

# Public Notice

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### Notice of Order of Sale to recover judgments against defendants for foreclosure of tax liens

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James R. Campbell  
Anderson County Counselor  
Coffman & Campbell, LLC  
511 Neosho St.  
Burlington, KS 66839  
620 364-3094 (T)  
620 364-2840 (F)  
j.campbell@thecoffmanfirm.com

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

THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF ANDERSON, KANSAS

Plaintiff,  
vs.  
ROBIN O METOBO, LISA D SNEDECOR et al.  
Defendants.

Case No. AN-2025-CV-000033  
PURSUANT TO CHAPTER 60 AND 79 OF KANSAS STATUTES ANNOTATED

#### ORDER OF SALE

TO THE STATE OF KANSAS, To the Sheriff of Anderson County, Kansas,

#### GREETINGS:

WHEREAS, on the 27th day of October, 2025, in an action pending in said court wherein the Board of County Commissioners of Anderson County, Kansas was plaintiff and Robin O Metobo, Lisa D Snedecor et al. were defendants, said plaintiff recovered judgment against said defendants for foreclosure of tax liens as set forth in a copy of the Journal Entry of Default Judgment which is attached hereto as Exhibit "A" hereof and made a part of this order of sale, the same as if fully copied herein, and

WHEREAS, said judgments were adjudged to be liens upon the premises described in said judgment, and

WHEREAS, it was further adjudged that an order of sale should issue to the Sheriff of Anderson County, Kansas, commanding him to advertise and sell, according to law, the real estate described in said judgment as aforesaid, and apply the proceeds from said sale as follows:

First, in payment of the costs of said sale, and the costs herein assessed against each particular tract, piece or parcel of real estate;

Second, in payment of the tax liens charged by the order and judgment of the court herein to the particular tract, piece or parcel or real estate sold;

Third, that any excess remaining after payment of the costs, tax liens, interest, penalties, etc., be paid into the court for the further order of this court.

NOW THEREFORE, these are to command you, that you proceed according to law, to advertise and sell the real estate herein described, and apply the proceeds arising from said sale as described by said judgment aforesaid. You will make due return of this order of sale with your proceedings endorsed thereon, showing the manner in which you have executed the same, within sixty (60) days after the date that the property is sold.

**This Order is effective as of the date and time shown on the electronic file stamp.**

PREPARED BY:  
/James R. Campbell/  
JAMES R. CAMPBELL - S.C. #14631  
Anderson County Counselor  
Anderson County, Kansas

#### EXHIBIT A

James R. Campbell  
Anderson County Counselor  
Coffman & Campbell, LLC  
511 Neosho St.  
Burlington, KS 66839  
620 364-3094 (T)/620 364-2840 (F)  
j.campbell@thecoffmanfirm.com

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

THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF ANDERSON, KANSAS

Plaintiff,

vs.  
ROBIN O METOBO, LISA D SNEDECOR et al.  
Defendants.

Case No. AN-2025-CV-000033  
PURSUANT TO CHAPTER 60 AND 79 OF KANSAS STATUTES ANNOTATED

#### AMENDED JOURNAL ENTRY OF DEFAULT JUDGMENT

**This Order is effective as of the date and time shown on the electronic file stamp.**

COMES NOW this matter regularly on for trial, the Honorable Eric W Godderz, District Magistrate Judge. The plaintiff appears by James R. Campbell, Anderson County Counselor. The defendants who may be entitled to relief and protection under the provisions of the Soldiers' and Sailors' Civil Relief act, as amended, and all such defendants as may be minors or otherwise under some disability and any and all unknown heirs, executors, administrators, devisees, trustees and assigns of any of the defendants herein, and also the unknown officers, successors, trustees and assigns of said corporations and companies named herein as may be dissolved or not in legal existence, appear by their attorney, Craig Cole of Garnett, Kansas, heretofore appointed by the Court as attorney and guardian ad litem for all of such persons. All of the other defendants named herein are in default of pleading and appearance.

