## CHEROKEE COUNTY COURT DOCKET

This is the schedule of the District Court Room with Judge Maradeth Frederick presiding. All of the hearings, conferences, arraignments, dismissals, appearances and trials are open to the public. They are also subject to change or cancellation without no-

**Maradeth Frederick** Wednesday, July 16 9 a.m. - In the Matter of the Estate of Ann R. Ev-

**District Court Judge** 

erett, hearing, (probate) 9 a.m. - In the Matter of the Estate of Isaac N. Cantrell, hearing, (probate) 9 a.m. - In the Matter

Wade, hearing, (probate)

sas vs. Mark Anthony

Young, arraignment, (crim-

sas vs. Rose Willadsen, ar-

sas vs. Bryce Albert Pierce,

Thursday, July 17

Kansas vs. Clifford Mi-

chael Metcalf, first appear-

Kansas vs. Megan Louise

Detherage, first appear-

Conard, et al. vs. Neosho

Drilling, et al., status con-

Friday, July 18

vs. William Dardin Owens,

Kansas vs. Gary Dardenne,

III, probation violation,

Kansas vs. Claris Jay Sto-

ver, competency hearing,

Kansas vs. Keith Ryan

Kansas vs. Matthew Mess-

er, arraignment, (criminal)

of Kansas vs. Matthew

Jay Messer, arraignment,

the District Court Room

with Judge Mary J. Bru-

netti presiding. All of the

hearings, conferences, ar-

appearances and trials are

open to the public. They

are also subject to change

or cancellation without no-

**District Court Judge** 

Mary J. Brunetti

Wednesday, July 16

Kansas vs. Ross Elijah

Jones, sentencing, (crimi-

1:30 p.m. - State of

Debra Norris
Official Title: City Treasurer

arraignment, (criminal)

ance, (criminal)

ance, (criminal)

ference, (civil)

(criminal)

(criminal)

Burleson,

(criminal)

(criminal)

raignments,

tice.

arraignment, (criminal)

raignment, (criminal)

3 p.m. - State of Kan-

3 p.m. - State of Kan-

3 p.m. - State of Kan-

10:15 a.m. - State of

10:30 a.m. - State of

1:30 p.m. - Aaron

9 a.m. - State of Kansas

10:45 a.m. - State of

10:45 a.m. - State of

11:15 a.m. - State of

11:30 a.m. - State of

11:30 a.m. - State

This is the schedule of

dismissals,

arraignment,

This is the schedule of the Magistrate Court of the Estate of Shelley D. Decker, hearing, (probate) Room with Judge Douglas 9 a.m. - In the Matter R. Steele presiding. All of of the Estate of Linda L. the hearings, conferences, arraignments, dismissals, Brumback, hearing, (proappearances and trials are 9 a.m. - In the Matopen to the public. They ter of the Estate of Clyde are also subject to change

**Magistrate Court Judge** 

or cancellation without no-

Douglas R. Steele Wednesday, July 16

9 a.m. - Jamie Williams vs. Gunlock Heating and Air, bench trial, (small

10 a.m. - State of Kansas vs. Zade Vincent Bisogno-Barker, diversion status, (traffic)

11 a.m. - State of Kansas vs. Christopher Allen Taylor, scheduling conference, (criminal)

1 p.m. - State of Kansas vs. Matthew Brian Myers, first appearance, (crim-

2 p.m. - State of Kansas vs. Ellis Turnbough, scheduling conference, (criminal)

2 p.m. - State of Kansas vs. Tyler John Greenfeather, scheduling conference, (criminal)

2 p.m. - State of Kansas vs. Levi Eugene Rickman, scheduling conference, (criminal)

Thursday, July 17 10 a.m. - State of Kansas vs. Aaron Lee Powell,

## Legal Notice

(First Published in the Columbus News Report Tuesday, July 8, 2025) Millsap & Singer, LLC

IN THE DISTRICT COURT OF

8900 Indian Creek Parkway, Suite 180 Overland Park, KS 66210 (913) 339-9132 (913) 339-9045 (fax)

This is the sched-

ule of the District Court

Room with Judge Steven A.

Stockard presiding. All of

the hearings, conferences,

arraignments, dismissals,

appearances and trials are

open to the public. They

are also subject to change

or cancellation without no-

**District Court Judge** 

Steven A. Stockard

Thursday, July 17

ter of the Marriage of Beau

Gatewood vs. April Oliver,

show cause hearing, (do-

1:30 p.m. - In the Mat-

CHEROKEE COUNTY, KANSAS CIVIL DEPARTMENT Flat Branch Mortgage, Inc Case No.CK-2025-CV-000030 Court No.

