

CLASSIFIEDS

FOR RENT

Black Dirt. Garden Dirt. Manure. Fill Dirt. Delivered. 620-344-3511.



Residential & Commercial
Asphalt Shingles
Metal Roofs
TPO Roofs
New Roofs
Roof Repairs
Water Damage
Gutters

620-481-1571
sbenitezroofingllc@gmail.com

NOTICES

IN ACCORDANCE with K.S.A. 58-817, Graphic Arts Storage, will sell at public auction on June 20, 2025 beginning at 2:00 p.m., 701 Lantern Lane, Emporia, KS 66801, (620) 343-1873, the abandoned property of the following units: A9, D26, F25, I3, J14, J27, M12, L14, N11, N28, O19, P11, P13, R13, O001, O003. Prior to that date the renter may obtain the property by paying all past due rent and fees. Prospective bidders must register at Graphic Arts Street Storage office beginning at 1:30 p.m. on that day, prior to auction start. Units will be sold in whole lots and contents must be removed within 48 hours. All purchases monies due day of sale.

Notice from Eastgate Plaza Inc. to Brehna Crowley Possessions left behind at 714C Eastgate Plaza Dr. Washer and Dryer, shelves, furniture, box springs, large aquariums, kitchen items, clothes, stuffed animals, curtains, patio grill, plants, baby gates, crib, pool table and other misc items. These items will be sold and/or disposed of on June 30, 2025.

RENTALS

417 S. Commercial, 4 bedrooms, 2 bath, CA/CH. \$1,200/month, \$1,000 deposit. No pets. 620-794-4387.

912 Lakeview, 2 bedrooms, 1 bath. CH/CA. Newly remodeled. \$950/month, \$900 deposit. No pets. 620-794-4387.

Nice 3 bedroom, central heat and air. References, lease, deposit required. 620-340-2623.

FOR SALE

Two lots in Maplewood Cemetery, \$575 each. 785-317-5385.

LEGAL S

(First Published in the Emporia Gazette on June 13, 2025).

Advertisement for Bids
Lyon Co., Kansas
2025 Rd. P Bridge Replacement
Sealed Bids for the construction of the **2025 Rd. P Bridge Replacement in Lyon Co., KS** will be received at **Lyon County Courthouse in the Clerk's Office, 430 Commercial Street Emporia, KS 66801 until 10 A.M. on July 8, 2025, then publicly opened and read aloud in the Lyon County Commission Chambers. The envelope should be plainly marked on the outside "RD. P BRIDGE BID"**. Bids received after this time will be returned unopened. The Project generally consists of construction of a new 100'-125'-100' WMCC bridge and supporting roadway grading. Principal Items of Work: Quantity Unit Common Excavation 3,710 C.Y. Contractor Furnished Exc. 2,997 C.Y. Rock Excavation 142 C.Y. Compaction of Earthwork 4,837 C.Y. Concrete (Grade 4.0)(AE) 461 C.Y. Reinforcing Steel (Grade 60) 118,330 Lbs. Structural Steel 263,000 Lbs. Piles HP12x53 400 L.F. Predrilled Pile Holes 63 L.F. Drilled Shaft (48") (Cased) 108 L.F. Slope Protection 544 C.Y. Surfacing Material (AB-3) 1,480 Tons Seeding & Erosion Control Lump Sum L.S. Traffic Control Lump Sum L.S. Bids will be received for a single prime Contract. Bids shall be on a lump sum and unit price basis. Bid security shall be furnished in accordance with the Instructions to Bidders. The Issuing Office for the Bidding Documents is: Drexel Technologies, 10840 West 86th Street, Lenexa, KS 66214. Prospective Bidders may examine the Bidding Documents, by appointment only, at the following: 1. Lyon County Clerk's Office, 430 Commercial St. Emporia, KS 66801 2. BG Consultants, Inc., 4806 Vue Du Lac Pl, Manhattan, KS 66503, (785) 537-7448 3. Drexel Technologies www.drexeltech.com Bidding Documents may be viewed and ordered online by registering with the Issuing Office at www.drexeltech.com. Following registration, Bidding Documents may be downloaded from the Issuing as "zipped" portable document format (PDF) files. The cost of printed Bidding Documents from the Issuing Office will depend on the number and size of the Drawings and Project Manual, applicable taxes, and shipping method selected by the prospective Bidder. Cost of Bidding Documents and shipping is non-refundable. If Contract Documents are shipped, the requesting party assumes responsibility for all related shipping charges. Non-refundable corporate, certified, or cashier's checks shall be made payable to Drexel Technologies. The date that the Bidding Documents are transmitted by the Issuing Office will be considered the Bidder's date of receipt of the Bidding Documents. Partial sets of Bidding Documents will not be available. Wage Rate Requirements: Prevailing wage rates do not apply to this project. The Owner reserves the right to reject any and all bids and to waive any irregularities therein.

