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Public Notice

(First Published in the High Plains Daily Leader & Times, Liberal Kansas July 24, 2025)3

IN THE DISTRICT COURT OF SEWARD COUNTY, KANSAS

IN THE MATTER OF THE ESTATE OF SYBIL Z. WAGNER, deceased

CASE NO. SW-2025-PR-000028 (Petition Pursuant to K.S.A. Chapter 59)

NOTICE TO CREDITORS

THE STATE OF KANSAS TO ALL PERSONS CONCERNED:

You are hereby notified that on the 18th day of July, 2025, a Petition for Probate of Will and Appointing Executor Under Kansas Simplified Estates Act was filed in this Court by Catherine Crosier, an heir, devisee and legatee, and Executor named in the Last Will and Testament of Sybil Z. Wagner, 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 the first publication of this notice, as provided by law, and if their demands are not thus exhibited, they shall be forever barred.

/s/ Catherine Crosier, Petitioner

Shirla R. McQueen, No 13079 SHARP McQUEEN, P.A. 419 N. Kansas Ave. – P.O. Box 2619 Liberal, Kansas 67905-2619 Phone: (620) 624-2548 Fax: (620) 624-9526 Email: smcqueen@sharpmqueen.com Attorney for Petitioner

(First Published in the High Plains Daily Leader & Times, Liberal Kansas July 17, 2025)3

IN THE DISTRICT COURT OF SEWARD COUNTY, KANSAS

In the Matter of the Estates of

JUANITA STAATS, deceased, and MERLE W. STAATS, deceased.

(Petition Pursuant to K.S.A. Chapter 59 Case No. SW-2025-PR-000027

NOTICE OF HEARING

The State of Kansas To All Persons Concerned:

You are hereby notified that on the 14th day of July, 2025, a Petition was filed in this Court by Robert Brent Staats, son and one of the heirs of Juanita Staats, deceased, and Merle W. Staats, deceased, requesting: Descent be determined of the

following described real estate situate in Seward County, Kansas:

Lot Sixteen (16), Block Thirty-four (34), in the Original Town of Liberal and all personal property and other Kansas real estate owned by the Decedent at the time of death; and that such property and all personal property and other Kansas real estate owned by the Decedent at the time of death be assigned pursuant to the laws of intestate succession of the State of Kansas.

You are hereby required to file your written defenses thereto on or before the **15th day of August, 2025, at 9:00 a.m.**, in the District Court in Liberal, Seward County, Kansas, at which time and place the cause will be heard via telephonic hearing. Should you fail therein, judgment and decree will be entered in due course upon the Petition. If you intend to attend the telephonic hearing, you must contact the attorney listed below prior to the hearing date to obtain the call-in instructions.

/s/ Robert Brent Staats,

Petitioner PREPARED BY:

Shirla R. McQueen, #13079 Sharp McQueen, P.A. 419 N. Kansas, P.O. Box 2619 Liberal, KS 67905-2619 Phone: (620) 624-2548 Fax: (620) 624-9526 Email: smcqueen@sharpmqueen.com Attorney for Petitioner

(First Published in the High Plains Daily Leader & Times, Liberal Kansas July 15, 2025)3

IN THE DISTRICT COURT OF SEWARD COUNTY, KANSAS CIVIL DEPARTMENT

Freedom Mortgage Corporation Plaintiff,

vs.

Eduardo Romero Alarcon, Irene Alarcon Lopez, Jane Doe, and John Doe, et al., Defendants

Case No. SW-2025-CV-000085 Court No. Title to Real Estate Involved Pursuant to K.S.A. §60

NOTICE OF SUIT

STATE OF KANSAS to the above named Defendants and The Unknown Heirs, executors, devisees, trustees, creditors, and assigns of any deceased defendants; the unknown spouses of any defendants; the unknown officers, successors, trustees, creditors and assigns of any defendants that are existing, dissolved or dormant corporations; the unknown execu-

tors, administrators, devisees, trustees, creditors, successors and assigns of any defendants that are or were partners or in partnership; and the unknown guardians, conservators and trustees of any defendants that are minors or are under any legal disability and all other person who are or may be concerned:

You are hereby notified that a Petition has been filed in the District Court of Seward County, Kansas by Freedom Mortgage Corporation, praying to foreclose a mortgage on the following described real estate:

SURFACE AND SURFACE RIGHTS ONLY, IN AND TO: LOTS NINETEEN (19), TWENTY (20), AND TWENTY-ONE (21), BLOCK THREE (3), WEIDENSAUL'S FIRST ADDITION TO THE CITY OF LIBERAL, SEWARD COUNTY, KANSAS, ACCORDING TO THE RECORDED PLAT THEREOF. Parcel ID No. 088-149-32-0-40-23-003.00-0. Commonly known as 417 N Jordan Ave, Liberal, KS 67901 ("the Property") MS 228644

and all those defendants who have not otherwise been served are required to plead to the Petition on or before September 3, 2025 in the District Court of Seward County, Kansas. If you fail to plead, judgment and decree will be entered in due course upon the request of plaintiff.

