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WATER DAMAGE CLEANUP & RESTORATION: A small amount of water can lead to major damage and mold growth in your home. Our trusted professionals do complete repairs to protect your family and your home's value! Call 24/7: 1-877-586-6688. Have zip code of service location ready when you call!

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PUBLIC NOTICE

Bids & Proposals

(Published in the Atchison Globe Fri. 1/10/25, Fri. 1/17/25 and Fri. 1/24/25)

MOKAN Regional Council
Bid Opportunity 1/7/2025

The International Forest of Friendship is now accepting bids for the repair and replacement of portions of its historic trail. Information regarding the bid is available by calling MOKAN Regional Council at 816-233-3144 or on the website www.mokan.org under About/Grant & Bid Opportunities. The IFOF reserves the right to reject any or all bids. All bids must be submitted to MOKAN at 224 N 7th Street, St. Joseph, MO 64501 or to trevor@mokan.org by **5:00PM on January 31, 2025.**

Foreclosure / Sheriff Sales

(Published in the Atchison Globe Fri. 1/17/25, Fri. 1/24/25 and Fri. 1/31/25)

IN THE DISTRICT COURT OF ATCHISON COUNTY, KANSAS
PURSUANT TO K.S.A. CHAPTER 60

UNION STATE BANK OF EVEREST,
PLAINTIFF
v.

A RESOLUTION ESTABLISHING RATES OF COMPENSATION TO BE PAID TO TOWNSHIP OFFICERS OF CENTER TOWNSHIP

Whereas, CENTER Township desires to establish reasonable rates of compensation to be paid to township board members for certain services performed while actually and necessarily conducting the business of said township; and,

WHEREAS, the township is authorized to determine and establish such compensation under the authority of K.S.A. 80-207. Township Officers; reimbursement for expenses; compensation.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWNSHIP BOARD OF CENTER TOWNSHIP:

SECTION 1. The CENTER Township Board hereby fixes and established the following rates and amounts of compensation for township officers, and the Board finds and determines the same to be reasonable compensation for services performed while actually and necessarily attending to and conducting township business:

A. For services performed by each officer in attending to the township business as an officer, board member or auditing board member:
\$ 100 per month for officer attending township meetings Quarterly/Annually
\$ 500 for auditing township

B. For services performed by each officer performing work and labor on the township roads and bridges: \$ ² D per hour;

SECTION 2. This resolution shall be published once each week for two consecutive weeks in a newspaper of general circulation within the township. This resolution shall not become effective until 30 days following the date of the second said publication.

DATED this 30 day of December, 2024.

Officers present and voting were:

Township Trustee
Township Clerk
Township Treasurer

CENTER Township Board
Coleen Ashner
Township Trustee
Shawn Scharenborg
Township Clerk
Shawn Scharenborg
Township Treasurer

(Published in the Atchison Globe Fri. 1/24/25 and Fri. 1/31/25)

CH-3080700

Foreclosure / Sheriff Sales

MEARS HAUSMANN, P.A.
104 NORTH SIXTH STREET, SUITE 1
P.O. BOX 157
ATCHISON, KANSAS 66002
TELEPHONE: (913)367-0850
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Attorneys For Plaintiff

BY:

/s/ Ethan L. Hausmann
Ethan L. Hausmann
NO. 26436

(Published in the Atchison Globe Fri. 1/24/25, Fri. 1/31/25 and Fri. 2/07/25)

IN THE DISTRICT COURT OF ATCHISON COUNTY, KANSAS

Nationstar Mortgage LLC,
Plaintiff,
vs.
Bobby Smith, et al.,
Defendants.

Case No. AT23CV300004
K.S.A. 60
Mortgage Foreclosure
(Title to Real Estate Involved)

NOTICE OF SHERIFF'S SALE

Under and by virtue of an Order of Sale issued by the Clerk of the District Court in and for the said County of Atchison, State of Kansas, in a certain cause in said Court Numbered **AT23CV300004**, wherein the parties above named were respectively plaintiff and defendant, and to me, the undersigned Sheriff of said County, directed, I will offer for sale at public auction and sell to the highest bidder for cash in hand at **10:00 AM, on 2/14/2025**, at the front door of Atchison County Courthouse, the following described real estate located in the County of Atchison, State of Kansas, to wit: **LOTS 13 AND 14, IN BLOCK 2, BRANCHTON, AN ADDITION TO THE CITY OF ATCHISON, ATCHISON COUNTY, KANSAS.**

SHERIFF OF ATCHISON COUNTY, KANSAS

Respectfully Submitted, By:

/s/ Shari Ashner
Shari Ashner, KS # 14498
Shawn Scharenborg,
KS # 24542
Arthur Demske, KS # 29502
Bonial & Associates, P.C.
12400 Olive Blvd., Suite 555
St. Louis, MO 63141
Phone: (913) 214-5031
Fax: (314) 567-8015
Email(s): shari.ashner@bonialpc.com; Shawn.Scharenborg@bonialpc.com
Attorney for Plaintiff

