

Legal Notice

(First published in the *Russell County News* Thursday, April 24, 2025)

**IN THE DISTRICT COURT OF RUSSELL COUNTY, KANSAS**

**In the Matter of the Estate**

of

**Phillip George Gibbs, Jr., Deceased.**

**Case No. RS-2024-PR-000062**

**NOTICE OF HEARING**  
THE STATE OF KANSAS TO ALL PERSONS CONCERNED:  
You are hereby notified that a petition has been filed in this Court by Linda Gibbs, form

known as Linda Humphrey, duly appointed, qualified and acting Executor of the Estate of Phillip George Gibbs, Jr., deceased, praying Petitioner's acts be approved; waiver of account be approved; the heirs be determined; the Will be construed and the Estate be assigned to the persons entitled thereto; the Court find the allowances requested for executor's attorney's fees and expenses are reasonable and should be allowed; the costs be determined and ordered paid; the administration of the Estate be closed; upon the filing of receipts the Petitioner be finally discharged as the Executor of the Estate of Phillip George Gibbs, Jr., deceased, and the Petitioner be released from further liability.

You are required to file your written defenses thereto on or before May 19, 2025, at 9:00 a.m. in the District Court, Russell County, Kansas, at which time and place the cause will be heard. Should you fail to file your written defenses, judgment and decree will be entered in due course upon the petition.

**LINDA GIBBS  
EXECUTOR**

Thompson, Arthur, Davidson & Katz  
525 North Main Street, P.O. Box 111  
Russell, Kansas 67665-0111  
(785) 483-3195  
Attorneys for Executor  
April 24, May 1, 8

Legal Notice

(First published in the *Russell County News* Thursday, April 24, 2025)

**IN THE DISTRICT COURT OF RUSSELL COUNTY, KANSAS  
CIVIL DEPARTMENT**

Rocket Mortgage, LLC f/k/a Quicken Loans, LLC Plaintiff,

vs.

Amanda Tidball; Melanie Tidball; Unknown Spouse, if any, of Amanda Tidball; Unknown Spouse, if any, of Melanie Tidball; United States of America, Secretary of Housing and Urban Development; John Doe (Tenant/Occupant); Mary Doe (Tenant/Occupant) Defendants.

**Case No. RS-2024-CV-000009**

Court Number:

Pursuant to K.S.A. Chapter 60

**Notice Of Sale**

Under and by virtue of an Order of Sale issued to me by the Clerk of the District Court of Russell County, Kansas, the undersigned Sheriff of Russell County, Kansas, will offer for sale at public auction and sell to the highest bidder for cash in hand, at the Front Door of the Courthouse at Russell County, Kansas, on May 15, 2025, at 1:30 PM the following real estate:  
**Lots 4 and 5, in Block 4, Theron Addition to the City of Russell, Russell County, Kansas,** commonly known as 725 E Sunset Ave, Russell, KS 67665 (the "Property")

to satisfy the judgment in the above-entitled case. The sale is to be made without appraisal and subject to the redemption period as provided by law, and further subject to the approval of the Court. For more information, visit [www.Southlaw.com](http://www.Southlaw.com)

**Andy VanDerWege, Sheriff  
Russell County, Kansas**

Prepared By:  
SouthLaw, P.C.  
Blair T. Gisi (KS #24096)  
13160 Foster., Suite 100  
Overland Park, KS 66213-2660  
(913) 663-7600  
(913) 663-7899 (Fax)  
Attorneys for Plaintiff  
(244125)

April 24, May 1, 8

Legal Notice

(First published in the *Russell County News* Thursday, May 1, 2025)

**IN THE DISTRICT COURT OF RUSSELL COUNTY, KANSAS**

**Black Gold Investments, LLC Plaintiff,**

vs.

**Brenda Michaelis; et al., Defendants.  
(Pursuant to K.S.A. Ch. 60.)**

**Case No: RS -2024-CV-6**

**NOTICE OF SHERIFF'S SALE**

By virtue of an Order of Sale issued to me by the Sheriff of Russell County, Kansas, I will on the 22nd day of May, 2025, at 10:00 a.m. of said day in the front lobby of Russell County Courthouse, Russell, Russell County, Kansas, offer at public sale, and sell to the highest and best bidder for cash in hand the following described tracts of land in Russell County, Kansas:  
East Half of the Southeast Quarter (E/2 SE/4) of Section Twenty-five (25), Township Fifteen (15) South, Range Fourteen (14) West of the 6th p.m.

interests are taken as the property of the Defendants as directed by said Order of Sale to be sold and will be sold without appraisal to satisfy said Order of Sale.

**Andrew L. VanDerWege,  
Sheriff of Russell County,  
Kansas**

William W. Jeter #8833  
JETER LAW FIRM  
Chestnut Building, Suite 101  
P.O. Box 128, Hays, KS 67601  
(785) 628-8226  
Attorney for Plaintiff

May 1, 8, 15

Legal Notice

(First published in the *Russell County News* Thursday, May 8, 2025)

**IN THE DISTRICT COURT OF RUSSELL COUNTY, KANSAS  
CIVIL DEPARTMENT**

U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR RMTP TRUST, SERIES 2021 BKM-TT Plaintiff,

vs.

