## LEGALS

### Legal continued from Page 3

(17) DONALD K. GAITH-ÈR 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, )

(18) THE HEIRS and DE-VISEES OF MARGUER-ITA ) GENTRY, deceased, owners of record, )

(19) ROBERT HADEN, owners of record.) LIEN OF ASSESSMENTS CITY OF HERINGTON, ) KANSAS, interested party, )

(20) THE HEIRS and DE-VISEES OF GABRIELE E.

record, )

(21) DAVID LANDRUM and DENISE SANCHEZ, ) owners of record, )

(22) EUGENE L. MacRAE, owner of record, )

(23) SHAWN O'DELL PENROD and ) WILLIAM RHODES, owners of record, )

(24) ROGER L. PENTICO, owner of record, )

(25) JOSHUA PRINE and JESSICA THOVSON, ) owners of record, )

(26) MARTIN SPENCER, 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 (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, owners of record, ) Defendants.)

NOTICE OF SALE OF LIC AUCTION FOR UN-

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 courthouse of the Dickinson County Courthouse, 109 E. 1st Street, Abilene, Kansas. 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 assessments which become a 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". 5. Parties owning the prop-JONES, deceased, owner of erty 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 Such properties so redeemed will be withdrawn from the sale. 6.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. Each particular parcel of property has been assigned a parcel number. This parcel number is assigned for identification 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, or under his supervision, to REAL ESTATE AT PUB- delinquent taxes, charges, penalties, interest, and costs deemed prior to sale will be PAID REAL ESTATE in the amounts as set forth with respect to each of the tracts of real estate above described, said lien for de-N A M E D linquent taxes, charges, penalties, interest, and costs assessed by judgment of the District Court of Dickinson County, Kansas, with respect to each of the above described parcels of real estate, plus interest from date The real estate described in each of the items set forth, 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 sequent years and subject to valid covenants running with the land and to valid easements of record in use, county does not warrant title to real estate.

Sheriff of Dickinson of the sale, the property is child, grandchild, spouse, (18) The Heirs and De- KS 67449) sold, transferred, given to or otherwise conveyed to any person or party who or which had a statutory right to redeem the real estate prior to the date, then such person shall be liable to the County for an amount equal to the original judgment lien and interest thereon from the date of the auction sale to 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 highest bid it shall be 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 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 the City is the high bid, the 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 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 the above required additional payment and the recorded deed will be mailed to the purchaser upon confirmation of sale.

15. Any party having a legal right to redeem a property may do so at any time up to and including 4:30 p.m. the day preceding the sale. Such redemption must be made through the Clerk of the District Court and the County Treasurer in the satisfy the judgment lien for manner as provided by law. Any and all parcels so rewithdrawn from the sale. Parties who have a statutory right to redeem are defined The West 175 feet of Lot 17 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, executors, administrator, assigns, or any mortgagee or his or her assigns may before the day of sale hereinafter provided for make redemption. And K.S.A. 79-2804(g), as amended provides as follows with respect to who may not purchase land at the 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:

sibling, trustee or trust beneficiary who held an interest in a parcel as owner or holder of the record title or who held an interest at any time when any tax constituting part of the county's judgment became due; or

(3) With respect to a title holding corporation, any current or former stockholder, current officer or director, or any person having a relationship enumerated in paragraph (2) to such stockholder officer or director". It is further provided by KS.A. 79-2812, that no person shall be eligible to purchase real estate at the sale herein ordered, if such person is the record owner of any real estate located in Dickinson County upon which there are delinquent taxes, either ad valorem or special assessments, as shown by the records of the Dickinson County Treasurer on the day of the sale. 16. All property will be sold subject to taxes and special assessments for the year 20\_\_ which will become a lien on the land and it will be the obligation of the pur-

special assessments. 17. All property will be sold at the public auction without right of redemption on or

chaser to pay such taxes and

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 Dickinson County, Kansas, In Case No. DK-2024-CV-000108.

(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 easement as shown in Misc Book 170, page 123, Register of Deeds Office, of Herington, Dickinson Dickinson County, Kansas. County, Kansas \$1038.11

deceased (0 S 3rd St, Herington, Kansas)

2,4,6,8,10,12,14,16,18,20, Block 128 in the original town of Herington, Dickinson County, Kansas \$15,170.13

(14) Ervin Family Trust (300 Blk S 9th St, Herington, Kansas)

Lot 1, Block 1, Dolan's Addition to the City of Herington, Dickinson County, Kansas

\$263.91

visees of Marguerita Gentry, deceased (1107 W 1st St. Abilene, Kansas) 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 of Herington, Dickinson County, Kansas \$1,231.49

(20) The Heirs and Devisees of Gabriele E. Jones, deceased (119 N 2nd St, Herington, Kansas)

Lots 1 and 2, Block 118, in the City of Herington, Dickinson County, Kansas; also an adjoining tract described as follows: beginning at the NE corner of said lots, thence North 28 feet; thence West 175 feet; thence South 71 feet; thence East 75 feet to the Southwest corner of said Lot 2; thence North 43 feet to the NW corner of said Lot 1, thence East along the North line of said Lot 1 to the place of beginning, as the same is closted upon the SW 1/4 of Section 12, Township 16 South, Range 4 East of the 6th P.M., Dickinson County, Kansas.

