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Legals

Notice of Hearing

IN THE DISTRICT COURT OF POTTAWATOMIE COUNTY, KANSAS

IN THE MATTER OF THE ESTATE OF MARY LOU ANDERSON, deceased,

Case No. 25 PR 34

NOTICE OF HEARING

THE STATE OF KANSAS TO ALL PERSONS CONCERNED:

You are hereby notified that a Petition has been filed in this Court by Roger Dean Anderson, an heir of Mary Lou Anderson, deceased, praying that descent be determined as to real and personal property owned by Decedent at the time of her death.

You are required to file your written defenses thereto on or before the 29th day of May, 2025, at 1:00 o'clock P.M. of said day, in said Court in the City of Westmoreland, Pottawatomie County, Kansas, at which time and place said cause will be heard. Should you fail therein, judgment and decree will be entered in due course upon the Petition.

Roger Dean Anderson, Petitioner

John D. Watt
Attorney for Petitioner
815 5th St., P O Box 56
Wamego, KS 66547
785-456-2231
S.Ct. #9453

COL-100196
May. 8, 2025; May. 15, 2025;
May. 22, 2025

Legals

Notice

IN THE DISTRICT COURT OF POTTAWATOMIE COUNTY, KANSAS

In the Matter of the Estate of MARY FREDRIKA UMSCHIED, Deceased

Case No. PT-2025-PR-000029

NOTICE OF HEARING

THE STATE OF KANSAS TO ALL PERSONS CONCERNED: YOU ARE HEREBY NOTIFIED that on April 18, 2025, a Petition was filed in this Court by Steven L. Bellinger, an heir, devisee and legatee, of Mary Fredrika Umschied, requesting Informal Administration.

YOU ARE REQUIRED to file your written defenses to the Petition on or before May 22, 2025, at 1:00 o'clock p.m. in the District Court of Pottawatomie County in Westmoreland, Kansas, 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.

STEVEN L. BELLINGER, Petitioner

/s/ P. Bernard Irvine
P. BERNARD IRVINE #16206
IRVINE LAW, LLC
323 Poyntz, Suite 202
Manhattan, KS 66502
irvine@birvinelaw.com
(785) 776-9212;
(785) 746-0012-Fax
Attorney for Petitioner

COL-100189
Apr. 24, 2025; May. 1, 2025;
May. 8, 2025

Legals

211 Pine #1. Contents
All contents from Duplex apt 211 Pine #1 Wamego , KS will be sold 30 days from the date of this notice. Call 785 456-3811 for any questions

COL-100194
May. 8, 2025

Legals

Notice of Sale 24-04481

IN THE DISTRICT COURT OF POTTAWATOMIE COUNTY, KANSAS

CIVIL COURT DEPARTMENT

UNITED STATES DEPARTMENT OF AGRICULTURE RURAL HOUSING SERVICE (RHS), FORMERLY FARMERS HOME ADMINISTRATION

Plaintiff,
vs.
HARRY J SENDER; ET AL.
Defendants.

Case No.: PT-2024-CV-000054
Division No.

Pursuant to K.S.A. Chapter 60 Title to Real Estate Involved

NOTICE OF SALE

NOTICE IS HEREBY GIVEN, that under and by virtue of an Order of Sale issued to me by the Clerk of the District Court of Pottawatomie County, Kansas, the undersigned Sheriff of Pottawatomie County, Kansas, will offer for sale at public auction and sell to the highest bidder for cash in hand at 10:00 AM on May 15, 2025, Front Entrance of the Pottawatomie County Justice Center for the following real estate located in the County of Pottawatomie, State of Kansas, to wit:
Lot 177, in the Original Townsite of Wamego, Pottawatomie County, Kansas. ("Property") Commonly known as: 615 Spruce St, Wamego, KS 66547

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.

Doug Adams
Pottawatomie County Sheriff
Prepared by:

MARINOSCI LAW GROUP, P.C.