Plaintiff,

Title to Real Estate Involved Brayden Nathaniel Tash, et al. Pursuant to K.S.A. §60

Defendants,

**NOTICE OF SALE** Under and by virtue of an Order of Sale issued to me by the

Clerk of the District Court of Cherokee County, Kansas, the undersigned Sheriff of Cherokee County, Kansas, will offer for sale at public auction and sell to the highest bidder for cash in hand on July 31, 2025 at the time of 10:00 AM at the front steps of the Cherokee County Courthouse, Kansas, the following real BEGINNING AT THE NORTHWEST CORNER OF THE

NORTHEAST QUARTER (NE1/4) OF THE NORTH-WEST QUARTER (NW1/4) OF SECTION ONE (1), TOWNSHIP THIRTY-FOUR (34) SOUTH, RANGE TWENTY-FOUR (24) EAST OF THE SIXTH PRINCIPAL CHEROKEE COUNTY, ACCORDING TO THE UNITED STATES GOVERN MENT SURVEY THEREOF, THENCE EAST 475 FEET, THENCE SOUTH 295.16 FEET, THENCE WEST 475 FEET, THENCE NORTH 295.16 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PART OF THE PUBLIC ROAD ALONG THE NORTH SIDE, ALSO EXCEPT BEGINNING 141 FEET EAST OF THE NORTHWEST CORNER OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SAID SECTION ONE (1), THENCE EAST A DISTANCE OF 334 FEET, THENCE SOUTH A DISTANCE OF 295.16 FEET, THENCE WEST A DISTANCE OF 334 FEET, THENCE NORTH A DISTANCE OF 295.16 FEET TO THE POINT BEGINNING., Parcel 011-191-01-0-00-00-004.00-0. Commonly known as 5260 SE Boston Mills Rd., Galena, KS 66739 ("the Property") MS217379

to satisfy the judgment in the above-entitled case. The sale is to be made without appraisement and subject to the redemption period as provided by law, and further subject to the approval of

Cherokee County Sheriff

MILLSAP & SINGER, LLC

2026

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 FLAT

BRANCH MORTGAGE, INC IS ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. July 8, 2025 July 15, 2025 July 22, 2025

Legal Notice

(First Published in the Columbus News Report Tuesday, July 15, 2025) NOTICE OF BUDGET HEARING

> The governing body of City of Scammon
>
> will meet on August 13, 2025 at 7:00 PM at Scammon City Hall for the purpose of hearing and swering objections of taxpayers relating to the proposed use of all funds and the amount of ad valorem tax. Detailed budget information is available at Scammon City Hall and will be available at this hearing.

BUDGET SUMMARY 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.

Prior Year Actual for 2024 Current Year Estimate for 2025 Proposed Budget for 2026 Actual Tax | Budget Authority for | Amount of 2025 | Estimated Tax Actual Tax

| FUND                           | Expenditures | Rate*  | Expenditures | Rate*  | Expenditures  | Ad Valorem Tax    | Rate*  |
|--------------------------------|--------------|--------|--------------|--------|---------------|-------------------|--------|
| General                        | 177,003      | 27.078 | 183,527      | 24.167 | 573,695       | 49,639            | 23.730 |
| Debt Service                   |              |        |              |        |               | ,,                | 20170  |
| Library                        |              |        |              |        |               |                   |        |
| Cemetery Fund                  | 800          | 0.495  | 800          | 0.491  | 5,420         | 1,035             | 0.495  |
|                                |              |        |              |        |               |                   |        |
|                                |              |        |              |        |               |                   |        |
|                                |              |        |              |        |               |                   |        |
|                                |              |        |              |        |               |                   |        |
| Special Highway                | 8,104        |        | 8,774        |        | 244,509       |                   |        |
| Special Parks & Recreation     | 793          |        | 654          |        | 930           |                   |        |
| Water Utility                  | 46,037       |        | 49,167       |        | 555,731       |                   |        |
| Sewer Utility                  | 21,107       |        | 20,992       |        | 262,340       |                   |        |
|                                |              |        |              |        |               |                   |        |
|                                |              |        |              |        |               |                   |        |
|                                |              |        |              |        |               |                   |        |
|                                |              |        |              |        |               |                   |        |
| Non-Budgeted Funds-A           |              |        |              |        |               |                   |        |
| Totals                         | 253,844      | 27.573 | 263,914      | 24.658 | 1,642,625     | 50,674            | 24.231 |
|                                |              |        |              |        |               | ue Neutral Rate** | 24.231 |
| Less: Transfers                | 5,000        |        | 0            |        | 0             |                   | 27.231 |
| Net Expenditure                | 248,844      |        | 263,914      |        | 1,642,625     |                   |        |
| Total Tax Levied               | 50,674       |        | 50,674       |        | xxxxxxxxxxxxx |                   |        |
| Assessed<br>Valuation          | 1,837,822    |        | 2.054.005    |        |               |                   |        |
| Outstanding Indebtedness,      | 1,037,022    | L      | 2,054,985    | L      | 2,091,277     |                   |        |
| January 1,                     | 2023         |        | 2024         |        | 2025          |                   |        |
| G.O. Bonds                     | 0            |        | 0            | Г      |               |                   |        |
| Revenue Bonds                  | 0            | -      | 0            | -      | 0             |                   |        |
| Other                          | 0            | -      | 0            | -      | 0             |                   |        |
| Lease Purchase Principal       | 0            | H      | 0            | -      |               |                   |        |
| Total                          | 0            | H      | 0            | -      | 0             |                   |        |
| *Tax rates are expressed in mi |              |        | U            | L      | 0             |                   |        |
|                                |              |        |              |        |               |                   |        |

