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>>>> AND SUPER SELL

THE BIG 3

- THE GOLDEN SHOPPER
- THE OSCEOLA COUNTY GAZETTE-TRIBUNE
- THE N'WEST IOWA REVIEW

\$6⁵⁰

An ad goes in all three Iowa Information Publications: The N'West Iowa REVIEW, The Osceola County Gazette-Tribune and the 20,000 circulation Golden Shopper. At the cost of \$6.50 minimum for the first 20 words and 10 cents per word for each additional word.

> BY PHONE

712-324-5347 or
1-800-247-0186
8 a.m. - 5 p.m. Monday - Friday

> ONLINE

Visit nwestiowa.com/submit and click on **Place a Classified Ad** to fill out the form online to submit your classified ad. After you submit the form, we will contact you to verify your ad will run and also how much your classified will cost to run. The price at the bottom of the form is an estimate only. The final price of your ad will be verified after we receive your submission. Please note: Submission of the form does not guarantee your ad will be placed in our publications. All classifieds must be pre-paid before they will be placed in our publications.

> BY MAIL

IOWA INFORMATION INC.
P.O. BOX 160, 227 NINTH ST.,
SHELDON, IA 51201

> DEADLINES

Noon Monday for Wednesday's Osceola County Gazette-Tribune, 11 a.m. Thursday for Monday's The Golden Shopper, Saturday's The N'West Iowa REVIEW and 3 p.m. Friday for the Greater Siouxland Phoenix.

The newspaper will not knowingly accept any advertising for real estate which 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.


Regarding sex or age preference in help wanted advertising in accordance with the rules adopted by the Iowa Civil Rights Commission, The Sheldon Mail-Sun, The N'West Iowa REVIEW, The Golden Shopper and the Greater Siouxland Phoenix, cannot accept Help Wanted advertising copy which in any way expresses a sex or age preference unless the advertiser files an affidavit with the newspaper justifying the sex or age preference on the basis of a bona fide occupational requirement.

Telephone orders are accepted. Phone 712-324-5347 or 1-800-247-0186. All advertising copy is subject to the approval of the publisher. For errors in an advertisement or for failure to publish the ad shall be limited to publishing the ad in a subsequent issue providing the advertiser reports the error or omission immediately after it occurs.

All real estate advertised in this newspaper is subject to the Federal Fair Housing Act of 1968 which made it illegal to advertise "any preference, limitation or discrimination based on race, color, religion, sex or national origin or any intention to make any such preference limitation or discrimination."

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CALL TODAY! 1.844.907.2386

New orders only. Does not include material costs. Cannot be combined with any other offer. Minimum purchase required. Other restrictions may apply. This is an advertisement placed on behalf of Erie Construction Mid-West, Inc. ("Erie"). Offer terms and conditions may apply and the offer may not be available in your area. If you call the number provided, you consent to being contacted by telephone, SMS text message, email, pre-recorded messages by Erie or its affiliates and service providers using automated technologies notwithstanding if you are on a DO NOT CALL list or register. Please review our Privacy Policy and Terms of Use on homeservices.compliance.com. All rights reserved. License numbers available at eriehome.com/erielicenses/

17 APTS FOR RENT

FOR RENT: in Sibley, two bedroom apartment, no smoking, no pets. Application required, available now. Call 712-348-0916.

19 WANTED

BUYING SPORTS cards-baseball, football, basketball and hockey. Paying with cash, in person. 605.838.6842.

WANT TO

Buy junk cars or pickups paying top dollar. Will pickup. Also any 1960's or 1970's vehicles. Please call 712-324-1169.

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roof with the best looking and longest lasting material steel from Erie Metal Roofs! Three styles and multiple colors available. Guaranteed to last a lifetime! Limited Time Offer- up to 50% off installation + Additional 10% off install (for military, health workers & 1st responders.) Call Erie Metal Roofs: 1-844-907-2386. (mcn)

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for Cash AS-IS! No repairs. No fuss. Any condition. Easy process: Call, get cash offer and get paid. Call today for your fair cash offer: 1-888-715-0513. (mcn)

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WE BUY VINTAGE GUITARS!

