

Public Notice

NOTICE OF SHERIFF'S LEVY  
AND SALE  
IN THE IOWA DISTRICT COURT  
IN AND FOR SHELBY COUNTY  
Case # EQCV020749  
Civil #: 25-0003966  
Special Execution  
STATE OF IOWA  
SHELBY COUNTY  
CARDINAL FINANCIAL COMPANY, LIM-  
ITED PARTNERSHIP

vs  
WALKER, ALLEN D., WALKER, BETHA,  
THE CITY OF SHELBY, IOWA  
DEPARTMENT OF HEALTH AND HUMAN  
SERVICES, LOOPER, JENNIFER,  
STATE OF IOWA AND PARTIES IN POS-  
SESSION

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 described below.

To satisfy the judgment. The Property to  
be sold is PART OF LOT 7 OF THE AUDI-  
TOR'S SUBDIVISION OF THE SOUTH-  
WEST QUARTER OF THE NORTH WEST  
QUARTER, SECTION 33, TOWNSHIP 78  
NORTH, RANGE 40 WEST OF THE 5TH  
P.M., EXCEPT THE EAST 150  
FEET OF THE SOUTH 170 FEET,  
SHELBY COUNTY, IOWA  
Property Address: 202 WESTERN AVENUE  
SHELBY, IOWA 51570

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

Sale Date: 09/29/2025  
Sale Time: 10:00  
Place of Sale: Shelby Co. Courthouse, North  
Steps, 612 Court St., Harlan, IA 51537  
This sale not subject to Redemption.  
Judgment Amount: \$178,503.08  
Costs: \$ 8,874.16  
Accruing Costs: PLUS  
Sheriff's Fees: Pending  
Neil, Gross,  
SHELBY COUNTY SHERIFF  
Attorney Benjamin W. Hopkins  
1350 NW 138th St Ste 100  
Clive, IA 50325  
(Pub. TRIB August 19, 2025 and Septem-  
ber 16, 2025 - 55)

Public Notice

IN THE IOWA DISTRICT COURT  
IN AND FOR SHELBY COUNTY  
PROBATE NO. ESPR014653  
IN THE MATTER OF THE ESTATE OF  
MAGDA M. ESBECK,  
DECEASED  
NOTICE OF PROBATE OF WILL, OF AP-  
POINTMENT OF CO-EXECUTORS AND  
NOTICE TO CREDITORS

To All Persons Interested in the Estate  
of Magda M. Esbeck, Deceased, who died  
on or about August 8, 2025:

You are hereby notified that on August  
13, 2025, the Last Will and Testament of  
Magda M. Esbeck, deceased, dated May  
3, 2016, was admitted to probate in the  
above-named court and that Brenda M.  
Larsen and Brian N. Esbeck were ap-  
pointed 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 de-  
visees 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 un-  
designed, 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 al-  
lowance, 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 no-  
tice (unless otherwise allowed or paid) a  
claim is thereafter forever barred.

Dated: August 13, 2025.  
BRENDA M. LARSEN  
209 N Main Street  
Kimballton, Iowa 51543  
BRIAN N. ESBECK  
201 Otloe Avenue  
Leshara, Nebraska 68064  
CO-EXECUTORS OF THE ESTATE  
JOSEPH T. RASMUSSEN, ICIS PIN No.  
AT0010337  
Rasmussen, Nelson & Wonio, PLC  
112 W Washington Street  
Exira, Iowa 50076  
ATTORNEY FOR THE CO-EXECUTORS  
Dated of second publication: August 26,  
2025  
(Pub. TRIB August 19, 2025 and August  
26, 2025 - 60)

Public Notice

NOTICE OF SHERIFF'S LEVY  
AND SALE  
IN THE IOWA DISTRICT COURT  
IN AND FOR SHELBY COUNTY  
Case # EQCV020723  
Civil #: 25-000299  
Special Execution  
STATE OF IOWA  
SHELBY COUNTY  
FREEDOM MORTGAGE CORPORATION

VS  
WAGNER, MICHAEL FRANCIS ALL OF  
THE UNKNOWN CLAIMANTS,  
INCLUDING BUT NOT LIMITED TO ALL  
OF THE UNKNOWN HEIRS,  
SPOUSES, ASSIGNEES, GRANTEES,  
LEGATEES, DEVISEES AND  
BENEFICIARIES OF MICHAEL FRANCIS  
WAGNER, DECEASED, SPOUSE  
OF MICHAEL FRANCIS WAGNER, IF  
ANY, BUILDERS FINANCIAL  
SERVICE, LLC AND STATE OF IOWA,  
IOWA DEPARTMENT OF REVENUE  
AND FINANCE

