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9A
HARLAN TRIBUNE
TUESDAY,
SEPTEMBER 23, 2025

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DEADLINES: Tribune/Rocket Fri., 12 PM
News Advertiser Wed., 12 PM

Public Notice

NOTICE OF SHERIFF'S LEVY AND SALE
IN THE IOWA DISTRICT COURT IN AND FOR SHELBY COUNTY
Case # EOCV020719
Civil #: 25-000377
Special Execution
STATE OF IOWA SHELBY COUNTY
UNITED STATES SECRETARY OF AGRICULTURE
VS
SMITH, BARBARA; UNKNOWN HEIRS, DEVISEES, CREDITORS, OR
OTHER CLAIMANTS WITH AN INTEREST 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 SERVICES, 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.

LL OF LOT 3; LOT 4 EXCEPT THEREFROM THE EAST 60 FEET; ALL IN MAPLE WOOD ADDITION TO THE TOWN OF SHELBY, IOWA
Property Address: 804 NORTH ST SHELBY, IA 51570

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

Sale Date: 10/6/2025
Sale Time: 10:00
Place of Sale: Shelby Co. Court-house, North Steps, 612 Court St., Harlan, IA 51537

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) 3

(Pub TRIB December 15, 2020 and January 19, 2021)

Public Notice

IN THE IOWA DISTRICT COURT FOR SHELBY COUNTY
Probate No. ESPR014650
NOTICE OF PROBATE OF WILL, OF APPOINTMENT OF EXECUTOR, AND NOTICE TO CREDITORS
IN THE MATTER OF THE ESTATE OF BETTY LYNN WIUFF, Deceased.

To All Persons Interested in the Estate of Betty Lynn Wiuff, Deceased, who died on or about October 27, 2024:

You are hereby notified that on the 17th day of July, 2025, the last will and testament of Betty Lynn Wiuff, deceased, bearing date of the 5th day of August, 1993, was admitted to probate in the abovesaid court and that Bruce Wiuff and Bryan Wiuff were appointed 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 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 this day of September, 2025.

Bruce Wiuff, Executor
2944 Sunset Ridge
McKinney, TX 75072

Bryan Wiuff, Executor
6795 NW 98th St
Johnston, IA 50131

Heather A. Timmins, ICIS PIN No: AT0011871

Attorney for Executor
Firm Name: Greife & Sidney, PLC

Address: 500 East Court Avenue, Suite 200, Des Moines, IA 50309

Date of second publication: SEPTEMBER 23, 2025

(Pub. TRIB September 16, 2025 and September 23, 2025 - 58)

Public Notice

NOTICE OF SHERIFF'S LEVY AND SALE
IN THE IOWA DISTRICT COURT IN AND FOR SHELBY COUNTY
Case # EOCV020740
Civil #: 25-000534
Special Execution
STATE OF IOWA SHELBY COUNTY
IOWA BANKERS MORTGAGE CORPORATION
VS
GUYER, NELSON R AND SPOUSE OF GUYER, NELSON R;
BAILEY, MORGAN M AND SPOUSE OF BAILEY, MORGAN M;
STATE OF IOWA

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 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, ELK HORN, IA 51531

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

Sale Date: 10/6/2025

Sale Time: 10:00

Place of Sale: Shelby Co. Court-house, 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

Sheriff's Fees: Pending

Neil, Gross,
SHELBY COUNTY SHERIFF

Attorney Robert J. Douglas Jr
215 10th ST. Suite 1300
Des Moines, IA 50309

(Pub. TRIB August 26, 2025 and September 23, 2025 - 53) 3

(Pub. TRIB December 15, 2020 and January 19, 2021)

For Rent

FOR RENT - 22 foot,
Case IH Turbo Tiller with Barracuda blades, call 712-747-3232 or 712-579-8020.

Public Notice

IOWA DISTRICT COURT FOR SHELBY COUNTY
CASE NO. ESPR014658
NOTICE OF PROBATE OF WILL, OF APPOINTMENT OF EXECUTOR, AND NOTICE TO CREDITORS
IN THE MATTER OF THE ESTATE OF Theresa Marie Kenkel, Deceased

To All Persons Interested in the Estate of Theresa Marie Kenkel, Deceased, who died on or about July 31, 2025:

You are hereby notified that on September 11, 2025 this matter was submitted to probate with Allen Kenkel appointed as the Personal Representative.

Notice is hereby 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 the mailing of this notice (unless otherwise allowed or paid) a claim is thereafter forever barred.

Dated on September 16, 2025.

Allen Kenkel,
Personal Representative of the Estate

1502 Cedar Road
Panama, Iowa 51562

Michael J. Riley
Attorney for Personal Representative

S.W.I. Legal & Mediation Services, LLC

524 Market Street, LL 101
Harlan, IA 51537

Phone (712)-579-7086
(Pub. TRIB September 23, 2025 and September 30, 2025)

Public Notice

IN THE IOWA DISTRICT COURT FOR SHELBY COUNTY
Probate No. ESPR014657
NOTICE OF PROBATE OF WILL, OF APPOINTMENT OF EXECUTOR, AND NOTICE TO CREDITORS
IN THE MATTER OF THE ESTATE OF LILE ANN PETERSEN, Deceased.

