

# CLASSIFIEDS



Reach more than 3,000 dedicated readers each week with a classified ad in Wamego's hometown newspaper. Deadline for all classified ads is 5 p.m. Monday for publication the same week.

**Classified Rates** WORD ADS 25¢ per word; \$5 min. **DISPLAY ADS** (With border & bold type) \$5.00 per col.-inch

To place an ad: CALL 785.776.2200 EMAIL advertising@pottcotimes.com MAIL 427 Lincoln, Wamego, KS 66547 OFFICE M-F 9-5

### Legals

#### 219744.440576 KJFC

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 Pottawatomie County, KANSAS CIVIL DEPARTMENT

Fidelity Bank  
Plaintiff,  
vs.

Joyce L Schuman, et al.  
Defendants,

Case No. PT-2024-CV-000027  
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 Pottawatomie County, Kansas, the undersigned Sheriff of Pottawatomie County, Kansas, will offer for sale at public auction and sell to the highest bidder for cash in hand at the of the Pottawatomie County, Courthouse, Kansas, on April 24, 2025 at the time of 10:00 AM, the following real estate:

A TRACT OF LAND COMMENCING AT A POINT ON THE SOUTH LINE OF THE WEST FRACTIONAL HALF (W. FRL. 1/2) OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 9 SOUTH, RANGE 11 EAST OF THE 6TH PRINCIPAL MERIDIAN, WHICH IS 578.75 FEET EAST OF THE SOUTHWEST CORNER OF THE SAID WEST FRACTIONAL HALF (W FRL. 1/2) OF THE SOUTHWEST QUARTER OF SAID SECTION AND RUNNING THENCE NORTH 350.0 FEET; THENCE EAST 373.4 FEET; THENCE SOUTH 350.0 FEET THENCE WEST 373.4 FEET TO THE POINT OF BEGINNING, SITUATED IN POTTAWATOMIE COUNTY, KANSAS., Parcel ID No. 212-380. Commonly known as 20525 Old Post Rd, Wamego, KS 66547 ("the Property") MS219744

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.

Pottawatomie 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 Fidelity Bank IS ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

COL-100166  
Apr. 3, 2025; Apr. 10, 2025; Apr. 17, 2025

### Legals

226173.454245 KJFC  
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 Pottawatomie County, KANSAS CIVIL DEPARTMENT

Federal Home Loan Mortgage Corporation, as Trustee for Freddie Mac Seasoned Loans Structured Transaction Trust, Series 2021-1  
Plaintiff,  
vs.

Brian Ketterman, Jennifer S. Ketterman aka Jennifer Davies, Jane Doe, John Doe, and Kansas Department for Children and Families, et al.,  
Defendants

Case No. PT-2025-CV-000029  
Court No.  
Title to Real Estate Involved  
Pursuant to K.S.A. §60

NOTICE OF SUIT  
STATE OF KANSAS to the above named Defendants and The Unknown Heirs, executors, devisees, trustees, creditors, and assigns of any deceased defendants; the unknown spouses of any defendants; the unknown officers, successors, trustees, creditors and assigns of any defendants that are existing, dissolved or dormant corporations; the unknown executors, administrators, devisees, trustees, creditors, successors

### Legals

and assigns of any defendants that are or were partners or in partnership; and the unknown guardians, conservators and trustees of any defendants that are minors or are under any legal disability and all other person who are or may be concerned:  
You are hereby notified that a Petition has been filed in the District Court of Pottawatomie County, Kansas by Federal Home Loan Mortgage Corporation, as Trustee for Freddie Mac Seasoned Loans Structured Transaction Trust, Series 2021-1, praying to foreclose a mortgage on the following described real estate:  
LOT 9, IN PRAIRIE VIEW SUBDIVISION, UNIT THREE, A REPLAT OF LOTS 1 AND 2, PRAIRIE VIEW SUBDIVISION, UNIT TWO, POTTAWATOMIE COUNTY, KANSAS. Parcel ID No. 075-237-25-0-00-007,00-0. Commonly known as 5750 Prairie View Rd, Wamego, KS 66547 ("the Property") MS 226173 and all those defendants who have not otherwise been served are required to plead to the Petition on or before May 14, 2025 in the District Court of Pottawatomie County, Kansas. If you fail to plead, judgment and decree will be entered in due course upon the request of plaintiff.  
MILLSAP & SINGER, LLC  
By:  
Dwayne A. Duncan, #27533  
dduncan@msfirm.com  
612 Spirit Dr.  
St. Louis, MO 63005  
(636) 537-0110  
(636) 537-0067(fax)  
ATTORNEYS FOR PLAINTIFF  
MS 226173.454245 KJFC  
MILLSAP & SINGER, LLC IS ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