David V. Noyce, #20870
11111 Nall Avenue, Suite 104
Leawood, KS 66211
Phone: (913) 800-2021
Fax: (913) 257-5223
dnoyce@mlg-defaultllaw.com
ATTORNEY FOR PLAINTIFF

COL-100188
Apr. 24, 2025; May. 1, 2025;
May. 8, 2025

Legals

NOTICE OF SUIT

IN THE DISTRICT COURT COUNTY, KANSAS

Iliana Martinez
Plaintiff
and
Alvis A. Moreno
Defendants
Case No.

Pursuant to Chapter 60 of Kansas Statutes Annotated

To Alvis A. Moreno and all other concerned persons:
You are notified that a Petition has been filed in the District Court of Pottawatomie County by Iliana Martinez Plaintiff praying that title to property stated in the Petition be awarded to the Plaintiff and you are hereby required to plead to the Petition on or before May 28 2025
If you fail to plead, judgment will be entered upon the Petition.
Iliana Martinez-Hernandez
Petitioner
3792 powers Ln #4
Manhattan, KS 66502

COL-100176
Apr. 24, 2025; May. 1, 2025;
May. 8, 2025

Legals

224999.451995 KJFC

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 Pottawatomie County, KANSAS

CIVIL DEPARTMENT

Rocket Mortgage, LLC f/k/a Quicken Loans, LLC
Plaintiff,
vs.
Christopher Paul Hay, et al.
Defendants,

Case No.PT-2024-CV-000073
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 Pottawatomie County, Kansas, the undersigned Sheriff of Pottawatomie County, Kansas, will offer for sale at public auction and sell to the highest bidder for cash in hand on May 22, 2025 at the time of 10:00 AM at the of the Pottawatomie County Courthouse, Kansas, the following real estate:
LOT TWO HUNDRED TWENTY (220), IN TIMBER CREEK II, PHASE V, A RESIDENTIAL PLANNED UNIT DEVELOPMENT IN POTTAWATOMIE COUNTY, KANSAS., Parcel ID No. 183-12520. Commonly known as 9094 Tonya Ter., Manhattan, KS 66502 ("the Property") MS224999

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.

Pottawatomie 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)

COL-100193
May. 1, 2025; May. 8, 2025;
May. 15, 2025

NOTICES

AGING ROOF? NEW HOMEOWNER? STORM DAMAGE? You need a local expert provider that proudly stands behind their work. Fast, free estimate. Financing available. Call 1-877-589-0093 Have zip code of property ready when calling!

Special Notices

NEED NEW WINDOWS? Drafty rooms? Chipped or damaged frames? Need outside noise reduction? New, energy efficient windows may be the answer! Call for a consultation & FREE quote today. 1-866-766-5558 You will need to have your zip code to connect to the right provider.

WATER DAMAGE CLEANUP & RESTORATION: A small amount of water can lead to major damage 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!

STOP OVERPAYING FOR HEALTH INSURANCE! A recent study shows that a majority of people struggle to pay for health coverage. Let us show you how much you can save. Call Now for a no-obligation quote: 1-888-519-3376 You will need to have your zip code to connect to the right provider.

INJURED IN AN ACCIDENT? Don't Accept the insurance company's first offer. Many injured parties are entitled to cash settlements in the \$10,000's. Get a free evaluation to see what your case is really worth. 100% Free Evaluation. Call Now: 1-888-920-1883

EMPLOYMENT

Help Wanted

Head Cook

Head Cook needed, 7.5 hrs. M-F. Benefits are health insurance, sick leave, holidays, paid vacation. Application and job description available at the Wamego Senior Center. 501 Ash Street, Wamego, KS. Send resume to 401 Houston, Manhattan KS 66502 Call 1-800-432-2703 for information. EOE/AA

Crew and Manager

Gambino's Pizza is hiring Crew, and we have an opening for a Manager. No experience required for crew members. Crew member compensation is commensurate of experience. Managers must have a minimum of two years experience in a management position in the service industry, starting pay is \$15/hr. You can apply in-store at 1401 US Highway 24, or online at www.gambinospizza.com

