

LEGALS

PUBLIC NOTICE

as provided by law, and further subject to the approval of the Court. Miami County Sheriff MILLSAP & SINGER, LLC By: 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 MILLSAP & SINGER, LLC AS ATTORNEYS FOR Planet Home Lending LLC IS ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Publish: Miami County Republic
Date: April 2, 9 and 16, 2025
3294290



PUBLIC NOTICE

IN THE DISTRICT COURT OF MIAMI COUNTY, KANSAS CIVIL DEPARTMENT
CAPITOL FEDERAL SAVINGS 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 Order 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 Courthouse, 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 ADDITION to the City of Paola,**

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Kansas, thence North 0 degrees 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 ADDITION 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 alley with 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-

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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 beginning, all being a part of Southwest Quarter of Section 9, Township 17, Range 23, in the City of Paola, Miami County, Kansas purported 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 appraisal 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: LEWIS RICE LLC /s/ Rodger M. Turbak Rodger M. Turbak, KS #20959 10484 Marty Street Overland Park, Kansas 66212 Email: saleinfo@lewisricekc.com ATTORNEYS FOR PLAINTIFF
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3315360

PUBLIC NOTICE

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, commanding the Sheriff to advertise and sell according to law, and without appraisal, all of the following described real estate:
All that part of the West half of 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 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 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 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 HONORABLE RICHARD M. FISHER, 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) 962-8700 (913) 962-8701 (fax) ATTORNEYS FOR SM FEDERAL CREDIT UNION CERTIFICATE OF MAILING I hereby certify that a copy of the proposed Order of Sale was provided to all counsel of record on March 14, 2024: Respectfully Submitted: EVANS & MULLINIX, P.A. /s/ Michael

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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
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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 NowRez LLC d/b/a Shellpoint Mortgage Servicing Plaintiff, vs. Jaymes Corby 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 case 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 THE CITY OF OSAWATOMIE, MIAMI COUNTY, KANSAS, AS SHOWN ON THE RECORDED PLAT THEREOF** SHERIFF OF MIAMI COUNTY, 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@bonialpc.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 (913) 339-9132 (913) 339-9045 (fax) IN THE DISTRICT COURT OF MIAMI COUNTY, KANSAS CIVIL DEPARTMENT 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 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 appraisal, 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 RECORDED PLAT THEREOF. Parcel ID No. 037-26-0-00-009.30 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

EXHIBIT A

(Published in the *Miami County Republic* on April 9, 2025, and April 16, 2025, and on the website of the county election office of any county where the Election is to be conducted not less than 21 days prior to the Election and shall remain on the website until the day after the Election)

NOTICE OF BOND ELECTION UNIFIED SCHOOL DISTRICT NO. 367, MIAMI COUNTY, KANSAS (OSAWATOMIE)

The Board of Education of Unified School District No. 367, Miami County, Kansas (Osawatomie) (the "District"), has heretofore, pursuant to resolution duly adopted, declared it advisable to make and finance certain improvements to District facilities pursuant to the provisions of K.S.A. 10-101 *et seq.*, K.S.A. 25-2018(f), K.S.A. 72-5457, and K.S.A. 72-5458 *et seq.* Notice is hereby given to the qualified electors of the District that a bond election has been called and will be held on June 3, 2025, for the purpose of submitting to the qualified electors of the District the following proposition:

Shall the following be adopted?

Shall Unified School District No. 367, Miami County, Kansas (Osawatomie) (the "District") be authorized to issue general obligation bonds in an amount not to exceed \$20,050,000 (the "Bonds") to pay the costs to construct, furnish, equip, and acquire: (a) improvements and renovations to all the District's facilities, including safety and security improvements, roofing, HVAC, and electrical improvements, interior and exterior building improvements, and playground improvements; (b) improvements and renovations at the High School, including window replacement, classroom renovations and track and field improvements; (c) all other necessary renovations and improvements to District facilities and all improvements related thereto (collectively the "Project"); and (d) pay costs of issuance and interest on the Bonds during construction of the Project, all pursuant to the provisions of K.S.A. 10-101 *et seq.*, K.S.A. 25-2018(f), K.S.A. 72-5457, and K.S.A. 72-5458 *et seq.*?

To vote in favor of any question submitted on this ballot, press the word "Yes" on the voting machine or completely darken the oval to the left of the word "Yes" on the paper ballot. To vote against it, press the word "No" on the voting machine or completely darken the oval to the left of the word "No" on the paper ballot.

