

## PUBLIC NOTICES

First published in The Wabaunsee County Signal-Enterprise, Thursday, June 26, 2025; subsequently published on Thursday, July 3, 2025; and Thursday, July 10, 2025.

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

Case No. **WB-2025-CV-000008**  
K.S.A. 60  
TITLE TO REAL ESTATE INVOLVED

NEW AMERICAN FUNDING, LLC, PLAINTIFF  
vs.  
JASON BOATWRIGHT, et al., DEFENDANTS

#### NOTICE OF SUIT

The State of Kansas to: JASON BOATWRIGHT A/K/A JASON D. BOATWRIGHT; UNKNOWN SPOUSE OF JASON BOATWRIGHT A/K/A JASON D. BOATWRIGHT

and the unknown heirs, executors, administrators, devisees, trustees, creditors, and assigns of such of the defendants as may be deceased; the unknown spouses of the defendants; the unknown officers, successors, trustees, creditors and assigns of such defendants as are existing, dissolved or dormant corporations; the unknown guardians and trustees of such of the defendants as are minors or are in anywise under legal disability; and all other persons who are or may be concerned:

You are hereby notified that a petition has been filed in the District Court of Wabaunsee County, Kansas, by New American Funding, LLC for judgment in the sum of \$227,330.24, plus interest, costs and other relief; judgment that plaintiff's lien is a first lien on the said real property and sale of said property to satisfy the indebtedness, said property described as follows, to wit:

PART OF THE NORTHEAST QUARTER (NE1/4) OF SECTION THREE (3), TOWNSHIP THIRTEEN (13) SOUTH, RANGE NINE (9) EAST OF THE 6TH P. M., WABAUNSEE COUNTY, KANSAS DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 176 FEET NORTH OF THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER, SECTION 3; THENCE NORTH 59 DEGREES 10 MINUTES EAST 121.5 FEET; THENCE NORTH 39 DEGREES 26 MINUTES EAST 2035 FEET, THENCE NORTH 62 DEGREES EAST 252 FEET; THENCE NORTH 00 DEGREES 29 MINUTES EAST 241 FEET; THENCE NORTH 89 DEGREES 31 MINUTES WEST 1621.45 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 3; THENCE SOUTH 00 DEGREES 29 MINUTES WEST 1993.33 FEET TO THE PLACE OF BEGINNING. Commonly known as 34451 Old K10 Road, Alma, Kansas 66401

and you are hereby required to plead to said petition in said Court at Alma, Kansas on or before the 6th of August, 2025.

Should you fail therein judgment and decree will be entered in due course upon said petition.

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

LOGS LEGAL GROUP LLP

Attorneys for Plaintiff

6811 Shawnee Mission Parkway – Suite 309, Overland Park, KS 66202

(913) 831-3000 Fax No. (913) 831-3320

Our File No. 25-014444

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### NOTICE OF PUBLIC HEARING

TO WHOM IT MAY CONCERN  
AND TO ALL PERSONS INTERESTED

NOTICE IS HEREBY GIVEN THAT ON August 21, 2025 the Wabaunsee County Planning Commission will hold a public hearing at the Alma Community Center, Alma, Kansas at 7:00 P.M. to consider the following application:

#### CASE NO. 621

A application for a Conditional Use Permit has been filed by The Wertzberger Family Trust for establishing a short term rental at 150 Cedar Circle Alma, Kansas 66401 on described property as follows:

Lot 5 and 6, Block 34, being a portion of the platted section of what is known as Wabaunsee County State Park, Wabaunsee County, Kansas.

All in Wabaunsee County, Kansas.

As provided in the Wabaunsee County Zoning regulations, the above application will be discussed and considered by the Wabaunsee County Planning Commission, and all persons interested in said matter will be heard at this time concerning their views and wishes: and all matters concerning the request and presented at the hearing will be considered by the Commission.

CERTIFIED, this June 26, 2025.

Lynn Deever, Secretary

Wabaunsee Co. Planning Commission

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Thursday, July 3, 2025.

### CITY OF ESKRIDGE RESOLUTION NO. 062325-21

A RESOLUTION OF THE CITY of Eskridge, Kansas, declaring that the property at 204 E. 1st, Eskridge, Kansas, owned by Cynthia A. and John Benson is in violation of the minimum housing code and setting a time and place of hearing.

WHEREAS, pursuant to City Ordinance, Article 2A, environmental Code, Section 8-2A01, the City officials have reported that the property at 204 E. 1st is in violation of City ordinances due to conditions that present hazards of fire, accident, vermin infestation, and other conditions that render the property injurious to the health, safety, or morals to the occupants or the persons residing nearby. These violations render the property a blight upon the neighborhood.

WHEREAS, the report indicates that the property has broken windows, open doors, tarp covers roofs and other problems with the structure rendering it dilapidated and in an unsightly condition, increasing the chances of animal infestation, fire and other hazard.

