# LEGALS

### PUBLIC NOTICE

#### IN THE DISTRICT COURT OF MIAMI COUNTY, KAN-SAS CIVIL DEPARTMENT

CAPITOL FEDERAL SAV-INGS BANK, Plaintiff, v. TIMOTHY D. WILSON, et al., Defendants. **Case No. MI-2024-CV-000143** Div. 6 / K.S.A. Ch. 60 Mortgage Foreclosure / Title to Real Estate Involved

#### NOTICE OF SALE

Under and by virtue of an Or-der of Sale issued by the Clerk of the District Court of Miami County, Kansas, to me, the undersigned Sheriff of Miami County, Kansas, I will offer for sale at public auction and sell to the highest bidder for cash in hand at the Courthouse Steps, Miami County Court-house, 120 S. Pearl, Paola, Kansas, at **10:00 a.m. CST**, on April 30, 2025 the following real estate: From the intersection of Fourth and Iron Streets in PEERY'S ADDI-TION to the City of Paola, Kansas, thence North 0 de-grees 00'00" East 167.5 feet; thence North 90 degrees 00'00" West 343.75 feet to the true point of beginning being the intersection of the centerline of the alley of Block 21 of PEORIA'S AD-**DITION and the Centerline** of Diamond Street (abandoned), thence North 90 degrees 00'00" West along the centerline of the alley of Block 21, 333.75 feet to the intersection of the Centerline of the alley with the centerline of Mulberry Street (abandoned), thence North 0 degrees 00'00" East along the centerline of Mulberry Street 9.59 feet to the intersection of the centerline of Mulberry Street with the East right-of way line of the Burlington Northern Railway (formerly the St. L.S.F. Ry. – formerly M.K.T. Ry.), thence North 33 degrees 25'00" East along the East right-of-way line of the Burlington North-ern Railway 1100.05 feet, thence continuing along said right-of-way line South 56 degrees 35'00" East 50.0 feet, thence continuing along said right-of way line North 33 degrees 25'00" East 14.7 feet to a point of curvature, thence along the arc of a left-bearing curve with a radius of 1684.48 feet bearing North-northeasterly 408.07 feet, thence South 10 degrees 26'28" East 213.92 feet to a railroad tie set as a fence post, thence South 28 degrees 51 '00" East 187.35 feet to a railroad tie fence post thence South 32 degrees 33'00" East 134.36 feet to the intersection with the West right-of-way line of the Missouri Pacific Railway, thence along right-of-way line in a Southwesterly direction 468.48 feet along the arc of a left-bearing curve with a radius of 1447.75 feet to a point of compound curvature, thence continuing along said right-of-way line South 36 degrees 43'24" West 360.56 feet to the centerline of Fifth Street (abandoned), thence North 90 degrees 00'00" West 152.24 feet along the centerline of Fifth Street to the intersection of the centerline of Diamond Street (abandoned), thence South 0 degrees 00'00" West 167.5 feet to the point of be-

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ginning, all being a part of Southwest Quarter of Section 9, Township 17, Range 23, in the City of Paola, Miami County, Kansas pur-ported to be commonly known as 725 N Iron Street, Paola, Kansas 66071, to satisfy the judgment in the above-entitled case. The sale is to be made without appraisement and subject to the redemption period as provided by law, and further subject to the approval of the Court. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. Frank W. Kelly Sheriff of Miami County, Kansas PREPARED AND SUBMITTED BY: LEW-IS RICE LLC /s/ Rodger M. Turbak Rodger M. Turbak, KS #20959 10484 Marty Street Overland Park, Kansas 66212 saleinfo@lewisrice-Email: ATTORNEYS FOR kc.com PLAINTIFF

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lic Date: April 9, 16 and 23, 2025 3315360

