

CLASSIFIEDS

E-MAIL lemarssentinel@gmail.com • CALL 712-546-7031

**ADS MUST BE SUBMITTED BY 3 P.M. TWO BUSINESS DAYS PRIOR TO PUBLICATION

BROCK
Sale Date to be Determined
Farm and Pasture Land in
Plymouth County, Iowa
Viola M. Gabel Estate
BID NOW * HI-BID
Glassware: Elegant, Depression
Franciscan, Ancor-Hocking +,
Vinyl, Vintage, Crockery, Comics,
3 Accordians, Nice Office Furniture
Mon., Jan. 29th - Online Only
Massive Gun & Hunting
Accessories Auction
Jan. 31st - Feb. 3rd, 2024
Safari Club International
Convention, Nashville, TN
Sat. Feb.10th “That’s Amor’e”
Le Mars Art Center Fundraiser
Sat., Feb. 17th - 6:00 pm
Le Mars Eagles Club Benefit
Fri., Feb. 23 - Feb. 25
SCI Minneapolis, Minnesota
Sat. Feb., 24th - 6:00pm
Plymouth County
Pheasants Forever Banquet
Fri., March 1 - 5:00pm
Northwest IA Ducks Unlimited
Sat., March 23rd - 6:00pm
Siouxland Community Health
Care “A Night of Cultural Cuisine”
S. Sioux City Marriott Riverfront
Fri., April 5 - April 7
SCI Lake Superior, Hinkley, MN
Sat., April 20 - 4:00
“A Night in Nashville”
Friends of Gehlen Ball
Fri., April 26 - April., 28
SCI Boston, MA Chapter
Circle A Ranch
SALE PENDING Missouri’s
Largest Cattle Ranch
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14 FOR RENT
THE SHED multi-size storage
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4413.
15 HOMES FOR RENT
FOR RENT 3 bedroom house
in Le Mars, Two baths, two
Unattached garages. Options of
house being furnished. Deposit
and 1st months rent required.
712-541-3136.
17 APTS FOR RENT
FOR RENT: 1, 2 & 3 bed-
room apartments. Rent based
on income. Smoke free apart-
ments. Please call 712-580-
5360.
NEWLY REMODELED apart-
ment available around January 1.
Rent and deposit due up front.
No pets, No smoking. 712-540-
0848.
OUR CLASSIFIEDS run in the
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Enterprise. Please call 712-546-
7031 to get yours listed today.

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opportunities.
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DORDT
UNIVERSITY

STAFF OPENING
Assistant Women's Basketball Coach
Provide leadership in planning, organizing, and coaching the Dordt women's basketball program. Based on candidate skills, the successful applicant will perform, in complement to the basketball coaching position, designated other capacities. These capacities could include, but not be limited to teaching courses, administrative assignments, recruitment activities, and campus support roles.

Those interested in working in a Christian environment on a vibrant university campus are encouraged to apply.

To view job descriptions/apply
or go to dordt.edu/jobs


Dordt University
700 7th St NE
Sioux Center, IA 51250

(712)722-6011
hr@dordt.edu
DordtUniversityendorsesordtstoersifststffwiththeframeorkofmission.Thecommitmentoftheuniversitytonondiscriminationonthebasisofage,color,disability,gender,nationalorethnicorigin,orraceisconsistentwithfederalandstaterequirementsfornondiscriminationinemployment.

KEEP UP TO DATE!
Visit our website at
www.lemarssentinel.com
or www.nwestiowa.com/sentinel