Looking for 1920-1980 Gibson, Martin, Fender, Gretsch, Epiphone, Guild, Mosrite, Rickenbacker, Prairie State, D'Angelico, Stromberg. And Gibson Mandolins / Banjos. 1-833-641-7028. (mcn)

PROBATE NOTICE RE: RONALD L. SCHOL

THE IOWA DISTRICT COURT FOR OSCEOLA COUNTY

IN THE MATTER OF THE ESTATE OF RONALD L. SCHOL, Deceased CASE NO. ESPR-011809

NOTICE OF PROBATE OF WILL, OF APPOINTMENT OF EXECUTORS, AND NOTICE TO CREDITORS

To All Persons Interested in the Estate of Ronald L. Schol, Deceased, who died on or about September 3, 2025:

You are hereby notified that on September 9, 2025, the Last Will and Testament of Ronald L. Schol, deceased, bearing date of March 10, 1988, was admitted to probate in the above named court and that Dyana Beek and Doyle Bos have been 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 September 10, 2025

Dyana Beek, Executor of Estate 2307 Pecan Drive Madrid, IA 50156

Doyle Bos, Executor of Estate 917 8th Avenue Sibley, IA 51249

Joseph M Feller, ICIS#: 0002512 Attorney for Executors Koopman Kennedy & Feller 823 3RD AVE P.O. Box 37 SIBLEY, IA 51249

Date of second publication: 24th day of September, 2025. (#401574)

The OSCEOLA COUNTY GAZETTE-TRIBUNE is on Facebook!

www.facebook.com/osceolagazettetribune/

A Fantastic shopping event.

IOWA'S LARGEST Arts & Crafts SHOW

Over 250 Exhibitors

Sept. 26-28 VARIOUS INDUSTRIES BLDG IOWA STATE FAIRGROUNDS DES MOINES, IOWA Fri. 5-9; Sat. 9-5; Sun. 10-4

ADMI: Just \$7.00 (10 & under free) 3-day re-entry stamp

FREE PARKING Free Bus Service from North Parking Lot on Saturday

Where You Can Buy That Quality, Handmade Product Callahan Promotions, Inc. 563-357-1986

To Purchase Discounted Advance Admission Tickets and For A Chance To Win \$50 Gift Certificates Visit Our Facebook Page At Callahan Promotions, Inc.

Bring This Ad To Show For \$1 Off Adm.

OSCEOLA COUNTY ENGINEER

PUBLIC HEARING RE: PETITION OF REZONING PROPERTY

NOTICE OF PUBLIC HEARING BY THE OSCEOLA COUNTY BOARD OF SUPERVISORS FOR PETITION OF REZONING PROPERTY IN THE W 1/2 SW ¼ SW¼ OF SECTION 28 TOWNSHIP 10N RANGE 39W, OSCEOLA COUNTY, IOWA FROM AGRICULTURAL DISTRICT (AG) TO RURAL RESIDENTIAL DISTRICT (RR)

Pursuant to the requirements of Section 22.1 of the Osceola County Zoning Ordinance, the Board of Supervisors will conduct a public hearing on September 23 at 9:15 a.m. in the Boardroom at the Osceola County Courthouse, 300 7th Street, Sibley, Iowa 51249. The purpose of the hearing will be to discuss a petition for the rezoning of property. Phil King has made an application to rezone property within Sec/Twp/Rng 28-100-39. The parcel identification is 070012833010 and has a brief legal description of W 1/2 SW1/4 SW1/4. A detailed map of the proposed rezone area can be viewed at the Osceola County Engineer's Office in the Osceola County Courthouse.

The land is currently the site of a private residence and is proposed to be rezoned from the current zoning of Agricultural (AG) District to Rural Residential (RR) District in order to accommodate the intended future use of splitting the property to allow a separate residence. If you have questions concerning this proposed zoning amendment, or if you require special accommodations to attend the public hearing, you may contact the Osceola County Engineer's Office at 712-754-2303 weekdays from 8:00 a.m. to 4:30 p.m. Copies of the proposed zoning ordinance amendment are available for public review in the County Engineer's Office from Keith Brann, County Engineer and Zoning Administrator. All interested parties are welcome and encouraged to attend.

(#401800)

CITY OF SIBLEY - ORDINANCE NO. 717-25 ADDING TITLE 14: DEBT SETOFF PROGRAM

ORDINANCE NO 717-25 AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF SIBLEY, IOWA, BY ADDING TITLE 14: DEBT SETOFF PROGRAM

BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF SIBLEY, IOWA.

SECTION I. ENACTMENT. The Code of Ordinances of the City of Sibley, Iowa, is amended by adding a new title, numbered Title 14, entitled DEBT SETOFF PROGRAM.

TITLE 14 - DEBT SETOFF PROGRAM

14-1-1: PURPOSE: The purpose of this Chapter is to establish policies and procedures pursuant to Iowa Code 421.65, authorizing the City to invoke the setoff provisions contained therein for debts owing the City and for which the City has afforded the debtor the opportunity to contest the debt.