ELECTRONICALLY FILED 2025 Mar 14 PM 3:21 CLERK OF THE MIAMI COUNTY DIS-TRICT COURT CASE NUM-BFR: MI-2023-CV-300020 Miami County District Court Diane Marie Hodge vs. Michael Wood, et al ORD: Order (Generic) Order of Sale SO ORDERÉD, The Honorable Richard M. Fisher, Jr. Electronically signed on 2025-03-14 15:21:21 Evans & Mullinix, P.A. 7225 Renner Road, Suite 200 Shawnee, KS 66217 (913) 962-8700 (913) 962-8701 (fax) IN THE DISTRICT COURT OF MIAMI COUNTY, KAN-SAS CIVIL DEPARTMENT DIANE HODGE, Plaintiff, V. MICHAEL WOOD, ET AL Defendants SM FEDERAL CREDIT UNION Counterclaim Plaintiff v. DIANE HODGE, ET AL Counterclaim Defendants. ORDER OF SALE Case No. MI-2023-CV-300020 K.S.A. Chapter 60 Title to Real Estate Involved State of Kansas Miami County SS. On December 3, 2024, Plaintiff recovered an in personam judgment against Defendant Diane Hodge, and an in rem judgment against the Property in the amount of \$457,196.98 plus interest at 3.0% per annum, plus court costs, advances for real estate taxes, insurance, advances or charges under the Note and Mortgage, and the costs of this action. These judgments were declared to be a first and prior lien upon the real estate described below. The court costs of this action include, but are not limited to, the filing fee in the amount of \$195.00 and publication costs in the amount of \$600.00. A judgment was entered against the defendants that in the event the defendants failed for fourteen (14) days from the date of the judgment to pay to plaintiff the sums found due, then and in that event, an Order of Sale should issue to the Sheriff of Miami County, Kansas, com-manding the Sheriff to advertise and sell according to law, and without appraisement, all of the following described real estate: All that part of the West half of

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the Northwest Quarter of Section 36, Township 18, Range 22, Miami County, Kansas described as follows: Commencing at the Southwest Corner of the Northwest Quarter of said Section 36, thence North 0°30'06" West, along the West line of the Northwest Quarter of said Section 36, a distance of 841 feet, to the point of beginning, thence South 89°48'20" East, parallel with the South line of the Northwest Quarter of said Section 36, a distance of 630.00 feet, thence North 0°30'06" West parallel with the West line of the Northwest Quarter of said Section 36, a distance of 110.00 feet, thence South 89°48'20" East. parallel with the South line of the Northwest Quarter of said Section 36, a distance of 696.30 feet to a point on the East line of the West half of the Northwest Quarter of said Section 36, thence North 0°26'45" West, along the East line of the West half of the Northwest Quarter of said Section 36, a distance of 1717.03 feet, to the Northeast corner of the West half of the Northwest Quarter of said Section 36, thence South 89°53'59" West, along the North line of the Northwest Quarter of said Section 36, a distance of 923.91 feet, to a point 404.00 feet East of the Northwest corner of the Northwest Quarter of said Section 36, thence South 0°30'06" East parallel with the West line of the Northwest Quarter of said Section 36 a distance of 539.00 feet, thence South 89°53'59" West, parallel with the North line of the Northwest Quarter of said Section 36, a distance of 404.00 feet, to a point on the West line of the Northwest Quarter of said Section 36, thence South 0°30'06" East along the West line of the Northwest Quarter of said Section 36. a distance of 1278.22 feet to the point of beginning. Commonly known as 37655 Osawatomie Road, Osawatomie, Kansas 66064 (the "Property"). You are commanded to proceed according to law to advertise and sell the above- described real estate, pursuant to K.S.A. §60-2410, and to cause public notice of the time and place of the sale to be given by publication once each week for three consecutive weeks before the date of sale by advertisement in a newspaper regularly printed and published and having a general circulation in Miami County, Kansas. You are directed to apply the proceeds arising from the sale as set forth in the judgment rendered in this case. You will make due return of this Order of Sale with your proceeds endorsed, showing the manner in which you have executed the same, all as provided by law. This Order is effective as of the date and time shown on the electronic file stamp. THE HON-ORABLE RICHARD M. FISH-ER, JR. Prepared by: Evans & Mullinix, P.A. By: /s/ Michael A. Bene Michael A. Bene, #29490 7225 Renner Road Shawnee. Kansas 66217 mbene@emlawkc.com (913) (913) 962-8701 (fax) 962-8700 ATTORNEYS FOR SM FED-ERAL CREDIT UNION CER-TIFICATE OF MAILING I hereby certify that a copy of the proposed Order of Sale

