All Iowa Public Notices may be found online at www.iowapublicnotices.com

..ROCK HAULING....

..DEFIANCE SHOP

.WATER/WELL EXPENSE.

SAFETY STEEL TOED BOOTS.

.AUTOPYS SERVICES.

COUNTY PORTION OF INSURANCE FUND8,333.33

HOTEL/MOTEL PASS THROUGH GRANT .. 1,505.14

..VEHICLE PURCHASE & SERVICE FEES ..16,084.00 ..GENERAL ASSISTANCE.......650.00

143.191.14

.2.042.00 ..300.00 .. 181.50

VA COMMISSION MEETING & MILEAGE.

SHELBY COUNTYSHELBY COUNTY CHAMBER

SHELBY COUNTY SHERIFF SHELBY MUNICIPAL UTILITIES

SLAVEN, STANLEYSORENSEN FARMS & TILING LLC

STATE HYGIENIC LABORATORY

STATE MEDICAL EXAMINER

STEINKUEHLER, CHAD.

STOWE RED-E-MIX..

OF COMMERCE......HOTEL
SHELBY COUNTY SECONDARY ROAD...FUEL.

Public Notice

SHELBY COUNTY BOARD OF SUPERVISORS AUGUST 19, 2025

The Shelby County Board of Supervisors met in regular session at 9:00 A.M. in the Supervisors Chamber in the Courthouse with the following members present: Bryce Schaben, Charles Parkhurst, Mike Kolbe, and Taryn Knapp, Clerk. Chairman, Bryce Schaben, asked that any conflict of interest be stated concerning any item on the

agenda. None were stated.

It was moved by Kolbe, seconded by Parkhurst to approve the agenda as amended, to allow for public comment after the closed session. Motion carried unanimously.

It was moved by Parkhurst, seconded by Kolbe to approve the minutes of August 5th, 2025, as

amended, motion carried unanimously. It was moved by Kolbe, seconded by Parkhurst to approve the latest processed claims to be paid.

Motion carried unanimously.

Engineer Chris Fredericksen asked the Supervisor's to consider approval of Shelby County Entrance Applications for a distance less than the current policy. Kolbe made a motion to approve the entrance applications submitted for parcel number 831020101002 and 830730302002, Parkhurst seconded the motion. Motion carried unanimously.

Fredericksen then asked the Supervisor's to consider approval of a wage increase for the Roads Operator III position, Parkhurst made a motion to approve a \$1.00 an hour increase for the Roads Operator III position, Kolbe seconded the motion. Motion carried unanimously.

The Engineer then reported that the F16 re-grading project has been completed. Beginning on August 25th crews will begin re-paving M16 beginning outside Shelby and working north to F32. This project is estimated to be completed by the end of October. During this time the road will be closed to through traffic.

A brief event update was presented by Todd Valline from the Shelby County Chamber on ribbon cuttings, back to school events, and Roar into Harlan.

Jake Holloway, Safety Director, discussed with the Supervisors the applications that were submitted by departments for an IMWCA Grant. The EMS grant applications were unanimously recommended by the Supervisors to be submitted to IMWCA. Holloway will work with Kenny Hansen, EMS Director, on submitting the grant application.

Kenny Hansen, EMS Director, presented a Public Consulting Group Services Agreement for consideration. Parkhurst made a motion to approve the Public Consulting Group Services Agreement and authorized the EMS Director to sign the agreement; Kolbe seconded the motion.

Motion carried unanimously. Hansen then presented an agreement with Municipal Collections of America, Inc. to assist in debt collection on past due billing. Kolbe made a motion to approve the Collection Services Agreement with Municipal Collections of America, Inc. and authorized the EMS Director to sign the agreement, Parkhurst seconded the motion. Motion carried unanimously.

