

Legal Notice

(First Published in Lincoln Sentinel-Republican on Wednesday, June 18, 2025)

ORDINANCE NUMBER 759

AN ORDINANCE VACATING THAT PORTION OF W. BOWLAND AVENUE WEST OF SOUTH 5TH STREET, WHICH SUCH VACATION IS BOUNDED BY LOTS 9, 10, AND 11 IN BLOCK 1 OF BOWER ADDITION, AND THAT PORTION OF W. BOWLAND AVENUE WEST OF SOUTH 5TH STREET, BOUNDED BY PARTS OF LOTS 1, 2, 3, 4, 5, AND 6, LESS A PORTION OF LOTS 4, 5, AND 6, IN BLOCK 2 OF BOWER ADDITION, ALL OF WHICH IS IN THE CITY OF LINCOLN CENTER, LINCOLN COUNTY, KANSAS:

BE IT ORDAINED, BY THE GOVERNING BODY OF THE CITY OF LINCOLN, KANSAS:

SECTION 1. K.S.A. 14-423 provides that the governing body of any city of the second class shall have the power to vacate or discontinue any street and alley whenever deemed necessary or expedient.

SECTION 2. That portion of W. Bowland Avenue, west of 5th Street, which portion is bounded by Lots 9, 10, and 11 in Block 1 of Bower Addition, being described by Plum Creek Surveys on October 18, 2018, more fully described as follows: Commencing at the northwest corner of the parcel described in Book 44, Page 213 in the Lincoln County Register of Deeds, being the mid-point of the west line of Lot 11 Block 1; thence east along the north line of the south half of Lot 11 47.4 feet to the northeast corner of said parcel, also being the Point of Beginning; thence S89°53'29"E for 183.67 feet along the north line of the south half of Lots 11, 10, and 9, also being the south line of Parcel 1 (above) to the southeast corner of Parcel 1; thence S0°12'14"W for 102.65 feet along the east side of said Lot 9 to the southeast corner of Lot 9; thence N89°54'35"W for 183.26 feet along the south line of Lot 9, 10, and 11 to the southeast corner of said parcel in said Book 44; thence N0°01'26"W for 102.71 feet along the east line of said previous parcel to the Point of Beginning, containing 18,838 square feet (0.432 acres) and is subject to all applicable rights of way and easements; and that portion of W. Bowland Avenue, west of 5th Street, which portion is bounded by Parts of Lots 1, 2, 3, 4, 5, and 6, in Block 2 of Bower Addition to Lincoln Center, Lincoln County, Kansas, more particularly described as follows: Beginning at the northeast corner of a parcel in Book 44, page 219 in the Lincoln County Register of Deeds, being on the north line of Lot 1, Block 2, 58.5 feet east of the northwest corner thereof; thence S89°54'35"E for 238.28 feet along the north line of Block 2, to a point 5 feet west of the northeast corner Lot 4; thence S00°10'59"W, parallel to east line of said Lot 4, for 140.00 feet; thence S89°54'35"E, parallel to the north line of Block 2, for 110.00 feet; thence S00°08'55"W, parallel to the west line of Lot 6, for 50 feet; thence S 89°54'35"E parallel to the north line of Block 2, for 81.70 feet to the east line of Lot 6; thence S00°05'52"W along the east line of Lot 6 for 55.00 feet to the southeast corner of Lot 6; thence N 89°54'35"W along the south line of Block 2 for 409.75 feet to the southeast corner of said Book 44 parcel; thence N4°34'22"W, along the east line of said parcel, for 245.81 feet to the Point of Beginning, LESS the following described parcel: a portion of Lots 4, 5, and 6, Block 2, Bowers Addition to the City of Lincoln Center, Lincoln County, Kansas, described as follows by Nicholas D. Schmidt, PS#1492, this 19th day of December, 2023: Beginning at the Southeast corner of said Lot 6; thence on a NAD 83 Kansas North Zone bearing of South 89°58'40"W on the South line of said Block 2 a distance of 191.30 feet to the West line of the East 5.0 feet (Record) of said Lot 4; thence North 00°11'06"E east on said East line a distance of 104.56 feet to the South line of the North 140.0 feet (Record) of said Lots 4, 5, and 6; thence South 89°54'11"E east on the South line thereof a distance of 110.05 feet to the West line of the East 80.0 feet (Record) of said Lot 6; thence South 00°12'01"W west on the East line thereof a distance of 49.95 feet to the South line of the North 190.0 feet (Record) of said Lot 6; thence South 89°55'50"E east on the South line thereof a distance of 81.78 feet to the East line of said Lot 6; thence South 00°43'23"W west on the East line thereof a distance of 54.26 feet to the point of beginning, all of which is subject to easements, reservations, and restrictions of record. The public will suffer no loss or inconvenience by vacating thereof.