COL-100171  
Apr. 3, 2025; Apr. 10, 2025; Apr. 17, 2025

### Legals

#### NOTICE

TO: THE RESIDENTS OF THE CITY OF WAMEGO, KANSAS  
You and each of you are hereby notified that the governing body of the City of Wamego, Kansas (the "Issuer") intends to repair, alter, extend, reconstruct, enlarge or improve the Electric Utility System (the "System") owned and operated by the Issuer, in the following particulars, to-wit: (a) acquiring and purchasing an existing substation, (b) acquiring and installing new generators, a new substation and a new transformer, and (c) all other improvements necessary and appurtenant to the foregoing (collectively, the "Project") at an estimated acquisition, construction and installation cost of \$17,500,000.

In order to finance the costs of the Project, including related bond reserves and financing costs, the governing body of the Issuer further intends to issue Electric Utility System Revenue Bonds, in an amount not to exceed \$19,700,000 (the "Bonds") in one or more series under the authority of K.S.A. 10-1201 et seq. (the "Act"). The Bonds will not be general obligations of the Issuer payable from taxation, but shall be payable only from revenues of the System. The proceeds of the Bonds will be used to pay the estimated costs of the Project and related bond reserves and financing costs. This Notice shall be published one time in the official newspaper of the Issuer, and if within fifteen (15) days after the date of said publication there shall be filed with the Clerk, a written protest against the Project or the issuance of the Bonds, signed by not less than twenty per cent (20%) of the qualified electors of the Issuer, then the governing body shall submit such proposed Project and the proposed Bonds to the electors of the Issuer at a special election to be called for that purpose as provided by the Act. If no sufficient protest is filed within said period of time, the governing body may proceed with the Project and the issuance of the Bonds.  
DATED: April 1, 2025.  
600791.20064.AMENDING & SUPP PA RESOLUTION  
/s/ Clifford Baughman, Mayor  
COL-100172  
Apr. 10, 2025

### Legals

2024 TIP A7  
The Flint Hills Metropolitan Planning Org. (MPO) has released the 2024 Transportation Improvement Program (TIP) Amendment #7 for public comment. The TIP is a short-range program identifying transportation projects to be implemented over the next 4 years. The draft is available at: www.FlintHillsMPO.org/tip, Wamego City Hall, and the MPO Office. Comments may be sent to FHMPO@FlintHillsMPO.org or 2805 Clafin Rd. Ste. 100, Manhattan, KS 66502  
COL-100180  
Apr. 10, 2025

### Legals

2024 TIP A7  
The Flint Hills Metropolitan Planning Org. (MPO) has released the 2024 Transportation Improvement Program (TIP) Amendment #7 for public comment. The TIP is a short-range program identifying transportation projects to be implemented over the next 4 years. The draft is available at: www.FlintHillsMPO.org/tip, Wamego City Hall, and the MPO Office. Comments may be sent to FHMPO@FlintHillsMPO.org or 2805 Clafin Rd. Ste. 100, Manhattan, KS 66502  
COL-100180  
Apr. 10, 2025

### Legals

Notice of Hearing  
IN THE DISTRICT COURT OF POTTAWATOMIE COUNTY, KANSAS

Case No. PT-2025-PR-000021

In the Matter of the Estate of Anna Marie Pinick, Deceased.

#### 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 Brenda M. Heptig, praying that descent be determined of the interest of the Decedent in the following described real estate situated in Pottawatomie, Kansas:

A tract of land commencing at the Northeast corner of Lot Twelve (12) in Block Three (3) of Cochran's Second Addition to the Townsite of Westmoreland, Pottawatomie County, Kansas; thence North 90 "00'00" East (assumed bearing), 20.00 feet along the South line of an alley to a point on the East line of said Block 3, and the true point of beginning; thence South 19 "34'28" East, 66.62 feet; thence South 0 "01'02" East, 87.39 feet to the North Right of Way line of Main Street in said City of Westmoreland; thence South 90 "00'00" West, 1.30 feet along the North Right of Way line of Mains Street in said City of Westmoreland; thence North 0 "01'02" West 59.00 feet; thence South 90 "00'00" West 21.00 feet to a point on the East line of said Block 3; thence North 0 "01'02" West, 91.15 feet along the East line of said Block 3 to the point and place of beginning,

and all personal property and other Kansas real estate owned by Decedent at the time of death, and that such property and all personal property and any other Kansas real estate owned by the Decedent at the time of death be assigned pursuant to the laws of intestate succession.