An Opioid Funding request was then made by the EMS Director to assist in the purchase of equipment utilized during an Opioid overdose or to prevent an overdose. Parkhurst made a motion to anprove an allocation of funding to EMS up to \$102,000.00, but not exceeding the amount of Opiod funding received, for use to purchase equipment to treat, prevent, or reduce opioid overdose, Kolbe

seconded the motion. Motion carried unanimously. Discussion was then had on the purchase of a new ambulance. Hansen stated he received multiple quotes and would like approval to go ahead with the purchase. There is reserve funding available for the purchase along with grants he has applied for to aid in the cost. Parkhurst made a motion to ap-

prove the purchase of a new ambulance; Kolbe seconded the motion. Motion carried unanimously. Supervisor Kolbe's committee update included a 4-County meeting he and the other Supervisors attended along with Supervisor's and Auditor's from surrounding counties. Supervisor Schaben invited the public to check out the 6-mile round trip trail that is now open to

equestrian riding. The trail will be closed to riders from October 15th through January 10th for public Taryn Knapp, Auditor, gave a department report stating tax statements were mailed out last week

which included around 45 statements for Multi-Residential properties in which the rollback was not applied. These taxpayers will be receiving an updated tax statement in the mail with the corrected amount due. At 9:36 a.m. Parkhurst made a motion to go into closed session pursuant to lowa Code section

21.5(1)(c) to discuss strategy with Jason Craig from Ahlers and Cooney regarding pending litigation where its disclosure would be likely to prejudice or disadvantage the position of the governmental body in that litigation, Kolbe seconded the motion. Motion carried unanimously. At 10:08 a.m. Kolbe made a motion to exit the closed session and reopen the public meeting; Parkhurst seconded the motion. Motion carried unanimously.

Supervisor Kolbe and Pipeline Liaison, Steve Kenkel, gave a brief update and recap on the past 3 years of the pipeline litigation. Kolbe reminded the public that the budget was considered in every step of this process and property taxes were not used. ICAP has agreed to continue to pay if the County decides to move forward with a petition for certiorari with the United States Supreme Court. Kenkel stated there are designated ARPA funds set aside in which 63% of the funds are remaining. Supervisor Schaben then opened the floor for public comments. Landowners from Shelby County, Montgomery County, and Polk County addressed the Supervisors with appreciation and gratitude for their involvement in the litigation process. Not only for the results we are seeing in Shelby County but for other Counties and States that are benefiting from what Shelby County is doing.

Parkhurst made a motion to approve the engagement of the Kellogg Hansen firm to pursue a petition for certiorari with the United States Supreme Court, Kolbe seconded the motion. Motion carried

Pipeline Liaison, Steve Kenkel gave an update on a meeting he is speaking at this week at ISAC, Summit recently replacing their CEO, and Story County Supervisors will be voting today on an engagement of the Kellogg Hansen firm to pursue a petition.

The meeting was adjourned at 10:29 a.m. Bryce Schaben, Chairman

INTERSTATE BATTERY SYSTEM

IOWA PRISON INDUSTRIES.

DEPUTIES' ASSOCIATION .

IOWA STATE UNIVERSITY IRWIN COMMUNITY LIBRARY

KARL EMERGENCY VEHICLES

KIRKHAM MICHAEL & ASSOC INC.

KEAST AUTO CENTER INC

KARL CHEVROLET INC

KIMBALL MIDWEST

KIMMEN. DYLAN

KING, GRETCHEN

KNAPP, TARYN ..

KOLBECK INC.

KOLBE MICHAEL

LARSEN SANITATION INC

IRWIN, CITY OF

JJ WHITE LLC

IOWA STATE SHERIFFS' &

HY-VEE INC.