SECTION 3. The governing body deems it to be necessary and expedient to vacate that portion of W. Bowland Avenue, west of 5th Street, which portion is bounded by Lots 9, 10, and 11 in Block 1 of Bower Addition, being described by Plum Creek Surveys on October 18, 2018, more fully described as follows: Commencing at the northwest corner of the parcel described in Book 44, Page 213 in the Lincoln County Register of Deeds, being the mid-point of the west line of Lot 11 Block 1; thence east along the north line of the south half of Lot 11 47.4 feet to the northeast corner of said parcel, also being the Point of Beginning; thence S89°53'29"E for 183.67 feet along the north line of the south half of Lots 11, 10, and 9, also being the south line of Parcel 1 (above) to the southeast corner of Parcel 1; thence S0°12'14"W for 102.65 feet along the east side of said Lot 9 to the southeast corner of Lot 9; thence N89°54'35"W for 183.26 feet along the south line of Lot 9, 10, and 11 to the southeast corner of said parcel in said Book 44; thence N0°01'26"W for 102.71 feet along the east line of said previous parcel to the Point of Beginning, containing 18,838 square feet (0.432 acres) and is subject to all applicable rights of way and easements; and that portion of W. Bowland Avenue, west of 5th Street, which portion is bounded by Parts of Lots 1, 2, 3, 4, 5, and 6, in Block 2 of Bower Addition to Lincoln Center, Lincoln County, Kansas, more particularly described as follows: Beginning at the northeast corner of a parcel in Book 44, page 219 in the Lincoln County Register of Deeds, being on the north line of Lot 1, Block 2, 58.5 feet east of the northwest corner thereof; thence S89°54'35"E for 238.28 feet along the north line of Block 2, to a point 5 feet west of the northeast corner Lot 4; thence S00°10'59"W, parallel to east line of said Lot 4, for 140.00 feet; thence S89°54'35"E, parallel to the north line of Block 2, for 110.00 feet; thence S00°08'55"W, parallel to the west line of Lot 6, for 50 feet; thence S 89°54'35"E parallel to the north line of Block 2, for 81.70 feet to the east line of Lot 6; thence S00°05'52"W along the east line of Lot 6 for 55.00 feet to the southeast corner of Lot 6; thence N 89°54'35"W along the south line of Block 2 for 409.75 feet to the southeast corner of said Book 44 parcel; thence N4°34'22"W, along the east line of said parcel, for 245.81 feet to the Point of Beginning, LESS the following described parcel: a portion of Lots 4, 5, and 6, Block 2, Bowers Addition to the City of Lincoln Center, Lincoln County, Kansas, described as follows by Nicholas D. Schmidt, PS#1492, this 19th day of December, 2023: Beginning at the Southeast corner of said Lot 6; thence on a NAD 83 Kansas North Zone bearing of South 89°58'40"W on the South line of said Block 2 a distance of 191.30 feet to the West line of the East 5.0 feet (Record) of said Lot 4; thence North 00°11'06"E east on said East line a distance of 104.56 feet to the South line of the North 140.0 feet (Record) of said Lots 4, 5, and 6; thence South 89°54'11"E east on the South line thereof a distance of 110.05 feet to the West line of the East 80.0 feet (Record) of said Lot 6; thence South 00°12'01"W west on the East line thereof a distance of 49.95 feet to the South line of the North 190.0 feet (Record) of said Lot 6; thence South 89°55'50"E east on the South line thereof a distance of 81.78 feet to the East line of said Lot 6; thence South 00°43'23"W west on the East line thereof a distance of 54.26 feet to the point of beginning, all of which is subject to easements, reservations, and restrictions of record.