You are required to file your written defenses thereto on or before May 8, 2025, at 1:00 p.m., in the District Court of Pottawatomie County, Kansas, at which time and place the cause will be heard. Should you fail therein, judgment and decree will be entered in due course upon the Petition.

Brenda M. Heptig, Petitioner

Victor A. Davis, Jr. #07399  
Clayton C. Skaggs #17118  
WEARY DAVIS, L.C.  
819 N. Washington Street  
P.O. Box 187  
Junction City, KS 66441  
Phone: 785.762.2210  
Fax: 785.238.3880  
Attorneys for Petitioner

COL-100173  
Apr. 10, 2025; Apr. 17, 2025; Apr. 24, 2025

### Legals

#### GENERAL NOTICE TO CONTROL NOXIOUS WEEDS

The Kansas Noxious Weed Law K.S.A. 2-1314 et seq requires all persons who own or supervise land in Kansas to control and eradicate all weeds declared noxious by legislative action. The weeds declared noxious are: field bindweed, musk thistle, Johnsongrass, bur ragweed, Canada thistle, sericea lespedeza, leafy spurge, hoary cress, quackgrass, Russian knapweed, kudzu and pignut.

and  
bull thistle  
Multiflora Rose are County Option Noxious Weed/ Weeds declared noxious by the Board of County Commissioners of Pottawatomie County.

Notice is hereby given pursuant to the Kansas Noxious Weed Law to every person who owns or supervises land in County that noxious weeds growing or found on such land shall be controlled and eradicated. Control is defined as preventing the production of viable seed and the vegetative spread of the plant.  
Failure to observe this notice may result in the County:

1. Serving a legal notice requiring control of the noxious weeds within a minimum of five days. Failure to control the noxious weeds within the time period allowed may result in the county treating the noxious weeds at the landowners expense and placing a lien on the property if the bill is not paid within 30 days or,
  2. Filing criminal charges for non-compliance. Conviction for non-compliance may result in a fine of \$100 per day of non-compliance with a maximum fine of \$1,500.
- The public is also hereby notified that it is a violation of the Kansas Noxious Weed Law to barter, sell or give away infested nursery stock or livestock feed unless the feed is fed on the farm where grown or sold to a commercial

### Legals

processor that will destroy the viability of the noxious weed seed. Custom harvesting machines must be labeled with a label provided by the Kansas Department of Agriculture and must be free of all weed seed and litter when entering the State and when leaving a field infested with noxious weeds. Additional information may be obtained from the Pottawatomie County Noxious Weed Department or by contacting the Kansas Department of Agriculture, 1320 Research Park Drive, Manhattan, KS 66502.  
COL-100163  
Apr. 3, 2025; Apr. 10, 2025

### Legals

PT-2025-CV-000026 SCC  
IN THE DISTRICT COURT OF POTTAWATOMIE COUNTY, KANSAS  
Stockwell Construction Company, Plaintiff, vs. Brady Alan Vathauer, Amanda Lynn Vathauer, The Farmers State Bank of Westmoreland, John Doe, and Jane Doe, et al., Defendants.  
Case No. PT-2025-CV-000026 Pursuant to K.S.A. Chapter 60 Title to Real Estate Involved  
NOTICE OF SUIT

To the above-named defendants and the unknown heirs, executors, administrators, devisees, trustees, creditors, successors, and assigns of any deceased defendants; the unknown spouses of any defendants; the unknown executors, administrators, devisees, trustees, creditors, successors, and assigns of any defendants that are or were partners or in partnership; and the unknown guardians, conservators, and trustees of any defendants that are minors or are under any legal disability and all other people who are or may be concerned: You are notified that a Petition has been filed in the District Court of Pottawatomie County, Kansas, by Stockwell Construction Company for breach of contract and praying to foreclose a mechanic's lien on the real estate described in the petition, and all those defendants who have not otherwise been served are required to plead to the Petition on or before May 16, 2025, in the District Court of Pottawatomie County, Kansas. If you fail to plead, judgment and decree will be entered in due course upon the plaintiff's request.  
/s/ Scott C. Stockwell

Scott C. Stockwell  
Ad Astra Legal LC  
Attorney for Plaintiff  
Prepared by:  
/s/ Scott C. Stockwell  
Scott C. Stockwell SCN 12220  
Ad Astra Legal LC  
810 Pennsylvania ST, STE 211  
Lawrence, KS 66044-2772  
(785) 842-1359  
scottstockwell@lawyer.com  
adastralegal.com  
Attorney for Plaintiff