The Court, having examined the files and pleadings in this action, and the various summons issued by the Clerk of the District Court and the returns thereon by the officers serving the same, finds that the defendants so served were properly notified of the pendency of this action by personal service of summons, that the time allowed in said summons to answer or plead to the petition of the plaintiff has expired and that all of said defendants are in default.

The Court thereupon examines the affidavit filed herein by the plaintiff for the purpose of obtaining service by publication upon publication upon certain defendants not personally served with summons and a copy of the publication notice published pursuant to said affidavit and the affidavit of the publisher to which said copy is attached. The Court finds that before the affidavit for publication service was filed a due and diligent search was conducted of the following sources in order to ascertain the residences of all defendants whose addresses were unknown: Court Records, Records in the Register of Deeds Office and Treasurer's Office, internet search, and relatives of the defendants of the last known addresses. The Court being well and duly advised in the premises finds that all the defendants named in said affidavit for publication service and in said publication notice were duly and regularly summoned by publication service of summons, that the publication service of summons had against said defendants is, in all respects, regular and proper and is hereby expressly approved. The Court further finds that the time allowed in said publication notice of suit to answer or otherwise plead to the petition of the plaintiff has passed and that all of said defendants so summoned are in default.

The Court further finds that service of summons and the notification of the pendency of this action upon all defendants is in all respects regular, proper and according to law and is hereby expressly approved and the jurisdiction of the Court has attached to all of said defendants.

The Court further finds that the affidavit of the plaintiff filed herein concerning persons within the military service of the United States of America or otherwise, who may be parties defendant, complies with the requirements of the Soldiers' and Sailors' Federal Relief Act of 1940, as amended, of the United States Code.

The Court further finds that since the filing of this action, certain tracts and parcels contained in the petition filed by the plaintiff have been lawfully redeemed, that the persons redeeming the same have paid their portion of the costs of this action as provided by law, and all taxes, penalties and interest accrued to the date

of said redemption, and that the tracts so redeemed are numbered and described on the schedules attached to the plaintiff's petition filed herein as follows:

Tract # 18  
Description: The West 10 feet of Lot Ten (10) and all of Lots Eleven (11) and Twelve (12) in Block Sixty-three (63) in the City of Garnett, Anderson County, Kansas.  
Approximate Address: 400 E 6th Ave, Garnett, KS 66032  
Tax ID#: 1-00217830  
OWNERS: Stacey D Corwin  
Total Due as of 9/20/2024: \$2,158.51

Tract # 27\_\_Description: Lots Five (5) and Six (6) in Block Thirty (30) in the City of Kincaid, Anderson County, Kansas.  
Approximate Address: 100 N Grace St, Kincaid  
Tax ID#: 1-00500940  
OWNERS: Matthew Wayne DeVoe  
Total Due as of 9/20/2024: \$2,713.33

Tract # 42\_\_  
Description: A tract of land in the Southwest Quarter (SW/4) of Section Twelve (12), Township Twenty-two (22) South, Range Seventeen (17) East of the Sixth Principal Meridian, Anderson County, Kansas described as follows: Beginning at the Northwest corner of the Southwest Quarter (SW/4) of the Southwest Quarter (SW/4) thence East 330 feet; thence South 495 feet; thence West 330 feet; thence North 495 feet to the place of beginning. Anderson County, Kansas.  
Approximate Address: 17204 SW Arkansas Rd, Westphalia  
Tax ID#: 1- 07000070A  
OWNERS: Michael S. Blaufuss  
Total Due as of 9/20/2024: \$11,618.11

Tract # 46\_\_  
Description: Lots One (1), Two (2) and Three (3) in Block Twenty-Three (23) in Railroad Addition to the Town of Welda, Anderson County, Kansas  
Approximate Address: 19147 SW Chanute Ave, Welda  
Tax ID#: 1- 08000600  
OWNERS: Michelle Moyer  
Total Due as of 9/20/2024: \$4,608.22

Tract # 50\_\_  
Description: Lot Six (6), Block Five (5), original Townsite of Welda, Anderson County, Kansas.  
Approximate Address: 18860 SW lola Road, Welda  
Tax ID#: 1-08002110  
OWNERS: Jacquelyn C White & Lawrence E Tuck  
Total Due as of 9/20/2024: \$4,220.39

**\*Total Due does not include the interest and fees due between September 20, 2024 and when the owner pays the fees.**

The Court further finds that it is not necessary that a bond be furnished to the plaintiff to indemnify any of said defendants if in the military service or otherwise against loss or damage that they or any of them may suffer by reason of any judgment should such judgment be hereafter set aside in whole or in part.