WILLIAM E. BELL, JR., et. al., Defendants.

**Case No. RS-2025-CV-000015  
K.S.A. Ch. 60**

Mortgage Foreclosure / Title to Real Estate Involved

**PUBLICATION NOTICE--NOTICE OF SUIT**

To defendants: William E. Bell, Jr., John Doe (real name unknown) (as Tenant/Occupant), Mary Doe (real name unknown) (as Tenant/Occupant) and the unknown heirs, executors, administrators, devisees, trustees, creditors and assigns of such of the defendants as may be deceased; the unknown spouses of the defendants; the unknown officers, successors, trustees, creditors and assigns of any defendants that are existing, dissolved or dormant corporation; the unknown executors, administrators, devisees, trustees, creditors, successors and assigns of such defendants as are or were partners or in partnership; and the unknown guardians, conservators and trustees of such of the defendants as are minors or under any legal disability and all other concerned persons:

You are notified that a Petition has been filed in The District Court of Russell County, Kansas by U.S. Bank National Association, Not In Its Individual Capacity but Solely as Trustee for RMTP Trust, Series 2021 BKM-TT, seeking to foreclose and appropriate relief regarding a November 9, 2010 Note and Mortgage executed by William E. Bell, Jr. concerning real property with a purportedly commonly known address of 192 Amy Avenue, Russell, Kansas 67665, to wit: LOT TWO (2) BLOCK NINE (9) WITT-CARTER ADDITION TO THE CITY OF RUSSELL RUSSELL COUNTY KANSAS. You are hereby required to plead to the Petition on or before 45 days after the first date of publication in the District Court of Russell County, Kansas. If you fail to plead, judgment may be entered upon the Petition for the relief requested by the Plaintiff.

Date of First Publication scheduled for **May 8, 2025.**

**LEWIS RICE LLC**

/s/ **Rodger M. Turbak**  
Rodger M. Turbak, KS #20959  
10484 Marty Street  
Overland Park, Kansas 66212  
T: (913) 648-6333; F: (913) 642-8742  
[rturbak@lewisricekc.com](mailto:rturbak@lewisricekc.com)  
**ATTORNEYS FOR PLAINTIFF**  
May 8, 15, 22

Legal Notice

(First published in the *Russell County News* Thursday, May 8, 2025)

**IN THE 20th JUDICIAL DISTRICT DISTRICT COURT OF RUSSELL COUNTY, KANSAS**

**IN THE MATTER OF THE PETITION OF Katrina Ann Wolf a.k.a. Erik William Wolf**

**To Change His/Her Name To: Katrina Ann Wolf**

**Case No. RS 25-CV-000016**

**PUSUANT TO K.S.A.**

**CHAPTER 60**

**NOTICE OF HEARING PUBLICATION**

THE STATE OF KANSAS TO ALL WHO ARE OR MAY BE CONCERNED:

You are hereby notified that Katrina Ann Wolf a.k.a. Erik William Wolf, filed a Petition in the above court on the 17th day of June, 2025, requesting a judgement and order changing his/her name from Katrina Ann Wolf a.k.a Erik William Wolf to Katrina Ann Wolf.

The Petition will be heard in Russell County District Court,

401 N. Main St., Russell, Kansas, on the 17th day of June, 2025, at 9:00 a.m.

If you have any objection to the requested name change, you are required to file a responsive pleading on or before June 16, 2025, in this court or appear at the hearing and object to the requested name change. If you fail to act, judgement and order will be entered upon the Petition as requested by Petitioner.

/s/ Katrina Ann Wolf a.k.a. Erik William Wolf  
Petitioner, Pro Se

May 8, 15, 22

Legal Notice

(First published in the *Russell County News* Thursday, May 8, 2025)

**IN THE DISTRICT COURT OF RUSSELL COUNTY, KANSAS**

**IN THE MATTER OF THE ESTATE**

OF

**BARRY A. CARTER, DECEASED,**

**CASE NO. RS-25-PR-19**

**NOTICE OF APPOINTMENT OF CO-ADMINISTRATORS AND NOTICE TO CREDITORS**

TO THE CREDITORS AND HEIRS OF BARRY A. CARTER, DECEASED, AND ALL OTHERS CONCERNED:

You and each of you will take notice that on the 29th day of April, 2025, Mark J. Carter and James P. Carter were appointed co-administrators of the estate of decedent, and duly qualified as such co-administrators, and Letters of Administration were issued under the Kansas Simplified Estates Act to them by the District Court of Russell County, Kansas. You are further advised under the Kansas Simplified Estates Act the Court need not supervise administration of the estate, no notice of any action of the co-administrators or other proceedings in the administration will be given, except for notice of final settlement of decedent's estate. All parties interested in said estate will take notice and govern themselves accordingly. All creditors of the decedent are notified to exhibit their demands against the estate within the latter of four (4) months from the date of the first publication of notice under K.S.A. 59-2236 and amendments thereto, or if the identity of the creditor is known or reasonably ascertainable, 30 days after actual notice was given as provided by law, and if their demands are not thus exhibited, they shall be forever barred.