LEGAL
Notice of Opportunity for a Public Hearing and Notice of Availability for Public Comment for Proposed Improvements at Le Mars Municipal Airport, City of Le Mars, Iowa
The City of Le Mars, Iowa intends to undertake the following proposed actions at the Le Mars Municipal Airport:
• Construct two new corporate hangars.
• Construct a new parking lot adjacent to the new corporate hangars
• Construct a new portion of the parallel taxiway to allow for connection of a taxi lane from the new corporate hangars.
• Construct a taxi lane from the new portion of the parallel taxiway to the new corporate hangars. This includes approaches and aprons to the new corporate hangar buildings and all site utilities.
We are providing an opportunity for a public hearing. A public hearing will only be held if someone requests one. In the event a request for a public hearing is made by the specified date, a Notice of Public Hearing will be published in this same newspaper. If a hearing is held, we will address the proposed actions potential economic, social, and environmental impacts. In addition, we will address the project's consistency with the goals and objectives of the affected area's land use or planning strategy.
Those wishing to request a public hearing on the project must make their request by email or letter no later than February 10, 2024, to the address below.
Jason Vacura
City Administrator, City of Le Mars
40 Central Avenue South
Le Mars, IA 51031
jvacura@lemarsiowa.com
Potentially affected environmental resources include: floodplains, wetlands, surface waters. Of note, the proposed action is anticipated to encroach on a floodplain located on the existing Le Mars Municipal Airport site. Impacts are anticipated to be minor. The proposed action conforms to applicable state and/or local floodplain protection standards and all measures to minimize harm will be included in the project.
The draft environmental assessment (EA) describing the proposed actions impacts will be available for public review until February 25, 2024. The draft EA may be viewed at Le Mars City Hall (40 Central Ave South, Le Mars, IA 51031). A hard copy or CD of the EA may be mailed upon request. Those wishing to provide comments must do so by email or letter to the address below no later than February 25, 2024.
Jason Vacura
City Administrator, City of Le Mars
40 Central Avenue South
Le Mars, IA 51031
jvacura@lemarsiowa.com
or
Amy Walter
Federal Aviation Administration, ACE-620G
901 Locust St.
Kansas City, MO 64106-2325
amy.walter@faa.gov
Before including your address, phone number, e-mail address, or other personal identifying information in your comment, be advised that your entire comment — including your personal identifying information — may be made publicly available at any time. While you can ask us in your comment to withhold, from public review, your personal identifying information, we cannot guarantee that we will be able to do so.
(#357145)



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editor@iowainformation.com

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LEGAL
Early Notice and Public Review of a Proposed Activity in a 100-Year Floodplain Area
To: All Interested Agencies, Groups, and Individuals
This is to give notice that the City of Le Mars, Iowa has determined that the Taxiway to New Hangars project at the Le Mars Municipal Airport, supported by Federal Aviation Administration funding, is partially located in a 100-year and 500-year floodplain area. The city has evaluated practicable alternatives and the potential impacts on floodplain resources from the proposed action, as required by Executive Order 11988 and in accordance with FAA Order 1050.1F - Environmental Impacts: Policies and Procedures.
The proposed action is located on the existing Le Mars Municipal Airport site and involves the construction of two new corporate hangars, a new parking lot adjacent to the new corporate hangars, a new portion of the parallel taxiway to allow for connection of a taxi lane from the new corporate hangars, and a taxi lane from the new portion of the parallel taxiway to the new corporate hangars.
The project area includes FEMA FIRM Panel #19149C0289E. The most recent flood mapping data, dated October 27, 2022, was retrieved from the FEMA Map Service Center. As shown in the attached figure, portions of the project area are located in the 100-year or 500-year floodplain. Coordination with regulatory authorities and local agencies is underway and will continue throughout the project. The city will ensure all permits and approvals are received prior to construction activities. Additionally, the project—and associated No-Rise documentation—was submitted to the Local Floodplain Administrator for review. For more information, please refer to the attached Local Floodplain Administrator Correspondence.
The Project Area would be regraded, and fill would be added within the floodplain during construction. To mitigate potential adverse impacts related to floodplains, permanent structures are proposed to be elevated above the 500-year flood elevation to account for long-term changes in flood magnitude resulting from climate change or increased development within the watershed that increases runoff and decreases flood storage capacity.
There are three primary purposes for this notice. First, people who may be affected by activities in floodplains and those who have an interest in the protection of the natural environment should be given an opportunity to express their concerns and provide information about these areas. Commenters are encouraged to offer alternative sites outside of the floodplain, alternative methods to serve the same project purpose, and methods to minimize and mitigate impacts. Second, an adequate public notice program can be an important public educational tool. The dissemination of information and request for public comment about floodplains can facilitate and enhance Federal efforts to reduce the risks and impacts associated with the occupancy and modification of these special areas. Third, as a matter of fairness, when the Federal government determines it will participate in actions taking place in floodplains, it must inform those who may be put at greater or continued risk.
Written comments must be submitted Jason Vacura, City Administrator, City of Le Mars, at jvacura@lemarsiowa.com on or before **February 25, 2024**.
A full description of the project will be made available upon request.
Date of Notice (Le Mars Sentinel & City Website): January 26, 2024
Public Notice:
The City of Le Mars has determined that the Taxiway to New Hangars project at the Le Mars Municipal Airport, supported by Federal Aviation Administration funding, is partially located in a 100-year and 500-year floodplain area. The city has evaluated practicable alternatives and the potential impacts on floodplain resources from the proposed action, as required by Executive Order 11988 and in accordance with FAA Order 1050.1F - Environmental Impacts: Policies and Procedures. Written comments must be submitted to Jason Vacura, City Administrator, City of Le Mars at jvacura@lemarsiowa.com on or before **February 25, 2024**.
(#357144)