To All Persons Interested in the Estate of Lile Ann Petersen, Deceased, who died on or about July 23, 2025:

You are hereby notified that on August 12, 2025, the Last Will and Testament of Lile Ann Petersen, deceased, bearing the date of October 14, 2004, and the First Codicil to the Last Will and Testament dated December 16, 2014, were admitted to probate in the above named court and that Tami Rene Goetz, Mark Petersen, Brian Petersen and Jeffery Petersen were appointed 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 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: 8/25/2025

Tami Rene Goetz, Petitioner
7213 N Union Rd
Cedar Falls, IA 50613

Mark Petersen, Petitioner
1348 Oak Rd
Harlan, IA 51537

Brian Petersen
1437 Oak Rd
Harlan, IA 51537

Jeffery Petersen
1312 Oak Rd
Harlan, IA 51537

Todd Argotsinger, ICIS PIN No: AT0000546

Attorney for Executors

Salvo, Deren, Schenck, Gross, Swain & Argotsinger, P.C.

711 Court St., P.O. Box 509, Harlan, IA 51537-0509

Date of second publication: SEPTEMBER 23, 2025

(Pub. TRIB September 16, 2025 and September 23, 2025 - 66)

Garage Sale

Saturday, September 27, 8AM - 2PM, garage sale 1009 Victoria St., Harlan, women's clothes S-XL, mens clothes XL, some children's clothes, Halloween costumes - adult, lots of misc. Most things \$1.00, willing to negotiate.

FARM/HOUSEHOLD/LAND AUCTIONS

Auctioneers - your listings also ARE on HarlanOnline.com's free online classified pages

September 25th - Robert D Nelson Estate. Land auction 2 tracks. Crop land and pasture. Exira event center. Wayne Hansen Real Estate.

September 25, 2025 - Ethel Ward Estate Auction 804 N 8th St Mo. Valley, IA @ 5:00 p.m. Spencer Auction Group, Ed Spencer 712.644.2151 www.spencergroups.com

October 4, 4:00 PM - Absolute 2-3 bedroom home plus multi-building acreage auction. 1913 Street F16 Manilla IA 51454. Pauley Family Auctions.

October 4, 2025 @ 11 a.m. - Machinery Consignment Auction, Overton Ave Logan, IA (BeeBeeTown, IA) Spencer Auction Group, Ed Spencer 712.644.2151 www.spencergroups.com

October 4 - Selling 2 Parcels of Crawford County Farm Ground, Public Auction 8:00 AM, 501 North 9th Street, Denison, IA. Michael Lawler Trustee of the Marian B Walsh Trust Seller, Pauley Family Auction Services.

Oct. 5th @ 11:00 a.m. - Antiques, Primitives, Beer Signs and Shop Equipment - Owners: Ben and Betsy Plumb - Location: 712 Market Street - Harlan, IA - Auctioneers: Osborn Auction LLC

October 6 - 5:30 p.m. ABSOLUTE 2 BEDROOM plus BUILDINGS HOME AUCTION. 1807 3rd Avenue North Denison, IA 51442. Sherry D. Bral Estate. Seller. Pauley Family Auction Service.

October 8, 2025 10:00 A.M. Farm Auction Lois M. Nelson Estate Sale, Location: Exira Event Center, Exira, Iowa, Clark Tibben Auctioneer

Oct. 12th @ 11:00 a.m. - Woodworking Shop Equipment, Tools, Household, Antiques - Owners: Phil & Elaine Miller - Location: Vets Aud. 1104 Morningview Dr., Harlan, IA - Auctioneers: Osborn Auction LLC

Oct. 19th @ 11:00a.m. - Classic Car, Truck, Antiques and Automotive Parts Auction - Owner: The Late Sam Grabill - Location: 1024 180th St. Audubon, IA - Auctioneers: Osborn Auction LLC

Oct. 26th 11:00 a.m. The Old Denison Armory Property plus Contents. 2205 4th Ave South Denison, IA 51442

Oct. 26th @ Noon - Antique Furniture, Primitives, Crockery & Roseville & Hull Pottery Auction - Owner: Colleen Sulley - Location: 504 N. Cherry St., Avoca, IA - Auctioneers: Osborn Auction LLC

December 5 - Prime Land Auction - 154 Acres, m/l, in Sections 17 and 9, Lincoln Twp., Monona County, Iowa (Offered in 2 Parcels) Located SW of Whiting. Sellers: Cockerton Farms, LLC. Held at Onawa Community Building. McCall Auctions & RE, Russ and Brent McCall Auctioneers

