobson A-1 Agricultural to A-2 Agricultural Residential

The applicants are requesting to rezone 1.9 acres from A-1, Agricultural to A-2, Agricultural Residential to allow for the construction of a new home for Carolyn so she can assist in the maintenance of the 220-acre farm. The property is located 1.52 miles north of the City of Graf along Schuster Lane and is legally described as NW SE, Section 18, T89N, R1E, Center Township, Dubuque County, Iowa.
ZC#07-19-24 Jason & Heidi Wall A-1 Agricultural to R-1 Rural Residential

The applicants are requesting to rezone 30.03 acres from A-1, Agricultural to R-1, Rural Residential to allow for a two-acre parcel to sell to their son so he can build a home, and to bring the entire property into conformance with the Dubuque County Zoning Ordinance. The property is located .50 miles east of the City of Dyersville along Lansing Road and is legally described as Lot 1 Rahe Farm Sub, Lot 2 Rahe Farm Sub, E 10 Acres of the N 30 Acres of the NE SE, all in Section 26, T89N, R2W, New Wine Township, Dubuque County, Iowa.
ZC#07-20-24 JJR Investments LLC and Jason Rauen A-1 Agricultural to R-1 Rural Residential

The applicants are requesting to rezone 10.5 acres from A-1, Agricultural to R-1, Rural Residential to allow for the property to be divided into 2 parcels to be allowed to sell the existing home and reserve the remainder of the land for future residential development. The property is located .50 miles north of the City of Farley along Holy Cross Road and is legally described as Lot 1 Sauegling Farm, Section 06, T88N, R1W Taylor Township, Dubuque County, Iowa.
ZC#01-01-24 Renewable Energy Ordinance

At said time and place all interested parties will be given an opportunity to speak for or against the above proposals. Interested parties may also call (563)-589-7827 for further information.
DUBUQUE COUNTY PLANNING AND ZONING COMMISSION
BY: Dave George, Chairperson
1t 7/2

Commercial for Lease

Commercial for Lease

Commercial for Lease

Commercial for Lease

PRIME 3RD FLOOR CLASS A OFFICE SPACE FOR LEASE



801 BLUFF STREET • DUBUQUE



Become part of this beautiful, historic, newly remodeled multi-tenant building!

Current Tenants:

- First Floor - TH Media
- Second Floor:
 - Woodward Communications, Inc.
 - WHKS engineers + planners + land surveyors
 - MONTAG Wealth Management
- Third Floor - Lazer Logistics

Customizable Third Floor Space

- 2,000 - 14,000 SQ FT
- Beautiful Views Overlooking Downtown
- On-Site Parking
- Shipping & Receiving Dock
- Improvements & Furniture Negotiable

View property details at: www.wcnet.com/801bluff/

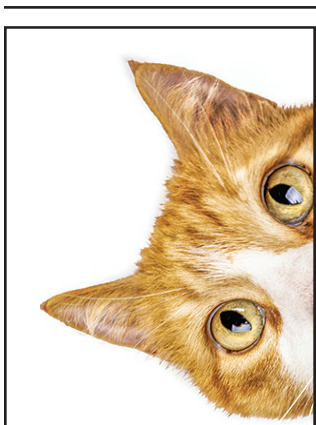
Contact: Amy Wagner
Woodward Communications, Inc.
(563) 588-5685
awagner@wcnet.com

or Scan the QR Code



At said time and place all interested parties will be given an opportunity to speak for or against the above proposals. Interested parties may also call (563)-589-7827 for further information.
DUBUQUE COUNTY PLANNING AND ZONING COMMISSION
BY: Dave George, Chairperson
1t 7/2

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Commercial for Lease

Commercial for Lease