LEGAL
TO: PERSON IN POSSESSION, 105 12th St SW LeMars IA 51031 - PERSON IN POSSESSION
Shellie Manley, 105 12th St SW LeMars IA 51031 - Owner
Michael Manley, 105 12th St SW LeMars IA 51031 - Owner
Michael Manley, 129 1st St NW LeMars IA 51031 - Owner
Plymouth County Auditor, 215 4th Ave SE LeMars IA 51031 - County Auditor
City of LeMars c/o City Clerk, 40 Central Ave S LeMars IA 51031 - City Limits
Cavalry SPV I, LLC, 1 American Lane Greenwich CT 6831 - Judgment Creditor
Cavalry SPV I LLC c/o CT Corporation System - Registered Agent, 400 E Court Ave Des Moines IA 50309 - Judgment Creditor
IA Department of Revenue, PO Box 10471 Des Moines IA 50306 - State Tax Lien
IA Department of Revenue, PO Box 14457 Des Moines IA 50306 - State Tax Lien
State of Iowa c/o Attorney General, 1305 E Walnut St Des Moines IA 50319 - State Tax Lien
Michael Manley D.C. PC c/o Crary, Huff, Riggensberg, Hartnet & Storm - Registered Agent, 329 Pierce St, Ste 200 Sioux City IA 51101 - Federal Tax Lien
Michael Manley D.C. PC, 129 1st St NW LeMars IA 51031 - Federal Tax Lien
UNITED STATES OF AMERICA, MERRICK GARLAND, ATTORNEY GENERAL, U.S. DEPARTMENT OF JUSTICE, 950 PENNSYLVANIA AVENUE NW WASHINGTON DC 20530 - FEDERAL TAX LIEN
U.S. ATTORNEY FOR THE DISTRICT OF IOWA, U.S. COURTHOUSE ANNEX, 110 EAST COURT AVENUE, SUITE 286 DES MOINES IOWA 50309 - FEDERAL TAX LIEN
UNITED STATES DEPARTMENT OF TREASURY JANET YELLEN, SECRETARY, 1500 PENNSYLVANIA AVE, NW WASHINGTON DC 20220 - FEDERAL TAX LIEN
IRS M/S 5900, 30 E 7TH ST, STE 1222 ST PAUL MN 55101 - FEDERAL TAX LIEN
ADVISORY CONSOLIDATED RECEIPTS, 201 W RIVERCENTER BLVD, STOP 2850F COVINGTON KY 41011 - FEDERAL TAX LIEN
ANY OTHER UNKNOWN PERSONS WITH INTEREST
NOTICE OF EXPIRATION OF RIGHT OF REDEMPTION
In accordance with Iowa Code Section 447.9 you are hereby notified that:
1. The property described in paragraph 2 of this Notice was sold at tax sale on the 21st day of June, 2021. The purchaser at tax sale was Midwest Management Union Bank.
2. The legal description of the property sold is:
East Sixty Feet (E 60') of the South One Hundred Eighty Four and Seven Tenths Feet (S 184.7') of Lot Four (4), and the West Sixteen and Four Tenths Feet (W 16.4') of the South One Hundred Eighty Four and Seven Tenths Feet (S 184.7') of Lot Three (3), all in Block One (1) in Zimmerman's Addition to the City of Le Mars, State of Iowa. a/k/a PARCEL # 1216380013
3. That your right of redemption as set forth in the Iowa Code will expire unless redemption of the property is made within 90 days from the date of completed service of this Notice.
4. If the right of redemption is allowed to expire, a tax deed will be issued by the Treasurer of Plymouth County.
By Emily Gillispie, agent
for Midwest Management Union Bank
Plymouth 2021-21106
(#357452)