Bryce Schaben, Chairman ATTEST:		
Taryn Knapp		
Clerk to the Board of Supervisors		
PUBLICATION LIST Vendor Name		
ACCESS SYSTEMS	.Payable DescriptionTotal F	ayments
ADVANTAGE ADMINISTRATORS		
AGRILAND FS INC		
ALPHA & OMEGA		
AMAZON CAPITAL SERVICES		
AMERICAN LUNG ASSOCIATIONANDERSEN, LEVI	.RADON TESTING KITS	190.18
ASCENDANCE TRUCKS MIDWEST, LLC	PARTS	943 16
BAXTER LUMBER & HARDWARE	.LUMBER	51.80
BOMGAARS	.PARTS , TOOLS & SUPPLIES	4,119.11
BOUND TREE MEDICAL LLC		
BOYSEN LAUNDRY SERVICES LLC BOYSEN'S TRUCKING LLC		
BROWN'S HEAVY EQUIPMENT, INC	REBUILD MG G-10	10,731.31
CARD SERVICE CENTER -		. 200,022.02
ENVIRONMENTAL HEALTH	.POSTAGE & PROFESSIONAL	
ENVIRONMENTAL HEALTH	DEVELOPMENT	110.60
CARROLL COUNTY SOLID	.GARBAGE HAUL PROCESS	40 440 EA
CENTEC CAST METAL PRODUCTS		
CENTRAL IA DISTRICT OF IA ASSESSO		
CENTRAL IOWA DISTRIBUTING INC	.GLOVES FOR SPRAYING	392.00
CENTURYLINK		
CHAD'S LAWN CARECHRISTENSEN, BENJAMIN		
CJ MUMM ENTERPRISES		
CONVERGINT TECHNOLOGIES LLC	EQUIPMENT MAINTENANCE	501.46
CREATIVE CONCEPTS COLLISION		
CENTER LLC	.VEHICLE MAINTENANCE	261.27
DEANS TOOL SERVICE LLCDNE TRUCKING LLC	SHOP TOOLS	589.90
DULTMEIER SALES		
ED M FELD EQUIPMENT CO INC		
EGGERSS RYAN	WATER/WELL GRANT	400.00
ELK HORN PUBLIC LIBRARY	.FY26 FUNDING	9,500.00
ERLBACHER BROS INC	.HAUL GARBAGE/RECYCLABLES	28,967.99
FAREWAY STORES INCFARM SERVICE COOPERATIVE	OFFICE SLIPPLIES	168.72 57.00
FIRST NATIONAL BANK	OITIGE SUFFLIES	
FIRST NATIONAL BANK OF OMAHA - EMS	.FUEL,BUILDING MATERIALS,	
	VEHICLE MAINTENANCE & SUPPLIES	4,797.89
FIRST NATIONAL BANK	OFFICE OURRUSE	074.00
OF UMAHA - I KEASUKEK	.OFFICE SUPPLIES	2/4.83
FIRST NATIONAL BANK OF OMAHA - IT	IT SUBSCRIPTIONS SERVICES &	
	PROFESSIONAL DEVELOPMENT	1,386.41
FIRST NATIONAL BANK		
	.SECURITY & SUPPLIES	275.61
FIRST NATIONAL BANK	.OFFICE SUPPLIES	222.00
FIRST NATIONAL BANK		
OF OMAHA - RECORDER	.PROFESSIONAL DEVELOPMENT	60.00
FIRST NATIONAL BANK		
OF OMAHA - SECONDARY ROADS	PROFESSIONAL DEVELOPMENT, FUEI	
FIRST NATIONAL BANK	& SUPPLIES	193.01
OF OMAHA - EMA/911	MEETING EXPENSE VOI PRGM	
	DHONE FOLLIDMENT & SLIDDLIES	2.280.02
FMCTC	.CABLE & TELEPHONE SERVICE	1,284.27
FOTH INFRASTRUCTURE &		
ENVIRONMENT LLC	STREAM MITIGATION PROJECT	1,237.50
FOX MACHINE SHOPGOVERNMENT FORMS & SUPPLIES	CRUSHED CONCRETE	832.8U
GUARDIAN RFID	TRACKING SOFTWARE FOUIPMENT	
HAASE 3 ENTERPRISES	& TRAINING	8,027.10
HAASE 3 ENTERPRISES	.ROCK HAULING	8,345.27
HALLETT MATERIALS	.ROAD GRAVEL	56,091.96
HARLAN AUTO MART INCHARLAN COMMUNITY LIBRARY	VEHICLE MAINTENANCE	202.95
HARLAN COMMUNITY LIBRARY	FIND I TALE FTZ0 FUNDING	1,000.00 ∠ 270 71
HARLAN MUNICIPAL UTILITIES		
	& CENEDAL ASSISTANCE	1,485.71
HARLAN NEWSPAPERS	PUBLICATIONS &OFFICE SUPPLIES	811.07
HARLAN, CITY OFHARRISON COUNTY REC		62.50 475.62
HADDIQUIN GUUNTI I KEU	LILVINUE I	4/2 h/

.SUPPLIES.