To satisfy the judgment. The Property to  
be sold is  
LOT 105 PAULEY ADDITION TO THE  
CITY OF HARLAN, IN SHELBY COUNTY,  
IOWA  
Property Address: 1321 VICTORIA ST  
HARLAN, IA 51537  
The described property will be offered  
for sale at public auction for cash only as  
follows:

Sale Date: 09/08/2025  
Sale Time: 10:00  
Place of Sale: Shelby Co. Courthouse, North  
Steps, 612 Court St., Harlan, IA 51537  
This sale not subject to Redemption.  
Judgment Amount: \$ 162,826.80  
Costs: \$15,588.97  
Accruing Costs: PLUS  
Interest: \$15,229.45  
Sheriff's Fees: Pending  
Date: 07/14/2025  
Neil, Gross,  
Attorney BENJAMIN HOPKINS  
1350 NW 138TH ST STE 100  
CLIVE, IA 50325  
(515)222-9400  
(Pub. TRIB July 29, 2025 and August 19,  
2025 - 52)

Public Notice

TRUST NOTICE  
IN THE MATTER OF THE TRUST:  
Shirley I. Knudtson Revocable Trust  
To all persons regarding Shirley I. Knudt-  
son, deceased, who died on or about July  
28, 2025. You are hereby notified that the  
trustee listed below is the trustee of the  
Shirley I. Knudtson Revocable Trust dated  
December 30, 1992. Any action to contest  
the validity of the trust and all amendments  
thereto must be brought in the District  
Court of Shelby County, Iowa, within the  
later to occur of four ( 4) months from the  
date of second publication of this notice or  
thirty (30) days from the date of mailing this  
notice to the spouse of the decedent set-  
tlor, and to all heirs of the decedent settlor  
whose identities are reasonably ascertain-  
able. Any suit not filed within this period  
shall be forever barred.

Notice is further given that any person or  
entity possessing a claim against the trust  
must mail proof of the claim to the trustee  
at the address listed below via certified  
mail, return receipt requested, by the later  
to occur of four ( 4) months from the sec-  
ond publication of this notice or thirty (30)  
days from the date of mailing this notice  
if required or the claim shall be forever  
barred unless paid or otherwise satisfied.  
Dated on August 14, 2025.

Shirley I. Knudtson Revocable Trust  
Lynn Knudtson, 502 So 51 st Street  
Omaha NE 68106, Trustee  
Kathleen Schomer Kohorst #AT0004393,  
Attorney for Trustee  
Kohorst & Fischer Law Firm PLLC  
602 Market Street Bldg Suite 101, Harlan,  
Iowa 51537  
Date of second publication: August 26,  
2025  
(Pub. TRIB August 19, 2025 and August  
26, 2025 - 47)

Public Notice

IN THE IOWA DISTRICT COURT IN  
AND FOR SHELBY COUNTY  
ORIGINAL NOTICE FOR PUBLICA-  
TION

Case #: EQCV020779  
NEW AMERICAN FUNDING, LLC,  
Plaintiff,  
vs.  
JASON ANDREW SEGEBART,  
CARI ANN SEGEBART,  
SECRETARY OF HOUSING AND URBAN  
DEVELOPMENT,  
LVNV FUNDING LLC,  
CROWN ASSET MANAGEMENT LLC,  
AND PARTIES IN POSSESSION,  
Defendants.

TO THE ABOVE-NAMED DEFENDANT(S):  
You are notified that a petition has been  
filed in the office of the clerk of this court,  
naming you as a defendant in this action,  
for foreclosure of the property legally de-  
scribed as: THE LAND IS DESCRIBED AS  
FOLLOWS:

LOT 1 OF THE SOUTHWEST QUARTER  
OF SECTION 5, TOWNSHIP 81 NORTH,  
RANGER 39 WEST OF THE 5TH P.M.,  
SHELBY COUNTY, IOWA AND SUBJECT  
TO PUBLIC ROADS AS DESCRIBED IN  
SURVEY RECORDED AS INSTRUMENT  
NO. 2355-95, (Mortgaged Premises) due  
to a default in making contractual pay-  
ments on a promissory note; for judgment  
in rem against the mortgaged premises  
for the principal amount of \$245,423.26  
plus interest as provided in the Note and  
as may have been subsequently adjusted  
thereafter, fees, costs, and attorney's fees,  
for a declaration of the sum due as or lien  
on the premises, a declaration that the  
mortgage is prior and superior to all of the  
other liens on the property, for a special ex-  
ecution to issue for the sale of the Mortgaged  
Premises at sheriff's sale, for the issuance  
of a writ of possession, for a appointment  
of a receiver upon plaintiff's application,  
and for such further relief the Court deems  
just and equitable.

