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Legals

**225064.452128 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**

Colonial Savings, F.A.  
Plaintiff,

vs.

Eric J Poulin, et al.  
Defendants,

Case No.PT-2025-CV-000016

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 on July 10, 2025 at the time of 10:00 AM at the Pottawatomie County Courthouse, Kansas, the following real estate:  
A TRACT OF LAND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT TWO RODS EAST OF THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER IN SECTION NINE (9), TOWNSHIP TEN (10) SOUTH RANGE NINE (9) EAST OF THE 6TH P.M.; THENCE EAST TWENTY RODS; THENCE SOUTH FIFTEEN RODS AND SEVEN LINKS; THENCE NORTHWEST TWENTY-FOUR RODS TO THE PLACE OF BEGINNING, ALL SITUATE IN POTTAWATOMIE COUNTY, KANSAS; SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD., Parcel ID No. . Commonly known as 520 Jefferson Street, Saint George, KS 66535 ("the Property") MS225064

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 Colonial Savings, F.A. IS ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

COL-100216  
Jun. 19, 2025; Jun. 26, 2025;  
Jul. 3, 2025

Legals

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

IN THE MATTER OF THE ESTATE OF WAYNE J. YONNING, deceased,

Case No. 2020 PR 34  
Proceeding Under K.S.A. Chapter 59

**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 Janet K. Yonning, the spouse and beneficiary of Wayne J. Yonning, deceased, praying that the foreign Will of Wayne J. Yonning be admitted to probate and record in this Court; no administration of the Estate is necessary; the Will be construed, and the following described Kansas real estate owned by the Decedent, situated in Pottawatomie County, Kansas:

A tract of land beginning 165 feet East of the Southeast corner of Lot Six (6), Block One (1), in the Original Townsite of Wheaton, and running thence North 300 feet, thence East 145 feet, thence South 300 feet, and thence West 145 feet to the place off beginning, said tract being a part of the South Half of the Northeast Quarter (S½ NE¼) of Section Twenty-nine (29), Township 6 South of Range 10 East of the 6th P.M., situate in Pottawatomie County, Kansas.

Be assigned in accordance with the terms of the Will. You are required to file your written defenses thereto on or before July 16, 2025, at 1:00 o'clock P.M., in the District of Pottawatomie County, Kansas, at Westmoreland, 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.

Janet K. Yonning, Petitioner

John D. Watt  
Attorney at Law  
815 5th Street, P.O. Box 56  
Wamego, Kansas 66547  
785-456-2231  
S.Ct. #9453

COL-100217  
Jun. 26, 2025; Jul. 3, 2025; Jul. 10, 2025

Services

PROFESSIONAL LAWN SERVICE: Fertilization, weed control, seeding, aeration and mosquito control. Call now for a free quote. Ask about our first application special! 1-833-887-1317

INJURED IN AN ACCIDENT? Don't Accept the insurance company's first offer. Many injured parties are entitled to cash settlements in the \$10,000's. Get a free evaluation to see what your case is really worth. 100% Free Evaluation. Call Now: 1-888-920-1883

We Buy Vintage Guitars! Looking for 1920-1980 Gibson, Martin, Fender, Gretsch, Epiphone, Guild, Mosrite, Rickenbacker, Prairie State, D'Angelico, Stromberg. And Gibson Mandolins / Banjos. These brands only! Call for a quote: 1-877-560-1992

Place your 25-word classified in the Kansas Press Association and 135 more newspapers for only \$300/week. Find employees, sell your home or your car. Call the Kansas Press Association @ 785-271-5304 today!

AGING ROOF? NEW HOMEOWNER? STORM DAMAGE? You need a local expert provider that proudly stands behind their work. Fast, free estimate. Financing available. Call 1-877-589-0093 Have zip code of property ready when calling!

CASH PAID FOR HIGH-END MEN'S SPORT WATCHES. Rolex, Breitling, Omega, Patek Philippe, Heuer, Daytona, GMT, Submariner and Speedmaster. These brands only! Call for a quote: 1-866-481-0636.

\*470a untamed wilderness - hardwood timber, covered draws w/ wet weather creeks, 6 ponds - good internal accessibility NW Wilson Co, Ks. Liz Hendricks, L2 Realty, 620.330.2438 Ehendricks@L2Realtyinc.com

Services

Attention: VIAGRA and CIALIS USERS! A cheaper alternative to high drugstore prices! 50 Pill Special - Only \$99! 100% guaranteed. CALL NOW: 1-866-481-0668

\*Secluded 3b, 1.5 bath stone home on 1.8a with 2 car garage & 2500 sq ft shop, Cedar Vale, Ks. L2 Realty, 620.330.2438 Ehendricks@L2Realtyinc.com

NEED NEW WINDOWS? Drafty rooms? Chipped or damaged frames? Need outside noise reduction? New, energy efficient windows may be the answer! Call for a consultation & FREE quote today. 1-866-766-5558 You will need to have your zip code to connect to the right provider.

GOT AN UNWANTED CAR??? DONATE IT TO PATRIOTIC HEARTS. Fast free pick up. All 50 States. Patriotic Hearts' programs help veterans find work or start their own business. Call 24/7: 1-877-560-5087

Notice of Suit

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

Alyssa Olberding, Lauretta J. Smith, and Jamie Smith, Plaintiffs,  
vs.  
Erick Travelle Young, Defendant.

Case No. PT-2025-CV-44

To Erick Travelle Young and all other concerned persons: You are notified that a Petition has been filed in the District Court of Pottawatomie County by Plaintiffs, Alyssa Olberding, Lauretta J. Smith, and Jamie Smith, praying that title to property stated in the Petition be awarded to the Plaintiffs and you are hereby required to plead to the Petition on or before July 9 th , 2025, at 11:00 a.m. If you fail to plead, judgment will be entered upon the Petition.