14-1-2: DEBTS SUBJECT TO SETOFF CONSTITUTING "QUALIFYING DEBTS" PURSUANT TO IOWA CODE 421.65: All debts or charges authorized herein by the City of Sibley Code or otherwise set by Resolution approved by the Sibley City Council shall be deemed "qualifying debts" subject to the provisions of Iowa Code 421.65, for which the City shall provide those procedures as set out herein Title 14 of the City Code. Such "qualifying debts" include, but are not limited to the following:

a) Past-due or unpaid utility bills water, sewer, storm water, garbage and recycling services.

b) Unreturned (overdue) or damaged Library materials/equipment.

c) Unreturned or damaged City property/equipment.

d) Past-due or unpaid parking tickets.

e) Past-due or unpaid Park & Recreation program fees, park shelter fees, ball diamond rental fees.

f) Past-due or unpaid sidewalk repair/replacement costs.

g) Past-due or unpaid sidewalk snow/ice removal invoices.

h) Past-due or unpaid mowing invoice.

i) Past-due or unpaid nuisance abatement invoice.

j) Past-due or unpaid connection fees, permit fees, private water lines, curb box (shut off), water meters.

k) Past-due or unpaid false alarm fees.

l) Past-due or unpaid subdivision/planning fees including engineering fees incurred on behalf of developer/contractor/individual.

m) Past-due or unpaid cemetery fees and invoices.

n) Any debt which is in the form of a liquidated sum due, owing and payable to the Clerk of the District Court.

o) Any other liquidated sum certain, owing and payable to the City of Sibley, Iowa, with respect to which the City has afforded the debtor notice provided herein.

14-1-3: PROCEDURE FOR CERTIFICATION TO THE IOWA DEPARTMENT OF REVENUE FOR SETOFF: With respect to any debt herein, the City shall provide the debtor fifteen (15) days advance written notice to the debtor's last-known address, affording the debtor a period of fifteen (15) days in which they may file an appeal in writing to the Clerk. Upon receipt of a written request for an appeal on a debt to be submitted to the Setoff Program, the Clerk shall schedule a hearing with the Council for the next regularly scheduled meeting and notify the debtor of the hearing date and time at least five (5) days in advance of the hearing. At the time and date of the hearing, the Council shall hear any evidence brought forth by the debtor and shall examine the City's file regarding the matter. The Council shall make a ruling upon a majority vote of the members in attendance. If the delinquency is upheld by the Council or the debtor has not paid the debt within fifteen (15) days of the date of the notice, the City may certify the delinquency to the Iowa Department of Revenue for purposes of collection pursuant to Iowa Code 421.65.

SECTION II. SEVERABILITY CLAUSE. If any section, provision or part of this Ordinance shall be adjudged invalid or unconstitutional, said adjudication shall not affect the validity of the Ordinance as a whole or any section, provision or part thereof not adjudicated invalid or unconstitutional.

SECTION III. WHEN EFFECTIVE. This Ordinance shall be in effect from and after its final passage, approval and publication as provided by law.

PASSED AND APPROVED, this 8th day of September 2025.

Jerry L. Johnson
Jerry L. Johnson, Mayor

ATTEST:
Lora Bendt
Lora Bendt, Deputy City Clerk

(#401709)

Leaf Filter

2025 Summer Home Protection Event!

End Cleaning Out Gutters! Zero Clogged Gutters Guaranteed

Without LeafFilter

With LeafFilter

LIFETIME TRANSFERABLE WARRANTY

Promo Code: 285

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Limited time only!

75% OFF + \$250

Installation

Bonus offer!

Discount

*Promotional offer includes 20% off plus an additional 10% off for qualified veterans and/or seniors. One coupon per household. No obligation estimate valid for 1 year. *See Representative for full warranty details. See website for all terms and registration numbers. AZ 36659023, AZ ROC 348027, CA 103576, CT HIC267125, FL CIRC56678, IA C177230, ID REC-51604, IA 55554, IA 75445, MD HMC11125, MI 262300178, 262300118, 262300128, 262300329, 262300388, 262300331, MN R721804, MT 235182, NE 47454, NE 50145-22, 50145-23, NE 134459553063, NH 485694, NY 86960, NY 14119114, 1452226, OR 2110284, PA 179643, 203082, RI CC-41354, TN 10881, UT 1018289-5501, VA 2705169445, WA LEAF1988232, WV W056192.