FOR FURTHER PARTICULARS SEE THE  
PETITION NOW CONTAINED IN THE  
COURT FILE  
NOTICE

THE PLAINTIFF HAS ELECTED FORE-  
CLOSURE WITHOUT REDEMPTION.  
THIS MEANS THAT THE SALE OF THE  
MORTGAGED PROPERTY WILL OCCUR  
PROMPTLY AFTER ENTRY OF JUDG-  
MENT UNLESS YOU FILE WITH THE  
COURT A WRITTEN DEMAND TO DELAY  
THE SALE. IF YOU FILE A WRITTEN  
DEMAND, THE SALE WILL BE DELAYED  
UNTIL THREE MONTHS FROM 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-FAM-  
ILY 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.

IF YOU DO NOT FILE A WRIT-  
TEN DEMAND TO DELAY THE SALE AND  
IF THE MORTGAGED PROPERTY IS  
YOUR RESIDENCE AND IS A ONE-FAM-  
ILY OR TWO-FAMILY DWELLING, THEN A  
DEFICIENCY JUDGMENT WILL NOT BE  
ENTERED AGAINST YOU. IF YOU DO  
FILE A WRITTEN DEMAND TO DELAY  
THE SALE, THEN A DEFICIENCY JUDG-  
MENT MAY BE ENTERED AGAINST YOU  
IF THE PROCEEDS FROM THE SALE  
OF THE MORTGAGED PROPERTY  
ARE INSUFFICIENT TO SATISFY THE  
AMOUNT OF THE MORTGAGED DEBT  
AND COSTS.

IF THE MORTGAGED PROPERTY IS  
NOT YOUR RESIDENCE OR IS NOT A  
ONE-FAMILY OR TWO-FAMILY DWEL-  
LING, THEN A DEFICIENCY JUDGMENT  
MAY BE ENTERED AGAINST YOU  
WHETHER OR NOT YOU FILE A WRIT-  
TEN DEMAND TO DELAY THE SALE.

You are further notified that unless you  
serve and, within a reasonable time there-  
after, file a motion or answer on or before  
SEPTEMBER 15, 2025 in the Iowa Dis-  
trict Court for Shelby County, Iowa, at the  
Courthouse in Harlan, Iowa, judgment by  
default will be rendered against you for the  
relief demanded in the Petition.

This case has been filed in a county  
that utilizes electronic filing. Please review  
Iowa Court Rules Chapter 16 for general  
rules and information on electronic filing  
and division VI of Chapter 16 regarding the  
protection of personal information in court  
filings.

If you need assistance to participate in  
court due to a disability, call the disability  
coordinator at 712-328-4793. Persons who  
are hearing or speech impaired may call  
Relay Iowa TTY (1-800-735-2942). Dis-  
ability coordinators cannot provide legal  
advice.

IMPORTANT: YOU ARE ADVISED TO  
SEEK LEGAL ADVICE AT ONCE  
TO PROTECT YOUR INTERESTS.  
(Pub. TRIB August 12, 2025, August 19,  
2025 and August 26, 2025 - 126)

Harlan  
Newspapers  
Classifieds  
712-755-3111 or 800-909-6397

Iowa State University Extension and Outreach  
launches monthly ‘Garden Q&A Live’ program

STATEWIDE — Iowa State  
University Extension and  
Outreach invites all sea-  
soned horticulturists and  
budding gardeners to get  
their questions answered  
with its new interactive pro-  
gram, Garden Q&A Live.

Held monthly via Zoom,  
Garden Q&A Live offers Iowans the chance to connect  
directly with horticulture  
expert Hosta gardens and re-  
ceive personalized advice on  
all things gardening. Aaron  
Steil, consumer horticulture  
extension specialist at Iowa  
State, said the new program  
is a great way for garden-  
ers of all skill levels to learn  
from horticulture experts.

“All of us have questions  
from time to time in the gar-  
den, lawn and landscape,”  
said Steil. “Whether you’re  
troubleshooting a stubborn  
weed or wondering what to  
plant next season, Garden  
Q&A Live is designed to pro-  
vide reliable, research-based  
answers tailored to Iowa and  
similar upper Midwest cli-  
mates. No question is too big

or too small.”

Topics for each session range  
widely, including trees,  
shrubs, fruits, vegetables,  
indoor plants, container gar-  
dening, lawns, weeds, pests,  
diseases and general plant  
care.

To join, participants must  
preregister for each virtual  
session, which takes place  
on the second Monday of  
each month from 12:30 to  
1:30 p.m. The first session  
will be held on Sept. 8.

Attendees can submit ques-  
tions in advance when they  
register or ask them live  
during the session. They’re  
also encouraged to share  
photos to help experts better  
understand specific issues.  
The program is available at  
no cost and is open to the  
public.