LEGAL S

(First Published in the Emporia Gazette on June 10, 2025).

Millsap & Singer, LLC
8900 Indian Creek Parkway, Suite 180
Overland Park, KS 66210
(913) 339-9132
(913) 339-9045 (fax)
IN THE DISTRICT COURT OF Lyon County, KANSAS CIVIL DEPARTMENT
U.S. Bank National Association, as Trustee for Asset Backed Securities Corporation Home Equity Loan Trust, Series OOMC 2006-HE5, Asset Backed Pass-Through Certificates, Series OOMC 2006-HE5 Plaintiff, vs.
Fred L. Johnson, et al. Defendants.
Case No. LY-2025-CV-000007
Court No.
Title to Real Estate Involved Pursuant to K.S.A. §60
NOTICE OF SALE
Under and by virtue of an Order of Sale issued to me by the Clerk of the District Court of Lyon County, Kansas, the undersigned Sheriff of Lyon County, Kansas, will offer for sale at public auction and sell to the highest bidder for cash in hand on July 1, 2025 at the time of 10:00 AM at the front steps of the Lyon County Courthouse, Kansas, the following real estate:
BEGINNING AT A POINT 353.57 FEET NORTH AND 360.6 FEET WEST OF THE SOUTHEAST CORNER OF THE NORTH-EAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 19 SOUTH, RANGE 11 EAST OF THE 6TH P.M., LYON COUNTY, KANSAS; THENCE WEST 132.8 FEET; THENCE NORTH 76.6 FEET; THENCE EAST 132.8 FEET; THENCE SOUTH 76.6 FEET TO THE PLACE OF BEGINNING, ACCORDING TO THE RECORDED PLAT THEREOF, Parcel ID No. 1930804002020000. Commonly known as 909 Thompson St., Emporia, KS 66801 ("the Property") MS217666 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.
Lyon County Sheriff
MILLSAP & SINGER, LLC
By: _____
Aaron M. Schuckman, #22251
aschuckman@msfirm.com
Dwayne A. Duncan, #27533
dduncan@msfirm.com
612 Spirit Dr.
St. Louis, MO 63005
(636) 537-0110
(636) 537-0067 (fax)
ATTORNEYS FOR PLAINTIFF
MILLSAP & SINGER, LLC AS ATTORNEYS FOR U.S. Bank National Association, as Trustee for Asset Backed Securities Corporation Home Equity Loan Trust, Series OOMC 2006-HE5, Asset Backed Pass-Through Certificates, Series OOMC 2006-HE5 IS ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

CAD Law, LC
207 W. Ash
Salina, Kansas 67401
T: (785) 407-9128
F: (785) 248-5000
kathryn@cadlawlc.com
By: Kathryn Carter
Kathryn Carter, #12969
Attorneys for Plaintiffs

(First Published in the Emporia Gazette on June 17, 2025).

IN THE FIFTH JUDICIAL DISTRICT DISTRICT COURT, LYON COUNTY, KANSAS
PROBATE DEPARTMENT
IN THE MATTER OF THE ESTATE OF: JAMES F. HOY, Deceased.
Case No. LY-2025-PR-000047
Pursuant to Chapter 59 of K.S.A. **NOTICE TO CREDITORS**
THE STATE OF KANSAS TO ALL PERSONS CONCERNED:
You are notified that on June 6, 2025, a Petition for Probate of Will and Issuance of Letters Testamentary was filed in this Court by Farrell Hoy Jenab, the Executor named in the "Last Will and Testament of James F. Hoy," deceased.
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 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.
Farrell Hoy Jenab, Petitioner
Milo M. Unruh, Jr., #10286
ARN, MULLINS, UNRUH, KUHN & WILSON, LLP
300 West Douglas, Suite 330
Wichita, Kansas 67202
Telephone: 316-267-5267
Attorneys for Petitioner

(First Published in the Emporia Gazette on June 17, 2025).