Thereupon, the matter proceeds to trial to the Court and the Court having considered the file and pleadings in this action and the evidence offered at said trial and being well and duly advised in the premises, finds generally in favor of the plaintiff and against all of the defendants and specifically finds that the allegations of the plaintiff's petition are true and that it is entitled to the relief for which it prayed.

The Court further finds that there have been legally assessed and charged on the respective pieces, parcels and tracts of land hereinafter mentioned, the amount of taxes, interest penalties and charges following each particular piece, parcel or tract of land; that the plaintiff has a first and prior lien upon each of said pieces, parcels or tracts of land for the amount of said taxes, interest, penalties and charges set out for each of said piece, parcel or tract of land together with interest on said amount at the rate allowed by law from September 20, 2024; that the defendants whose names are shown following each partic-

ular piece, parcel or tract of land, their unknown heirs, executors, administrators, devisees, trustees, officers, successors and assigns are or claim to be the owners or supposed owners or having or claiming to have, some interest in said particular piece, parcel or tract of land, to-wit:

Tract # 15  
Description: Beginning at the Southeast Corner of Lot One (1) in Block Fifty-four (54) in the City of Garnett, Anderson County, Kansas, thence North 40 feet, thence West 70 feet, thence South 40 feet, thence East 70 feet to the place of beginning, except 4 inches off the north side thereof.  
Approximate Address: 511 S. Oak St., Garnett, KS 66032  
Tax ID#: 1-00214370  
OWNERS: Robin O. Metobo  
Total Due as of 9/20/2024: \$12,510.99

Tract # 21\_\_  
Description: Lots Four (4) and Five (5) in Block Two (2) in Mandovi Addition to the City of Garnett, Anderson County, Kansas, West of the Railroad.  
Approximate Address: S Oak Street, Garnett  
Tax ID#: 1-00218380  
OWNERS: Nick Gutierrez  
Total Due as of 9/20/2024: \$237.88

Tract # 22\_\_  
Description: Lots Fourteen (14) and Fifteen (15) in Block Two (2) in Mandovi Addition to the City of Garnett, Anderson County, Kansas, West of the Railroad.  
Approximate Address: S Oak Street, Garnett  
Tax ID#: 1-00218410  
OWNERS: Nick Gutierrez  
Total Due as of 9/20/2024: \$240.68

Tract # 23\_\_  
Description: Lots One (1), Two (2), Three (3), Four (4), Five (5) and Six (6) in Block Thirty-one (31) in the City of Kincaid, Anderson County, Kansas.  
AND  
Lots Three (3), Four (4), Five (5) and Six (6) in Block Thirty-two (32) in the City of Kincaid, Anderson County, Kansas.  
Approximate Address: 200 N Grace Street, Kincaid  
Tax ID#: 1-00500370  
OWNERS: Joan E Stoneking  
Total Due as of 9/20/2024: \$9,796.03

Tract # 24\_\_  
Description: Lots Thirteen (13), Fourteen (14) and Fifteen (15) in Block Twelve (12) in the City of Kincaid, Anderson County, Kansas.  
Approximate Address: 215 Commercial St, Kincaid  
Tax ID#: 1-00500670  
OWNERS: Carol M Hunsperger  
Total Due as of 9/20/2024: \$150.35

Tract # 25\_\_  
Description: Lots Seven (7) and Eight (8) in Block Twelve (12) to the City of Kincaid, Anderson County, Kansas.  
Approximate Address: Commercial St, Kincaid  
Tax ID#: 1-00500700  
OWNERS: Carla I Olds  
Total Due as of 9/20/2024: \$517.82