While the sessions are not  
recorded, each live event is a  
unique opportunity to learn  
from professionals and fel-  
low gardeners across Iowa.

“Even if you don’t have a  
question, you’re welcome to  
join and grow your garden-

ing knowledge,” Steil added. visit the Garden Q&A Live  
To register for upcoming page.  
sessions and learn more,

Oakland man receives  
suspended sentence in  
the 2024 death of  
woman struck by UTV

COUNCIL BLUFFS —A Pottawamie County man  
charged in connection with the death of a woman who was  
struck by a UTV in Oakland, has received a suspended prison  
sentence.

Eighty five-year-old Gene Fritz, of Oakland, appeared  
electronically and was sentenced to 10-years in prison. Dis-  
trict Court Judge Eric John Nelson suspended the sentence  
and fined Fritz \$1,370, but that was also suspended. Fritz  
was instead ordered to serve two years of probation. A post-  
sentence investigation is required to be completed within  
90-days.

Any violation of his probation could mean Fritz would  
be required to serve the original sentence imposed by the  
court.

Fritz was charged with Homicide by Vehicle – Reckless  
Driving, following a December 26, 2024 incident in Oakland,  
that resulted in the death of 83-year-old Sandra Madron.

Fritz did not have a valid driver's license, and the UTV  
he was operating was not registered for roadway use.

Be safe when sharing back-to-school photos of your kids

AREA — Back-to-school season is a popular time for fam-  
ilies to post photos online. Are you taking the right steps to  
protect your personal information?

With the school year starting again, social media is full  
of adorable back-to-school photos. Often, these pictures fea-  
ture a child holding a “first day of school” sign with basic  
information, such as their name and grade.

While these photos are a great way to capture yearly  
milestones, the information shared in these photos can pose  
a security risk.

It might seem harmless to share your child’s basic infor-  
mation on social media in a back-to-school photo. However,  
since 59% of U.S. adults use birthdays or names in their  
passwords, these cute photos could potentially leave you  
vulnerable to a personal data risk.

Before you jump on the trend and snap a similar picture  
of your little one, read these tips and be cautious about what  
you share.

Avoid sharing personal details about your child. Back-to-  
school photos often involve kids holding a board with their  
name, age, school, teacher, and grade level. Scammers could  
use this information to attempt to commit identity theft. If  
you’re one to use your child’s personal information in pass-

words, this also leaves you vulnerable to a security breach.  
Not to mention, these details are also often used as security  
questions for banking or credit card accounts.

Choose generic backgrounds for your photos. Be mind-  
ful of any house numbers, street signs, or other identifiable  
locations in the background of your photos. Make sure no  
school signs, bus stops, or other landmarks are visible that  
could reveal your child’s location.

Double-check your privacy settings. Review your social  
media account’s privacy settings regularly. Be mindful of  
who can view your posts. You may want to remove personal  
information from your account that others can see, such as  
your telephone number or address.

Watch out for phony friend requests. Don’t accept friend  
requests from strangers. Also, think twice before you accept  
a friend request from someone you are already connected  
with. It could be an impostor trying to access your informa-  
tion and friends list.

Practice good cybersecurity habits. If you’re using  
personally identifiable information in your passwords, or if  
you’re using the same password for multiple accounts, it’s  
time to do some password management.

SHELBY COUNTY SHERIFF'S REPORT

ARREST REPORT  
Monday, August 11: Trevor La-  
verne Shumate, 27, address  
unknown, was arrested for  
Failure to Maintain Control,  
Failure to Provide Proof of  
Financial Liability – Acci-  
dent, and Driving while li-  
cense is denied, suspended,  
cancelled or revoked.

Tuesday, August 12: Kenny Lee

Carl, 66, of Harlan was ar-  
rested for Keeping a Prem-  
ises or Vehicle for Con-  
trolled Substance Violation,  
Possession of a Controlled  
Substance – 2nd Offense;  
Possession of a Controlled  
Substance – Marijuana, 2nd  
Offense and Possession of  
Drug Paraphernalia.

Tuesday, August 12: Elodie

Sue Chevalier, 21, of Shelby  
was charged with Disorderly  
Conduct – loud raucous  
noise and Public Intoxica-  
tion.

Tuesday, August 12: Kristine  
Myers Ryan, 59, of Elliott  
was arrested and charged  
with Interference with Offi-

cial Acts.  
Tuesday, August 12: Isaiah Ke-  
shun Williams, 25 of Shelby  
was arrested for Disorderly  
Conduct – Loud noise.

Thursday, August 14: Elodie  
Sue Chevalier, 21, of Shel-  
by was arrested for Domes-  
tic Assault – Bodily Injury  
– 1st.

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Jeremy Arkfeld,  
MSPT, COMT



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(SW Corner of Hwys 44 & 59)