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LEGALS

(First published in The Chanute Tribune Friday, April 18, 2025)

ORDINANCE NO. 2670

AN ORDINANCE AMENDING CHANUTE MUNICIPAL CODE SECTIONS 3.44.010, 3.44.020 AND 3.44.030 PERTAINING TO PROPERTY DAMAGE INSURANCE PROCEEDS.

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF CHANUTE, KANSAS:

SECTION 1:

Section 3.44.010, Chanute Municipal Code, is hereby amended to read and provide as follows:

3.44.010 – Scope-Application

The city is authorized to utilize procedures established by K.S.A. 40-3901 et. seq. whereby no insurance company shall pay a claim of a named insured for loss or damage to any building or structure located within the city where the amount recoverable for the loss or damage to the building or other structure under all policies is in excess of 75 percent (75%) of the face value of the policy covering such building or other insured structure unless there is a compliance with the procedures set out in this chapter.

SECTION 2:

Section 3.44.020, Chanute Municipal Code, is hereby amended to read and provide as follows:

3.44.020 – Lien Created

The governing body of the city creates a lien in favor of the city and the proceeds of any insurance policy based upon a covered claim payment made for damage or loss to a building or other structure located within the city where the amount recoverable for all the loss or damage to the building or other structure under all policies is in excess of 75 percent (75%) of the face value of the policy(s) covering such building or other structure. The lien arises upon any unpaid tax, special ad valorem levy or other charge imposed upon real property by or on behalf of the city which is an encumbrance on real property whether or not evidenced by written instrument or such tax levy assessment, expense, or other charge that has remained undischarged for at least one (1) year prior to the filing of a proof of loss.

SECTION 3:

Section 3.44.030, Chanute Municipal Code, is hereby amended to read and provide as follows:

3.44.030 – Incumbrances/First Mortgage

Prior to final settlement on any claim covered by Section 3.44.020 the insurer or insurers shall contact the Register of Deeds of Neosho County, Kansas, to determine whether there was any first mortgage on the subject real estate. If a first mortgage is found to exist then the insurer or insurers shall pay off that first mortgage prior to transferring the funds to the City of Chanute. In any event, the amount of funds transferred to the City of Chanute shall not exceed fifteen percent (15%) of the face value of the insurance policy or policy(s) covering the building or other structure.

SECTION 4:

This ordinance shall take effect upon its publication in the official City newspaper.

Passed and adopted by the Governing Body of the City of Chanute, Kansas, this 14th day of April, 2025.

ATTEST:

Tina L. Bailey, City Clerk

APPROVED AS TO FORM:

David S. Brake, City Attorney

Jacob LaRue, Mayor



LEGALS

(First published in The Chanute Tribune Friday, April 18, 2025)

ORDINANCE NO. S-576

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION FOR CERTAIN LANDS IN THE CITY OF CHANUTE.

WHEREAS, all requirements for notice and public hearing concerning said changes to the zoning classifications for the City of Chanute having been fully met and complied with:

NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF CHANUTE, KANSAS:

SECTION 1:

Official zoning map of the CITY OF CHANUTE, KANSAS, shall be amended changing the classification from District AG (Agricultural) to District C-2 (Business-General District) for the following described property, to-wit:

A tract of land located in the South Half of the fractional Northeast Quarter (NE¼) of Section Six (6), Township Twenty-eight (28) South, Range Eighteen (18) East of the 6th Principal Meridian, Neosho County, Kansas, further described as follows: Commencing at the Northeast Corner of the fractional Northeast Quarter of said Section; thence South 01°05'08" West on the East line of said fractional Northeast Quarter to the Northeast Corner of the South Half of said fractional Northeast Quarter a distance of 1381.49 feet; thence South 89°57'39" West on the North line of said South Half to the Point of Beginning a distance of 592.00 feet; thence South 01°05'08" West a distance of 150 feet; thence South 89°57'39" West a distance of 150 feet; thence North 01°05'08" East to the North line of said South Half a distance of 150.00 feet; thence North 89°57'39" East on said North line to the Point of Beginning a distance of 150.00 feet. The above described tract contains 0.52 acres, more or less, and is depicted as "Tract 2" on the Survey of Agricultural Engineering Associates dated June 29, 2023 recorded with the Register of Deeds of Neosho County, Kansas, on July 24, 2023 at Book 581 Page 697

SECTION 2:

This ordinance shall take effect and be in force from and after its publication in the official City newspaper.