December 19 - Outstanding Land Auctions - Parcel One: Near Blencoe - 77 Acres, m/l, in Sec. 33 Franklin all in Monona County, Iowa (Offered in 2 Parcels). Sellers: Johnston Family. Held at Onawa Community Building. McCall Auctions & RE, Russ and Brent McCall Auctioneers

January 9, 2026 - 132.95 Acres m/l, in Sec. 33 Ashton Twp., and 158 Acres m/l, in Sec. 35 Ashton Twp., all in Monona County, Iowa (Offered in 2 Individual Parcels) Sellers: Maxine G. Hildebrand Trust. Held at Onawa Community Building. McCall Auctions & RE, Russ and Brent McCall Auctioneers

January 16, 2026 - 182.26 Taxable Acres, m/l, in Section 30, Kennebec Twp., Monona County, Iowa Sellers: Fischer Family Farms, LLC. Held at Onawa Community Building. McCall Auctions & RE, Russ and Brent McCall Auctioneers

Now Available every week

THE ROCKET Online

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HARLANOnline.com

Click on the Rocket Tab that is located near the top of the page.

Garage Sale

TRINITY LUTHERAN - Avoca Annual Rummage Sale (301 N. Chestnut St., Avoca) Sept. 26-27. Friday 8am-6pm, Saturday 8am-11am. Coffee and Rolls Served. Furniture, clothing and much miscellaneous.

Help Wanted

We Are Hiring

A GENERAL MAINTENANCE AND LABOR POSITION

Variety Distributors Inc. is an established business Based in Harlan, IA for over 75 years.

Candidates with the following qualifications are encouraged to apply:

- Ability to perform general repairs that do not require a specialized technician. Examples include repairing drywall, painting, repairing doors, changing lightbulbs, changing furnace filters and other building fixtures.
- Maintains company vehicles, snowblowers, and other motorized machinery with schedule of regular maintenance.
- Ability to perform limited ground maintenance such as mowing, weed eating, spraying, snow removal, sanding/ice melt sidewalks and general outside building cleaning.
- Ability to operate Forklift.
- Ability to Operate company automatic straight truck between the Companies East, and West buildings and on occasion drives within a 50-mile radius.
- Has knowledge of safety hazards and proper use of various cleaning and sanitizing solutions.
- Must be able to stand or walk for prolonged periods of time.
- Must be able to lift, bend, stoop, climb, reach, and lift up to 50 pounds at a time and on occasion up to 75 pounds.
- Ability to work with little or no supervision.
- Detailed oriented.
- Has a High School diploma or equivalent preferred.

Send resume to Sharon at
sheffernan@varietydistributors.com
or drop off at 609 7th St, Harlan, IA
Variety Distributors, Inc. is an Equal Opportunity Employer

JOIN OUR TEAM!

CITY OF HARLAN WASTEWATER TREATMENT PLANT MECHANIC /OPERATOR

City of Harlan, Iowa will be accepting applications for a full-time Wastewater Plant Mechanic/Operator.

This position involves mechanical work in operation of machinery, equipment, and related apparatus at the plant, lift stations and dewatering stations. The employee must be able to lift 10 pounds and on occasion lift and/or move 75 pounds.

Special requirements: Must obtain valid CDL air brakes with tanker endorsement within 6 months of hire. Certification with State of Iowa as Grade I Wastewater Treatment Plant Operator, preferred or within 2 years of hire, obtain a Grade I certification. Wage will depend on qualifications. Excellent benefits package and advancement opportunities. Hire must reside 30 minutes of the plant.

Application and job description may be picked up at Harlan City Hall, 711 Durant St., between 8am and 4:30pm or can be obtained at www.cityofharlan.com. The deadline to submit applications to City Hall is Noon on Wednesday, October 1st, 2025. The City of Harlan is an EOE and Affirmative Action Employer.

For further information, contact Glenn Carlson, Wastewater Treatment Plant Superintendent 712-755-3434.

We are Hiring!

Do you have healing hands and a passion for wellness? We believe in healing, not just through treatments, but through energy and care we bring to one another as colleagues.

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- Work alongside a team that puts client needs at the forefront, with every service customized to align with holistic practices and personal wellness, so you grow with the industry.
- Our facility offers opportunities for ongoing training in holistic practices and personal wellness, so you grow with the industry.
- Our flexible schedules ensure you have time to focus on your own well-being outside of work.

Mental Health Therapists
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Estheticians

320 Main Street Manning IA Apply Now www.lifaskillsconnection.com

CITY OF EARLING HAS A FULL TIME POSITION OPENING POSITION: PUBLIC SERVICES LABORER/SUPERVISOR

Application Deadline: 10/1/2025

Position definition includes, but is not limited to the following:

- Under immediate supervision and administration of the City Council.
- Performs manual labor, skilled work, and semi-skilled work involving the operation of all public works and recreation departments.

Job application and complete job description can be picked up at Earling City Hall.

Services

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NOTICE

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Matt Bartelton,
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Ann Conrad

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