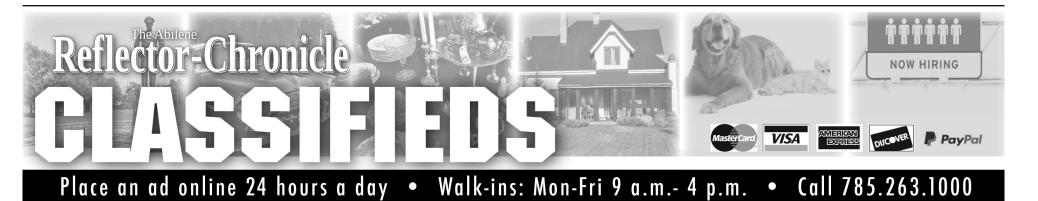
Tuesday, July 1, 2025



First published in the Abi-July 1, July 8, July 15, 2025

IN THE DISTRICT COURT OF DICKINSON COUNTY, KANSAS (Pursuant to K.S.A. Chapter 60 and 79)

THE BOARD O F COUNTY COMMISSIONERS OF DICKINSON) COUNTY, KANSAS,) Plaintiff,) Case No. DK-2024-CV-000108 (1) STEVEN D. AL-BRECHT and RHONDA) ALBRECHT, owners of record,) BOARD OF COUNTY COMMISSIONERS OF) DICKINSON COUNTY (23CV4), interested party,) (2) MARIUS J. BLEDSOE AND RUTH M.) BLEDSOE, owners of record,) LIEN FILED BY ENTER-PRISE ESTATES) NURSING CENTER (18) THE HEIRS and DE-(DK23SL1), interested VISEES OF MARGUERparty, TRANSFER ON DEATH GENTRY, deceased, DEED (D249P257) KAY- owners of record,) LA) M. HANNAH, CHRISTINA (19) ROBERT HADEN,

L.LITZ, JIMMIE D.) LITZ, interested parties,)

(3) MARIUS J. BLEDSOE AND RUTH M.) BLEDSOE, owners of record.) LIEN FILED BY ENTER-PRISE ESTATES) NURSING CENTER (DK23SL1), interested party,) TRANSFER ON DEATH DEED (D249P257) KAY-

LA) M. HANNAH, CHRISTINA L.LITZ, JIMMIE D.) LITZ, interested parties,)

(4) L. BLIXT LANDFILL, PENROD and) INC., owners of record,) KANSAS STATE TAX LI- ers of record,) ENS (DK22ST98),)

CITY OF ABILENE,) lene Reflector-Chronicle, on KANSAS, interested party,) (14) ERVIN FAMILY TRUST, owners of record,) (15) DREW Q. FLYNN, owner of record,) (16) DONALD K. GAITH-ER and DANA LOROFF,) GAITHER, owners of record.) MEDICAL ASSISTANCE LIEN FILED BY) KANSAS DEPT. OF

HEALTH and ENVIRON-MENT,) (Z306-904) and (U2020-2) interested party,) (17) DONALD K. GAITH-

ER and DANA LOROFF,) GAITHER, owners of record,) MEDICAL ASSÍSTANCE LIEN FILED BY) KANSAS DEPT. OF HEALTH and ENVIRON-MENT.) (Z306-904) and (U2020-2) interested party,)

[TA]

owners of record,) LIEN OF ASSESSMENTS CITY OF HERINGTON,) KANSAS, interested party,) (20) THE HEIRS and DE-

VISEES OF GABRIELE E.

record,)

and DENISE SANCHEZ,) owners of record,)

(22) EUGENE L. MacRAE, owner of record,) (23) SHAWN O'DELL

WILLIAM RHODES, own-

owner of record.)

LEGALS

cel of property, said sale to be advertised and conducted in conformity with the laws of the State of Kansas.

2. There is listed below each parcel of real estate whereon judgment has been entered for such delinquent tax penalties, interest. charges and cost. In each instance the name of the owner of record of the property is listed together with the names of any lienholders. Also there is set forth the legal description of the property to be offered for sale and the total amount of the judgment including interest, penalties, costs and charges against each property.

With respect to those tracts wherein such information is available, there is also listed the street address or other information which may help a prospective bidder to locate and view the particular subject property. This particular information is not required by law and is inserted as an aid to the prospective buyers. Each prospective buyer is cautioned to make his own inquiry as to the exact location of each property.