SECTION 4. That portion of W. Bowland Avenue, west of 5th Street, which portion is bounded by Lots 9, 10, and 11 in Block 1 of Bower Addition, being described by Plum Creek Surveys on October 18, 2018, more fully described as follows: Commencing at the northwest corner of the parcel described in Book 44, Page 213 in the Lincoln

County Register of Deeds, being the mid-point of the west line of Lot 11 Block 1; thence east along the north line of the south half of Lot 11 47.4 feet to the northeast corner of said parcel, also being the Point of Beginning; thence S89°53'29"E for 183.67 feet along the north line of the south half of Lots 11, 10, and 9, also being the south line of Parcel 1 (above) to the southeast corner of Parcel 1; thence S0°12'14"W for 102.65 feet along the east side of said Lot 9 to the southeast corner of Lot 9; thence N89°54'35"W for 183.26 feet along the south line of Lot 9, 10, and 11 to the southeast corner of said parcel in said Book 44; thence N0°01'26"W for 102.71 feet along the east line of said previous parcel to the Point of Beginning, containing 18,838 square feet (0.432 acres) and is subject to all applicable rights of way and easements; and that portion of W. Bowland Avenue, west of 5th Street, which portion is bounded by Parts of Lots 1, 2, 3, 4, 5, and 6, in Block 2 of Bower Addition to Lincoln Center, Lincoln County, Kansas, more particularly described as follows: Beginning at the northeast corner of a parcel in Book 44, page 219 in the Lincoln County Register of Deeds, being on the north line of Lot 1, Block 2, 58.5 feet east of the northwest corner thereof; thence S89°54'35"E for 238.28 feet along the north line of Block 2, to a point 5 feet west of the northeast corner Lot 4; thence S00°10'59"W, parallel to east line of said Lot 4, for 140.00 feet; thence S89°54'35"E, parallel to the north line of Block 2, for 110.00 feet; thence S00°08'55"W, parallel to the west line of Lot 6, for 50 feet; thence S 89°54'35"E parallel to the north line of Block 2, for 81.70 feet to the east line of Lot 6; thence S00°05'52"W along the east line of Lot 6 for 55.00 feet to the southeast corner of Lot 6; thence N 89°54'35"W along the south line of Block 2 for 409.75 feet to the southeast corner of said Book 44 parcel; thence N4°34'22"W, along the east line of said parcel, for 245.81 feet to the Point of Beginning, LESS the following described parcel: a portion of Lots 4, 5, and 6, Block 2, Bowers Addition to the City of Lincoln Center, Lincoln County, Kansas, described as follows by Nicholas D. Schmidt, PS#1492, this 19th day of December, 2023: Beginning at the Southeast corner of said Lot 6; thence on a NAD 83 Kansas North Zone bearing of South 89°58'40"W on the South line of said Block 2 a distance of 191.30 feet to the West line of the East 5.0 feet (Record) of said Lot 4; thence North 00°11'06"E east on said East line a distance of 104.56 feet to the South line of the North 140.0 feet (Record) of said Lots 4, 5, and 6; thence South 89°54'11"E east on the South line thereof a distance of 110.05 feet to the West line of the East 80.0 feet (Record) of said Lot 6; thence South 00°12'01"W west on the East line thereof a distance of 49.95 feet to the South line of the North 190.0 feet (Record) of said Lot 6; thence South 89°55'50"E east on the South line thereof a distance of 81.78 feet to the East line of said Lot 6; thence South 00°43'23"W west on the East line thereof a distance of 54.26 feet to the point of beginning, all of which is subject to easements, reservations, and restrictions of record, are hereby vacated.

