

LEGALS

PUBLIC NOTICE

RESOLUTION NO. 1287 A RESOLUTION FINDING THAT THE STRUCTURE LOCATED ON Lot 1 and 2, Block 4, of J.C. Chestnut's Second Addition, to the City of Osawatomie, Miami County, Kansas, Section 10, Township 18, Range 22, according to the recorded plat thereof; Commonly Known As **841 Chestnut**, OSAWATOMIE, KANSAS, IS UNSAFE OR DANGEROUS AND DIRECTING THAT THE STRUCTURE BE REMOVED AND THE PREMISES MADE SAFE AND SECURE.

WHEREAS, the Enforcing Officer of the City of Osawatomie, Kansas, did on the 23 rd day of January 2025, file with the Governing Body of said City a statement in writing that a certain structure, hereinafter described was abandoned or unsafe and dangerous; and

WHEREAS, the Governing Body did by Resolution No. 1273, dated the 23 rd day of January, 2025, fix the time and place of a hearing at which the owner, his or her agent, and lienholders, any occupants and all other parties in interest of such structure would appear and show cause why such structure should not be condemned and ordered repaired or demolished and provided notice thereof as provided by law; and,

WHEREAS, Resolution No. 1273 was published in the official City newspaper on the 29 th day of January and the 5 th day of February, 2025, and a copy of said resolution was served upon all persons entitled thereto as provided by law; and,

WHEREAS, on the 13 th day of March, 2025, the Governing Body did conduct the hearing scheduled in Resolution No. 1273 and took evidence from the following: The Enforcing Officer on behalf of the City. The following parties in interest failed to appear or appeared and did not present evidence compelling enough for the Governing Body to make any finding contrary to the findings found herein: Sharan A. Joles and Robert Joles Sr.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF OSAWATOMIE, KANSAS, THAT:

1. The Governing Body hereby finds that the structure located at Lot 1 and 2, Block 4, of J.C. Chestnut's Second Addition, to the City of Osawatomie, Miami County, Kansas, Section 10, Township 18, Range 22, according to the recorded plat thereof; Commonly Known As 841 Chestnut, Osawatomie, Kansas, is unsafe and dangerous based on the following findings:

- a. The structure has been vacant since June of 2024;
- b. The structure is dilapidated and a serious blight on a redeveloping neighborhood;
- c. The roof shows signs of being damaged and window(s) have been open for months;
- d. The structure has missing skirting;
- 2. The owner of such structure is hereby directed to commence the removal of the

property within 14 days from the date of publication of this resolution (not later than the 2 nd day of April, 2025), and to have the removal completed within 30 days of the commencement of the demolition. Provided, that upon due application by the owner and for good cause shown, the Governing Body, in its sole discretion, may grant the owner additional time to complete the removal of the property.

3. If the owner fails to commence the removal of the structure within the time stated herein, or any additional time granted by the Governing Body, or fails to diligently prosecute the same until the work is completed, the Governing Body will cause the structure to be razed and removed and the costs of razing and removing, less salvage if any, shall

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be collected in the manner provided by K.S.A. 12-1755, and amendments thereto or shall be assessed as a special assessment against the lot or parcel of land upon which the structure is located or by both, all as provided by law.

BE IT FURTHER RESOLVED, that the City Clerk shall cause this Resolution to be published once in the official city paper and a copy mailed to the owners, agents, lienholders, occupants and other parties of interest.

PASSED AND ADOPTED by the Governing Body of the City of Osawatomie, Kansas this 13 th day of March, 2025, a majority being in favor thereof.

APPROVED AND SIGNED by the Mayor, Nick Hampson
ATTEST: Tammy Seamands
 City Clerk
 Publish: Miami County Republic
 Date: March 19, 2025
 3282980

RESOLUTION NO. 1286 A RESOLUTION FINDING THAT THE STRUCTURE LOCATED ON The north 50 feet of lots 1, 2, and 3 in Block 18, Section 11, Township 18, Range 22, Osawatomie Addition to the City of Osawatomie, Miami County, Kansas, as the same is designated on the recorded plat thereof.; Commonly Known As 300 4th Street, OSAWATOMIE, KANSAS, IS UNSAFE OR DANGEROUS AND DIRECTING THAT THE STRUCTURE BE REMOVED AND THE PREMISES MADE SAFE AND SECURE.