4. Notice is given that I, as Sheriff of Dickinson County, Kansas, will offer for sale at public auction on AUGUST 14, 2025 each parcel of property that remains unredeemed as of the day of the sale. The sale will commence at 10:00 a.m. and will be held at the court-JONES, deceased, owner of house of the Dickinson County Courthouse, 109 E. 1st Street, Abilene, Kansas. (21) DAVID LANDRUM Each property will be sold to the highest eligible bidder for cash, free and clear of all liens for taxes and special assessments which became a lien against the property prior to the date of judgment, subject to covenants running with the land and to easements of record and in use and to taxes and special of the sale, the property is relationship enumerated in lots, thence North 28 feet; (DK225176),) (DK23ST28), interested (24) ROGER L. PENTICO, assessments which become a sold, transferred, given to or paragraph (2) to such stock- thence West 175 feet; thence lien on the property after the date of judgment. The county does not warrant title to the real estate. Buyer is purchasing the real estate "As Is" and "Where Is". (26) MARTIN SPENCER, 5. Parties owning the property and other persons qualified by law to so do may redeem a property from the tax sale by paying the delinquent taxes, penalties, interest and charges against such parcel and providing proof of redemption on or before 4:30 p.m. on the day before the sale, in the manner as provided by law. Such properties so redeemed will be withdrawn 6. Further laws relating to the sale and as to eligibility of bidders and as to future transfers of the property are set forth herein, and each prospective bidder is urged to read those laws. 7. The case number of the suit is DK-2024-CV-000108, District Court of Dickinson County, Kansas. property has been assigned a parcel number. This parcel number is assigned for iden-NOTICE OF SALE OF tification and reference to each tract. On each parcel listed, the amount of taxes, interest and penalties shown for each parcel was computed as of May 23, 2025. On all of the property sold, interest from May 23, 2025 to date of sale, will be added to the judgment to determine the total amount due. The total amount of the judgment DOES NOT include redemption fee of \$540.00 as previously entered by the Court. 8. The properties above described and each of them will be sold at public auction by the Sheriff of Dickinson County, Kansas, satisfy the judgment lien for delinquent taxes, charges, penalties, interest, and costs in the amounts as set forth with respect to each of the tracts of real estate above described, said lien for delinquent taxes, charges, penalties, interest, and costs having been determined and assessed by judgment of the

County, Kansas, with respect to each of the above 15. Any party having a legdescribed parcels of real es-The real estate described in designated as a separately numbered parcel, will be sold separately.

9. The above-described real estate is to be sold without appraisement on the day above stated, and if such sale for want of time cannot be completed on the stated day, it shall be adjourned from day to day until completed. The described real estate will be sold free and clear of all foreclosed liens and subject only to real estate taxes and special assessments for 20⁻ and subvalid covenants running with the land and to valid easements of record in use, county does not warrant title to real estate.

10. No tract, lot, or piece of real estate offered for sale at public auction shall be sold, either directly or indirectly, to any person having a statutory right under the laws of Kansas to redeem said real estate prior to such sale. The purchaser or purchasers of any parcel of said real estate at the auction sale must execute and file with the Sheriff on the day of the sale, for delivery to the Clerk of the District Court, an affidavit stating that the purchase of the real estate was not made directly, or indirectly, by or for any party as defined by the laws of Kansas as having a statutory right to redeem the property.

11. As provided by law. estate will be sold subject to

District Court of Dickinson purchaser upon confirmation of sale.

al right to redeem a proptate, plus interest from date erty may do so at any time of judgment, to date of sale. up to and including 4:30 p.m. the day preceding the each of the items set forth, sale. Such redemption must be made through the Clerk of the District Court and the County Treasurer in the manner as provided by law. Dickinson County, Kansas Any and all parcels so redeemed prior to sale will be withdrawn from the sale. (16) Donald K. Gaither and Parties who have a statutory right to redeem are defined by the laws of Kansas as: (1) K.S.A. 79-2803 as follows:

"That any person interested in any tract, lot or piece of real estate as owner or holder of the record title, his or her heirs, devisees, executsequent years and subject to ors, administrator, assigns, or any mortgagee or his or Lot 20, Block 18, Original her assigns may before the day of sale hereinafter if any there may be. The provided for make redemption."

And

'K.S.A. 79-2804(g), as (18) The Heirs and Deamended provides as follows with respect to who may not purchase land at the Abilene, Kansas) public auction, and the parties prohibited from purchasing at the auction are: (1) Any person having a statutory right to redeem such real estate prior to such sale, pursuant to the provisions of K.S.A. 79-2803 and amendments thereto:

(2) Any parent, grandparent, child, grandchild, spouse, of Herington, Dickinson sibling, trustee or trust beneficiary who held an interest in a parcel as owner or holder of the record title or who (20) The Heirs and Deheld an interest at any time when any tax constituting part of the county's judgment became due; or

(3) With respect to a title current or former stockholdthe condition that if within er, current officer or directotherwise conveyed to any holder officer or director".