.FY26 FUNDING.

VEHICLE PURCHASES

VEHICLE EQUIPMENT

BRIDGE CONSULTANT.

.GRINDING PALLETS.

RECYCLE DELIVERY

VEHICLE MAINTENANCE

SAFETY STEEL TOED BOOTS

MONTHLY OFFICE EXPENSES

MEDICAL EXAMINER FEE AND MILEAGE

MEETING EXPENSE REIMBURSEMENT.

.ROCK HAUL

OF SIOUX CITY......BATTERIESIOWA COMMUNICATIONS NETWORK.....TELEPHONE SERVICES & EQUIPMENT

EQUIPMENT PURCHASE

WORK COMP PREMIUM

.PROFESSIONAL DEVELOPMENT.

.IOWA STREETS & ROAD CONFERENCE 510.00

HEARTLAND BUSINESS SYSTEMS LLC .WEBSITE INTEGRATION

IOWA COMMUNITIES ASSURANCE POOL INSURANCE

	LIFTOFF, LLC	IT SOFTWARE LICENSES	1,578.50
	MAIL SERVICES LLC	RENEWAL NOTICES	623.79
		TELEPHONE SERVICE	
	MARTIN MARIETTA MATERIALS INC	ROCK	49.997.20
	MATHESON TRI-GAS INC	MEDICAL SUPPLIES	62.08
		ELECTRICITY	
		EQUIPMENT MAINTENANCE	
S	MOORES TERRY	PORT A POT SERVICE	650.00
	MURPHY TRACTOR & FOLIRMENT	.RENTAL	000.00
,	CO INC	DENITAL	7 280 00
	MVDTHE MEDICAL CENTED	.PASS THROUGH GRANTS	1 155 51
,		SUPPLIES, PARTS, FILTERS & TOOLS	
	NAPA	SUPPLIES, PARTS, FILTERS & TOOLS PARTS & SUPPLIES	1,740.02
r	NELSON FARM SUPPLY	PARTS & SUPPLIES	/ 1.23
	NISHNABOTNA VALLEY REC	ELECTRICITY	1,8/4.88
3		OFFICE SUPPLIES	
		OFFICE SUPPLIES	
	OMAHA SLINGS INC	HOOKS FOR CHAINS	54.66
	O'REILLY AUTOMOTIVE STORES INC	.PARTS	1,345.69
	PANAMA REPAIR	.STEEL	118.65
-	PARHAM-SMITH, RETA	REFUND AMBULANCE SERVICE	
,		DUPLICATE PAYMENT	9.51
-	PARKHURST, CHARLES K	DUPLICATE PAYMENT	67.08
	PETERSEN MOTORS LLC	VEHICLE MAINTENANCE	840.67
3	PETERSEN, ANDREW	SAFETY STEEL TOED BOOTS	213.97
3	PETERSEN. RYAN	SUPPLIES	35.27
	PETERSON CONTRACTORS INC	BOAT RAMP PROJECT	5.960.56
ı	PEXTON PHARMACY	MEDICAL SUPPLIES	177.17
		BILLING SERVICES	
1	PORTSMOUTH TOWN OF	WATER	57.75
4	QUADIENT LEASING USA INC	.QUARTERLY POSTAGE MACHINE LEASE	526.83
	R & S WASTE SYSTEMS INC	TRASH REMOVAL	147.07
1	RailRock	UNLOADING OF 1 INCH ROAD STONE	18 787 67
	PDO TRIJCK CENTERS CO	PARTS	10,707.07
-		.WELDING SUPPLIES	
-		.WATER	
3	DEINIC LODI	VA COMMISSION MEETING & MILEAGE	20.00
	DOADDIII DEDO EVOLIANCE LLO	PARTS	200.00
_	ROADBUILDERS EXCHANGE LLC	PARTS	390.00
d			7,504.68
4	SALVO, DEREN, SCHENK, GROSS,	SECRETARY, OFFICE, PHONE,	0.000.54
	0.100 0000 0000 00000	COPIES, LAW OFFICE & SERVICE FEE	6,369.54
	SAPP BROS PETROLEUM INC	OIL	1,807.25
t	SCHABEN, BRYCE	MONTHLY OFFICE & MEETING	
t		EXPENSE REIMBURSEMENT	186.46
,	SCHABEN, TYLER	WATER/WELL GRANT	400.00
	SCHECHINGER, MONTE	WATER/WELL GRANT	400.00
-	SCHILDBERG CONSTR CO INC	.ROCK1	58,196.17