WHEREAS, the Enforcing Officer of the City of Osawatomie, Kansas, did on the 23 rd day of January 2025, file with the Governing Body of said City a statement in writing that a certain structure, hereinafter described was abandoned or unsafe and dangerous; and

WHEREAS, the Governing Body did by Resolution No. 1273, dated the 23 rd day of January, 2025, fix the time and place of a hearing at which the owner, his or her agent, and lienholders, any occupants and all other parties in interest of such structure would appear and show cause why such structure should not be condemned and ordered repaired or demolished and provided notice thereof as provided by law; and,

WHEREAS, Resolution No. 1273 was published in the official City newspaper on the 29 th day of January and the 5 th day of February, 2025, and a copy of said resolution was served upon all persons entitled thereto as provided by law; and,

WHEREAS, on the 13 th day of March, 2025, the Governing Body did conduct the hearing scheduled in Resolution No. 1273 and took evidence from the following: The Enforcing Officer on behalf of the City. The following parties in interest failed to appear or appeared and did not present evidence compelling enough for the Governing Body to make any finding contrary to the findings found herein: Joe Moreland, LLC.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF OSAWATOMIE, KANSAS, THAT:

1. The Governing Body hereby finds that the structure located at the north 50 feet of lots 1, 2, and 3 in Block 18, Section 11, Township 18, Range 22, Osawatomie Addition to the City of Osawatomie, Miami County, Kansas, as the same is designated on the recorded plat thereof.; Commonly Known As 300 4th Street, Osawatomie, Kansas, is unsafe and dangerous based on the following findings:

- a. The structure has been vacant since November 2024;
- b. The structure is nonconforming and dilapidated;
- c. Moisture has caused mildew/mold buildup and other obvious water damage on the inside due to open windows and possible holes in the roof;

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d. The skirting has holes (see pictures) and is separating from the trailer frame;

e. Trailer is creating a blight on a neighborhood that is experiencing redevelopment;

2. The owner of such structure is hereby directed to commence the removal of the

property within 14 days from the date of publication of this resolution (not later than the 2 nd day of April, 2025), and to have the removal completed within 30 days of the commencement of the demolition. Provided, that upon due application by the owner and for good cause shown, the Governing Body, in its sole discretion, may grant the owner additional time to complete the removal of the property.

3. If the owner fails to commence the removal of the structure within the time stated herein, or any additional time granted by the Governing Body, or fails to diligently prosecute the same until the work is completed, the Governing Body will cause the structure to be razed and removed and the costs of razing and removing, less salvage if any, shall be collected in the manner provided by K.S.A. 12-1755, and amendments thereto or shall be assessed as a special assessment against the lot or parcel of land upon which the structure is located or by both, all as provided by law.

BE IT FURTHER RESOLVED, that the City Clerk shall cause this Resolution to be published once in the official city paper and a copy mailed to the owners, agents, lienholders, occupants and other parties of interest.

PASSED AND ADOPTED by the Governing Body of the City of Osawatomie, Kansas this 13 th day of March, 2025, a majority being in favor thereof.

APPROVED AND SIGNED by the Mayor, Nick Hampson
ATTEST: Tammy Seamands
 City Clerk
 Publish: Miami County Republic
 Date: March 19, 2025
 3283030

RESOLUTION NO. 1285 A RESOLUTION FINDING THAT THE STRUCTURE LOCATED ON Lots 12, 13, and 14, Block 7 Youman's Addition to the City of Osawatomie, Miami County, Kansas, Section 11, Township 18, Range 22 as designated on the recorded plat thereof; Commonly Known As 318 E. Pacific #1 (trailer), OSAWATOMIE, KANSAS, IS UNSAFE OR DANGEROUS AND DIRECTING THAT THE STRUCTURE BE REMOVED AND THE PREMISES MADE SAFE AND SECURE.