## PUBLIC NOTICE

was provided to all counsel of record on March 14, 2024: Respectfully Submitted: EVANS & MULLINIX, P.A. /s/ Michael A. Bene Michael A. Bene KS #29490 7225 Renner Road, Suite 200 Shawnee, KS 66217 (913) 962-8700; (913) 962-8702 (Fax) mbene @emlawkc. com Attorneys for SM Federal Credit Union Publish: Miami County Repub-

lic Date: April 2, 9 and 16, 2025 3320600

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 BPC File Code:FRYJASMS IN THE DISTRICT COURT OF MIAMI COUNTY, KANSAS NewRez LLC d/b/a Shellpoint Mortgage Servicing Plaintiff, vs. Jaymes Corbyn Fry, et al., Defendants. Case No. MI24CV146 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 Miami. State of Kansas, in a certain cause in said Court Numbered MI24CV146, 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 5/7/2025, at the front door of Miami County Courthouse, the following described real estate located in the County of Miami, State of Kansas, to wit: THE EAST 40 FEET OF LOT 17, BLOCK 78 OF ELLENSVILLE, WILLIAM CHESTNUT'S ADDITION TO HE CITY OF OSAWATOMIE MIAMI COUNTY, KANSAS AS SHOWN ON THE RE-CORDED PLAT THEREOF SHERIFF OF MIAMI COUN-

TY, KANSAS Respectfully Submitted, By: /s/ Arthur Demske 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@bonial c.com Arthur.demske@bonialpc.com Attorney for Plaintiff

Publish: Miami County Republic

Date: April 9, 16 and 23, 2025 3327740

Millsap & Singer, LLC 8900 Indian Creek Parkway, Suite 180 Overland Park, KS 66210

## PUBLIC NOTICE

costs of this action include, but are not limited to, the filing fee in the amount of \$199.66 and publication costs in the amount of \$323.87. A judgment was entered against the defendants that in the event the defendants failed for fourteen (14) days from the date of the judgment to pay to plaintiff the sums found due, then and in that event, an Order of Sale should issue to the Sheriff of Miami County, Kansas, commanding the Sheriff to advertise and sell according to law, and without appraisement, all of the following described real estate: LOT 7, HERITAGE GLEN, A SUBDIVISION IN THE CITY OF SPRING HILL, MIAMI COUNTY, KANSAS, AS SHOWN ON THE RE-CORDED PLAT THEREOF. Parcel ID No. 037-26-0-00-00-009.30 You are commanded to proceed according to law to advertise and sell the abovedescribed real estate, pursuant to K.S.A. §60-2410, and to cause public notice of the time and place of the sale to be given by publication once each week for three consecutive weeks before the date of sale by advertisement in a newspaper regularly printed and published and having a general circulation in Miami Čounty, Kansas. You are directed to apply the proceeds arising from the sale as set forth in the judgment rendered in this case. You will make due return of this Order of Sale with your proceeds endorsed, showing the manner in which you have executed the same, all as provided by law. This Order is effective as of the date and time shown on the electronic file stamp. Prepared by: MILLSAP & SINGER, LLC By: /s/ Aaron M. Schuckman Aaron M. Schuckman, #22251 aschuckman@msfirm.com Dwayne A. Duncan, #27533 dduncan@msfirm.com 612 Spirit Dr. St. Louis, MO 63005 (636) 537-0110 (636) 537-0067 (fax) ATTORNEYS FOR PLAINTIFF CERTIFICATE OF SERVICE The undersigned hereby certifies that the foregoing was mailed by U.S. Mail, postage prepaid on the 18th day of March 2025, to the following: Alisa McMurphy Mason McMurphy Jane Doe John Doe Christopher Allman 500 State Avenue, Suite 360 Kansas City, KS 66101 /s/ Aaron M. Schuckman Millsap & Singer. LLC Publish: Miami County Repub-