Knopp, Biggs & Renz, P.A.  
620 Humboldt St.  
Manhattan, KS 66502  
Phone: (785) 776-9288  
Fax: (785) 776-5792  
Attorney for Plaintiffs

COL-100212  
Jun. 12, 2025; Jun. 19, 2025;  
Jun. 26, 2025

Mechanic/Seasonal Truck Driver

Family owned/operated silage harvesting business hiring full time mechanic/seasonal truck driver. Will pay \$20-\$30/hr-pay based on experience. Located outside Newton, KS. Please call or text 316-204-0960 if interested.

Services

WATER DAMAGE CLEANUP & RESTORATION: A small amount of water can lead to major damage in your home. Our trusted professionals do complete repairs to protect your family and your home's value! Call 24/7: 1-877-586-6688. Have zip code of service location ready when you call!

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REAL ESTATE AUCTION

THURSDAY, JULY 17, 2025 \* 6:00 PM

AUCTION LOCATION: 120 Fort Riley Blvd., Train Depot, MANHATTAN, KS 66502


OPEN HOUSE: Sunday, July 6 at 1-3 PM  
Property Location: 1121 Zeandale Road, Manhattan, KS 66502  
SELLERS: LOUIS & VALARIE KAYLOR




Discover the best of both worlds with this remarkable 4-bedroom, 3-bathroom home set on a picturesque 5.7-acre hillside just moments from Manhattan, Kansas. Perfect for those seeking a tranquil retreat without sacrificing convenience, this property offers incredible privacy and a true connection to nature. Imagine waking up to abundant wildlife and enjoying prime hunting on your own land, all while having quick and easy access to Downtown Manhattan's dining, shopping, and entertainment.

**REAL ESTATE TERMS:** Property sells AS-IS, WHERE IS. A 10% non-refundable down payment is required on the day of sale by check. Buyer must be able to close on or before August 18, 2025. Buyer needs a bank letter of loan approval or funds verification. Costs of Owner's Title Policy to be split equally between 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 Designated Seller's Agent.

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

 **SCAN ME**

State of Kansas  
Special District  
2026

(Published in *The Times* on Thursday, June 26, 2025)

**NOTICE OF BUDGET HEARING**

The governing body of  
**Rock Creek Drainage District  
Pottawatomie County**  
will meet on July 14, 2025 at 7:00 PM at 4605 Genn Rd for the purpose of hearing and answering objections of taxpayers relating to the proposed use of all funds and the amount of tax to levied. Detailed budget information is available at Pottawatomie County Administration Office and will be available at this hearing.

**BUDGET SUMMARY**  
Proposed Budget 2026 Expenditures and Amount of 2025 Ad Valorem Tax establish the maximum limits of the 2026 budget. Estimated Tax Rate is subject to change depending on the final assessed valuation.

Fund	Prior Year Actual 2024	Current Year Estimate 2025		Proposed Budget 2026		
	Expenditures	Actual Tax Rate*	Expenditures	Actual Tax Rate*	Budget Authority for Expenditures	Amount of 2025 Ad Valorem Tax
General	1,227	1.983	6,500	1.982	60,009	5,926
Debt Service						
Totals	1,227	1.983	6,500	1.982	60,009	5,926

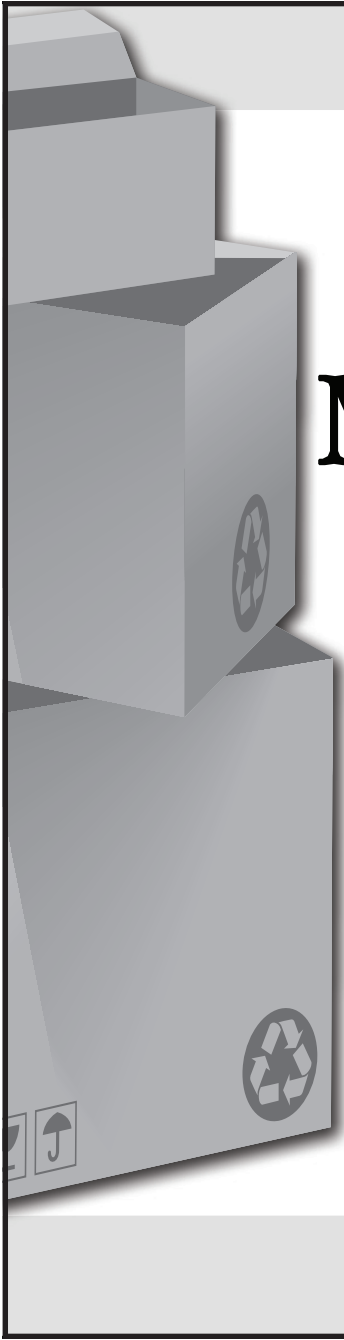
Revenue Neutral Rate**			1.978
Less: Transfers	0	0	0
Net Expenditure	1,227	6,500	60,009
Total Tax Levied:	6,080	5,926	xxxxxx
Assessed Valuation:	3,065,482	2,990,661	2,996,418

Outstanding Indebtedness,

Jan 1	2023	2024	2025
G.O. Bonds	0	0	0
Other	0	0	0
Lease Pur Princ.	0	0	0
Total	0	0	0

\*Tax rates are expressed in mills.  
\*\*Revenue Neutral Rate as defined by KSA 79-2988

Leon Sylvester  
District Officer



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find your next place to call home.

THE TIMES

POTTAWATOMIE COUNTY, KS

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