

# Insight Continued

to navigate the dangers of driving on ice and snow and how to avoid frostbite or other physical injuries in the snow.

My snow days are often less focused on fun as an adult. Snow in the forecast means prep work to get animals to a good place to wait out the snow, putting out extra feed and prepping water tanks for the cold. Instead of racing out to build a snow fort, my days are spent navigating snow drifts or icy roads, checking cows, clearing snow and any other unavoidable chores that

will take a little longer because everything goes slow with extra layers.

There is also a different level of appreciation of snow’s value on the farm as it is the moisture we need for the coming crop year in a convenient, slow-release form.

Waking up to the winter wonderland of pristine snow will probably never get old for me. I relish the peaceful moments as the world slows down. My soul fills with a nostalgic joy that comes from so many happy memories. My mind fills with the un-

## Legal Notice

First published in the Elkhart Tri-State News, Thursday, January 16, 2025.

NOTICE OF FEBRUARY BOARD OF DIRECTORS MEETING  
SOUTHWEST KANSAS GROUNDWATER MANAGEMENT DISTRICT NO. 3

TO ALL PERSONS:

Take notice that the Board of Directors of the Southwest Kansas Groundwater Management District No. 3 will hold their regularly scheduled monthly board meeting on Tuesday, February 04, 2025, starting at 10:30 a.m. CST at the following address: The Hyatt, 6021 SW 6th Ave., Topeka, Kansas.

BOARD OF DIRECTORS  
SOUTHWEST KANSAS GROUNDWATER MANAGEMENT DISTRICT NO. 3

By:  
Chad McCormick  
President of the Board

## Legal Notice

First published in the Elkhart Tri-State News, Thursday, January 16, 2025.

MORTON COUNTY APPRAISER  
MORTON COUNTY COURTHOUSE  
1025 Morton St.  
MORTON, KS 67950  
Phone:(620)697-2106

K.S.A. 79-1460a RESULTS OF MARKET STUDY ANALYSIS FOR MORTON COUNTY FOR THE ASSESSMENT YEAR 2025 PURSUANT TO L.1919, CH 279, 2

Annually, at least ten business days prior to the mailing of change of value notices pursuant to K.S.A. 79-1460, and amendments thereto, the county or district appraiser shall cause to be published in the official county newspaper the results of the market study analysis as prescribed by the Director of Property Valuation of the Department of Revenue.

A study of the residential (R) real estate market indicates that market values have continued to increase in 2024 at a limited rate. Data indicates general trends from +1% to +4%.

A study of the vacant (V) property real estate market indicated that the market is stable and the overall trend is not discernable due to limited data. There is no defined upward or downward trend.

A study of the commercial/industrial (C) real estate market indicates that the market is mixed and is dependent upon the market segment. An overall trend is not discernable with no defined upward or downward trend.

Values on specific properties may not follow indicated trends because of changes in the property, correction of descriptive data or adjustment of value based on sales of similar properties. Some properties may increase at a greater rate; some properties may decrease or change in valuation only slightly. All real property owners will be notified of the county appraiser's estimate of value on or prior to March 1, 2025. The appeal period extends to thirty days from the mailing date.

In accordance with the provisions in K.S.A. 79-1476, the Division of Property Valuation is required to annually furnish each county the results of its study relating to changes, if any, of the use value of agricultural land. Changes can and do occur as a result of several factors, including cropping practices, commodity prices, and production costs.

The Division of Property Valuation and Kansas State University have established current agricultural land values. MORTON County will implement the agricultural land values as provided by the Division of Property Valuation. These values are available for review within the County Appraiser’s office.

Don't Forget

Birth Announcements are FREE!!

Don't leave out your exciting news!!

NOTICE

Deadline FOR Elkhart Tri-State

Pictures & Stories Deadline 5 pm Monday Advertising Deadline 10 am Tuesday

derlying excitement of not knowing what adventures the day will bring.

Snow can be seen as an inconvenience, but I hope that it was filled with great moments. I hope that it brought you a chance to slow down and rest for a moment, that you experienced beauty and nourishment, that children played in the snow and families created memories.

Subscribe To The Elkhart Tri-State News. A great gift idea for everyone. It's a letter from home they get every week. Call 697-4716.

## Legal Notice

First published in the Elkhart Tri-State News, Thursday, January 16, 2025.. Thursday, January 23, 2025, Thursday, January 30, 2025.

