

CLASSIFIEDS

THE TIMES Marketplace

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

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

Rezoning Request
NOTICE OF PUBLIC HEARING
Notice is hereby given that a PUBLIC HEARING will be held at 7:00 P.M. on Thursday May 15, 2025 in the Sunflower Room of the Pottawatomie County Office Building at 612 E. Campbell St., Westmoreland, Kansas. Said hearing will be before the Pottawatomie County Planning Commission, for the purpose of hearing all interested parties relative to the CONDITIONAL USE PERMIT REQUEST by Hamm Inc. as applicant and Keith Figge as property owner .The Conditional Use Permit (CUP) request is to allow the applicant to expand an existing rock quarry operation on a 75 acre tract located in the West Half of the Northeast Quarter of Section Eleven (11), Township Seven (07), Range Ten (10), Sherman Township, Pottawatomie County, Kansas . The tract is located approximately one mile south of Hwy 16 and one-half mile east of Fremont Road. The tract is currently zoned A1-Agriculture. Rock Quarrying within the A1 zoning district is noted as a Conditional Use in Article 10, Section 10.2 of the Unified Development Regulations (UDR) for Pottawatomie County. The County Commission may grant a Conditional Use Permit (CUP) following a hearing and recommendation from the Planning Commission, for uses that are specifically stated as CUPs within the UDR. Granting a CUP does not change the zoning of the property. CUP's have special characteristics, and they are not ordinarily permitted in a particular zoning district without a public hearing with the Planning Commission and final approval by the Board of County Commissioners. More information will be available on the Planning Commission page of the County website prior to the hearing. www.pottcounty.org

Comments on this proposal will be heard at the Public Hearing. If you have questions concerning this request, please contact the Pottawatomie County Office of Planning & Development at zoning@pottcounty.org or 785-457-3551. In accordance with the provisions of the ADA, every attempt will be made to accommodate the needs of persons with disabilities. If you have a disability and require assistance during public hearings held before the Planning Commission, please contact this office at 785-457-3551. ATTEST: Gregg Webster Zoning Administrator Pottawatomie County COL-100190 Apr. 24, 2025

Legals

Notice of Hearing First Published in the Times, Pottawatomie County, Thursday, April 17, 2025. IN THE DISTRICT COURT OF POTTAWATOMIE COUNTY, KANSAS

In the Matter of the Estate of MICHAEL IVAN GLAZER a/k/a Michael Glazer, deceased

Case NO. PT-25-PR-25

(Petition Pursuant to K.S.A. Chapter 59)

Legals

NOTICE OF HEARING

THE STATE OF KANSAS TO ALL PERSONS CONCERNED: You are notified that on April 5, 2025, a Petition was filed in this Court by Jacob R. Pugh, attorney for Jennifer A. Umscheid, an heir and named fiduciary in the Last Will and Testament of Michael Glazer, deceased, dated June 7, 2018, requesting Informal Administration and to Admit the Will to Probate. You are required to file your written defenses to the Petition on or before May 22, 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 to file your written defenses, judgment and decree will be entered in due course upon the Petition.

/s/ Jacob R. Pugh
Jacob R. Pugh #22661 PUGH & PUGH Attorneys at Law, P.A.
625 Lincoln Avenue P.O. Box 138 Wamego, Kansas 66547 Phone: (785) 456-9377 Fax: (785) 260-6263 Email: Jake@pughlaw.net
Attorney for Jennifer Umscheid

COL-100183
Apr. 17, 2025; Apr. 24, 2025; May. 1, 2025

Legals

Notice of Sale 24-04481 IN THE DISTRICT COURT OF POTTAWATOMIE COUNTY, KANSAS CIVIL COURT DEPARTMENT

UNITED STATES DEPARTMENT OF AGRICULTURE RURAL HOUSING SERVICE (RHS), FORMERLY FARMERS HOME ADMINISTRATION

Plaintiff, vs.

HARRY J SENDER; ET AL. Defendants.

Case No.: PT-2024-CV-000054 Division No.

Pursuant to K.S.A. Chapter 60 Title to Real Estate Involved

NOTICE OF SALE

NOTICE IS HEREBY GIVEN, that 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 10:00 AM on May 15, 2025, Front Entrance of the Pottawatomie County Justice Center for the following real estate located in the County of Pottawatomie, State of Kansas, to wit: Lot 177, in the Original Township of Wamego, Pottawatomie County, Kansas. ("Property") Commonly known as: 615 Spruce St, Wamego, KS 66547

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.

Doug Adams Pottawatomie County Sheriff Prepared by:

MARINOSCI LAW GROUP, P.C.