WHEREAS, the Enforcing Officer of the City of Osawatomie, Kansas, did on the 23 rd day of January 2025, file with the Governing Body of said City a statement in writing that a certain structure, hereinafter described was abandoned or unsafe and dangerous; and

WHEREAS, the Governing Body did by Resolution No. 1273, dated the 23 rd day of January, 2025, fix the time and place of a hearing at which the owner, his or her agent, and lienholders, any occupants and all other parties in interest of such structure would appear and show cause why such structure should not be condemned and ordered repaired or demolished and provided notice thereof as provided by law; and,

WHEREAS, Resolution No. 1273 was published in the official City newspaper on the 29 th day of January and the 5 th day of February, 2025, and a copy of said resolution was served upon all persons entitled thereto as provided by law; and,

WHEREAS, on the 13 th day of March, 2025, the Governing Body did conduct the hearing scheduled in Resolution No. 1273 and took evidence from the following: The Enforcing Officer on behalf of the City. The following parties in interest

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failed to appear or appeared and did not present evidence compelling enough for the Governing Body to make any finding contrary to the findings found herein: Lawrence J. Karhoff and Grace Ann Karhoff. **NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF OSAWATOMIE, KANSAS, THAT:**

1. The Governing Body hereby finds that the structure located at LOTS 12, 13, AND 14, BLOCK 7 YOUAMAN'S ADDITION TO THE CITY OF OSAWATOMIE, MIAMI COUNTY, KANSAS, SECTION 11, TOWNSHIP 18, RANGE 22 AS DESIGNATED ON THE RECORDED PLAT THEREOF; COMMONLY KNOWN AS 318 E. PACIFIC #1 (TRAILER), Osawatomie, Kansas, is unsafe and dangerous based on the following findings:

- a. The structure has been vacant for almost 1 year and therefore is non-conforming to the city's current zoning regulations. Utilities were turned off in June of 2024 by the last occupant/tenant;
- b. The structure is dilapidated;
- c. The structure is a blight on the community;
- 2. The owner of such structure is hereby directed to commence the removal of the

property within 14 days from the date of publication of this resolution (not later than the 2 nd day of April, 2025), and to have the removal completed within 30 days of the commencement of the demolition. Provided, that upon due application by the owner and for good cause shown, the Governing Body, in its sole discretion, may grant the owner additional time to complete the removal of the property.

3. If the owner fails to commence the removal of the structure within the time stated herein, or any additional time granted by the Governing Body, or fails to diligently prosecute the same until the work is completed, the Governing Body will cause the structure to be razed and removed and the costs of razing and removing, less salvage if any, shall be collected in the manner provided by K.S.A. 12-1755, and amendments thereto or shall be assessed as a special assessment against the lot or parcel of land upon which the structure is located or by both, all as provided by law.

BE IT FURTHER RESOLVED, that the City Clerk shall cause this Resolution to be published once in the official city paper and a copy mailed to the owners, agents, lienholders, occupants and other parties of interest.

PASSED AND ADOPTED by the Governing Body of the City of Osawatomie, Kansas this 13 th day of March, 2025, a majority being in favor thereof.

APPROVED AND SIGNED by the Mayor, Nick Hampson
ATTEST: Tammy Seamands
 City Clerk
 Publish: Miami County Republic
 Date: March 19, 2025
 3283050

RESOLUTION NO. 1283 A RESOLUTION FINDING THAT THE STRUCTURE LOCATED ON Lot 1 Block 5, Caffery & Sheldon's Addition to the City of Osawatomie, Miami County, Kansas, Section 10, Township 18, Range 22 as designated on the recorded plat thereof; Commonly Known As 1041 Walnut, OSAWATOMIE, KANSAS, IS UNSAFE OR DANGEROUS AND DIRECTING THAT THE STRUCTURE BE REMOVED AND THE PREMISES MADE SAFE AND SECURE.

WHEREAS, the Enforcing Officer of the City of Osawatomie, Kansas, did on the 23rd day of January 2025, file with the Governing Body of said City a statement in writing that a certain structure, hereinafter described was abandoned or unsafe and dangerous; and

WHEREAS, the Governing Body did by Resolution No. 1273, dated the 23rd day of

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January, 2025, fix the time and place of a hearing at which the owner, his or her agent, and lienholders, any occupants and all other parties in interest of such structure would appear and show cause why such structure should not be condemned and ordered repaired or demolished and provided notice thereof as provided by law; and,

WHEREAS, Resolution No. 1273 was published in the official City newspaper on the 29th day of January and the 5th day of February, 2025, and a copy of said resolution was served upon all persons entitled thereto as provided by law; and,