YES
 NO

The polls will open at 7:00 A.M. and will close at 7:00 P.M., on June 3, 2025, the election day. The voting places in the District, and the area each voting place will serve, will be as follows:

Voters Residing In Precinct	Will Vote At	Location
Mound Township	MAC Steele Gym	1200 Trojan Dr. Osawatomie
Osawatomie Township	MAC Steele Gym	1200 Trojan Dr. Osawatomie
Osawatomie City Precincts 1-4	MAC Steele Gym	1200 Trojan Dr. Osawatomie
Stanton Township USD 367	MAC Steele Gym	1200 Trojan Dr. Osawatomie
West Valley USD 367	MAC Steele Gym	1200 Trojan Dr. Osawatomie
Osage Township USD 367*	MAC Steele Gym	1200 Trojan Dr. Osawatomie

*For this election only, Osage Township USD 367 precinct will vote at MAC Steele Gym and not at Fontana Methodist Church

The election will be conducted by the officers and/or persons provided by law for holding elections, and the method of voting will be by ballot. Registered voters are eligible to vote by advance voting ballot upon application to the County Clerk at the address set forth below pursuant to K.S.A. 25-1117 *et seq.*

ADDITIONAL INFORMATION

The Capital Improvement Fund ("CIF") has been established in the treasury of the State of Kansas to assist school districts with making principal and interest payments on voted general obligation bond issues. The amount of CIF funding each school district receives is based on a formula prescribed by statute and implemented by the State Board of Education ("Bond State Aid"). Based on the current formula, the District expects to receive Bond State Aid in the approximate amount set forth below to assist with making the principal and interest payments on the Bonds. No assurance can be given that Bond State Aid will continue at this or any amount in future years.

The following additional information is provided by the District with respect to compliance with the provisions of K.S.A. 10-120a and K.S.A. 12-6,122. This information has been obtained from sources deemed reliable by the District. Certain portions of this information are based upon projections. No assurances can be given that these projections will be accurate as of the date of issuance of the Bonds due to changing market conditions, any changes in assessed valuation of the District, changes in the amount of state financial aid received by the District and other matters unknown or unavailable at this time. The projected rates of property taxation to be used to pay the principal of and interest on the Bonds are based upon the current assessed valuation of the District, the assumed principal repayment schedule and the average interest rates from recent bond issues for similar types of financings and the current level of Bond State Aid the District would receive with respect to the Bonds, all as shown below.

Projected Summary of Project Costs			
Sources of Funds		Uses of Funds	
Bonds to be Issued	\$20,050,000	Project Costs (including architectural/engineering services)	\$20,050,000
Interest Earnings	600,000	Interest During Construction	325,000
		Issuance Expenses (including attorney fees, printing costs, rating agency fees, financial advisor fees, underwriting fees and other miscellaneous expenses)	275,000
Total	\$20,650,000	Total	\$20,650,000
Projected Summary of Bond Issue Repayments			
Principal payments over 23 years		Average Interest Rate	5.00%
Total Interest Cost to Maturity	\$14,888,909	Assessed Valuation (2024)	\$93,619,140
Average Annual Principal and Interest Payments			\$1,519,083
Portion of average annual principal and interest payments from Bond State Aid			\$0
Portion of average annual principal and interest payments from District funds			\$1,519,083
Average Annual Property Tax Mill Levy Rate for Principal and Interest Payments			
Total (without any Bond State Aid)			13.951 Mills
District Portion (with current level of Bond State Aid)			13.951 Mills

The election officer conducting the election will be the County Clerk of Miami County, Kansas, whose address is County Administration Building, 201 S. Pearl, Suite 102, Paola, Kansas 66071.

DATED: 3/27/2025



Laura Epp
Laura Epp, County Clerk Miami County, Kansas

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Date: April 9 and 16, 2025
3328020

COUNTY CLERK'S OFFICE MIAMI COUNTY, KANSAS

NOTICE OF TIME AND PLACE OF CANVASS

State of Kansas, Miami County, ss

In compliance with the provisions of K.S.A. 25-3104, notice is hereby given that the official canvass of the **May 6th, 2025, USD #367 Special Bond Election** returns will be Wednesday, June 11th, 2025. The canvass will begin at 9:00 a.m. in the Public Information / Election Viewing Room in the Miami County Clerk's office at 201 S. Pearl in Paola.

IN TESTIMONY WHEREOF, I hereto set my hand and cause to be affixed my official seal, this 9th day of April 2025.



Laura Epp
Miami County Clerk/Election Officer

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