COL-100168  
Apr. 3, 2025; Apr. 10, 2025; Apr. 17, 2025

### Legals

#### Notice of Hearing IN THE DISTRICT COURT OF POTTAWATOMIE COUNTY, KANSAS

(Pursuant to K.S.A. Chapter 59) IN THE MATTER OF THE ESTATE OF DOROTHY J. CAMPBELL, Deceased  
Case No. 2021-PR-000038

#### 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 Michelle J. Campbell, duly appointed, qualified and acting Co-Executor of the Estate of Dorothy J. Campbell, deceased, requesting that Petitioner's acts be approved; accounts be settled and allowed, the heirs be determined; the Will be construed; the Valid Family Settlement Agreement accepted and the Estate be assigned to the persons entitled thereto; the costs be determined and ordered paid; the administration of the Estate be closed; upon the filing of receipts the Petitioners be finally discharged as the Co-Executors of the Estate of Dorothy J. Campbell, deceased and the Petitioner be released from further liability.  
You are hereby notified to file your written defenses to the Petition on or before April 24, 2025, at 1:00 p.m. in this Court in the City of Westmoreland, in Pottawatomie County, Kansas at which time and place the cause will be heard. Should you fail therein, judgment and decree will be entered in due course upon the Petition.  
Michelle J. Campbell, Co-Executor

ADDAIR LAW  
Joshua J. Boehm  
1600 Poyntz Avenue  
Manhattan, KS 66502  
TEL: 785-776-2000  
Attorneys for Petitioner

COL-100170  
Apr. 3, 2025; Apr. 10, 2025; Apr. 17, 2025

### Legals

Notice of Hearing  
IN THE DISTRICT COURT OF POTTAWATOMIE COUNTY  
In the Matter of the Estate of Jonna K. Nichols, Deceased  
Case No. PT-2025-PR-24

THE STATE OF KANSAS TO ALL PERSONS CONCERNED: You are hereby notified that a Petition for Determination of Descent has been filed in this Court by Christopher Nichols, Petitioner, son and one of the heirs of Jonna K. Nichols, deceased, praying:  
Descent be determined of the following described real estate situated in Pottawatomie County, Kansas:  
A tract of land located in the Southwest Quarter of Section 18, Township 9 South, Range 9 East of the Sixth Principal Meridian, in Pottawatomie County, Kansas, more particularly described as follows:

Beginning at a point on the West line of the Southwest Quarter of said Section 18, said point of beginning being 730.07 feet North (North being an assumed bearing) from the Southwest corner of said Section 18, said point of beginning being Corner 1, marked by a 1/2" iron bar; thence along the West line of the Southwest Quarter of said Section 18 North 550.95 feet to Corner 2, marked by a 1/2" iron bar; thence North 85 degrees 36 minutes 21 seconds East 447.26 feet to Corner 3, marked by a 1/2" iron bar; thence South 2 degrees 39 minutes 01 seconds West 453.88 feet to a fence line, being Corner 4, marked by a 1/2" iron bar; thence along said fence line South 72 degrees 45 minutes 59 seconds West 444.93 feet to the point of beginning. Subject to easements and right-of-ways of record, and all personal property and other Kansas real estate owned by decedent at the time of death. And that such property and all personal property and other Kansas real estate owned by the decedent at the time of death be assigned.

You are required to file your written defenses thereto on or before May 8th, 2025, at 1:00 p.m., at the Pottawatomie County District Courthouse in the City of Westmoreland, Kansas, at which time and place the cause will be heard. Should you fail to submit any defenses, judgment and decree will be entered in due course upon the Petition.

Chris Biggs, #11760  
Knopp, Biggs & Renz, P.A. 620  
Humboldt St.  
Manhattan, Kansas 66502  
Chris@knoppbiggs.com  
Attorney for Petitioner

COL-100177  
Apr. 10, 2025; Apr. 17, 2025; Apr. 24, 2025

### Legals

#### IN THE DISTRICT COURT OF POTTAWATOMIE COUNTY, KANSAS

Case No. 24 PR 49  
In the Matter of the Estate of: MARK DANIEL BURKMAN, Deceased