Passed and adopted by the Governing Body of the City of Chanute, Kansas, this 14th day of April, 2025.

ATTEST:

Tina L. Bailey, City Clerk

APPROVED AS TO FORM:

David S. Brake, City Attorney

Jacob LaRue, Mayor



(First published in The Chanute Tribune Friday, April 4, 2025)

IN THE DISTRICT COURT OF NEOSHO COUNTY, KANSAS
SITTING AT CHANUTE

SOUTHEAST KANSAS REGIONAL PLANNING COMMISSION, Plaintiff

VS.

KAYLA O'NEAL a/k/a KAYLA LAIR, and THE NEOSHO, LLC., Defendants

Case No. NOC-2025-CV-000008

Pursuant to K.S.A. Chapter 60

Title to Real Estate Involve

NOTICE OF SUIT

THE STATE OF KANSAS, to the above-named Defendants and the unknown heirs, executors, administrators, devisees, trustees, creditors and assigns of any deceased defendants; the unknown spouses of any defendants; the unknown officers, successor trustees, creditors and assigns of any defendants that are existing, dissolved or dormant corporations; the unknown executors, administrators, devisees, trustees, creditors, successors and assigns of any deceased defendants that are or were partners or in partnership; the unknown guardians, conservators and trustees of any defendants that are minors or are under any legal disability; and the unknown heirs, executors, administrators, devisees, trustees, creditors and assigns of any person alleged to be deceased 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 Neosho County, Kansas, praying to foreclose a real estate mortgage on the following described real estate:

Commencing at the Northwest Corner of Lot Two (2), Block Three (3), JONES' SECOND ADDITION to the City of Chanute, Kansas; thence East 24.75 feet; thence South 65 feet; thence West 24.75 feet to the West line of said lot; thence North to the point of beginning, Neosho County, Kansas,

and all those defendants who have not otherwise been served are required to plead to the Petition on or before May 8, 2025, at 1:30 p.m., in the above Court, sitting at the Judicial Center, 102 S. Lincoln Avenue, in Chanute, Neosho County, Kansas. If you fail to plead, judgment and decree will be entered in due course upon the Petition, at which time and place the cause will be heard. Should you fail to file your written defenses, judgment and decree will be entered in due course upon the Petition.

Respectfully submitted,
David S. Brake, #10445
HENSHALL, PENNINGTON & BRAKE
P.O. Box 667
Chanute, KS 66720
Tel. (620) 431-2600
(Attorney for Plaintiff)

April 4, 11, 18

HELP WANTED

Neosho Country Community College

Adjunct Instructors Fall semester
Construction Technology Instructor needed
2 hours/day (8am – 10am) Monday – Friday at the Regional Rural Technology Center in LaHarpe.

Applicant should have documented experience in the technical area (construction). For questions contact Dr. Brenda Krumm, bkrumm@neosho.edu or 620.432.0364. Visit www.neosho.edu/Career for additional information and application instruction.

LEGAL

(First published in the Parsons Sun Friday, April 18, 2025)

IN THE DISTRICT COURT OF Labette County, KANSAS
CIVIL DEPARTMENT

Planet Home Lending, LLC
Plaintiff,
vs.
Gilbert L Thompson II, et al.
Defendants,

Case No.LBO-2024-CV-000014
Court No.
Title to Real Estate Involved
Pursuant to K.S.A. §60

NOTICE OF SALE

Under and by virtue of an Order of Sale issued to me by the Clerk of the District Court of Labette County, Kansas, the undersigned Sheriff of Labette County, Kansas, will offer for sale at public auction and sell to the highest bidder for cash in hand at the East Front Steps of the Labette County, Courthouse, Kansas, on May 9, 2025 at the time of 10:00 AM, the following real estate:

LOTS 1 AND 2, BLOCK 1 OF MAXSON'S ADDITION, A SUBDIVISION OF THE SOUTH-WEST QUARTER OF SECTION 20, TOWNSHIP 34 SOUTH, RANGE 19 EAST OF THE 6TH P.M., LABETTE COUNTY, KANSAS., Parcel ID No. 0501842003003006000. Commonly known as 601 N Delaware St., Edna, KS 67342 ("the Property") MS223628

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.