IN THE DISTRICT COURT OF LYON COUNTY, KANSAS
Christopher D. Walford, Tyler C. Walford, Grace E. Young, Plaintiffs, vs. Carrie Finnerty, Charles Joseph Finnerty, Frances Finnerty Miller, Maurice Jo Finnerty, State Exchange Bank, the Unknown Heirs, Executors, Administrators, Devises, Trustees, Creditors and Assigns of any Deceased Defendants; the Unknown Spouses of any Defendants; AND the Unknown Guardians, Conservators and Trustees of any Defendants that are Minors or are under any Legal Disability, Defendants.
Case No. LY-2025-CV-000048
NOTICE OF SUIT
To the Defendants, Unknown Heirs, Executors, Administrators, Devises, Trustees, Creditors and Assigns of any Deceased Defendants; the Unknown Spouses of any Defendants, and the Unknown Guardians, Conservators and Trustees of any Defendants that are Minors or are under any Legal Disability and all other persons having an interest in:
Real estate located in Coffey County, Kansas, legally described as follows:
The Southwest Quarter of Section 3, Township 22, Range 14, located in Coffey County, Kansas.
And
Real Estate located in Lyon County, Kansas, legally described as follows:
The East Half and the Northwest Quarter of the Northwest Quarter of Section 22, Township 21, Range 13, located in Lyon County, Kansas.
You are notified that a Petition for Partition has been filed in the Lyon County District Court by Christopher Walford, Tyler Walford and Grace Young, praying that the Court determine and enter an order specifying the interest of each of the respective parties and directing partition, and you are hereby required to answer the Petition on or before July 22, 2025 in the District Court at Emporia, Kansas. If you fail to plead, judgment will be entered upon the Petition.
Respectfully Submitted,

(First Published in the Emporia Gazette on June 10, 2025).

Millsap & Singer, LLC
8900 Indian Creek Parkway, Suite 180
Overland Park, KS 66210
(913) 339-9132
(913) 339-9045 (fax)
IN THE DISTRICT COURT OF Lyon County, KANSAS CIVIL DEPARTMENT
PennyMac Loan Services, LLC Plaintiff, vs.
Russell Patterson, et al. Defendants,
Case No. LY-2025-CV-000009
Court No.
Title to Real Estate Involved Pursuant to K.S.A. §60
NOTICE OF SALE
Under and by virtue of an Order of Sale issued to me by the Clerk of the District Court of Lyon County, Kansas, the undersigned Sheriff of Lyon County, Kansas, will offer for sale at public auction and sell to the highest bidder for cash in hand on July 1, 2025 at the time of 10:00 AM at the front steps of the Lyon County Courthouse, Kansas, the following real estate:
SITUATED IN THE CITY OF EMPORIA, COUNTY OF LYON, STATE OF KANSAS: THE WEST ONE-HALF (W1/2) OF LOT NUMBERED FORTY-EIGHT (48) AND ALL OF LOT FORTY-NINE (49) IN PARK LANE ESTATES, A SUBDIVISION TO THE CITY OF EMPORIA, LYON COUNTY, KANSAS, ACCORDING TO THE RECORDED PLAT THEREOF, Parcel ID No. 19305040060020001. Commonly known as 2211 W 21st Ave, Emporia, KS 66801 ("the Property") MS226094
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.
Lyon County Sheriff
MILLSAP & SINGER, LLC
By: _____
Aaron M. Schuckman, #22251
aschuckman@msfirm.com
Dwayne A. Duncan, #27533
dduncan@msfirm.com
612 Spirit Dr.
St. Louis, MO 63005
(636) 537-0110
(636) 537-0067 (fax)
ATTORNEYS FOR PLAINTIFF
MILLSAP & SINGER, LLC AS ATTORNEYS FOR PennyMac Loan Services, LLC IS ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

UNIVERSAL Sudoku Puzzle

Complete the grid so that every row, column and 3x3 box contains every digit from 1 to 9 inclusively.