MILLSAP & SINGER, LLC

By: Dwayne A. Duncan, #27533 dduncan@msfim.com 612 Spirit Dr. St. Louis, MO 63005 (636) 537-0110 (636) 537-0067 (fax)

ATTORNEYS FOR PLAINTIFF

MILLSAP & SINGER, LLC IS ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

(First Published in the High Plains Daily Leader

& Times, Liberal Kansas July 29, 2025)3

IN THE DISTRICT COURT OF SEWARD COUNTY, KANSAS CIVIL DEPARTMENT

UNITED STATES OF AMERICA, ACTING THROUGH THE RURAL HOUSING SERVICE, ITS SUCCESSORS AND ASSIGNS, UNITED STATES DEPARTMENT OF AGRICULTURE Plaintiff,

vs.

MARIA G HENRIQUEZ, JOHN DOE (UNKNOWN TENANT/OCCUPANT), JANE DOE (UNKNOWN TENANT/OCCUPANT), FEDERAL HOME LOAN BANK OF TOPEKA, ET AL.

Defendants. Case No.: SW-2025-CV-000088 Division No. Pursuant to K.S.A. Chapter 60 Title to Real Estate Involved

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 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 Seward County, Kansas, praying to foreclose a real estate mortgage on the following described real estate:

PUBLIC AUCTION

BEAVER COUNTY GRASSLAND

THURSDAY, AUGUST 14, 2025--2:00 p.m.

Commercial Building, Beaver County Fairgrounds

Tract #1 SE1/4 of Sec. 26, T3N, R22E, 160 m/l acres. All grassland.

Tract #2 NE1/4 of Sec. 21, T3N, R25E, 160 acres m/l. All grassland.

For more information contact the auctioneers

BROWN REAL ESTATE AND AUCTION

107 South Douglas, Beaver Oklahoma

Office--580-625-4396

Don Brown, Realtor, 580-527-1960 David Brown, Sales Assoc. 580-527-1033

SURFACE AND SURFACE RIGHTS ONLY, in and to:

A portion of Lot One (1), Block Six (6), MC Wheeler's Addition to the City of Liberal, Seward County, Kansas. NOW KNOWN AS: Lot Five (5), Block Two (2), REPLAT of Lot 1 & a portion of Lot 2, Block 6, M.C. WHEELER'S ADDITION to the City of Liberal, Seward County, Kansas, according to the recorded Plat thereof. COMMONLY KNOWN AS: 819 S Oklahoma Avenue, Liberal, KS 67901 ("Property") and all those defendants who have not otherwise been served are required to plead to the Petition on or before September 10, 2025, in the District Court of Seward County, Kansas. If you fail to plead, judgment and decree will be entered in due course upon the Petition.

NOTICE

Pursuant to the Fair Debt Collection Practices Act, 15 U.S.C. § 1692c(b), no information concerning the collection of this debt may be given without the prior consent of the consumer given directly to the debt collector or the express permission of a court of competent jurisdiction. The debt collector is attempting to collect a debt and any information will be used for that purpose.

Respectfully submitted, MARINOSCI LAW GROUP, P.C.

/s/ David V. Noyce David V. Noyce, #20870 11111 Nall Avenue, Suite 104

Leawood, KS 66211 Phone: (913) 800-2021 Fax: (913) 257-5223 dnoyce@m1g-defaultlaw.com

ATTORNEY FOR PLAINTIFF

MARINOSCI LAW GROUP, P.C. AS ATTORNEYS FOR THE PLAINTIFF IS ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

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IF YOU HAD KNEE OR HIP REPLACEMENT SURGERY and suffered an infection between

2020 and the present time, you may be entitled to compensation. Call Attorney Charles H. Johnson 1-800-535-5727

WATER DAMAGE CLEANUP & RESTORATION A small amount of water can lead to major damage and mold in your home. If you have water damage to your home, call for a free estimate for complete repairs to protect your family and your home's value! Call 1-833-879-1451

Misc. Merchandise

PROFESSIONAL LAWN SERVICE: Fertilization, weed control, seeding, aeration and mosquito control. Call now for a free quote. Ask about our first application special! 833-889-1317

AGING ROOF? NEW HOMEOWNER? STORM DAMAGE? You need a local expert provider that proudly stands behind their work. Fast, free estimate. Financing available. Call 1-833-889-1070

Garage Sales

10th & Grant Friday 5pm - 8pm Saturday 8am - 11am Clothes, Women 2x, Men , Ladies & Teen Clothing, Mens dress shoes 9-11, Kirby sweeper w/accessories, household items, kitchen items, glass table, dining table w/6 chairs, flat screen tv's, file cabinets, dorm refrigerator, 2 insta pots, toys, games, dolphin clooection, outdoor items, pit boss grill, area rugs, couch, and lots of misc

3 Family Sale 1014 N Carlton Ave Saturday 8am - ? Sunday 8am - ? Lots of Everything Something for everyone!!

1018 N Washington Ave Friday 10am - 5pm Saturday 9am -2pm round center tables, clothing, shoes,

tools, fishing poles, swimming pool items, Christmas and Halloween decor, gardening items and much more!!