IIC Date: April 9, 16 and 23, 2025 3332180

Miami County Kansas is seeking sealed bids, as indicated below, and will be received by the Procurement Division of Miami County, Kansas until the specified time and date below, and will thereafter be publicly opened online and in person at the Miami County Procurement Division Office, 201 S. Pearl, Suite 200, Paola, Kansas 66071. The County reserves the right to accept or reject any or all bids, determine the lowest responsible bidder in accordance with all federal, state and county laws of the County of Miami and to waive any informalities. Bid documents may be obtained from OpenGov Procurement website: https://procurement. opengov.com/portal/miamicountyks/projects/146040 or contacting Building and Grounds Director, Jim Starling, for additional information at 913-294- 9536 **Renovations for District** Court Bathroom/Bid No.

## **PUBLIC NOTICE**

April 15, 2025, at 120 S. Pearl St., Paola Submission Deadline: 8:30

a.m. local time, April 29, 2025 Bid Opening: 9:00 a.m. local

time, April 29, 2025 Publish: Miami County Repub-

Date: April 9, 2025 3336340

(First Published in The Miami Republic on April 9, 2025) IN THE DISTRICT COURT OF MIAMI COUNTY, KAN-

SAS JOSHUA D. PALETTA, Plaintiff, vs. KANSAS DE-PARTMENT OF REVENUE, DIVISION OF VEHICLES; KANSAS HIGHWAY PATROL; ANTONIO PALETTA (DE-CEASED); CINCINNATI IN-SURANCE COMPANY; AUTO BID MASTER; and UKNOWN PARTIES, Defendants. Case No. MI-2025-CV-000044

NOTICE OF SUIT THE STATE OF KANSAS TO ALL PERSONS WHO ARE OR MAY BE CONCERNED: You are hereby notified that a Petition has been filed in the District Court of Miami County, Kansas, by Joshua D. Paletta, for judgment that said Petitioner is the owner in fee simple of the following described personal property, to-wit: 2008 Maserati Gran Turismo; VIN: ZAMGJ45A680040482 and praying that the Court determine all adverse estates or interests which are claimed in said property, and that Peti-tioner's title thereto be quieted against you, and each of you, and that you and all persons claiming by, through or under you be forever barred and ex-cluded from any title, estate or interest in, or lien upon, or claims against the personal property above described; and you are hereby required to plead to said Petition on or before the 22nd day of May, 2025, at 9:30 o'clock, a.m., in said Court at the Miami County Courthouse in Paola, Kansas. Should you fail therein, judgment and decree will be en-tered in due course upon said Petition. /s/ Joshua D. Paletta

/s/ Joshua D. Paletta Joshua D. Paletta, Petitioner LAW OFFICE OF LEE H. TETWILER By: /s/ Lee H. Tetwiler Lee H. Tetwiler, KS #09406 133 S. Pearl P.O. Box 501 Paola, KS 66071 (913) 294-2339 Telephone (913) 294-2339 Telephone (913) 294-5702 Fax Email: tetwiler@att.net Attorney for Plaintiff Publish: Miami County Republic Date: April 9, 16 and 23, 2025 3345160

IN THE DISTRICT COURT MI-AMI COUNTY Salenia Beck 28128 W 311th St PAULA KS 6607 Plaintiff Case No. 25-JV-37 and Auto MAX Person bought from, Kansas Department of Revenue, Kansas Highway Patrol Defendants Auto Max Pursuant to Chapter 60 of Kansas Statutes Annotated Defendants NOTICE OF SUIT TO Auto MAXX and all other concerned persons: You are notified that a Petitioner has been filed in the District Court of Miami County by Salenia Beck Plaintiff praying that title to property stated in the Petition be awarded to the Plaintiff and you are hereby reguired to plead to the Petition on or before May 22 20.25. If you fail to plead, judgment will be entered upon the Petition. at 1:30p Salenia Beck Petitioner Publish: Miami County Repub-