		7	5	8		2		4
	8			6		9		
1	5			7			6	
8								
	3	4		1		6	9	
								5
	1			9			2	6
	9		5				8	
7		8		3	6	5		

DIFFICULTY RATING: ★★☆☆☆



GED Instructor – Flint Hills Adult Education Center

Flint Hills Technical College is seeking a part-time GED Instructor for the Flint Hills Adult Education Center.

This grant-funded, in-person position offers the opportunity to make a meaningful impact in adult education.

Key Responsibilities:

Instruct adult education classes.

Develop and implement daily lesson plans and learning activities

Utilize curriculum resources and assess learner progress

Qualifications:

Bachelor's Degree required.

Strong command of English grammar, composition, and mathematics

Experience developing curriculum and evaluating learning outcomes

Customer service and interpersonal communication skills

Compensation & Benefits:

Hours: Part-time, 20 hours/week, 12 months/year

Schedule: Monday-Thursday – 3:00 p.m. – 7:00 p.m. and Friday – 8:00 a.m.-noon

Hourly rate: starting at \$18.00 (based on education and experience)

Benefits: KPERs retirement plan, partial-paid health insurance

Application Process:

Send a cover letter, resume, and three professional references to Human Resources at hrc@fhctc.edu.

Applications are accepted until the position is filled.

The FHCTC Board of Trustees has the authority to withdraw positions prior to fill.



Adjunct Faculty – Certified Nurse Aide and Certified Medication

Flint Hills Technical College is seeking Adjunct Faculty to teach Certified Nurse Aide and Certified Medication Aide courses (based on enrollment).

Qualifications:

Registered Nurse (RN) required

Two (2) years full-time long-term care experience preferred OR completion of eight (8) hours in person-centered care training

Compensation:

Certified Nurse Aide course - \$3,000 per course taught

Certified Medication Aide course - \$1,800 per course taught

Application Process:

To apply, please submit a cover letter and resume to Human Resources, Flint Hills Technical College, 3301 W. 18th Ave., Emporia, KS 66801, or email your materials to hrc@fhctc.edu. Applications will be reviewed until positions are filled.

The FHCTC Board of Trustees reserves the right to withdraw positions prior to being filled.



CDL Instructor

Flint Hills Technical College is seeking an individual for a Commercial Driver's License (CDL) Program Instructor. The Commercial Driver's License (CDL) Instructor is responsible for managing and overseeing the process of obtaining and maintaining CDLs for drivers. The instructor will ensure compliance with all Federal and State requirements of truck driver training. The instructor will teach CDL classes and help manage truck and trailer maintenance.

Key Responsibilities:

Develop and teach hands-on portion of the CDL Program (pre-trip, post trip inspections and behind-the-wheel training)

Recruit students for courses.

Manage student behavior in the classroom and while driving by enforcing rules and procedures.

Communicate information regularly to students and colleagues regarding student progress and student needs.

Participate in all-employee, department, and other meetings as required by College policy.

Qualifications:

High School Diploma or equivalent required.

Must possess and maintain a valid Class A CDL driver's license with "P" and "S" endorsements.

Minimum of 2 years of CDL truck driving experience.

Minimum 2 years with "P" and "S" endorsements.

Knowledge of Kansas and National DOT laws.

Teaching or training experience preferred.

Ability to maintain accurate records, assemble, and organize data

Ability to work effectively with students and industry representatives.

Ability to pass the background check with a motor vehicle record search.

Compensation & Benefits:

Full-time, 40 hours/week, 12 months/year

Salary range \$50,000-\$58,000 based on experience

Benefits include a KPERs retirement plan and paid health insurance for the employee

Application Process:

Send your cover letter, resume, and three professional references to Human Resources at hrc@fhctc.edu. Applications are accepted until the position is filled.

The FHCTC Board of Trustees reserves the right to withdraw positions prior to being filled.