diversion revocation status, (criminal)

10 a.m. - State of Kansas vs. Aaron Lee Powell, preliminary hearing, (crim-

Friday, July 18 10 a.m. - State of Kansas vs. Claris Jay Stover, conference, scheduling (criminal)

10 a.m. - State of Kansas vs. Shawna L. Titus, scheduling

conference, (criminal) 10 a.m. - State of Kansas vs. Benjamin Allen

Graham, scheduling conference, (criminal) 10 a.m. - State of Kan-

sas vs. Arin Paul Kramer,

scheduling

10 a.m. - State of Kansas vs. Jonathan Charles Donham, scheduling con-

ference, (criminal) 10 a.m. - State of Kansas vs. Catherine Marie McNeely, scheduling conference, (criminal)

Legal Notice

conference,

(First Published in the Columbus News Report Tuesday, July 15, 2025) Ordinance No. 1526

AN ORDINANCE AUTHORIZING THE CREATION OF A VACANT PROPERTY REGISTRY AND ENACTING CERTAIN PENALTIES FOR NON-COMPLIANCE.

WHEREAS, vacant buildings and properties that endanger public health and safety and contribute to blight, criminal activity, fire hazard, and detriment to neighborhood values are burdensome to the neighborhood and the community.

WHEREAS, in order to maintain and protect the community's public health, safety, and welfare the City is required to establish and maintain an accurate registration of all vacant buildings and properties.

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF COLUMBUS.

THE CODE OF ORDINANCES CITY OF COLUMBUS, KANSAS, CHAPTER 8 -**BUILDINGS AND CONSTRUCTION, ARTICLE 111 - PROPERTY MAINTE** NANCE, DIVISION 1 - GENERALLY, SHALL BE AMENDED WITH NEW CODE SECTIONS THAT ESTABLISH A VACANT PROPERTY REGISTRY AND PROCE DURES, INCLUDING PENALTIES FOR NON-COMPLIANCE: SECTION 1. Purpose.

Recognizing that vacant buildings and properties contribute to blight in both residential and non-residential areas, discourage economic development and hinders appreciation of property values, endanger public health and safety, attract criminal activity, and create fire hazards, it is the responsibility of property owners to prevent buildings from becoming a burden to the neighborhood and community and a threat to the public health, safety, and welfare. Maintenance of the public health, safety, and welfare thus requires the City to maintain an accurate registration of all vacant buildings and properties. **SECTION 2. Definitions.** 

(1) <u>Building</u> means a building, accessory structure, mobile or modular structure, or other structure adapted to pennanent occupancy for residential, commercial or industrial purposes.

(2) <u>City</u> means the City of Columbus, Kansas.

Chronic Vacancy means any building or property vacant I year after initial registration. (4) Owner means the person, persons or entity identified as the owner of the parcel with the

Cherokee County Appraiser's Office or the Cherokee County Register of Deeds Office, and any agent or party of interest identified by a nonresident owner. (5) <u>Unsecured</u> means that access to the building may be obtained through open, unlocked,

broken or missing doors or windows of such building. (6) Vacant Building means a building or property that is unattended or unoccupied and is not

actively used as a place of residence or business, or the building is frequently open or unsecured so that unauthorized admittance may be gained without damaging any portion of the property. A residential, commercial or industrial building or property will be considered vacant when found to be in the above condition for more than twelve (12) months. SECTION 3. Registration and maintenance requirements; fees.

A. The owner of a vacant building or property must register the building with the City's

designated officer within twenty (20) days of written notice provided to the owner or the owner's agent of the existence of the vacant building. Such notice shall be served on the owner or agent by personal service or by return receipt requested, which may be achieved by certified mail, priority mail, commercial courier service, overnight delivery service, or other reliable personal delivery service. If the owner is a non-resident of the City, such notice shall be sent by certified return receipt delivery, to the last known address of the owner. B. The City shall also accept notifications by mail or electronic transmissions of a building

or property that meets the definition of a vacant building or property as defined in this Section and shall pursue registration of said building or property in accordance with the provisions of this

C. The required registration shall be submitted on the form provided by the City or available on the City's website, which form shall include the name, current mailing address, phone number, email address and any other contact information of the owner; the names and addresses of all known lien holders and all other parties with a legal or equitable interest in the building; the common address of the building, as well as the tax map, map block, parcel tax identification and sale or rental price. The form shall also include the period of time the vacant building is expected to remain vacant, and a detailed plan and timetable for either:

Returning the vacant building or property to appropriate occupancy or use; or Marketing the property pursuant to the requirements of SECTION 4 below.