(15) Drew O. Flynn (604 S Cedar St, Abilene, Kansas) The West 175 feet of Lot 17 on Cedar Street, in Lebold Fisher's Addition to the City of Abilene, as the same is located upon the South Half of the Northwest Quarter of Section 21, Township 13 South, Range 2 East of the Sixth Principal Meridian, \$3,256.87

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Dana Loroff Gaither (232 E 1st St, Chapman, Kansas) Lot 19, Block 20, in the Original Town of Chapman, Dickinson County, Kansas \$1,727.71

(17) Donald K. Gaither and Dana Loroff Gaither (115 Noble Ave, Chapman, Kansas)

Town of Chapman, Dickinson County, Kansas \$1,688.86

visees of Marguerita Gentry, deceased (1107 W 1st St, Lot 40 on First Street, Lebold's Addition to the City of Abilene, Dickinson County, Kansas \$6,159.91

(19) Robert Haden (720 W Day St, Herington, Kansas) Lots 22 and 24, Block 139, Creech Addition to the City County, Kansas \$1,231.49

visees of Gabriele E. Jones, deceased (119 N 2nd St, Herington, Kansas) Lots 1 and 2, Block 118, in the City of Herington, each tract or parcel of real holding corporation, any Dickinson County, Kansas; also an adjoining tract described as follows: beginten (10) years from the date or, or any person having a ning at the NE corner of said South 71 feet: thence East person or party who or It is further provided by 75 feet to the Southwest which had a statutory right KS.A. 79-2812, that no per- corner of said Lot 2; thence corner of said Lot 1, thence East along the North line of ginning, as the same is closted upon the SW 1/4 of Sec-\$1,568.83

party,)

INC. owners of record,) KANSAS STATE TAX LI- owners of record,) ENS (DK22ST98),) (DK23ST28), interested party,)

(6) BLIXT LANDFILL, INC., owners of record,)

KANSAS STATE TAX LI-ENS (DK22ST98),) (DK23ST28), interested party,)

(7) ADAN CARVAJAL, owners of record,) KANSAS STATE TAX LI-EN (18ST93), interested party,)

(8) PABLO CARVAJAL and FARRAH N.) CARVAJAL and ISIDRO CARVAJAL and) YOSELIN CARVAJAL and ADAN CARVAJAL) and LORENA CARVAJAL, owners of record,)

(9) CEDAR RIDGE ES-TÁTES, LLC, owner of record,) DEVELOPMENT AGREE-MENT WITH CITY OF) ABILENE, KANSAS (Z263-572),interested party,)

TATES, LLC, owner of record,) DEVELOPMENT AGREE-MENT WITH CITY OF) ABILENE, KANSAS (Z263-572),interested party,)

(11) CEDAR RIDGE ES-TATES, LLC, owner of record,) DEVELOPMENT AGREE-MENT WITH CITY OF) ABILENE, KANSAS (Z263-572),interested party,)

(12) ROBERT L. CO-CHRAN and THE HEIRS and) DEVISEES OF ROBERT L. COCHRAN,) owners of record,)

(13) THE HEIRS and DE-VISEES OF CHARLES) DOUGHERTY, deceased, owner of record,)

(5) BLIXT LANDFILL, (25) JOSHUA PRINE and JESSICA THOVSON,)

owner of record,)

(27) CAREY STRATTON, owner of record,) BOARD OF COUNTY COMMISSIONERS OF) DICKINSON COUNTY (23CV4), interested party,)

(28) SUNFIRE, INC., owner of record,) MORTGATOR JOHN J. KUBISTOL, MORT-GAGEE) LaSALLE BANK FSB from the sale. (M225-852), interested party,)

(34) RICHARD W. WILSON and CAROL S. NELSON) and JEFFREY L. WILSON, owners of record,)

(35) RICHARD W. WILSON and CAROL S. NELSON) and JEFFREY L. WILSON, Each particular parcel of owners of record,) Defendants.)