SECTION 5. That portion of W. Bowland Avenue, west of 5th Street, which portion is bounded by Lots 9, 10, and 11 in Block 1 of Bower Addition, being described by Plum Creek Surveys on October 18, 2018, more fully described as follows: Commencing at the northwest corner of the parcel described in Book 44, Page 213 in the Lincoln County Register of Deeds, being the mid-point of the west line of Lot 11 Block 1; thence east along the north line of the south half of Lot 11 47.4 feet to the northeast corner of said parcel, also being the Point of Beginning; thence S89°53'29"E for 183.67 feet along the north line of the south half of Lots 11, 10, and 9, also being the south line of Parcel 1 (above) to the southeast corner of Parcel 1; thence S0°12'14"W for 102.65 feet along the east side of said Lot 9 to the southeast corner of Lot 9; thence N89°54'35"W for 183.26 feet along the south line of Lot 9, 10, and 11 to the southeast corner of said parcel in said Book 44; thence N0°01'26"W for 102.71 feet along the east line of said previous parcel to the Point of Beginning, containing 18,838 square feet (0.432 acres) and is subject to all applicable rights of way and easements; and that portion of W. Bowland Avenue, west of 5th Street, which portion is bounded by Parts of Lots 1, 2, 3, 4, 5, and 6, in Block 2 of Bower Addition to Lincoln Center, Lincoln County, Kansas, more particularly described as follows: Beginning at the northeast corner of a parcel in Book 44, page 219 in the Lincoln County Register of Deeds, being on the north line of Lot 1, Block 2, 58.5 feet east of the northwest corner thereof; thence S89°54'35"E for 238.28 feet along the north line of Block 2, to a point 5 feet west of the northeast corner Lot 4; thence S00°10'59"W, parallel to east line of said Lot 4, for 140.00 feet; thence S89°54'35"E, parallel to the north line of Block 2, for 110.00 feet; thence S00°08'55"W, parallel to the west line of Lot 6, for 50 feet; thence S 89°54'35"E parallel to the north line of Block 2, for 81.70 feet to the east line of Lot 6; thence S00°05'52"W along the east line of Lot 6 for 55.00 feet to the southeast corner of Lot 6; thence N 89°54'35"W along the south line of Block 2 for 409.75 feet to the southeast corner of said Book 44 parcel; thence N4°34'22"W, along the east line of said parcel, for 245.81 feet to the Point of Beginning, LESS the following described parcel: a portion of Lots 4, 5, and 6, Block 2, Bowers Addition to the City of Lincoln Center, Lincoln County, Kansas, described as follows by Nicholas D. Schmidt, PS#1492, this 19th day of December, 2023: Beginning at the Southeast corner of said Lot 6; thence on a NAD 83 Kansas North Zone bearing of South 89°58'40"W on the South line of said Block 2 a distance of 191.30 feet to the West line of the East 5.0 feet (Record) of said Lot 4; thence North 00°11'06"E east on said East line a distance of 104.56 feet to the South line of the North 140.0 feet (Record) of said Lots 4, 5, and 6; thence South 89°54'11"E east on the South line thereof a distance of 110.05 feet to the West line of the East 80.0 feet (Record) of said Lot 6; thence South 00°12'01"W west on the East line thereof a distance of 49.95 feet to the South line of the North 190.0 feet (Record) of said Lot 6; thence South 89°55'50"E east on the South line thereof a distance of 81.78 feet to the East line of said Lot 6; thence South 00°43'23"W west on the East line thereof a distance of 54.26 feet to the point of beginning, all of which is subject to easements, reservations, and restrictions of record, shall revert to the adjacent lots of real estate in the same proportion as when taken from them.

SECTION 6. This ordinance shall be in full force and effect from and after its adoption and thirty (30) days after the publication in the official city newspaper.

INTRODUCED, PASSED, and APPROVED by the City Council of the City of Lincoln Center, Kansas, on this 9th day of June, 2025.

APPROVED:

By: /s/ Travis Schwerdtfager
Mayor

Attest: (seal)

By: /s/ Heather N. Hillegeist
City Clerk

City/ from page 1

City Superintendent Jeff Ahring presented the Governing Body with a report of the well pump tests for the three Gabelmann wells performed by Sargent Drilling. They also provided an estimate for well rehabilitation. After discussion, Ahring was instructed to obtain additional quotes for potential pumps and motors as pricing on the project and a list of potential streets for repair to be presented at the July meeting.

City Attorney Norris was contacted by Clay Haring concerning the recent vacation of W. Lincoln Avenue to city limits. Following discussion, the city agreed to secure access to Haring's property for him prior to the expiration of current city farm leases on February 28, 2026.

Clerk Hillegeist presented four proposals from different software companies for cemetery software. This software has a public portal with mapping to help with selling spaces, locating loved ones, assisting with marking graves for burials and headstones. Since the resignation of the cemetery sexton, the city office/crew has performed the work. Hillegeist and deputy Kristin Dail gave scenarios of the current process and how the software could help with both the customers' experience and the employees. The council voted to contract with WebCemeteries for cemetery software in the one-time amount of \$10,769.00, with recurring monthly management and license fees of \$299.00.