Tract # 26\_\_  
Description: Lot Seven (7) and Eight (8) in Block Twenty-six (26) in the City of Kincaid, Kansas, Anderson County, Kansas.  
Approximate Address: 300 Second Ave, Kincaid  
Tax ID#: 1-00500820  
OWNERS: Hope D. Burns  
Total Due as of 9/20/2024: \$5,147.43

Tract # 28\_\_  
Description: Lots Four (4), Five (5) and Six (6) in Block Twenty-seven (27) to the City of Kincaid, Anderson County, Kansas.  
Approximate Address: 100 N Osage St, Kincaid  
Tax ID#: 1-00500990  
OWNERS: Brittney C. Frye and Adam R. Frye  
Total Due as of 9/20/2024: \$5,175.37

Tract # 29\_\_Description: Lot One (1) in Block Fourteen (14) to the City of Kincaid,

Anderson County, Kansas; AND Lot Two (2) in Block Fourteen (14) to the City of Kincaid, Anderson County, Kansas.  
Approximate Address: Preston Street, Kincaid  
Tax ID#: 1-00501320  
OWNERS: Jessica DeVoe  
Total Due as of 9/20/2024: \$368.59

Tract # 30\_\_  
Description: Lots Fifteen (15) and Sixteen (16) in Block Twenty-eight (28) in the City of Kincaid, Kansas  
Approximate Address: 301 1st Avenue, Kincaid  
Tax ID#: 1-00501570  
OWNERS: David Heidrich  
Total Due as of 9/20/2024: \$7,598.69

Tract # 32\_\_  
Description: Lots One (1) and Two (2), Block Seven (7) in the Town of Reeve, commonly known as Lone Elm, Anderson County, Kansas.  
Approximate Address: Route 1, Kincaid  
Tax ID#: 1-00600200  
OWNERS: Russell L Ross and Eleanor E Ross  
Total Due as of 9/20/2024: \$86.44

Tract # 33\_\_  
Description: Lots Three (3) and Four (4), Block Seven (7) in the Town of Reeve, commonly known as Lone Elm, Anderson County, Kansas.  
Approximate Address: Route 1, Kincaid  
Tax ID#: 1-00600240  
OWNERS: Carol M Hunsperger  
Total Due as of 9/20/2024: \$274.73

Tract # 36\_\_  
Description: Lots Thirteen (13), Fourteen (14) and Fifteen (15) in Block Nine (9) in Merrill's Addition to the City of Westphalia, Anderson County, Kansas.  
Approximate Address: 510 Stannard Street, Westphalia  
Tax ID#: 1- 00701170  
OWNERS: Ricky D Mitchell & Brittany Mitchell  
Total Due as of 9/20/2024: \$2,797.91

Tract # 37\_\_  
Description Lots Eight (8), Nine (9), Ten (10), Eleven (11), and Twelve (12) in Block Nine (9) in Merrill's Addition to the City of Westphalia, Anderson County, Kansas.  
Approximate Address: 512 Stannard Street, Westphalia  
Tax ID#: 1- 00701180  
OWNERS: Ervin Pickering Jr  
Total Due as of 9/20/2024: \$2,061.53

Tract # 39\_\_  
Description: Beginning at a point on the North line of the Northwest Quarter (NW/4) of Section One (1), Township Twenty (20) South, Range Nineteen (19) East of the Sixth Principal Meridian, Anderson County, Kansas; said point being 698.71 feet South 89°56'58" West of the Northeast corner of said Northwest Quarter (NW/4); thence South 0°03'02" East 578.44 feet to the centerline of a Creek; thence along the centerline of said Creek, North 59°57'38" West 157.00 feet; thence North 47°19'49" West 82.62 feet; thence North 68°45'57" West 87.47 feet; thence South 87°44'12" West 153.19 feet; thence leaving said Creek, North 0°03'02" West 417.84 feet to the North line of said Northwest Quarter (NW/4); thence along said North line, North 89°56'58" East 431.17 feet to the Point of Beginning. Containing 4.60 acres and subject to all easements and encumbrances of record, if any.  
Approximate Address: NW Mitchell Rd, Garnett  
Tax ID#: 1- 02102290  
OWNERS: James L Chambers  
Total Due as of 9/20/2024: \$1,120.75