IN THE DISTRICT COURT OF MORTON COUNTY, KANSAS

IN THE MATTER OF THE ESTATE OF )  
CLARENCE WAYNE JONES A/K/A )  
CLARENCE W. JONES A/K/A )  
SONNY JONES, DECEASED ) Case No. MT-2025-PR-000001

### NOTICE OF HEARING AND NOTICE TO CREDITORS

THE STATE OF KANSAS TO ALL PERSONS CONCERNED:

You are hereby notified that on 3rd day of January, 2025, a Petition was filed in this Court by Toni Wiggins, an heir and Executor named in the Last Will and Testament of Clarence Wayne Jones a/k/a Clarence W. Jones a/k/a Sonny Jones, deceased, dated June 20, 2024 praying that the Will filed with the Petition be admitted to probate and record; and that Toni Wiggins be appointed as Executor, without bond.

You are required to file your written defenses thereto on or before the 13th day of February, 2025, at 9:00 o'clock a.m., of said day, in this Court, in the City of Elkhart, in Morton County, Kansas, at which time and place the cause will be heard. Should you fail, judgment and decree will be entered in due course upon the Petition.

All creditors of the above-named decedent are notified to exhibit their demands against the estate within the later of (i) four (4) months from the date of first publication of this notice, as provided by law; or (ii) thirty (30) days after actual notice is given to any creditor. Creditors are notified that if their demands are not thus exhibited, they shall be forever barred.

Toni Wiggins, Petitioner

Nathanial C. Foreman, # 22691  
Tate, Kitzke & Foreman, LLC  
1024 S. Trindle  
Hugoton, Kansas 67951  
(620) 544-2103  
Attorneys for Petitioner

## Legal Notice

First published in the Elkhart Tri-State News, Thursday, January 9, 2025, Thursday, January 16, 2025, Thursday, January 23, 2025.

IN THE DISTRICT COURT OF MORTON COUNTY, KANSAS

IN THE MATTER OF THE ESTATE )  
OF )  
JIMMY O. EVANS, A/K/A ) Case No. MT-2024-PR-000029  
JIMMY ODELL EVANS, DECEASED )  
(Petition Pursuant to K.S.A. Chapter 59)

### NOTICE OF HEARING

#### THE STATE OF KANSAS TO ALL PERSONS CONCERNED:

You are notified that a Petition has been filed in this Court by Levi O. Evans, one of the heirs of Jimmy O. Evans, deceased, requesting:

Decsent be determined of the following described real estate situated in Morton County, Kansas:

Lot 2, Block 1, Davolt Addition, Elkhart, Morton County, Kansas;

and all personal property and other Kansas real estate owned by decedent at the time of death. And that such property and all personal property and other Kansas real estate owned by the decedent at the time of death be assigned pursuant to the laws of intestate succession.

You are required to file your written defenses to the Petition on or before February 4, 2025, at 10:00 a.m. in the city of Elkhart in Morton County, Kansas, at which time and place the cause will be heard. Should you fail to file your written defenses, judgment and decree will be entered in due course upon the Petition.

/s/ Jeremiah Johnson  
Jeremiah Johnson #21968  
Graber & Johnson Law Group, LLC  
701 Vilymaca, PO Box 450  
Elkhart, KS 67950  
(620) 697-2163  
Attorneys for Petitioner

## Legal Notice

First published in the Elkhart Tri-State News, Thursday, January 9, 2025, Thursday, January 16, 2025, Thursday, January 23, 2025.

IN THE DISTRICT COURT OF MORTON COUNTY, KANSAS  
CIVIL DEPARTMENT

Rocket Mortgage, LLC f/k/a Quicken Loans, LLC ) Case No.MT-2024-CV-000009  
f/k/a Quicken Loans Inc. )  
Plaintiff, ) Court No.  
vs. ) Title to Real Estate Involved  
) Pursuant to K.S.A. §60  
Donald G Fisher, et al. )  
Defendants, )

### NOTICE OF SALE

Under and by virtue of an Order of Sale issued to me by the Clerk of the District Court of Morton County, Kansas, the undersigned Sheriff of Morton County, Kansas, will offer for sale at public auction and sell to the highest bidder for cash in hand at the front entrance of the Morton County Courthouse, Elkhart, Kansas, on February 4, 2025, at the time of 10:00 AM, the following real estate:

LOT THREE (3), BLOCK "G", ADDINGTON SECOND ADDITION TO THE CITY OF ELKHART, MORTON COUNTY, KANSAS, ACCORDING TO THE RECORDED PLAT THEREOF, Parcel ID No. 0652451603023007000. Commonly known as 1043 Richard St, Elkhart, KS 67950 ("the Property") MS220442

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.