(913) 339-9132 (913) 339<sup>-</sup> 9045 (fax) IN THE DISTRICT COURT OF MIAMI COUNTY, KANSAS CIVIL DEPART-MENT Freedom Mortgage Corporation Plaintiff, vs Mason McMurphy, et al. Pursuant to K.S.A. §60 Defendants, Case No.MI-2024-CV-000140 Title to Real Estate Involved ORDER OF SALE State of Kansas Miami County SS. On March 3, 2025, Plaintiff recovered judgment against Alisa McMurphy and Mason McMurphy in the amount of \$315,040.87 with interest from February 5, 2025 at 2.7500% until the date of entry of the Journal Entry Judgment into the Court, plus court costs, advances for real estate taxes, insurance, advances or charges under the Note and Mortgage, and the costs of this action. These judgments were declared to be a first and prior lien upon the real estate described below. The court

Date: April 9, 16 and 23, 2025 3348900

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#### ELECTION OFFICE JOHNSON COUNTY, KANSAS

#### NOTICE OF PUBLIC ELECTION EQUIPMENT TESTS

2025-001-RFB

Site Visit: 9:00 a.m. local time,

State of Kansas

County of Johnson

In compliance with the provisions of K.S.A. 25-4411(b) and K.S.A. 25-4610(b), notice is hereby given that testing of the vote tabulation and optical scanning equipment to be used in the May 13th, 2025, election for the Spring Hill Unified School District No. 230, will be held at the Johnson County Election Office, 2101 E. Kansas City Road, Olathe, on the following dates:

Pre-Election Test: Thursday, May 8, 2025, at 2:00 p.m. Post-Election Test: Friday, May 23, 2025, at 9:00 a.m.

SS

IN TESTIMONY WHEREOF, I hereto set my hand and cause to be affixed my official seal, this 3rd day of April, 2025.

SEAL Publish: Miami County Republic Date: April 9, 2025 3350000

ELECTION OFFICE JOHNSON COUNTY, KANSAS

#### NOTICE OF ELECTION

State of Kansas

County of Johnson

In compliance with the provisions of pertinent statutes, notice is hereby given that a mail ballot election will be held on May 13, 2025.

The following question will be on the ballot:

SS:

Spring Hill Unified School District No. 230

Shall the following be adopted?

Shall Unified School District No. 230, Johnson/Miami County, Kansas (Spring Hill), issue general obligation bonds in an amount not to exceed \$60,000,000 to pay the costs of acquiring, constructing, equipping, furnishing, repairing, remodeling or making additions to buildings used for school district purposes including without limitation (a) constructing, equipping, and furnishing additional classrooms at existing elementary schools; (b) constructing, equipping, and furnishing additional classrooms at existing elementary schools; (b) constructing, equipping, and furnishing a Career and Technical Education (CTE) addition and an expansion of the commons area at Spring Hill High School; (c) making certain other capital improvements to the buildings and facilities of the District, including roof replacements and heating, ventilation, and air conditioning (HVAC) improvements; (d) providing for all other necessary and related improvements, and (e) paying fees and expenses incidental thereto including interest during construction; all pursuant to the provisions of K.S.A. 10-101 *et seq.*; K.S.A. 25-431 *et seq.*; K.S.A. 25-2018(f); K.S.A. 72-5457; and K.S.A. 72-5458 *et seq.*?

IN TESTIMONY WHEREOF, I hereto set my hand and cause to be affixed my official seal, this 3rd day of April, 2025.



Frederick L. Sherman, Election Commissioner

Publish: Miami County Republic Date: April 9, 2025 3349970