David V. Noyce, #20870 11111 Nail Avenue, Suite 104 Leawood, KS 66211 Phone: (913) 800-2021 Fax: (913) 257-5223 dnoyce@mlg-defaultllaw.com ATTORNEY FOR PLAINTIFF

MARINOSCI LAW GROUP, P.C. IS ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION WILL BE USED FOR THAT PURPOSE. COL-100188 Apr. 24, 2025; May. 1, 2025; May. 8, 2025

Legals

Notice of Hearing IN THE DISTRICT COURT OF POTTAWATOMIE COUNTY, KANSAS Proceeding Filed Pursuant to K.S.A. Chapter 59

In the Matter of the Estate of SALLY LURENE MCCULLEY, Deceased, Case No. PT 2025 PR 000012

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 Charles McCulley, III, spouse of Sally Lurene McCulley, Deceased, requesting Decent be determined of the following described real estate situated in Pottawatomie County, Kansas, to-wit:

The S/2, less the N 63 1/2 acres of the SW/4 of Section 7, Township 7, Range 12, containing

Legals

256 acres; the N/2 of the SW/4, the SE/4 of the SW/4, the S/2 of the SW/4 of the SW/4, the NE/4 of the SW/4 of the SW/4 and the S/2 of the NW/4, all in Section 8, Township 7, Range 12, Pottawatomie County, Kansas.

AND

An undivided one-half interest in and to the oil, gas and other minerals in and under the SW/4 of Section 29, Township 7, Range 12, and the S/2 of Section 30, Township 7, Range 12, Pottawatomie County, Kansas, and all personal property and other Kansas real estate owned by decedent at the time of death, and title to such be assigned pursuant to the laws of intestate succession.

You are required to file your written defenses to the Petition on or before May 14, 2025, at 1:00 P.M., in the City of Westmoreland, Pottawatomie County, Kansas, at which time and place said cause will be heard. Should you fail to file your written defenses, judgment and decree will be entered in due course upon the Petition.

Charles McCulley, III, Petitioner SUBMITTED BY: Dennis A. White, #12108 White Law Office, LLC 120 W. 5th Street, P.O. Box 445 Holton, KS 66436 (785) 364-3971 dennis@whitelawholton.com Attorney for Petitioner COL-100178 Apr. 17, 2025; Apr. 24, 2025; May. 1, 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

Notice IN THE DISTRICT COURT OF POTTAWATOMIE COUNTY, KANSAS

In the Matter of the Estate of MARY FREDRIKA UMSCHIED, Deceased Case No. PT-2025-PR-000029

Legals

NOTICE OF HEARING

THE STATE OF KANSAS TO ALL PERSONS CONCERNED: YOU ARE HEREBY NOTIFIED that on April 18, 2025, a Petition was filed in this Court by Steven L. Bellinger, an heir, devisee and legatee, of Mary Fredrika Umscheid, requesting Informal Administration.

YOU ARE REQUIRED to file your written defenses to the Petition on or before May 22, 2025, at 1:00 o'clock p.m. in the District Court of Pottawatomie County in Westmoreland, 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.

STEVEN L. BELLINGER, Petitioner

/s/ P. Bernard Irvine
P. BERNARD IRVINE #16206 IRVINE LAW, LLC 323 Poyntz, Suite 202 Manhattan, KS 66502 irvine@birvinelaw.com (785) 776-9212; (785) 746-0012-Fax Attorney for Petitioner COL-100189 Apr. 24, 2025; May. 1, 2025; May. 8, 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 Decent 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, judgement 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

ORDINANCE NO. 1814 AN ORDINANCE OF THE GOVERNING BODY OF THE CITY OF WAMEGO, KANSAS AMENDING CHAPTER XVI, ZONING AND PLANNING, OF THE CODE OF THE CITY OF WAMEGO, KANSAS, INCORPORATING BY REFERENCE SECTIONS 1 THROUGH 8 AND APPENDICES A AND B OF THE DOCUMENT KNOWN AS "THE CITY OF WAMEGO, KANSAS, COMPREHENSIVE COMMUNITY PLAN-2024 EDITION," PURSUANT TO KSA-12-747; AND REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH. NOW THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF WAMEGO, KANSAS: Section 1. That Article 3., Chapter XVI of the Code of the City

Legals

of Wamego, Kansas, be and the same is hereby amended to read as follows:

"ARTICLE 3. COMPREHENSIVE COMMUNITY PLAN ADOPTION OF COMPREHENSIVE COMMUNITY PLAN BY REFERENCE. There is hereby incorporated by reference Section 1 through 8 and Appendixes A and B of the document known as the "City of Wamego, Kansas, Comprehensive Community Plan, 2024 Edition" prepared at the direction of the Wamego City Planning Commission by Wilson & Company, Engineers & Architects, Salina, Kansas and the Wamego City Staff. Not less than three copies of the Plan shall be marked or stamped "Official Copy as Adopted by Ordinance No. 1814," and filed with the City Clerk to be open to inspection and available to the public at all reasonable business hours."

Section 2. That all Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

Section 3. That this Ordinance shall take effect and be in force from and after its passage and publication in the City's official paper, The Times. The above and foregoing Ordinance passed and adopted by the Governing Body of the City of Wamego, Kansas, this 15th day of April 2025.

Clifford Baughman, Mayor ATTEST: Shande Jahake Shanda Jahnke, City Clerk COL-100186 Apr. 24, 2025

Legals

NOTICE OF SUIT IN THE DISTRICT COURT COUNTY, KANSAS

Iliana Martinez Plaintiff and Alvis A. Moreno Defendants Case No.