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CITY OF SIBLEY • REGULAR SESSION SEPTEMBER 8, 2025		
The City Council of the City of Sibley met in regular session at 5:00 o'clock P.M. on September 8, 2025. The meeting was called to order by Mayor Johnson. Council Members present were Pedley, Stone and Myers. Absent: City Manager/City Clerk Sembach, Councilmembers Ackerman and Thinner. Also present at the meeting are Lora Bendt, Deputy City Clerk.		
Motion by Stone seconded by Myers to approve the agenda. All voted Aye: Pedley, Myers and Stone. Nay: none.		
Motion by Pedley seconded by Myers to approve the consent agenda as follows: approve minutes from the previous meeting and approve bills and bills paid in vacation. All voted Aye: Myers, Pedley and Stone. Nay: none.		
BILLS SUBMITTED		
A & D TEE TIME.....	PRO-SHOP SALES.....	356.26
A & M LAUNDRY INC.....	BAG STAND/TOWELS.....	38.00
A+ PAINTING.....	PAINT SURFACE/STALLS.....	269.80
ACCESS SYSTEMS.....	PRODESKTOPS AGRMNT.....	978.14
ACKERMAN ASHLEY.....	MILEAGE.....	51.66
ALLIANT ENERGY.....	GAS/ELECTRIC.....	10,993.61
AMAZON CAPITAL SERVICES.....	GOLF BALLS.....	2,021.43
BAKER & TAYLOR INC.....	BOOKS.....	411.93
BECK ENGINEERING.....	ENGINEERING.....	5,491.50
BF&S LAWN & TREE SERVICE.....	SUMMER APPLICATION.....	74.00
BILL'S ELECTRIC.....	OVERHEAD TO UG.....	1,193.59
BOLTON & MENK.....	WW/LIFT STATION UPGRADE.....	573.00
BOSMA WATER SERVICE.....	BATHROOM FIXTURE/LABOR.....	3,675.68
C & B OPERATIONS LLC.....	ANTENNA.....	31.79
CAVENDISH SQ PUBLISHING.....	BOOKS.....	186.03
CHRISTENSEN LEANN.....	FAUCET SPRAYER HEAD.....	14.96
CITY OF SIBLEY.....	UTILITY PAYMENT.....	6,787.31
CONNECTIONS INC.....	ASSIST PROGRAM.....	120.29
COOP ENERGY COMPANY.....	BULK FUEL/GAS/DIESEL.....	3,359.84
COOP FARMERS ELEVATOR.....	CORNERSTONE PLUS.....	53.85
D & K DOOR LLC.....	OVERHEAD DOOR.....	8,142.48
D & K PRODUCTS.....	ARMORTECH/FUNGICIDE.....	1,048.85
DEPARTMENT OF ENERGY.....	PURCHASE POWER.....	43,490.20
DIAMOND VOGEL PAINTS.....	TRAFFIC PAINT.....	1,844.10
EBSCO INFORMATION SERV.....	ONLINE CORE COLLECTION.....	350.00
ECOLAB PEST.....	PEST CONTROL.....	454.16
EFFTPS.....	FED/FICA TAX.....	15,211.23
ELLIS & EASTERN COMPANY.....	RAILROAD REPAIRS.....	7,325.00
FIRST NATIONAL BANK.....	LIQUOR/MEAL/WEBSITE FEE.....	2,766.92
FOUR WAY CONTRACTING.....	NEW ROOF.....	49,150.00
GALVIN RACHEL.....	ILA CONFERENCE.....	295.00
GIBSON JILL.....	CH ROOM RENTAL REFUND.....	500.00
GRIDOR CONSTRUCTION.....	WW/LIFT STATION UPGRADE.....	364,093.55
IMWCA.....	WORK COMP PREMIUM.....	6,267.01
IOWA INFORMATION.....	MINUTES/BILLS/ADS.....	1,289.04
JURGENSE HOME IMPROVEMENT.....	REMOVE/INSTALL SINKS.....	350.00
KRAAI HEATHER.....	MILEAGE-DELIVER BOOKS.....	7.00
LEWIS & CLARK RGNL WTR.....	BULK WATER.....	24,028.50
MES.....	AIR COMPRESSOR MAINT.....	1,050.88
NAPA AUTO PARTS.....	OIL/FUEL FILTERS.....	790.60
NASERS CATHERINE.....	ILA CONFERENCE.....	295.00
NO STREAKING INC.....	WINDOW CLEANING.....	204.00
NORTHERN LIGHTS DIST.....	CHICKEN/HOT DOGS/PIZZA.....	1,056.69
NW IA AREA LANDFLL.....	GATE FEES.....	7,218.85