Public Notice

CITY OF EARLING

RESOLUTION 08112025-01
A Resolution Approving and Adopting a Revenue Purpose Statement for Expenditure of Fee Revenues from Proposed Electric and Natural Gas Franchise Fees WHEREAS, the City Council of the City of Earling, lowa, has chosen to establish utility franchise fees for the sale and distribution of electricity and natural gas within the city limits of the City of Earling, and WHEREAS, the City of Earling intends to hold a public hearing on proposed ordinances granting an electric and natural gas franchises in the City to establish franchise fees on sales and distribution services of electricity and natural gas; and
WHEREAS, pursuant to the provisions of Section 364.2, subsection (4)(f) of the Code of Iowa, the City

has prepared a Revenue Purpose Statement outlining the purposes for which the City shall use electric and natural gas franchise fee revenues that will be received if the proposed ordinance is adopted. NOW,

THEREFORE, BE IT RESOLVED by the City Council of the City of Earling, lowa:

1. That the "Revenue Purpose Statement for the Use or Expenditure of Electric and Natural Gas Franchise Fee Revenues for the City of Earling, Iowa" ("Revenue Purpose Statement"), attached hereto, is hereby approved and adopted; and

approved and adopted; and

2. That the City Clerk shall publish the Revenue Purpose Statement, which publication shall be made in a legal newspaper of general circulation in the City.

PASSED AND APPROVED this 11th day of August, 2025

REVENUE PURPOSE STATEMENT

Pursuant to the provisions of Section 364.2, subsection (4)(£) of the Code of Iowa, the City of Earling, Iowa hereby establishes the following purposes allowed under Iowa Code Section 384.3A, subsection (3)(e), (f) and (g) for which franchise fee revenues from its electric and natural gas franchises with MidAmerican En-ergy may be used or expended, said purposes which may be narrowed after public hearing: Public safety, including the equipping of fire, police, emergency services, sanitation, street, and civil defense departments; the establishment, construction, reconstruction, repair, equipping, remodeling, and extensions of public works, public utilities, and public transportation systems; and the construction, reconstruction, or repair of streets, highways, bridges, sidewalks, pedestrian underpasses and overpasses, street lighting fixtures, and public grounds, and the acquisition of real estate needed for such purposes (Pub. TRIB August 26, 2025 29)

Public Notice TRUST NOTICE

IN THE MATTER OF THE TRUST: Shirley I. Knudtson Revocable Trust

To all persons regarding Shirley I. Knudtson, 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 settlor, and to all heirs of the decedent settlor whose identities are reasonably ascertainable. Any suit not filed within this period

shall be forever barred. 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 second 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

TRUST NOTICE IN THE MATTER OF THE TRUST: Kenneth A. Fahn Trust

To all persons regarding Kenneth A Fahn, deceased, who died on or about July 8, 2025. You are hereby notified that Stacey K. Fahn is the trustee of the Second Amended and Substituted Kenneth A. Fahn Trust dated the 18th day of July 2023. 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 all heirs of the decedent settlor and the spouse of the decedent settlor whose identities are reasonably ascertainable. Any suit not filed within this period shall be forever barred.

Notice is further given that any person or 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 5, 2025.

Kathleen Schomer Kohorst, #AT0004393. Attorney for Trustees Kohorst & Fischer Law Firm. PLLC 602 Market Street, Ste 101 Harlan, Iowa 51537 Date of second publication: August 15, 2025

Kenneth A. Fahn Trust Stacev K. Fahn, Trustee 1212 Oak Rd, Harlan, IA 51537 (Pub. NA August 8, 2025 and August 15, 2025 - 44)

Public Notice

NOTICE OF SHERIFF'S LEVY AND SALE IN THE IOWA DISTRICT COURT IN AND FOR SHELBY COUNTY Case # EQCV020728 Civil #: 25-000417