Morton County Sheriff  
MILLSAP & SINGER, LLC

By: \_\_\_\_\_  
Victor B. Finkelstein, #13410  
vfinkelstein@msfirm.com  
8900 Indian Creek Parkway, Suite 180  
Overland Park, KS 66210  
(913) 339-9132  
(913) 339-9045 (fax)  
ATTORNEYS FOR PLAINTIFF

MILLSAP & SINGER, LLC AS ATTORNEYS FOR ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC. IS ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

# Classified

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NOTICE

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Pictures & Stories Deadline 5 pm Monday Advertising Deadline 10 am Tuesday

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ADVERTISEMENT FOR BIDS MORTON COUNTY LANDFILL PHASE H2 CONSTRUCTION

1. Bids will be received by Morton County (Owner) until 10 am Wednesday January 22, 2025 for construction and related site improvements associated with Phase H2 Construction at the Morton County Landfill (Site). Sealed bids shall be submitted to the following location:

Morton County Clerks Office  
P.O. Box 1116  
Elkart, KS 67950

Direct Questions to:  
Sheldon Pippin  
620-697-2655  
sheldon.pippin@mtcoks.gov

Bids received after the bid date and time will not be accepted and will be returned unopened. Bids will be opened at 10:00 am Monday January 27th, 2025 at the Morton County Commissioner's meeting.

2. An electronic copy of the Bid Documents can be provided upon request or can be examined at the Morton County Landfill Office.

3. The Scope of Work for Phase H2 construction includes, but is not limited to, providing all labor, materials, tools, equipment, incidentals, and services necessary and required to excavate soil (approximately 52,937 cubic yard) from the Phase H2 Area and stockpile soil on site within 500 feet of the excavation area.

4. Owner reserves the right to reject any or all Bids or portions of any or all bids and to waive informalities therein to determine the best Bid. The Bidder may not withdraw its Bid for a period of ninety (90) calendar days following the Bid Date. Bids may be held by Morton County for up to ninety (90) calendar days from the date of the opening of bids for the purpose of reviewing the bids and investigating the qualifications of bidders prior to awarding of the contract.

5. Bidder must be properly licensed to perform the work pursuant to all applicable state and local law. An award to contract will not be made to a Bidder who is not licensed.

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**NOTICE OF DEFAULT AND FORECLOSURE SALE**

**WHEREAS**, on June 18, 2007, a certain Mortgage was Executed by Earnest E. Henley and Barbara E. Henley, his wife as mortgagors in favor of James B. Nutter & Company as mortgagee, and was recorded on June 27, 2007, in Book 148, Page 116 in the Office of the Register of Deeds of Morton County; Kansas and

**WHEREAS**, the Mortgage was insured by the United States Secretary of Housing and Urban Development (the Secretary) pursuant to the National Housing Act for the purpose of providing single family housing; and

**WHEREAS**, the Mortgage is now owned by the Secretary, pursuant to an assignment dated August 3, 2020, and recorded on August 13, 2020, in Book 201, Page 522, in the Office of the Register of Deeds of Morton County, Kansas,

**WHEREAS**, a default has been made in the covenants and conditions of the Mortgage in that payments were not made and remains wholly unpaid as of the date of this notice, and no payment has been made sufficient to restore the loan to currency; and

**WHEREAS**, the entire amount delinquent as of January 31, 2025 is \$57,218.24; and

**WHEREAS**, by virtue of this default, the Secretary has declared the entire amount of the indebtedness secured by the Mortgage to be immediately due and payable;

**NOW THEREFORE**, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, subpart B, and by the Secretary's designation of me as Foreclosure Commissioner, attached hereto and recorded herewith, notice is hereby given that on January 31, 2025 at 10:30 AM local time, all real and personal property at or used in connection with the following described premises ("Property") will be sold at public auction to the highest bidder:

LOT 3, BLOCK 39, IN THE CITY OF ELKHART, MORTON KANSAS, ACCORDING TO THE RECORDED PLAT THEREOF;

BEING THE SAME PREMISES AS CONVEYED IN DEED FROM ROLAND F. CAFFEY AND CAROL L. CAFFEY, HIS WIFE RECORDED 12-7-76 IN BOOK 47, PAGE 49 IN SAID COUNTY AND STATE.