REAL ESTATE AT PUB-LIC AUCTION FOR UN-PAID REAL ESTATE (10) CEDAR RIDGE ES- TAXES THE STATE OF KANSAS, COUNTY OF DICKINSON TO ALL PARTIES NAMED HEREIN AND TO ALL IN-TERESTED PARTIES AND TO THE GENERAL PUBLIC

1. The District Court of Dickinson County, Kansas, entered a judgment against each of the properties herein set forth, for unpaid taxes, interest, penalties, charges and costs. The Clerk of the District Court of Dickinson County. Kansas, issued an or under his supervision, to execution directed to me, the Sheriff of Dickinson County, Kansas, ordering me to sell the parcels of real estate hereinafter described, whereon the judgment has not been paid and discharged, at public auction and to sell the said property to the highest eligible bid-LIEN OF ASSESSMENTS der on each particular par-

to redeem the real estate prior to the date, then such per-County for an amount equal to the original judgment lito the date payment is made to the County.

12. As provided by law, there is reserved to the County the right to bid at the sale on any particular property an amount not in excess of the amount of the judgment lien, interest, charges and costs, and if the bid of the County is the purchaser of the subject property.

13. As provided by law, all incorporated Cities within Dickinson County, Kansas are each granted the right as provided by law with respect to property within its city limits upon which special assessments have been levied and which remain due and unpaid at the time of the 000108. sale, to bid at the sale an amount greater than any other bid received on any particular parcel of property, but not to exceed the total amount of the judgment lien, including interest, cost and penalties, and if the bid of properly shall be sold to the City.

14. All sales, except sale to a City or the County, will be for payment by cash or check to the sheriff on the day of the sale. On each parcel, the successful purchaser shall be required to pay an additional \$38.00 to the Sheriff with the purchase price. After confirmation of the sale, the Sheriff shall cause to be prepared \$15,170.13 for each purchaser a deed to convey the property to the purchaser and as required by law, the sheriff shall cause the deed to be recorded in the Office of the Register of Deeds and will pay the recording fee of \$38.00 with sas the above required addition- \$263.91 al payment and the recorded deed will be mailed to the

son shall be eligible to pur- North 43 feet to the NW chase real estate at the sale son shall be liable to the herein ordered, if such person is the record owner of said Lot 1 to the place of beany real estate located in en and interest thereon from Dickinson County upon the date of the auction sale which there are delinquent tion 12, Township 16 South, taxes, either ad valorem or Range 4 East of the 6th special assessments, as P.M., Dickinson County, shown by the records of the Kansas. Dickinson County Treasurer on the day of the sale. 16. All property will be sold subject to taxes and special assessments for the year Wilde St, Herington, Kan-20___ which will become a lien on the land and it will be the obligation of the purhighest bid it shall be the chaser to pay such taxes and of Herington, Dickinson special assessments.

17. All property will be sold at the public auction without right of redemption on or after the date of sale. This notice is prepared and published as authorized by the laws of Kansas as directed by the District Court of of Herington, Dickinson Dickinson County, Kansas, County, Kansas In Case No. DK-2024-CV-

(1) Steven D. Albecht and Rhonda Albrecht (200 Blk N A St., Herington, KS) All Lots 14 and 16, Block 15, Original Town of Herington, Kansas, Dickinson County, Kansas subject to the City is the high bid, the easement as shown in Misc Dickinson County, Kansas Book 170, page 123, Re-gister of Deeds Office, Dickinson County, Kansas. South line of Section 20, \$1038.11

> (13) The Heirs and Devisees of Charles Dougherty, deceased (0 S 3rd St, Herington, Kansas) Block 128 in the original town of Herington, Dickinson County, Kansas

(300 Blk S 9th St, Herington, Kansas) Lot 1, Block 1, Dolan's Ad-

dition to the City of Herington, Dickinson County, Kan-

(21) David Landrum and Denise Sanchez (704 W sas)

Lot One, Block Three, Shephard's Addition to the City County, Kansas \$3,669.85

(22) Eugene L. MacRae (200 Blk N B St, Herington, Kansas)

Lots 12, 14, 16, 18 and 20, in Block 14, Original Town \$754.60

(23) William Rhodes (2043 900th Ave, Hope, Kansas)

A tract of land located in the Southwest Quarter of Section 20, Township 15 South, Range 4 East of the 6th Principal Meridian in and described as follows: Beginning at a point on the Township 15 South, Range 4 East, said point being 222.73 feet West of the South Quarter corner; thence S 90°00'00" W on said South line a distance of 252.28 feet; thence N 2,4,6,8,10,12,14,16,18,20, 00°00'00" E a distance of 464.37 feet; thence N 89°20'10" E a distance of 119.32 feet; thence S 05°28'00 E a distance of 168.55 feet; thence S (14) Ervin Family Trust 90°00'00" E a distance of 116.85 feet; thence S 00°00'00" W a distance of 298.00 feet to the Point of Beginning. \$10,451.65

> (24) Roger Pentico (223 S Bluff St, Enterprise, Kansas) The South Half of the