D. Pursuant to the registration requirements of this subsection, for every subsequent year a

building remains vacant beyond the initial registration, the owner of the vacant building must:

1. Re-register the building or property, including appropriate fees, and 2. Submit an updated plan for either returning the vacant building or property to appropriate

occupancy or use, or marketing thereof. E. If the owner of the vacant building does not reside in Cherokee County for at least six (6)

months a year, then they must provide the information for an agent with authority to act with respect to the property, including name, current mailing address, phone number, email address and any other contact information of the owner's agent.

F. Any subsequent owner of a vacant building or property must register or re-register the building with the City's designated offcer within thirty (30) days of any transfer of any ownership interest in the vacant building.

G. The owner of a vacant building or properw must keep the building and any adjoining property secure, safe and maintained in compliance with all federal, state and local laws.

SECTION 4. Marketing requirements; exceptions.

The following vacant buildings or properties shall be exempt from the required registration: A. All buildings and properties which are actively marketed as "for rent" in a newspaper or in a recognized online website listing. It is the obligation of the vacant building owner to produce evidence of active marketing to claim this exception. If active rental marketing ceases, the vacant building in question shall be subject to registration.

B. All buildings or properties which are being actively marketed as "for sale" by a licensed real estate broker or by the owner and advertised as such in a newspaper or listed on a recognized online website. The vacant building owner has the obligation to produce evidence of active marketing to obtain this exception. In the event that the active "for sale" marketing ceases, the vacant building in question shall be subject to registration.

Any vacant residential building for which the owner executes a valid affidavit, on a fom provided by the City, attesting that the owner intends to resume occupancy of the vacant building as a dwelling within 180 days. Failure to actually resume use of the vacant building as a dwelling within 180 days will result in the imposition of the registration requirement.

A. Any owner who fails to register a vacant building under this article, may be liable for a

**SECTION 5. Penalties; procedures.** 

civil penalty not to exceed fifty dollars (\$50.00). B. If a building or property is vacant more than I year after initial registration, it may be

classified as a chronic vacancy and shall be subject to a fee of \$250.00 per year for residential and \$500.00 per year for commercial or industrial with a 10% annual increase for each category. Funds derived from said fee shall be used to offset the City's cost of annual inspections and incentives as found in Section 4-1202 of this Code. All penalties assessed shall be payable directly to the City.

D. Any and all civil penalties assessed under this section shall be billed to the owner or other responsible party. Failure or refusal to pay any and all such penalties shall permit the City to pursue any and all available legal remedies for the enforcement and collection of such penalties, including but not limited to, filing a lawsuit to seek recovery of such penalties and/or injunctive relief, abatement of nuisances in accordance with the Code, or any other appropriate action or proceeding. The City shall be entitled to recover reasonable attorneys' fees and costs of collection from the property owner in the event that it prevails in a lawsuit hereunder.

E. Upon failure to register a vacant building, as required, a Notice of Registration Penalty may be issued to the owner. A separate Notice shall be issued for each subsequent penalty that may be assessed pursuant to this Article. F. The Notice shall be served upon the owner and agent by certified return receipt delivery

or personal service. G. This section in no way limits the penalties, actions or abatement procedures which may

be undertaken by the City for a violation of any other ordinance or provision of the City Code or any other statue or law. SECTION 6. Annual inspection requirement for structures or properties classified as

A. The City's designated officer or their appointee may inspect or cause any premises in the

City to be inspected for the purposes of enforcing and assuring compliance with the provisions of this Article and safeguarding the health, safety, and welfare of the general public. Upon the request of the City's designated officer, an owner or agent shall provide access to all interior portions of any vacant building or suspected vacant building in order to permit a complete inspection.

B. The City's designated officer is authorized to enter and inspect, or cause to be inspected, all vacant buildings and premises for the purpose of conducting an annual code compliance inspection

**SECTION 7.** All ordinances or parts of Ordinances in conflict herewith are hereby repealed. **SECTION 8.** This Ordinance shall take effect and be in force upon passage and shall be published in the official City newspaper.

PASSED by the Governing Body of the City of Columbus, Kansas this 7th day of July, 2025. City of Columbus, KS

/s/ Grant Spieth

Grant Spieth, Mayor ATTEST:

/s/ Ruth Hutley Ruth Hutley, Čity Clerk (SEAL)