TAX ID: 245160201200300000000

COMMONLY KNOWN AS: 611 Point Rock Rd, Elkhart, KS 67950

The sale will be held at the front door of the Morton County, Courthouse, City of Elkhart, State of Kansas. The Secretary of Housing and Urban Development will bid \$61,902.24.

There will be no proration of taxes, rents or other income or liabilities, except that the purchaser will pay, at or before closing, his prorata share of any real estate taxes that have been paid by the Secretary to the date of the foreclosure sale.

When making their bids, all bidders except the Secretary must submit a deposit totaling \$6,190.22 in the form of a certified check or cashier's check made out to the Secretary of HUD. A deposit need not accompany each oral bid. If the successful bid is oral, a deposit of \$6,190.22 must be presented before the bidding is closed. The deposit is nonrefundable. The remainder of the purchase price must be delivered within 30 days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier's check. If the Secretary is the high bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveying fees, all real estate and other taxes that are due on or after the delivery date of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them.

The Secretary may grant an extension of time within which to deliver the remainder of the payment. All extensions will be for 15-day increments for a fee of \$500.00 paid in advance. The extension fee shall be in the form of a certified or cashier's check made payable to the Secretary of HUD. If the high bidder closes the sale prior to the expiration of any extension period, the unused portion of the extension fee shall be applied toward the amount due.

If the high bidder is unable to close the sale within the required period, or within any extensions of time granted by the Secretary, the high bidder may be required to forfeit the cash deposit or, at the election of the foreclosure commissioner after consultation with the HUD representative, will be liable to HUD for any costs incurred as a result of such failure. The Commissioner may, at the direction of the HUD representative, offer the Property to the second highest bidder for an amount equal to the highest price offered by that bidder.

There is no right of redemption, or right of possession based upon a right of redemption, in the mortgagor or others subsequent to a foreclosure completed pursuant to the Act. Therefore, the Foreclosure Commissioner will issue a Deed to the purchaser(s) upon receipt of the entire purchase price in accordance with the terms of the sale as provided herein. HUD does not guarantee that the property will be vacant.

The scheduled foreclosure sale shall be cancelled or adjourned if it is established, by documented written application of the mortgagor to the Foreclosure Commissioner not less than 3 days before the date of sale, or otherwise, that the default or defaults upon which the foreclosure is based did not exist at the time of service of this notice of default and foreclosure sale, or all amounts due under the mortgage agreement are tendered to the Foreclosure Commissioner, in the form of a certified or cashier's check payable to the Secretary of HUD, before public auction of the property is completed.

The amount that must be paid if the mortgage is to be reinstated prior to the scheduled sale is \$57,218.24 as of January 31, 2025, plus all other amounts that would be due under the mortgage agreement if payments under the mortgage had not been accelerated, advertising costs and postage expenses incurred in giving notice, mileage by the most reasonable road distance for posting notices and for the Foreclosure Commissioner's attendance at the sale, reasonable and customary costs incurred for title and lien record searches, the necessary out-of-pocket costs incurred by the Foreclosure Commissioner for recording documents, a commission for the Foreclosure Commissioner, and all other costs incurred in connection with the foreclosure prior to reinstatement.

Tender of payment by certified or cashier's check or application for cancellation of the foreclosure sale shall be submitted to the address of the Foreclosure Commissioner provided below.

This notice is an attempt to collect a debt and any information obtained will be used for that purpose.

MILLSAP & SINGER, LLC  
Foreclosure Commissioner  
612 Spirit Drive  
St. Louis, MO 63005  
(636) 537-0110  
File No: 224556.013125.451064 HCOM

**NOTICE**

Pursuant to the Fair Debt Collection Practices Act, 15 U.S.C. §1692c(b), no information concerning the collection of this debt may be given without the prior consent of the consumer given directly to the debt collector or the express permission of a court of competent jurisdiction. The debt collector is attempting to collect a debt and any information obtained will be used for that purpose.