Special Execution STATE OF IOWA SHELBY COUNTY IDAHO HOUSING AND FINANCE ASSOCIA-TION

BIRD, AUSTIN C. A/K/A AUSTIN BIRD; PRUETT, SHALEE J A/K/A SHALEE PRUETT; UNITED STATES OF AMERICA, SECRETARY OF HOUSING AND URBAN DEVELOPMENT: IOWA FINANCE AUTHORITY; UNKNOWN SPOUSE IF ANY OF AUSTIN C.BIRD;UNKNOWN SPOUSE, IF ANY, OF

SHALEE J. PRUETT; PARTIES IN POSSESSION; ONEMAIN FINANCIAL GROUP.LLC: SALVO, DEREN, SCHENCK, GROSS, SWAIN & ARGOTSINGER,

P.C. ET AL 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

..62.50

.475.62

4,192.50

15,434.99

.4,590.00

.. 15.96

.580.46

..452.00

1.123.00

.425.00

.5,500.00

..8,567.66

102,928.40

56,974.28

.2,814.30

. 121.45

213.99

....93.90

.. 77.02

.100.00

.6,503.24

.9,729.80

.40.00

To satisfy the judgment. THE EAST 40 FEET OF LOTS 1, 2, 3 AND 4 IN BLOCK 18 IN THE TOWN OF SHELBY, SHELBY COUNTY, IOWA Property Address: 704 CENTER ST SHELBY,

IA 51570 The described property will be offered for sale at public auction for cash only as follows: 10/06/2025 10:00 SHELBY CO. COURT-HOUSE, NORTH STEPS, 612 COURT ST,

HARLAN.IA 51537 This sale not subject to Redemption Judgment Amount: \$ 112.741.80 Costs: \$ 6,557.86 Accruing Costs: PLUS Interest: Date 07/28/2025

23, 2025 - 55)

SHELBY COUNTY SHERIFF Attorney: EMILY BARTEKOSKE 13160 FOSTER SUITE 100 OVERLAND PARK, KS 66213 (913)663-7600 (Pub. TRIB August 26, 2025 and September

Public Notice

NOTICE OF SHERIFF'S LEVY AND SALE

Civil #: 25-000534 **Special Execution** STATE OF IOWA

SHELBY COUNTY **RATION**

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.

be sold is ALL OF LOT 1: LOT 2 EXCEPT THEREFROM THE WEST 5 FEET; ALL IN BLOCK 2 OF COLLEGE VIEW ADDITION TO THE TOWN OF ELK HORN, IOWA Property Address: 4116 MADISON STREET,

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

Place of Sale: Shelby Co. Courthouse, North Steps, 612 Court St., Harlan, IA 51537

This sale not subject to Redemption Judgment Amount: \$115,644.95 Costs: \$ 7,522.62 Accruing Costs: PLUS Interest: \$3,175.30

(Pub. TRIB August 26, 2025 and September 23, 2025 - 53)

IN THE IOWA DISTRICT COURT IN AND FOR SHELBY COUNTY Case # EQCV020740

IOWA BANKERS MORTGAGE CORPO

GUYER, NELSON R AND SPOUSE OF GUYER, NELSON R; BAILEY, MORGAN M AND SPOUSE OF BAILEY, MORGAN M; STATE OF

As a result of the judgment rendered in the

To satisfy the judgment. The Property to ELK HORN, IA 51531

Sale Date: 10/6/2025 Sale Time: 10:00

Sheriff's Fees: Pending Neil, Gross, SHELBY COUNTY SHERIFF Attorney Robert J. Douglas Jr 215 10th ST. Suite 1300 Des Moines, IA 50309