MERCHANDISE

Health & Beauty

Attention: VIAGRA and CIALIS USERS! A cheaper alternative to high drugstore prices! 50 Pill Special - Only \$99! 100% guaranteed. CALL NOW: 1-866-481-0668

Miscellaneous

BATH & SHOWER UPDATES in as little as ONE DAY! Affordable prices - No payments for 18 months! Lifetime warranty & professional installs. Senior & Military Discounts available. Call: 1-866-481-0747

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REAL ESTATE

REAL ESTATE

Wanted To By

We Buy Vintage Guitars! Looking for 1920-1980 Gibson, Martin, Fender, Gretsch, Epiphone, Guild, Mosrite, Rickenbacker, Prairie State, D'Angelico, Stromberg. And Gibson Mandolins / Banjos. These brands only! Call for a quote: 1-877-560-1992

CASH PAID FOR HIGH-END MEN'S SPORT WATCHES. Rolex, Breitling, Omega, Patek Philippe, Heuer, Daytona, GMT, Submariner and Speedmaster. These brands only! Call for a quote: 1-866-481-0636.

AUTOMOTIVE

Wanted : Automotive

GOT AN UNWANTED CAR??? DONATE IT TO PATRIOTIC HEARTS. Fast free pick up. All 50 States. Patriotic Hearts' programs help veterans find work or start their own business. Call 24/7: 1-877-560-5087

REAL ESTATE

REAL ESTATE

17327 C Rd., Delia



OPEN HOUSE:
Sunday, May 11 • 2:30 p.m. - 4 p.m.

Very nice family home/hobby farm! 3.54 acres M/L. Enjoy the beautiful sunrises and sunsets. Ready for summer with large 30' swimming pool and spacious patio. 6 bedrooms 2 bath main level laundry. Ready for any family. Large garage with entertainment area. Nice lean to shed for all your toys or animals. Relax on the wrap around porch and enjoy the sunrise. Is equipped with dual HVAC so everyone stays comfortable. Only 20 minutes from St. Marys. Come take a look before it's gone! Price \$324,900



BRUCE MEININGER
785-305-0996
bruce.hirschrealestate@gmail.com
www.hirschrealestate.com

REAL ESTATE & PERSONAL PROPERTY AUCTION

SATURDAY, MAY 31, 2025 * 10:00 AM

HOUSE, VEHICLES & GUNS SELL AT 12 NOON

AUCTION LOCATION: Onsite at 5312 Jamie Circle, WAMEGO, KS

* OPEN HOUSE: SUNDAY, MAY 18, 2025: 1-3 PM *



DESCRIPTION:
Nestled in a quiet neighborhood, this 2002 manufactured home offers the perfect balance of privacy and convenience.

Situated on a spacious 2-acre lot, this home features 3 bedrooms and 2 full bathrooms, a living area that seamlessly flows into the kitchen and dining spaces. The property is complemented by an oversized, attached two-car garage, offering plenty of storage and parking options. The home backs up to pasture and farm ground, providing scenic views while still being within easy reach of local amenities. Additional highlights include a surrendered title, simplifying the process for potential buyers.

With endless potential, this property is a must-see.

REAL ESTATE TERMS: Property Sells AS IS, WHERE IS. 10% non-refundable down payment is required on the day of sale by check. Buyer must be able to close on or before July 2, 2025. Buyer needs a bank letter of loan approval or funds verification. Cost of Owner's Title Policy to be split equally between Buyer and Seller. Buyers are responsible for understanding all zoning, building and other regulations associated with the property prior to the day of auction. All announcements day of sale take precedence over written materials. Listing Agent is working as a Designated Seller's Agent.

PERSONAL PROPERTY LIST COMING SOON!

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www.facebook.com/KScrossroadsauctions



JESSICA HOLLENBECK,
Listing Agent, 605-890-0895
ANDREW SYLVESTER,
Auctioneer, 785-456-4352
TERRI HOLLENBECK,
Broker/Owner, 785-223-2947



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Whether selling a used car or promoting a garage sale, placing an ad has never been easier.

THE TIMES
POTTAWATOMIE COUNTY, KS

THE MERCURY
MANHATTAN, KANSAS