Tract # 45\_\_  
Description: Lot Three (3) and Four (4) in Block Twelve (12) in Railroad Addition to the Town of Welda, Anderson County, Kansas.  
Approximate Address: 22081 SW Smith Street, Welda  
Tax ID#: 1- 08000360  
OWNERS: Richard E Scobee  
Total Due as of 9/20/2024: \$12,115.31

Tract # 47\_\_  
Description: Lots One (1), Two (2) and Three (3) in Block Twenty-five (25) in Railroad Addition to the Town of Welda, Anderson County, Kansas.  
Approximate Address: 19047 SW Ransom Avenue, Welda  
Tax ID#: 1- 08000700  
OWNERS: Doris Bunch  
Total Due as of 9/20/2024: \$10,078.26

**\*Total Due does not include the interest and fees due between September 20, 2024, and when the owner pays the fees.**

The Court further finds that any and all claims, estates, titles, liens or interest and each and all of said defendants are subordinate, junior and inferior to the lien of the plaintiff as hereinbefore set forth, except as to easements of record or in use pursuant to K.S.A. 79-2802, that the plaintiff is entitled to a judgment for the amount of taxes, interest, penalties and charges as hereinbefore stated.

The Court further finds that for purposes of redemption between this date and the day of sale that costs should be assessed against each of the aforesaid pieces, parcels or tracts of land as set forth previously by the orders of this Court.

IT IS THEREFORE BY THE COURT CONSIDERED, ORDERED, ADJUDGED AND DECREED that the plaintiff, The Board of County Commissioners of Anderson County, Kansas, have judgment for the foreclosure of its tax liens against each piece, parcel or tract above set out in the sum specified. If said property be not redeemed by the payment in full of all liens thereon aforesaid with costs apportioned thereto, within ten (10) days, an order of sale shall issue from the office of the Clerk of the District Court to the Sheriff of Anderson County, Kansas, commanding him to cause said property to be advertised and sold according to law; that the proceeds derived from said sale shall be applied;

First, to the payment of the costs of this action, apportioned as provided by law;

Second, to the payment to the lien of the plaintiff on said property; and  
Third, the balance, if any, to be paid to the ascertained or party entitled thereto, upon due proof that said persons are, in law, entitled to such excess.

IT IS FURTHER BY THE COURT CONSIDERED, ORDERED, ADJUDGED AND DECREED, that from and following the day of said sale, the defendants and all persons claiming or to hereafter claim, by, through, from or under the, or any or either of them, shall be forever barred, cut off and foreclosed of and from ever hereafter asserting any right, title, claim, interest, lien or equity of redemption in or to any of the aforesaid property, or any part thereof, all as provided by law in that the grantee in any Sheriff's Deed issued pursuant to this action, shall have all necessary writs of assistance or other process to put him or them in possession of said property.

IT IS FURTHER BY THE COURT CONSIDERED, ORDERED, ADJUDGED AND DECREED, that Craig Cole, as attorney and guardian ad litem heretofore appointed by the Court be and he is hereby allowed the sum of \$750.00 to be charged as costs against all of the above described property and to be paid from the proceeds of said sale.  
IT IS SO ORDERED.

SUBMITTED BY:  
/James R. Campbell/  
JAMES R. CAMPBELL - S.C. #14631  
Coffman & Campbell, LLC  
511 Neosho Street  
Burlington, KS 66839-0122  
Telephone (620) 364-3094  
j.campbell@thecoffmanfirm.com  
Attorney for Plaintiff

APPROVED BY:  
/Craig E. Cole/  
CRAIG E. COLE - S.C. #12062  
114 E. 5th St. P.O. Box 371  
Garnett, KS 66032  
Telephone: 785 448-3515  
atty.ccole@gmail.com  
Guardian ad Litem