Legal Notice

(First Published in Lincoln Sentinel-Republican on Wednesday, June 4, 2025)

IN THE DISTRICT COURT OF LINCOLN COUNTY, KANSAS

In the Matter of the Estate of)

Stanley Dean Suelter,) Case No.: LC-2025-PR-000013
a/k/a Stanley D. Suelter, a/k/a Stan Suelter, deceased)

Title to Real Estate Involved

(Petition Pursuant to K.S.A. Chapter 59)

NOTICE OF HEARING

THE STATE OF KANSAS TO ALL PERSONS CONCERNED:

You are hereby notified that a petition has been filed in this Court by Mickey L. Suelter, the surviving spouse and an heir of Stanley Dean Suelter, a/k/a Stanley D. Suelter, a/k/a Stan Suelter, deceased, praying for the determination of the descent of the following-described real estate in Lincoln County, Kansas:

The Northwest Quarter (NW/4) of Section Twelve (12), Township Thirteen (13) South, Range Seven (7) West of the 6th P.M., Lincoln County, Kansas

and that such property and all personal property and other Kansas real estate owned by the decedent at the time of death be assigned in accordance with a valid settlement agreement to Mickey L. Suelter.

You are hereby required to file your written defenses thereto on or before the 30th day of June, 2025, at 9:00 a.m., in such Court, in the City of Lincoln, in Lincoln County, Kansas, at which time and place the cause will be heard. Should you fail therein, judgment and decree will be entered in due course upon the petition.

Mickey L. Suelter, Petitioner

Submitted by:

Jeffrey A. Norris, KS 27036
CLARK, MIZE & LINVILLE, CHARTERED
129 S. Eighth - P. O. Box 380
Salina, Kansas 67402-0380
Tel. (785) 823-6325 - Fax (785) 823-1868
janorris@cml-law.com
Attorneys for Petitioner

Legal Notice

(First Published in Lincoln Sentinel-Republican on Wednesday, June 11, 2025)

IN THE DISTRICT COURT OF LINCOLN COUNTY, KANSAS

CIVIL DEPARTMENT

VANDERBILT MORTGAGE AND FINANCE, INC.,

Plaintiff, v.

ESTATE OF TAMARA NEWCOM, DECEASED; GLENDA CUNNINGHAM; BOARD OF COUNTY COMMISSIONERS of LINCOLN COUNTY, KANSAS; and THE UNKNOWN HEIRS AND/OR DEVISEES OF THE ESTATE OF TAMARA NEWCOM, DECEASED, and JOHN DOE/JANE DOE Defendants.

Case No. LC-2025-CV-000001

Division No.

Chapter 60

Title to Real Estate Involved

NOTICE OF SUIT

To: The Estate of Tamara Newcom, Deceased, The Unknown Heirs and/or Devisees of The Estate of Tamara Newcom, Deceased, and Glenda Cunningham, You are notified that an Amended Verified Petition for Mortgage Foreclosure has been filed in the Lincoln County District Court by Vanderbilt Mortgage and Finance, Inc., praying for foreclosure of the real property, legally described as:

LOT 15 IN BLOCK 9 OF THE EAST PART OF FAIRMOUNT ADDITION TO THE CITY OF LINCOLN CENTER, LINCOLN COUNTY, KANSAS

Commonly known as 126 E. Center Street, Lincoln, KS 67455 (the "Real Property")

Including one 2010 CMH SARATOGA Y Manufactured Home, VIN CBH020755TX (the "Manufactured Home") and you are hereby required to plead to the Amended Verified Petition for Mortgage Foreclosure on or before July 24, 2025, in the court at Lincoln County, Kansas. If you fail to plead, judgment will be entered upon the Amended Verified Petition for Mortgage Foreclosure.

40092159.v1

Submitted by:

SANDBERG PHOENIX & VON GONTARD P.C.

Aaron M. Othmer KS# 27121

4600 Madison Ave., Suite 1000

Kansas City, MO 64112

Tel: 816-425-9704 Fax: 816-627-5532

aothmer@sandbergphoenix.com

ATTORNEY FOR PLAINTIFF

SANDBERG PHOENIX & von GONTARD P.C. IS ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Send your stories & news to:
lincolinksnews@gmail.com