Multi-Family 1503 N Nelson Saturday 7am-? something for everyone in every size, lots of NEW shoes, heels & clothing Size S-2X

3 Family 1301 N Pershing Friday 4pm - 7pm Saturday 8am - 2pm Vinyl Records, Horse collection, FR clothes, Vintage Items, .25 Books, Boys clothes, dishes

Quilt shop liquidation! 117754 EW 3 Rd Turpin Saturday Aug. 2 9am - 4pm Sunday Aug. 3 1pm - 5pm

250+ bolts of quilt grade fabric, 2 antique Singers in cabinets, quilt tops, unfinished projects, threads, and much more!

Multi - Family 2111 Tulip Saturday 730am - ??? Like new Loveseat, Oversized Leather recliner, household items, lots of clothes, shoes, luggage, Too much to mention!!!

(Published in the High Plains Daily Leader & Times, Liberal, Kansas, this 31st day of July, 2025.)11

RESOLUTION NO. 2435

AUTHORIZING THE ABATEMENT OF CONDITIONS WHICH ARE INJURIOUS TO THE HEALTH, SAFETY AND GENERAL WELFARE OF THE RESIDENTS OF THE CITY OF LIBERAL, KANSAS, PURSUANT TO SECTION 8205, 8-403 A, CODE OF THE CITY OF LIBERAL, KANSAS.

BE IT RESOLVED, by the Governing Body of the City of Liberal, Kansas:

WHEREAS, the Governing Body of the City of Liberal, Kansas has declared it unlawful to allow to exist conditions which are detrimental to the general health, safety and welfare of the residents of the City of Liberal; and

WHEREAS, the owner of the property address Block 22, Lot 1-3, Airport Industrial Park (1980) to the City of Liberal, also known as 00000 W 2ND, has been issued a preliminary notice pursuant to Section 8-207(c) of the code of Ordinances and have failed to abate the nuisance. The property is in violation of one or more of the following conditions:

[X] Any portion of a building, or any member, appurtenance or ornamentation on the exterior thereof that is not of sufficient strength or stability, or is not so anchored, attached or fastened in place so as to be capable of resisting natural or artificial loads of one and one-half the original designed value.

[X] The building or structure, or part of the building or structure, because of dilapidation, deterioration, decay, faulty construction, the removal or movement of some portion of the ground necessary for the support, or for any other reason, is likely to partially or completely collapse, or some portion of the foundation or underpinning of the building or structure is likely to fail or give away.

[X] Any portion of a building, structure, or appurtenance that has been damaged by fire, earthquake, wind, flood, deterioration, neglect, abandonment, vandalism or by any other cause to such an extent that it is likely to partially or completely collapse, or to become detached or dislodged.

[X] The building or structure, or any portion thereof, is clearly unsafe for its use and occupancy.

[X] The building or structure is neglected, damaged, dilapidated, unsecured, or abandoned so as to become an attractive nuisance to children who might play in the building or structure to their danger, becomes a harbor for vagrants, criminals, or immoral persons, or enable persons to resort to the building or structure for committing a nuisance or an unlawful act.

[X] Any building or structure has been constructed, exists or is maintained in violation of any specific requirement or prohibition applicable to such building or structure provided by the approved building or fire code of the jurisdiction, or of any law or ordinance to such an extent as to present either a substantial risk of fire, building collapse or any other threat to life and safety.

[X] A building or structure, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, ventilation, mechanical or plumbing system, or otherwise, is determined by the code official to be unsanitary, unfit for human habitation or in such a condition that is likely to cause sickness or disease.

[X] A motor vehicle nuisance is any motor vehicle which is not currently registered or tagged pursuant to K.S.A. 8-126 to 8-149 inclusive, as amended; or parked in violation of city ordinance; or incapable of moving under its own power; or in a junked, wrecked or inoperable condition. Any one of the following conditions shall raise the presumption that a vehicle is junked, wrecked or inoperable

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

SECTION 1. The City Manager or his designee is authorized to issue an order requiring the owner to remove and abate from the property the thing or things below-described as a nuisance within fifteen (15) days following the passage of this Resolution. Said order shall state that, before the expiration of the fifteen (15) day waiting period, the owner may request a hearing before the governing body or its designated representative. Should the owner fail to abate the nuisance or request a hearing, the Public Officer is hereby authorized to abate the following structural nuisance:

1. All buildings and Vehicles Located on Block 22, Lot 1-3, Airport Industrial Park (1980)

SECTION 2. The abatement costs incurred by the City shall be charged against the lots of ground on which the violations remedied.

PASSED AND APPROVED by the Governing Body of the City of Liberal, Kansas, this 29th day of July, 2025.

/s/ Jose Lara, Mayor ATTEST: /s/ Alicia Hidalgo, MMC, City Clerk

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