ONE OFFICE SOLUTION.....	COPY PAPER.....	192.10
OSCEOLA CO AMBULANCE.....	AED PADS/BATTERY.....	262.98
OSCEOLA CO TREASURER.....	POLICE PROTECTION.....	25,099.17
PAPIK MOTORS.....	OIL CHG/FILTER/LABOR.....	3,777.14
PETE CLAUSON TRUCKING.....	WATER LEAK/LABOR.....	3,830.00
PLANNING SOLUTIONS.....	ZONING CONTRACT FEE.....	2,436.83
PNC EQUIPMENT.....	GOLF CART LEASE.....	1,848.00
PREMIER COMMUNICATIONS.....	INTERNET/PHONE.....	1,742.54
PRESTIGE FLAG.....	CHECKERED FLAG.....	982.66
PRESTO X COMPANY.....	PEST CONTROL.....	64.39
QUILL CORPORATION.....	PAPER/KLEENEX/POST-ITS.....	93.52
RAYMOND GEDDES CO.....	FINGER FLINGERS.....	143.64
S & S WORLDWIDE INC.....	MAGNETS/SHRINK ART.....	127.75
SCHNEPF LUMBER CO.....	STAKES.....	79.68
SIBLEY HARDWARE.....	SOAP/GLOVES/PLUGINS.....	665.83
SIBLEY SHEET METAL.....	PVC/DRAIN TUBE.....	105.00
SIBLEY SUPER FOODS.....	WATER/CAKE/BAGGIES.....	121.20
SPECIALTY WELDING.....	SS PLATES.....	40.00
STAINLESS SOFTWARE.....	CAMPGROUND SOFTWARE.....	72.00
STATE INDUSTRIAL PRODUCTS.....	TREATMENT AGRMT.....	459.18
USA BLUE BOOK.....	LAB REAGENTS.....	327.55
USA TODAY.....	SUBSCRIPTION.....	253.45
UTILITY EQUIPMENT COMPANY.....	SEWER REPAIR.....	576.00
VAN WALL EQUIPMENT.....	PINS/FREIGHT.....	44.59
Accounts Payable Total.....	NET PAY.....	613,856.92
Payroll Checks.....		49,025.68
REPORT TOTAL.....		662,882.60

VACATION BILLS	Beer/High Noon/Arnold Palmer.....	1,265.30
Johnson Brothers.....	Hot Dogs/Candy/Surcharge.....	751.75
Core-Mark/Farner Bocken.....	Pool Software Lease/CC Fees.....	366.06
Merchant Services.....	Camp Transaction Fee/CC Fee.....	42.79
Cyber Source.....	Camp Gate Fees/Fraud Detect.....	40.00
Cyber Source.....	Beer.....	1,060.60
Doll Dist.....	Beer/Red Bull.....	767.70
Johnson Brothers.....	Beer/Blue Moon/Shandy.....	1,159.00
Johnson Brothers.....	Purchase Power.....	80,683.44
Cyber Source.....	Camp CC Refund.....	90.00
Doll Dist.....	Carbless/Shandy.....	465.00
Iowa State Bank.....	Analysis NSF Charge.....	37.00
Johnson Brothers.....	Beer/Good Boy John.....	435.90
Atlantic Bottling.....	Body Armour/Water/Monster.....	160.82
Coop Energy.....	Airport LP Bulk Fuel.....	172.00
Doll Dist.....	Beer.....	219.65
Atlantic Bottling.....	Water/Tea/Pop.....	342.42
Atlantic Bottling.....	Pop/Lemonade/Punch.....	817.14
Wright Express.....	Gas/Diesel.....	2,466.86
Core-Mark/Farner Bocken.....	Candy/Fuel Surcharge.....	688.76
Johnson Brothers.....	Blue Moon/White Claw.....	348.45
Doll Dist.....	Carbless/Beer.....	1,357.10
Johnson Brothers.....	Beer/Good Boy John.....	751.50
Edward Goecke.....	Meter Deposit Refund.....	44.67
Grace Nasers.....	Meter Deposit Refund.....	250.00
Audree Golembeski.....	Meter Deposit Refund.....	85.70
Logun Abbott.....	Meter Deposit Refund.....	98.64
Mike Reemtsma.....	Meter Deposit Refund.....	154.58

FUND TOTAL – Employee Benefits \$2,750.00, Capital Improvement \$4,295.48, Rail Spur \$7,330.02, General \$48,360.97, Electric \$198,898.98, Water \$39,338.84, Sewer \$367,920.24, Garbage \$10,786.51, Trust & Agency \$633.59, Golf \$20,107.11, Road Use Tax \$3,541.38.	
RECEIPTS SUMMARY – General \$216,408.87, Golf \$56,820.48, Road Use Tax \$31,243.91, Employee Benefits \$3,116.13, Revolving Loan Fund	