#### NOTICE OF HEARING ON PETITION FOR FINAL SETTLEMENT

THE STATE OF KANSAS TO ALL PERSONS CONCERNED: You are hereby notified that a Petition was filed in this Court by Sharon Kay Moen-Ebert as Executor and heir at law of Mark Daniel Burkman, deceased, praying for a final settlement of the estate, approval of her acts, proceedings and accounts as Executor, allowance of attorneys' fees and expenses, determination of the heirs, devisees and legatees entitled to the estate and assignment to them in accordance with the Petition. You are hereby required to file your written defenses thereto on or before May 8, 2025 at 1:00 p.m., on said day, in said Court, in the City of Westmoreland, in Pottawatomie County, Kansas, at which time and place said cause will be heard. Should you fail therein, judgment and decree will be entered in due course.  
Sharon Kay Moen-Ebert, Petitioner

Prepared and Submitted by:  
Rebecca R. Rookstool #24199  
PO Box 216  
106 North Second  
Westmoreland, Kansas 66549  
785-457-0110  
Attorney for Petitioner

COL-100179  
Apr. 10, 2025; Apr. 17, 2025; Apr. 24, 2025

### Legals

#### Notice IN THE DISTRICT COURT OF POTTAWATOMIE COUNTY, KANSAS

In the Matter of the Estate of RICHARD DALE COOPER, deceased

### Legals

#### Case No. PT-2025-PR-000017

THE STATE OF KANSAS TO ALL PERSONS CONCERNED: YOU ARE HEREBY NOTIFIED that a petition has been filed in said county by Janice M. Cooper, praying for the determination of the descent of certain property, real or personal, or interest therein, owned by the said Richard Dale Cooper at the time of his death.

YOU ARE HEREBY REQUIRED TO FILE YOUR WRITTEN DEFENSES thereto on or before the 24 th day of April 2025, at 1:00 P.M. of said day in said court in the city of Westmoreland, Pottawatomie County, Kansas, at which time and place said cause will be heard. Should you fail therein, judgment and decree will be entered in due course upon said petition.  
Janice M. Cooper, Petitioner

IRVINE LAW, LLC

/s/ P. Bernard Irvine  
P. BERNARD IRVINE, # 16206  
323 Poyntz Ave., Suite 202  
Manhattan, KS 66502  
(785) 776-9212; (785) 746-0012  
fax  
irvine@birvinelaw.com  
Attorney for Petitioner

COL-100162  
Mar. 27, 2025; Apr. 3, 2025; Apr. 10, 2025

### Legals

#### Bid for Asphalt Patching Repairs

The City of Westmoreland is requesting bids for asphalt patching repairs. The contractor will be responsible for all the associated costs with asphalt patching various locations throughout the City of Westmoreland. Bids will only be accepted on the approved bid form available upon request. All bids must be sealed bids marked "ASPHALT PATCHING REPAIRS" and will be due by 2:00 p.m. May 8, 2025, and delivered to Westmoreland City Hall, 202 Main, Westmoreland, KS 66549. Bids will be opened May 8, 2025, approximately 6:30 p.m. at the Westmoreland City Council Meeting with a completion date of November 1, 2025. The City reserves the right to reject any and all bids, in whole or in part, received as a result of this solicitation and to waive minor irregularities. For questions contact Robert Krohn at 785-456-4392 or robert@cityofwestmorelandks.org. The City of Westmoreland is an equal opportunity employer.

COL-100169  
Apr. 3, 2025; Apr. 10, 2025; Apr. 17, 2025; Apr. 24, 2025; May, 1, 2025

### Legals

#### NOTICE TO FILE FOR CITY COMMISSION POSITION

April 10, 2025  
The following City Commission positions will expire January 2026.

Position(s) No. 2 & 3

Persons interested in running for Position No. 2 or Position No. 3 must file in person at the Pottawatomie County Clerk's office at 207 North 1st Street, Westmoreland, KS 66549 by 12:00 noon, June 2, 2025. There is a \$20.00 filing fee or a properly executed petition containing one hundred and one (101) signatures of registered voters living within City limits.

Shanda Jahnke  
City Clerk, City of Wamego, KS  
COL-100174  
Apr. 10, 2025; May, 1, 2025

### Estate Sale

#### Yard Sale

April 11-12  
604 6th Street  
Friday, 7:30-3:00  
Saturday, 8:00-3:00  
200 Tops Box Dolls, Jeans, Sweaters, K-State Apparel, Jewelry, Suitcases, Stationary Items, Collection of Angel Items

### Help Wanted

#### Crew and Manager

Gambino's Pizza is hiring Crew, and we have an opening for a Manager. No experience required for crew members. Crew member compensation is commensurate of experience. Managers must have a minimum of two years experience in a management position in the service industry, starting pay is \$15/hr. You can apply in-store at 1401 US Highway 24, or online at www.gambinospizza.com