



Wrestling Event

BURLINGAME — The inaugural Main Street Showdown, an outdoor wrestling tournament presented by the Burlingame Wrestling Club, was held Saturday, Sept. 20, in downtown Burlingame.

The event featured multiple divisions for both males and females, ranging in age from 6 to adult. More than 130 people registered from all over Kansas.

To view the results, go to <http://bit.ly/3VyYAPj>.

Submitted

Downtown Burlingame was buzzing with participants and spectators Sept. 20 for the communities first outdoor wrestling tournament.

Public Notices

(First published in The Osage County Herald-Chronicle Thursday, Sept. 18, 2025, and subsequently Thursday, Sept. 25, 2025, and Thursday, Oct. 2, 2025.)

IN THE DISTRICT COURT OF OSAGE COUNTY, KANSAS

In the Matter of the Estate of WILLIAM ROBERT OLIVER, Deceased

No. OS-2025-PR-000037

NOTICE OF HEARING

THE STATE OF KANSAS TO ALL PERSONS CONCERNED:

You are hereby notified that a petition has been filed in said Court by Sherry Oliver, praying for the determination of descent of the following described property in the State of Kansas, County of Osage, to wit:

1/3 interest in Lots 6, 7, 8, 9, 10, 11 and 12 in Block 1 of the South Park Addition to the City of Burlingame, AND Lots 26, 27, 28 and 29 in Block 1 of the South Park Addition to the City of Burlingame, AND The South 23 feet of Lot 25 in Block 1 of the South Park Addition to Burlingame, Kansas

and all other property, real and personal, or interest therein, owned by the said William R. Oliver, at the time of his death and you are hereby required to file your written defenses thereto on or before the 14th day of October, 2025, at 9:00 o'clock A.M. of said day in said Court in the city of Lyndon, in Osage 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 said petition.

Sherry Oliver
Petitioner

FREDERICK W. GODDERZ,
#006918
Godderz Law Firm LLC
101 West Santa Fe, P. O. Box 11
Burlingame, KS 66413-0011
(785) 654-2428
ATTORNEY FOR PETITIONER

(First published in The Osage County Herald-Chronicle Thursday, Sept. 25, 2025, and subsequently Thursday, Oct. 2, 2025, and Thursday, Oct. 9, 2025.)

IN THE DISTRICT COURT OF OSAGE COUNTY, KANSAS PROBATE DEPARTMENT

IN THE MATTER OF THE ESTATE OF

CHRISTIAN J. KUHASZ JR,
Deceased
(Petition Pursuant to K.S.A. Chapter 59

Case No. OS-2025-PR-000038

NOTICE OF HEARING

THE STATE OF KANSAS TO ALL PERSONS CONCERNED:

You are notified that a Petition has been filed in this Court by Christian Kuhasz III, one of the heirs of Christian J. Kuhasz Jr., deceased, requesting that descent be determined of the following described real estate situated in Osage County, Kansas:

Lot 10, Pomona Heights, a subdivision in Osage County, Kansas and all personal property and other Kansas real estate owned by 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 terms of the "Valid Settlement Agreement" dated August 25, 2025.

You are required to file your written defenses to the Petition on or before October 20, 2025 at 9 a.m. in the district court in Osage County, Kansas, at which time and place said cause will be heard.

Should you fail to file your written defenses, judgment and decree will be entered in due course upon the Petition.

Christian Kuhasz III, Petitioner

By: Kristen Shelley-Mattox, KS #20443
11125 Johnson Drive
Shawnee KS 66203
(913) 385-0600
Attorney for Petitioner

(First published in The Osage County Herald-Chronicle Thursday, Sept. 25, 2025, and subsequently Thursday, Oct. 2, 2025, and Thursday, Oct. 9, 2025.)

IN THE FOURTH JUDICIAL DISTRICT DISTRICT COURT OF OSAGE COUNTY, KANSAS

CREDIT UNION OF AMERICA, Plaintiff,

vs.

JULIE A. BROSEMER, deceased;
TYLER JANTZ; et al,
Defendants.

Pursuant to K.S.A. Chapter 60

Case No. OS-2025-CV-000060

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, successors, 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 notified that a Petition has been filed in the District Court of Osage County, Kansas, praying to foreclose a real estate mortgage on the following described real estate:

Lots 21 and 23, Block 12, in Dodds & Boyd's Addition to the City of Osage City, according to the recorded Plat thereof, in Osage County, Kansas

Commonly known as 713 Ellinwood St., Osage City, Kansas 66523 (the "Property").

and all those defendants who have not otherwise been served are required to plead to the Petition on or before the 5th day of November, 2025, in the District Court of Osage 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 obtained will be used for that purpose.

Prepared By:
Gibson Watson Marino LLC
Nolan W. Wright, #27997
301 N. Main, Suite 1300
Wichita, KS 67202
(316) 264-7321 (phone)
(316) 264-8614 (fax)
Attorneys for Plaintiff

(First published in The Osage County Herald-Chronicle Thursday, Sept. 25, 2025, and subsequently Thursday, Oct. 2, 2025, and Thursday, Oct. 9, 2025.)

IN THE DISTRICT COURT OF OSAGE COUNTY, KANSAS Probate Division

In the Matter of the Estate of MARY LOU RIVERA, Deceased.