TRAVIS, BROCKTREASURER STATE OF IOWA. ROCK HAULING 11,212.03 ..LANDFILL TAXES .. 351.00 TUMA, AMY PEST CONTROL VAN DIEST SUPPLY COMPANY. ..HERBICIDES. ..350.00 ..GPS UNITS.....
..TABLET & TELEPHONE SERVICES 2,937.16 VERIZON WIRELESS. .. 315.71 VISUAL EDGE IT ...COPY MACHINE EXPENSE....COPY MACHINE EXPENSE. .779.56 VISUAL EDGE IT . 217.62 WEB DEVELOPMENT BY BRIAN MCMILLIN WEBSITE DEVELOPMENT WINDSTREAM. ..TELEPHONE SERVICE .. 897.19 WIRELESS BROADCASTING LLC. .ADVERTISING. .50.00 WOODHOUSE. ..404.10 ..PARTS, FILTERS & OIL .8,755.24 ZIEGLER INC 1.342.598.51 TOTAL: Fund Summary FundExpense Amount 129,475.16 .13.206.33 0011 - RURAL BASIC...... 0015 - JAIL ROOM AND BOARD. 36,000.00 .. 8.027.10 0020 - SECONDARY ROAD 0023 - CONSERVATION-REAP .810,033.95 ..5.960.56 0026 - EMS OPERATIONS 13,124.98 1500 - CAPITAL PROJECTS 179.951.34 1505 - ENVIRONMENTAL HEALTH 1510 - CONSERVATION..... .2,339.53 ..7.828.34 4000 - EMERGENCY MANAGEMENT AGENCY. .21,543.17 4001 - EMA RESERVES .16.000.00 4010 - E911 SERVICE FUND. .5.464.32 4050 - SOLID WASTE AGENCY 86.990.38 4100 - ASSESSOR 4150 - HOTEL/MOTEL TAX FUND .1.505.14 8500 - PARTIAL HEALTH INSURANCE FUND . 4,247.21 . 1.342.598.51 (Pub. NA August 22, 2025 and TRIB August 26, 2025 - 278) Public Notice BID FORM City of Harlan, Iowa 711 Durant Street, P.O. Box 650 Harlan, Iowa 51537

Subject Property: 1708 6th Street, Harlan, Iowa 51537 Bidder Information: Name: Bid Period: Starting Bid Date: ___ Ending Bid Date: _ Signature: Minimum Bid Amount: \$24,000.00 Bid Amount: I, the undersigned, hereby submit a bid in the amount of: \$__ purchase of the Real Estate property located at 1708 6th Street, Harlan, Iowa 51537.

Payment: I acknowledge that the full purchase price is due upon the execution of the Real Estate Contract.

ns and Conditions I. I understand that this bid is subject to approval by the City of Harlan.

1. I acknowledge that the property is sold in "as-is" condition with no warranties expressed or implied.

B. I understand that the City of Harlan reserves the right to accept or reject any or all bids.

4. If my bid is accepted, I agree to complete the necessary transactions as required by the City of Harlan.

5. Sales, gift, or assignment of the property by the Buyer/Developer, prior to the completion of the development requirements, must have prior written approval by the City of Harlan.

6. The written proposals shall be accepted by 2:00 PM on Monday, September 15th, 2025, and shall be

reviewed by a Committee for recommendation of an award to the City Council. Written proposals should be delivered in a sealed envelope marked "1708 6th Street, Harlan Iowa 51537" to: City of Harlan Attn: Gervas Mgonja 711 Durant Street Harlan, IA 51537

7. Payment Options (if bid is accepted): Cash Money Order Certification: I certify that I have read and understand the terms and conditions of this bid and that the infor-

mation provided is accurate to the best of my knowledge. For City Use Only: Received By: __ Date Received:

Decision: [] Accepted [] Rejected Authorized Signa-

Questions should be addressed to: Gervas Mgonja, 712-755-5137, 711 Durant Street, Harlan, IA 51537. Email: gmgonja@cityofharlan.com City of Harlan, Iowa Thank you for your interest in acquiring property in our community City of Harlan, Iowa

711 Durant Street, P.O. Box 650 Harlan, Iowa 51537 (Pub. TRIB August 26, 2025 - 37)

Public Notice

City of Harlan Real Estate Purchase Requirements

The City of Harlan offers city owned real estate for purchase through a bidding process. The following quirements must be met by all buyers from bid submission to project completion

1. Bidding Process

All interested buyers must submit a formal bid by the specified deadline.

The bid must include

o Proposed purchase price o Payment options

o Terms and Conditions Real Estate Contract

• The winning bidder will enter into a formal Real Estate purchase agreement with the City of Harlan. · A full purchase price will be required when a contract is drawn up.