**MARK J. CARTER and JAMES P. CARTER,  
Co-Administrators**

Kenneth L. Cole - 11003 WOELK & COLE  
P.O. Box 431  
Russell, KS 67665  
(785) 483-3711  
Fax (785) 483-2983  
[woelkandcole@hotmail.com](mailto:woelkandcole@hotmail.com)

May 8, 15, 22

Legal Notice

**SCHOOL BOARD  
ELECTION NOTICE  
UNIFIED SCHOOL DISTRICTS  
#407 AND #399  
RUSSELL COUNTY,  
STATE OF KANSAS**

Notice is hereby given that pursuant to K.S.A. 25-2018(b), a General School Election will be conducted to elect three (3) Board Members in Unified School District #407, Russell County, State of Kansas and to elect three (3) Board Members in Unified School District #399, Russell County, State of Kansas, on the 4th day of November 2025.

USD #407 uses the at-large election plan with the three (3) electors receiving the most votes filling the three (3) board member positions. Each of these board members shall be a qualified elector of Unified School District #407. The above-mentioned board positions shall be elected to a term of four (4) years, beginning on the 12th day of January 2026.

Notice is further given that if more than nine (9) candidates file, there will be a primary election on Tuesday, August 5, 2025. The names of the nine (9) candidates receiving the highest number votes at the primary election, if one is held, shall be placed on the ballot in the regular school election on November 4, 2025.

USD #399 uses the at-large election plan with the three (3) electors receiving the most votes filling the three (3) board member positions. Each of these board members shall be a qualified elector of Unified School District #399. The above-mentioned board members shall be elected to a term of four (4) years, beginning the 12th day of January 2026.

Notice is further given that if more than nine (9) candidates file there will be a primary election on Tuesday, August 5, 2025. The names of the nine (9) candidates receiving the highest number of votes at the primary election, if one is held, shall be placed on the ballot in the regular school election on November 4, 2025.

Candidates shall file for such offices with the County Election Officer of Russell County, Kansas. Each such filing shall be made before 12 o'clock noon on Monday, June 2, 2025. Every such filing shall be accompanied by a filing fee of twenty dollars (\$20.00) or by a petition for such candidacy signed by fifty (50) qualified electors or not less than 10% of the electors residing in such member district. No candidate shall be permitted to withdraw his/her candidacy after the last date provided by law for filing such candidacy.

Signed this 1st day of May, 2025 in Russell, Kansas.

*Kristi A. Whitman*  
s/Kristi A. Whitman  
Russell County  
Election Officer

**May 8**

Obituary

**Roger Lee Michaelis**

Roger was a member of New Life Baptist Church of Hoisington, the Masonic Lodge #177 of Russell, the Russell County Shrine Club, Lake Barton Golf Course, American Legion Post #286 of Hoisington, and was past commander of the V.F.W #6240 of Russell.

On April 4, 2004, he married Reatha Bates. She survives. After retirement Roger enjoyed playing golf, hunting, and having coffee with friends but he most especially enjoyed following his grandchildren in all their activities.

He is survived by his wife Reatha Michaelis of the home; daughter, Kimberly Specht and fiancée Jason Heis of Salina; son, Kevin Michaelis and companion, Jennifer Rouan of Russell; stepsons, Lee Bates and wife Gina of Pratt, Noel Bates and wife Audrey of Ellis, and Ryan Bates and wife Jenny of Hays; two brothers, Gerald Michaelis of Galatia, and Gene Michaelis of Olathe; 11 grandchildren, Austin Michaelis, Tyler Specht, Madison Dean and husband Hunter, Jarrett Bates, Owen Bates, Jacob Specht, Mackenzie Bates, Marleigh Bates, Brooklyn Michaelis, Reagan Bates, and Joslyn Bates; and two great grandchildren, Waylen Jacob Dean and Baby Dean coming in October.

He was preceded in death by his parents, an infant brother, Marlin Michaelis, brother, Larry Michaelis, and a sister, Shirley Brown.

Family will greet friends from 6-8 p.m., Friday at the funeral home, with a Prayer service to begin at 7 p.m.

Memorial service will be 10 a.m., Saturday, May 10, 2025, at Nicholson-Ricke Funeral Home, with Cecil Dale presiding.

Memorials may be made to Kans for Kids or the Russell County Shrine Club in care of Nicholson-Ricke Funeral Home, PO Box 146, Hoisington, Kansas 67544.

Notices may be viewed and condolences sent at [www.nicholsonrickefh.net](http://www.nicholsonrickefh.net)  
(Published in the May 8, 2025 issue of the *Russell County News*)

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