WHEREAS, the City's enforcing officer has attempted, through written notices to have the owner(s) of said properties address these conditions and said requests have not been answered, nor has the owner(s) otherwise attempted to correct these violations in a manner satisfactory to the City. Letters have been sent and returned, been posted on door of resident and

WHEREAS, pursuant to City Ordinance Chapter VIII, Health and Welfare, that the City shall fix a time and place at which the owners, the owners' agent, any lienholder, and/or any occupant may appear and show cause why the nuisances shall not be abated; and

NOW, THEREFORE, BE IT RESOLVED by the governing body of the City of Eskridge, Kansas, that the owners, their agents, lienholders and any occupants of 204 E. 1st, Eskridge, Kansas, are hereby advised of the findings outlined above, and that a nuisance exists at 204 E. 1st, and that the owners thereof are ordered to abate the nuisance by, fixing the roof of the house, cleaning trash bags out, broken windows, holes in Garage and securing the Garage up better. In addition, that should the owners or any other responsible party not abate the nuisance in the time provided by the City Code, the City may abate the conditions without further notice or hearing, with the cost incurred by the City shall be charged against the lot or parcel of ground on which the nuisance was located.

IT IS SO RESOLVED.

ADOPTED BY THE GOVERNING BODY THIS 23RD DAY OF JUNE 2025.

TERRANCE COOK, MAYOR

ATTEST:

LISA CERNICH, CITY CLERK

**DEADLINE IS  
2:00 P.M.  
MONDAYS**

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

Case No. **WB-2025-CV-000004**

**BOARD OF COMMISSIONERS OF  
WABAUNSEE COUNTY, KANSAS, Plaintiff,**  
vs.  
**BRIAN FURMAN, ET AL., Defendants**

#### NOTICE OF SALE

**IMPORTANT NOTICE: ALL BIDDERS MUST REGISTER AT THE REGISTRATION DESK BEFORE THE SALE. REGISTRATION WILL TAKE PLACE ON AUGUST 6th, 2025, FROM 10:15 TO 10:55 A.M. AT THE WABAUNSEE COUNTY COURTHOUSE, 3RD FLOOR COURTROOM. YOU WILL NOT BE ALLOWED TO BID ON PROPERTY UNLESS YOU HAVE REGISTERED.**

Notice is hereby given that under and by virtue of an Order of Sale issued by the Clerk of the District Court of Wabaunsee County, Kansas, in a certain action pending in said court numbered WB-2025-CV-000004, wherein the parties above named were respectively plaintiff and defendants, and to me, the undersigned, Sheriff of Wabaunsee County, I will offer for sale at public auction, and sell to the highest bidder for cash in hand, at the Wabaunsee County Courthouse, 3RD Floor Courtroom, in the City of Alma, in said county, on the 6th day of August at 11:00 o'clock a.m. of said day, and continuing, if necessary, on subsequent days, the following described real estate, situated in the County of Wabaunsee and State of Kansas, to-wit:

ITEM 1

TAX ID: 03223

Street Address: 109 Main Street, Eskridge, KS 66423

Tract Description: East Eskridge, LT 5 BLK 7, Section 05, Township 14, Range 12E

Total Taxes, Interest, Charges and Penalty Through January 24, 2025: \$4076.84

ITEM 2

TAX ID: 03235A

Street Address: 508 E 2nd Ave, Eskridge KS 66423

Tract Description: Esigns 2nd, TR BEG SW CO LT1 BLK 11 TH E202 SE566 S139 W74 N459 E112 N33 W139 N140 TO POB SECTION 05 TOWNSHIP 14 RANGE 12E

Total Taxes, Interest, Charges and Penalty Through January 24, 2025: \$1914.16

ITEM 3 (Mineral Interest)

TAX ID: 00169

Tract Description: S 466.8 OF W 466.8 OF SW1/4 Full interest (Mineral Interest)

Total Taxes, Interest, Charges and Penalty Through January 24, 2024: \$66.43

**ERIC KIRSH**

**WABAUNSEE COUNTY SHERIFF**

## Zippy Sheet Pan Fish Tacos with Jodi's Creamy Chipotle Sauce

This sheet pan meal features fish as the star protein. A creamy chipotle sauce kicks up the flavor and can be added or subtracted.

### INGREDIENTS

#### Fish Tacos

1 pound frozen fish fillets, thawed (I used Swai because it's super economical and very mild in flavor; my family also likes Tilapia)

Your favorite Creole or Cajun seasoning, to taste

1 pint grape tomatoes

2 cups frozen corn

2 zucchini, skin on, sliced into 1/2" slices

Corn tortillas

Olive oil, for drizzling

Juice and zest of 1 lime

1-2 tablespoons honey

#### Chipotle Sauce

1/2 cup of mayonnaise

1/2 cup of ranch dressing

Chipotle sauce or minced chipotles

### DIRECTIONS

1. Preheat oven to 400 degrees F.
2. Combine mayonnaise with ranch dressing; stir in desired amount of chipotle sauce or minced chipotles (they are smokey and hot!). Set aside.
3. Lightly spray a rimmed baking sheet with nonstick spray.
4. Season fish fillets to taste with seasoned salt; place fish fillets onto center of prepared baking sheet.
5. In a mixing bowl, add tomatoes, corn and zucchini; drizzle with a bit of olive oil, juice and zest of lime, and honey; gently toss to coat veggies, using two spatulas. Spread prepared vegetables around the fish fillets in a single layer; season dressed veggies to taste with seasoned salt.
6. Roast the fish and vegetables in the oven for 15-20 minutes, or just until the fish easily flakes with a fork at the center of each fillet.
7. Prepare fish tacos by filling warm corn tortillas with prepared fish and vegetables, topping each taco with desired amount of Creamy Chipotle Sauce. Drizzle tacos with more lime juice, if desired.

– Kansas Farm Food Connection