Labette 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

April 18, 25; May 2

AUCTION

Shaded 6.4-acre corner acreage, on blacktop road. Located in Wilson County KS, between Neodesha & Fredonia. "Move in Ready", 3 bed, 2 bath home, CH& CA, Kitchen appliances. Property includes large metal bld. w/concrete floor, heat, restroom and several outbuildings. New Price!

Call Today –
Larry Marshall Auction & Realty - 620-378-4356
Larry 620-485-6136
Rita 620-636-0223

HELP WANTED

Local semi truck driver delivering grain to the 4 state area. Must have a CDL and experience driving a semi truck and a clean record.

For more information text or call 620-674-1703. It is located in the Faulkner, KS area.

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SPECIAL NOTICE

Neosho County Landfill Cleanup Week

Neosho County Landfill will be hosting a free clean up week beginning Tuesday, April 29, 2025 and ending Saturday, May 3rd, 2025. Normal daily hours of operation are 8 am to 4 pm, Tuesday and Friday and the 1st and 3rd Saturday of each month. **** **THE LANDFILL WILL BE OPEN ALL WEEK/ TUES. THRU SAT. DURING CLEANUP WEEK******

The following stipulations apply:

- Open to Neosho County Residents Only.
- No businesses or commercial disposal.
- Tires will be accepted at half the regular rate.
- (MSW) Municipal Solid Waste (Household Trash) will be full price.
- Please visit our website at www.neoshocountyks.org for more details.
- Click on the Road and Bridge/Landfill link and then click on details link.

AUCTION

PUBLIC AUCTION – 1131 Washington St. • Fredonia KS.

5 Bed, 2 Bath Home, 1868 Sq. Ft. CH/CA, attached 2 car garage, metal roof, corner lot, sells with appliance & some furniture. Sells "as is", all buyers inspections must be complete prior to sale day.

Friday, April 25, 2025 • 1:00 p.m. at the property
Details call Seller Agent Larry Marshall Auction & Realty 620-378-4356, Larry 620-485-6136 or Rita 620-636-0223, www.marshallauction-realty.com

Business and Service Directory

Pets/Supplies

(Parsons)
TRISHA'S PAMPERED PAWS
Pet Grooming
Parsons Pick-up Available.
620-421-6778

Services Provided

SEK GARAGE DOOR
Full Service
Residential/Commercial/
Industrial
Repairs/Installs
Fully Insured! Free Estimates!
620-330-2732 • 620-336-3054
www.sekgaragedoors.com
(See ad in Business & Service Directory)

FOSTER'S ANTIQUES

4277 S. Katy Rd.
Chanute, KS
620-431-2400
(See ad in Business & Service Directory)

BROWN'S MECHANICAL & PLUMBING SERVICES
HVAC, Plumbing, Custom Sheet Metal, Gas Lines & More
620-778-6817
(See ad in Business & Service Directory)

Services Provided

HECK & WICKER, INC.

Heavy Construction
Equipment Rental
620-421-3280
(See ad in Business & Service Directory)

TRAVELING TREES

*Stump Removal
*Tree Sales/Tree Spade
Transplanting Service
Professional Landscaping
Call Travis Russell
620-431-0708
(See ad in Business & Service Directory)

SPENCER'S FENCING

Bob Spencer 620-226-3327
Travis Spencer 620-820-4148
Fence built the right way - yours.
(See ad in Business & Service Directory)

Call The Chanute Tribune at 620-431-4100 or Parsons Sun at 620-421-2000

Services Provided

SOUTH ROOFING AND CONTRACTING, LLC

The best in the west is SOUTH
1704 W. Main
Independence, Ks
620-331-1475
(See ad in Business & Service Directory)

PARSONS TREE & STUMP

Steve Krewson,
620-820-3109
(See ad in Business & Service Directory)

TURF BRO'S LAWN AND LANDSCAPE

Lawn Maintenance,
Landscape Design,
Installation & Maintenance.
Call Now for FREE ESTIMATES
Commercial & Residential
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Johnathan Krewson (620) 778-6957
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High speed wireless Internet
computer accessories
(620)423-9283
(See ad in Business & Service Directory)

Services Provided

BROOKS HOME IMPROVEMENT

Gene Brooks
431-3642 or 433-7017
Chanute
(See ad in Business & Service Directory)

HARDING'S PAINTING SERVICE

Interior & Exterior Painting.
Power Washing, Window & Gutter cleaning.
620-421-6951

BOREN'S ROOFING

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Commercial, Industrial & Residential
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Reasonable Rates
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Chanute
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