WHEREAS, on the 13th day of March, 2025, the Governing Body did conduct the hearing scheduled in Resolution No. 1273 and took evidence from the following: The Enforcing Officer on behalf of the City. The following parties in interest failed to appear or appeared and did not present evidence compelling enough for the Governing Body to make any finding contrary to the findings found herein: The Heirs of Keith Whitaker, a/k/a Richard K. Whitaker, a/k/a Richard Keith Whitaker.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF OSAWATOMIE, KANSAS, THAT:

1. The Governing Body hereby finds that the structure located at Lot 1 Block 5, Caffery & Sheldon's Addition to the City of Osawatomie, Miami County, Kansas, Section 10, Township 18, Range 22 as designated on the recorded plat thereof; Commonly Known As 1041 Walnut, Osawatomie, Kansas, is unsafe and dangerous based on the following findings:

- a. The structure has been vacant since August of 2024 and owner is deceased;
- b. The structure is dilapidated, and unstable in its current condition;
- c. Multiple, large foundation cracks and other areas of failure, sealed with foam;
- d. Roof is missing soffits;
- e. Siding is beginning to separate from the house;
- 2. The owner of such structure is hereby directed to commence the removal of the

property within 14 days from the date of publication of this resolution (not later than the 2nd day of April, 2025), and to have the removal completed within 30 days of the commencement of the demolition. Provided, that upon due application by the owner and for good cause shown, the Governing Body, in its sole discretion, may grant the owner additional time to complete the removal of the property.

3. If the owner fails to commence the removal of the structure within the time stated herein, or any additional time granted by the Governing Body, or fails to diligently prosecute the same until the work is completed, the Governing Body will cause the structure to be razed and removed and the costs of razing and removing, less salvage if any, shall be collected in the manner provided by K.S.A. 12-1755, and amendments thereto or shall be assessed as a special assessment against the lot or parcel of land upon which the structure is located or by both, all as provided by law.

BE IT FURTHER RESOLVED, that the City Clerk shall cause this Resolution to be published once in the official city paper and a copy mailed to the owners, agents, lienholders, occupants and other parties of interest.

PASSED AND ADOPTED by the Governing Body of the City of Osawatomie, Kansas this 13th day of March, 2025, a majority being in favor thereof.

APPROVED AND SIGNED by the Mayor, Nick Hampson, Mayor
ATTEST: Tammy Seamands, City Clerk
 Publish: Miami County Republic
 Date: March 19, 2025
 3283060

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RESOLUTION NO. 1284 A RESOLUTION FINDING THAT THE STRUCTURE LOCATED ON Lot 2 Block 5, Caffery & Sheldon's Addition to the City of Osawatomie, Miami County, Kansas, Section 10, Township 18, Range 22 as designated on the recorded plat thereof; Commonly Known As 1033 Walnut, OSAWATOMIE, KANSAS, IS UNSAFE OR DANGEROUS AND DIRECTING THAT THE STRUCTURE BE REMOVED AND THE PREMISES MADE SAFE AND SECURE.

WHEREAS, the Enforcing Officer of the City of Osawatomie, Kansas, did on the 23 rd day of January 2025, file with the Governing Body of said City a statement in writing that a certain structure, hereinafter described was abandoned or unsafe and dangerous; and

WHEREAS, the Governing Body did by Resolution No. 1273, dated the 23 rd day of January, 2025, fix the time and place of a hearing at which the owner, his or her agent, and lienholders, any occupants and all other parties in interest of such structure would appear and show cause why such structure should not be condemned and ordered repaired or demolished and provided notice thereof as provided by law; and,

WHEREAS, Resolution No. 1273 was published in the official City newspaper on the 29 th day of January and the 5 th day of February, 2025, and a copy of said resolution was served upon all persons entitled thereto as provided by law; and,

WHEREAS, on the 13 th day of March, 2025, the Governing Body did conduct the hearing scheduled in Resolution No. 1273 and took evidence from the following: The Enforcing Officer on behalf of the City. The following parties in interest failed to appear or appeared and did not present evidence compelling enough for the Governing Body to make any finding contrary to the findings found herein: Chris Rosner.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF OSAWATOMIE, KANSAS, THAT:

1. The Governing Body hereby finds that the structure located at Lot 2 Block 5, Caffery & Sheldon's Addition to the City of Osawatomie, Miami County, Kansas, Section 10, Township 18, Range 22 as designated on the recorded plat thereof; Commonly Known As 1033 Walnut, Osawatomie, Kansas, is unsafe and dangerous based on the following findings:

- a. The structure has been vacant since November 2024;
- b. The structure is dilapidated and a serious blight on the neighborhood;
- c. The structure's roof is damaged to the point of failure;
- d. The structure has had water leaking on the inside;
- 2. The owner of such structure is hereby directed to commence the removal of the

property within 14 days from the date of publication of this resolution (not later than the 2 nd day of April, 2025), and to have the removal completed within 30 days of the commencement of the demolition. Provided, that upon due application by the owner and for good cause shown, the Governing Body, in its sole discretion, may grant the owner additional time to complete the removal of the property.

3. If the owner fails to commence the removal of the structure within the time stated herein, or any additional time granted by the Governing Body, or fails to diligently prosecute the same until the work is completed, the Governing Body will cause the structure to be razed and removed and the costs of razing and removing, less salvage if any, shall be collected in the manner provided by K.S.A. 12-1755, and amendments thereto or shall be assessed as a special assessment against the lot or parcel of land upon which the structure is located or by both, all as provided by law.

BE IT FURTHER RESOLVED, that the City Clerk shall cause this Resolution to be published once in the official city paper and a copy mailed to the owners, agents, lienholders, occupants and other parties of interest.

PASSED AND ADOPTED by the Governing Body of the City of Osawatomie, Kansas this 13 th day of March, 2025, a majority being in favor thereof.

APPROVED AND SIGNED by the Mayor, Nick Hampson
ATTEST: Tammy Seamands
 Mayor
ATTEST: Tammy Seamands
 City Clerk
 Publish: Miami County Republic
 Date: March 19, 2025
 3283070

(Published in *Miami County Republic* on March 19, 2025)

SUMMARY OF ORDINANCE NO. 3869

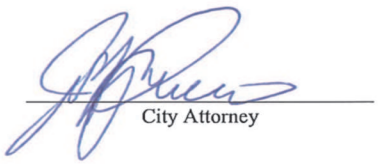
On March 13, 2025, the governing body of the City of Osawatomie, Kansas, passed an ordinance entitled:

AN ORDINANCE DESIGNATING CERTAIN STREETS IN THE CITY OF OSAWATOMIE, KANSAS AS MAIN TRAFFICWAYS/MAIN TRAFFICWAY CONNECTIONS.

The Ordinance designates Kelly Avenue and 5th Street Terrace within the City as Main Trafficway and/or Trafficway Connections A complete text of the Ordinance may be obtained or viewed free of charge at the office of the City Clerk, 509 Fifth Street, Osawatomie, Kansas 66064. A reproduction of the Ordinance is available for not less than 7 days following the publication date of this Summary at <https://www.osawatomiaks.org>.

This Summary is hereby certified to be legally accurate and sufficient pursuant to the laws of the State of Kansas.

DATED: March 13, 2025.


 City Attorney

Publish: Miami County Republic
 Date: March 19, 2025
 3282940

(First Published in The Miami County Republic, March 5, 2025) IN THE DISTRICT COURT OF MIAMI COUNTY, KANSAS

In the Matter of the Estate of Case No. MI-2025-PR-000015 LOIS M. STILES, Deceased. NOTICE TO CREDITORS THE STATE OF KANSAS TO ALL PERSONS CONCERNED: You are hereby notified that on February 25, 2025, a Petition for Probate of Last Will and Testament and Issuance of Letters Testamentary was filed in this Court by Dale W. Stiles and Keith M. Stiles, the Co-Executors of the Estate of Lois M. Stiles, Deceased. All creditors of the above named decedent are notified to exhibit their demands against the Estate within four (4) months from the date of first publication of this Notice, as provided by law, and if their demands are not thus exhibited, they shall be forever barred. DOMONEY & DOMONEY 18 E. Wea; P.O. Box 411 Paola, KS 66071 (913) 294-2800; Fax: (913) 594-4601 Email: office@domoneylaw.com Attorneys for Co-Executors. (3) Dale W. Stiles Keith M. Stiles Co-Executors Publish: Miami County Republic Date: March 5, 12 and 19, 2025 3225310

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