Pursuant to Chapter 60 of Kansas Statutes Annotated

To Alvis A. Moreno and all other concerned persons: You are notified that a Petition has been filed in the District

Legals

Court of Pottawatomie County by Iliana Martinez Plaintiff praying that title to property stated in the Petition be awarded to the Plaintiff and you are hereby required to plead to the Petition on or before May 28 2025

If you fail to plead, judgment will be entered upon the Petition. Iliana Martinez-Hernandez Petitioner 3792 powers Ln #4 Manhattan, KS 66502

COL-100176
Apr. 24, 2025; May. 1, 2025; May. 8, 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@city-ofwestmorelandks.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

Rentals

Office Suite for Rent

Office Suite for rent. 1004 Lincoln, Wamego. Waiting room, receptionist area, and 3 meeting rooms. Off street parking. Call 785-456-4598 if interested.

REAL & PERSONAL PROPERTY ESTATE AUCTION
THURSDAY, MAY 8, 2025 * 4:00 PM
****HOUSE SELLS at 5:30 PM****
AUCTION LOCATION: 15610 W. Clary Circle, WAMEGO, KS 66547

SHOWINGS BY APPOINTMENT or attend the OPEN HOUSE: Sunday, April 27 * 1-3 PM
PROPERTY ADDRESS: 631 Spring Hill Lane, MANHATTAN, KANSAS 66502

PANORAMIC VIEW OF MANHATTAN!
This custom-built, one-owner home is located on Bluemont Hill and offers a jaw-dropping view of all of Manhattan. It's one of only three homes on the hilltop on Spring Hill Lane!

Built in 1968, the home is one-of-a-kind with vaulted ceilings graced by large wooden beams, a custom-tiled fireplace in the primary bedroom, and a large stone fireplace in the family room. It also features a full finished walk-out basement and a huge two-story deck to take in the views! The home has a total of 4 bedrooms and 2 baths, with just over 2,500 square feet of living space.

REAL ESTATE TERMS: Property sells AS IS-WHERE IS. 5% non-refundable down payment is required on the day of sale by check. Buyer must be willing to close on or before June 9, 2025. Buyer needs a bank letter of approval or funds verification. Cost of Owner's Title Policy to be split equally between the buyer and seller. Buyers are responsible for understanding all zoning, building & other regulations associated with the property prior to the day of auction. All announcements day of sale take precedence over written materials. Listing agent is serving as a seller's agent.



PERSONAL PROPERTY: Wootton Patent Desk, Roll top desks, antique desks, wood hutches, nightstands, end tables, decorative cabinets, dressers, granite top dressers and cabinets, Daybed, Bed frames, headboards and mattresses, Regulator Clock, decorative clocks, oil lamps and converted oil lamps, electric beds, recliners, kitchen and dining tables and chairs, rocking chairs, Loads of glassware, stemware, crystal ware, granite ware, silver and silver plated silverware, J&G Meakin serving trays, kettles, china, ceramic and glass figurines, glass tea sets, candle holders, Depression glass, ice cream plate sets and serving dish, cream and sugar sets, gravy boats, blue glass sets, harper bottles, standard kitchen utensils and eating and drinking sets, toaster, pots and pans, Corning-ware, glass Tupperware, hand meat grinder, whiskey glasses, vases, milk jars, candy dishes and ashtrays, vintage pop

bottles and wine bottle boxes, wooden boxes and trunks, Mason jars, sad irons, Blue Ribbon crocks 5 & 6 gal, and 2 gal butter churn crock. Jewelry boxes, antique coin purses, vintage jewelry and pocket watches, broaches, cuff links, pearls, antique dolls and doll clothing, antique strollers, vintage metal signs, vintage telephone and Craig record player and albums, vintage and antique board games, collectible children's books and comics, Daisy BB guns, Lace handwork, Disney and cartoon themed lace, vintage costumes and clothes, vintage stuffed animals, Snow Babies, Holly Hobby stitchwork, quilts and quilt pieces, sewing kits, calligraphy pen, sword letter openers, vintage binoculars, cast iron stove, RH gauge, Log Cabin syrup container, toddler cowboy boots, loads of vintage artwork, Ocarina flute, snuff box, vintage Kool cigarettes, wall and handheld mirrors, Dingbot and Verbot toys. Patio chairs, concrete pig and marel mushroom, antique hog oiler and miscellaneous yard art, Circle log rack, Weber camping charcoal grill, Rex and Mohawk wagons, step ladders, bolt cutters, rakes, shovels, wrenches, screwdrivers, loppers, hand saws, jumper cables, hammers and sledges, axes and hatchets.

SELLERS: THE ESTATE OF MARY LOU ROUSEY
Check us out on Facebook & Online for more info www.kscrossroads.com www.facebook.com/KScrossroadsauctions

TERRI HOLLENBECK, Listing Agent, Broker, Owner, 785-223-2947
NATE HOLLENBECK, Auction Coordinator, 785-477-1220
ANDREW SYLVESTER, Auctioneer, 785-456-4352



SCAN ME