## \$1,568.83

(21) David Landrum and Denise Sanchez (704 W Wilde St, Herington, Kansas)

Lot One, Block Three, Shephard's Addition to the City of Herington, Dickinson 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

(13) The Heirs and De- (23) William Rhodes (2043 visees of Charles Dougherty, 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 Dickinson County, Kansas and described as follows: Beginning at a point on the South line of Section 20, 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 00°00'00" E a distance of East, a distance of 163.17

Bluff St, Enterprise, Kansas)

The South Half of the

Southeast Quarter of Block

(25) Joshua Prine and Jes-

The West Fifty-five (55) feet

of Lot 8, Block P, Thurstin

& Swayze Addition to the

son County, Kansas

Ave, Hope, Kansas)

\$2,038.96

Lot Twelve (12), Block Six (6), Thompson's Addition to the City of Herington, Dickinson County, Kansas. \$3,299.33

(27) Carey Stratton (404 Cottage Ave, Abilene, Kansas)

Beginning at a point 230 feet North and 1260 feet West of the Southeast corner of Section 16, Township 13 South, Range 2 East of the 6th P.M; thence North 200 feet; thence East 135 feet; thence South 200 feet; thence West 135 feet to the point of beginning. \$8004.32

(34) Richard W. Wilson and Carol S. Nelson and Jeffrey L. Wilson (0 S. Willow St, Solomon)

A parcel of land situate in Lots 242 and 244 on Main Street in the Original Town of Solomon, in the Southwest Quarter (SW1/4) of Section 18, Township 13 South, Range 1 East of the Sixth Principal Meridian, in the City of Solomon, Dickinson County, Kansas, more particularly described as follows: Beginning at the Northwest corner of said Lot 242 on Main Street; thence along the North line of said Lot 242 and the Easterly extension thereof. East, a distance of 50.0 feet to the Northeast corner of said Lot 244; thence along the East line of said Lot 244, South, a distance of 97.92 feet; thence North 70 degrees 17 minutes West, a distance of 53.11 feet, more or less, to a point on the East line of Willow Street; thence along said East line of Willow Street, North, a distance of 80.0 feet to the Point of Beginning. \$160.94

(35) Richard W. Wilson and Carol S. Nelson and Jeffrey L. Wilson (0 S. Willow St, Solomon)

A parcel of land situate in Lots 228, 230, 232, 234, 236, 238 and 240 on Main Street in the Original Town of Solomon, in the Southwest Quarter (SW1/4) of Section 18, Township 13 South, Range 1 East of the Sixth Principal Meridian, in the City of Solomon, Dickinson County, Kansas, more particularly described as follows: Beginning at the Northeast corner of said Lot 240; thence along the North line of said Lot 240 and the Westerly extension thereof, West, a distance of 155.0 feet; thence South 71 degrees 47 minutes 14 seconds 464.37 feet; thence N feet, more or less, to a point on the West line of Willow Street; thence along said West line of Willow Street. North, a distance of 51.0 feet to the Point of Begin-116.85 feet; thence S ning; EXCEPT all that part of Lots 234, 236, 238 and 240, on Main Street, in the Original Town of Solomon. Dickinson County, Kansas, lying North of the railroad (24) Roger Pentico (223 S right-of-way. \$108.54

TAXES THE STATE OF KANSAS, COUNTY OF DICKINSON TO ALL PARTIES HEREIN AND TO ALL IN-TERESTED PARTIES having been determined and AND TO THE GENERAL PUBLIC

1. The District Court of Dickinson County, Kansas, entered a judgment against each of the properties herein of judgment, to date of sale. set forth, for unpaid taxes, interest, penalties, charges and costs. The Clerk of the designated as a separately District Court of Dickinson County. Kansas, issued an 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 bidder on each particular parcel of property, said sale to and subject only to real esbe advertised and conducted tate taxes and special assess-in conformity with the laws ments for 20\_\_\_ and subof the State of Kansas.

2. There is listed below each parcel of real estate whereon judgment has been entered for such delinquent if any there may be. The 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.

3. 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 bidparticular 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 11. As provided by law. to the exact location of each property.

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 der to locate and view the 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

to make his own inquiry as each tract or parcel of real estate will be sold subject to the condition that if within 4. Notice is given that I, as ten (10) years from the date

(2) Any parent, grandparent,

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(15) Drew Q. Flynn (604 S  $89^{\circ}20'10''$  E a distance of 119.32 feet; thence S Cedar St, Abilene, Kansas) 05°28'00 E a distance of on Cedar Street, in Lebold 168.55 feet; thence S Fisher's Addition to the City 90°00'00" E a distance of of Abilene, as the same is located upon the South Half 00°00'00" W a distance of of the Northwest Quarter of 298.00 feet to the Point of Section 21, Township 13 Beginning. South, Range 2 East of the \$10,451.65 Sixth Principal Meridian, Dickinson County, Kansas \$3,256.87

(16) Donald K. Gaither and 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) Lot 20, Block 18, Original

City of Hope, Dickinson Town of Chapman, Dickin-County, Kansas. son County, Kansas \$12,970.63 \$1,688.86

> (26) Martin Spencer (100 Blk E Vine St, Herington,

### JERRY DAVIS

38, West Addition to the Sheriff of Dickinson City of Enterprise, Dickin- County, Kansas

## DOUG THOMPSON

County Counselor for the sica Thovson (106 E 2nd Board of County Commissioners of Dickinson County, Kansas