Sell your house FAST!
Call (913) 367-0583

(Published in the Atchison Globe Fri. 1/24/25)				
CITY OF ATCHISON ANNUAL TREASURER'S REPORT FOR THE YEAR ENDED December 31, 2024				
Fund	Balance 9/30/2024	Revenue	Expenses	Balance 12/31/2024
GENERAL	\$ 3,296,744	\$ 1,580,473	\$ 2,388,922	\$ 2,488,295
EMPLOYEE HEALTH INSURANCE	629,400	-	(11,261)	640,660
MOTOR FUEL	203,193	73,964	65,589	211,568
SPECIAL ALCOHOL	76,956	12,602	8,736	80,822
SPECIAL PARKS	92,363	12,665	7,939	97,089
INSURANCE RESERVE	52,514	7,879	-	60,393
LAND BANK	192,510	111,813	43	304,279
DEBT SERVICE	176,537	12,881	1,220	188,198
WATER/WASTEWATER	3,620,844	1,827,960	1,802,901	3,645,903
SOLID WASTE	1,831,033	205,305	154,322	1,882,016
EQUIPMENT RESERVE	518,954	193,219	39,734	672,439
CAPITAL PROJECTS	4,288,527	1,623,992	1,314,540	4,597,979
REVOLVING LOAN FUND	115,565	3,532	-	119,096
GRANTS	1,312,438	18,241	35,512	1,295,167
TRUST FUNDS	154,893	34,504	18,447	170,950
	<u>\$ 16,562,471</u>	<u>\$ 5,719,030</u>	<u>\$ 5,826,646</u>	<u>\$ 16,454,854</u>
Outstanding Debt:				
General Obligation Bonds	\$ 17,225,000			
State Revolving Loans	-			
Temporary Note	-			
Other Financing	<u>1,537,200</u>			
TOTAL	<u>\$ 18,762,200</u>			
I, Reagan Falk, Finance Director, City of Atchison, Kansas, hereby certify that the above statement is true as of December 31, 2024				
 <i>/s/ Reagan Falk</i> Reagan Falk - Finance Director CH-3077940				

Public Notices

(Published in the Atchison Globe Fri. 1/24/25)

PUBLIC HEARING NOTICE
City of Atchison, Kansas

The City of Atchison will hold a public hearing on Monday, **February 3, 2025, at 4:30 p.m.** at Atchison City Hall, 515 Kansas Avenue, Atchison, KS 66003, to **consider an application to be submitted to the Kansas Department of Commerce for Small Cities Community Development Block Grant (CDBG) funds under the Housing Rehabilitation Category.** The specific project application to be discussed is a housing rehabilitation program within the city limits of Atchison that will include rehabilitation of approximately 10 homes. Specific project activities will include housing rehabilitation, housing quality inspections, lead-based paint activities, environmental assessments, and program administration. The estimated total project cost is \$305,250, with a grant request of \$300,000. Other project proposals introduced at the hearing will also be considered. Oral and written comments will be recorded and will become part of the City of Atchison's CDBG Citizen Participation Plan. Reasonable accommodations will be made for persons with disabilities. Requests for accommodations should be submitted to Tina Fitzpatrick, City Clerk, by Friday, January 31, 2025.

Need privacy and speed?
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(Published in the Atchison Globe Fri. 1/24/25)

Results of the Market Study Analysis for Atchison County - For the Assessment Year 2025
Pursuant to K.S.A. 79-1460a

Annually, at least ten business days prior to the mailing of change of value notice pursuant to K.S.A. 79-1460a, 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 Kansas Department of Revenue.

A study of the residential real estate market indicated that there is an estimated overall average inflationary increase of approximately 10% countywide, while some areas only indicated a 4% increase.

Values on specific properties may not follow the general trend because of changes (such as new construction), corrections to the data, or adjustment and equalization of values based on sales of similar properties. Some properties may increase to a greater rate while some properties may decrease or change in valuation only slightly.

A study of the commercial real estate market indicated that there is a general upward inflationary trend at minimum 2%.

A study of the real estate market for vacant lots within the various neighborhoods throughout the county indicated that the market is firmly increasing for certain market areas of up to 15%.

Agricultural land values have been established by the Division of Property Valuation and Kansas State University. 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 related 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. Agricultural land values are calculations based on an eight-year moving average. Dry crop land and irrigated crop land increased with median percentage change of 2%. Tame grass land values increased with median percentage change of 8% and native grass land values increased with median percentage change of 5%.

Public Notices

(Published in the Atchison Globe Fri. 1/10/25, Fri. 1/17/25 and Fri. 1/24/25)

In the District Court of Atchison County, Kansas

In the Matter of the Estate of Sherri Lynn Coulter, Deceased.
Case No. AT-2024-PR-000048

Pursuant to Chapter 59, K.S.A.

NOTICE OF HEARING

THE STATE OF KANSAS TO ALL PERSONS CONCERNED:

You are hereby notified that a Petition for Determination of Descent has been filed on December 6, 2024, in this Court by Stephen Michael Coulter, an interested party of the estate of Sherri Lynn Coulter, deceased, requesting descent be determined of the real estate situated in Atchison County, Kansas, commonly known as 311 South 7th Street, Atchison, Kansas, and described as follows:

Lot Three (3), and the North Thirty Feet (N 30') of Lot Four (4), Block Forty-eight (48), in that part of the City of Atchison usually known and designated as "old Atchison" Atchison County, Kansas

and all personal property and other Kansas real estate owned by decedent at the time of death.

You are hereby required to file your written defenses to such petition **on or before the 14th day of February, 2025, at 11:00 o'clock a.m.** Should you fail therein, judgment and decree will be entered in due course upon the petition.

Stephen Michael Coulter, Petitioner

Patrick E. Henderson #16234
Henderson Law Office
Attorney for Petitioner
627 Commercial, P.O. Box 349
Atchison, Kansas 66002-0349
Telephone: (913) 367-1912
Facsimile: (913) 367-4276
Email: patrick@pehlaw.com

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