 Buyers must complete all repairs, remodeling, or rebuilding within 18 months of the date of purchase otherwise approved by the city.

Progress inspections may be required for 3 months, 6 months, and 9 months intervals.

· If substantial progress is not made within the required timeframe, the City reserves the right to reclaim

the property. 4. Compliance Requirements

All work must comply with city building codes and zoning regulations.

 If the Buyer/Developer determines the most economical course of action to repurpose this property is to demolish the current structure and rebuild then all appropriate action for environmental safety will be taken ncluding inspection of asbestos before demolition.

Necessary permits must be obtained before beginning work.

 Failure to comply with regulations may result in fines, penalties, or forfeiture of the property The City reserves the right to waive informalities in the sale procedures herein provided and to reject any and all proposals. Any agreement and real estate contract herein are subject to Harlan City Council approval and further subject to the requirements of the lowa Code regarding sale of real estate.

• The City may withdraw from the sale of the property at any time prior to conveyance of title and possession of said property by reason of the City being enjoined or prevented from so doing by any order or decision or act of any judicial, legislative, or executive body having authority in the premises, or by reason of the City not being able to transfer unencumbered title. In such a case, the deposit will be refunded to the Develope 5. Forfeiture Option
• If the buyer is unable or unwilling to complete the repair, remodel, or rebuild, they may voluntarily forfeit

the property back to the City of Harlan

 Any funds invested into the project prior to forfeiture will not be reimbursed. · A formal written notice must be submitted to the City if the buyer chooses to forfeit the property.

6. Completion & Ownership Retention Upon completion of the project, the property will be subject to a final city inspection

· If the property meets all requirements under the Contract a quit claim deed will be issued to the buver. • If the project is not completed within the timeframe, the City reserves the right to reclaim the property 7. Additional Provisions The buyer is responsible for maintaining the property throughout the process.

• Failure to comply with these requirements may result in legal action or additional penalties as determined by the City of Harlan By submitting a bid and purchasing a property through this program, buyers acknowledge and agree to

abide by all outlined requirements. City of Harlan, Iowa Thank you for your interest in acquiring property in our community.

An inspection of the interior of the property is available through appointment. For further information or nquiries, please contact Gervas Mgonja at 712-755-5137, or visit the City Office at 711 Durant Street, Harlan, IA 51537 or Email: gmgonja@cityofharlan.com. (Pub. TRIB August 26, 2025 - 52)

NOTICE OF SHERIFF'S LEVY AND SALE

Public Notice

IN THE IOWA DISTRICT COURT IN AND FOR SHELBY COUNTY Case # EQCV020719 Civil #: 25-000377 Special Execution STATE OF IOWA SHELBY COUNTY UNITED STATES SECRETARY OF AGRICULTURE

SMITH, BARBARA; UNKNOWN HEIRS, DEVISEES, CREDITORS, OR OTHER CLAIMANTS WITH AN INTER-EST IN THE PROPERTY OF SMITH. BARBARA, DECEASED; STATE OF IOWA, DEPARTMENT OF REVENUE; UNKNOWN SPOUSE, IF ANY, OF SMITH. BARBARA: PARTIES IN POSSESSION; ABA RECOVERY SER-VICES, INC.ET AL

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. ALL OF LOT 3;LOT 4 EXCEPT THERE-

WOOD ADDITION TO THE TOWN OF SHELBY, IOWA Property Address: 804 NORTH ST SHELBY, IA 51570

FROM THE EAST 60 FEET; ALL IN MAPLE

The described property will be offered for sale at public auction for cash only as follows: Sale Date: 10/6/2025

Place of Sale: Shelby Co. Courthouse, North

Steps, 612 Court St., Harlan, IA 51537

Sale Time: 10:00

This sale not subject to Redemption. Judgment Amount: \$61,445.98 Costs: \$ 12,474.59 Accruing Costs: PLUS Interest: \$0.00 Sheriff's Fees: Pending Neil, Gross, SHELBY COUNTY SHERIFF Attorney Richard Reinblatt 10855 W Dodge Rd Omaha, NE 68154 (Pub. TRIB August 26, 2025 and September 23, 2025 - 53) Get Organized!