Case No. OS-2025-PR-000040

NOTICE TO CREDITORS

THE STATE OF KANSAS TO ALL PERSONS CONCERNED:

YOU ARE HEREBY NOTIFIED that on the 16th day of September 2025, a Petition for Administration was filed in this Court by Betsy Clingan, heir of Mary Lou Rivera, deceased.

All creditors of the decedent are notified to exhibit their demands against the Estate within the latter of four months from September 25, 2025, the date of the first publication of notice, under K.S.A. 59-2236 and amendments thereto, or if the identity of the creditor is known or reasonably ascertainable, 30 days after actual notice was given as provided by law, and if their demands are not thus exhibited, they shall be forever barred.

BETSY CLINGAN
PETITIONER

BURNS, BURNS, WALSH & WALSH, P.A.
ATTORNEYS AT LAW
P.O. BOX 487
LYNDON, KS 66451
PH. 785-828-4418; FAX 785-828-3269
(or)
517 MARKET, PO BOX 153
OSAGE CITY, KS 66523
PH. 785-528-3186; FAX. 785-528-3523
ATTORNEYS FOR PETITIONER.

(Published in The Osage County Herald-Chronicle Thursday, Oct. 2, 2025.)

NOTICE OF PUBLIC HEARING OSAGE COUNTY, KANSAS

OFFICIAL NOTICE

TO WHOM IT MAY CONCERN AND TO ALL PERSONS INTERESTED

NOTICE IS HEREBY GIVEN that on Wednesday, October 29, 2025, the Osage County Planning Commission will hold a public hearing at the Osage County Courthouse, Lyndon, Kansas at 7:00 P.M. in the County Commission Room to consider the following application:

CASE NO: 25-Z-05 – Conditional Use Permit – Sara Long / Accessory Dwelling Unit 21539 Shore Line Dr., Lyndon, KS 66451

Property Description – ROYAL PINE ESTATES, LOT 30, 31

As provided in the Osage County Zoning Regulations the above application will be discussed and considered by the Osage County Planning Commission. All persons interested in said matter will be heard at this time concerning their views and wishes; and all matters concerning the request and presented at the hearing will be considered by the Commission. The Planning Commission may continue this matter to a later date without additional notice.

Certified September 19, 2025

Tricia Webb
Land Development Director,
Osage County, Kansas

(Published in The Osage County Herald-Chronicle Thursday, Oct. 2, 2025.)

ORDINANCE NO. 451

AN ORDINANCE RELATING TO THE ROAD RIGHT-OF-WAY:

CULVERT AND DITCHES

Section 1: Purpose

To establish uniform standards for the installation, maintenance, and regulation of culverts and drainage ditches within public rights-of-way in the City of Overbrook, Kansas, ensuring safe access, proper drainage, and protection of public infrastructure.

Section 2: Definitions

- Right-of-Way (ROW): Land reserved for public roads and utilities.
- Culvert: A pipe or structure allowing water to flow under a road or driveway.
- Ditch: A channel dug to carry water away from roads and properties.
- Property Owner: The legal owner of land adjacent to the ROW.

Section 3: Installation of Culverts and Ditch work

- No culvert may be installed within the ROW without a permit from the Planning and Zoning Board or designated official.
- Culverts must meet city specifications for diameter, material, and length.
- Property owners requesting a new entrance or culvert must:
 - Submit a site plan.
 - Pay for the culvert.
 - Obtain approval before any work begins.
- No person shall make any alterations, adjustments, or modifications to any ditch or drainage feature located within the public right-of-way without first obtaining a permit from the Planning and Zoning Board or a designated city official.

Section 4: Maintenance Responsibilities

- The City shall maintain culverts installed as part of public infrastructure projects.
- Property owners are responsible for maintaining culverts installed for private access unless otherwise agreed upon.

Section 5: Unauthorized Work

- Any culvert or ditch work performed within the public right-of-way without a valid permit shall be subject to the following enforcement actions.
- Mandatory court appearance for the party responsible.
- Removal or correction of unauthorized work at the property owner's expense.

Section 6: Drainage and Safety Standards

- All culverts and ditches must:
 - Ensure unobstructed water flow.
 - Prevent erosion and flooding.
- Be inspected by the City Maintenance Department or the Planning and Zoning Administrator upon completion.

Section 7: Appeals and Variances

- Property owners may appeal decisions or request variances through the Planning & Zoning Commission.

Section 8: Effective Date

- This ordinance shall take effect and be in force from after its passage.

Section 9: Conflicting Ordinances

- All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict.

Passed by the Governing Body this 10th day of September, 2025.

/s/ Jon Brady, Mayor

ATTEST:

/s/ Becky Coltrane, City Clerk

BURNING DATES OSAGE CITY, KS

The City of Osage City will allow the burning of grass, weeds, leaves, small limbs and small branches in waterways, yards, gardens, and fence lines shall be permitted, between the days of Wednesday, October 1, 2025 through Wednesday, December 31, 2025 provided conditions are favorable; the County does not have a burn ban in place; wind speed is not more than 10 MPH; a water hose is securely fastened to an operable water faucet, and the length of the hose available is sufficient to reach the area where the controlled burn is occurring; no fire is left unattended; and no burning is to be performed on or intersect the sidewalks, streets or gutters of City streets.

For more information, call City Hall at (785) 528-3714

Osage City Parks & Recreation

Activity Schedule

OCHS CHEER CAMP

- Pre-K/K, 1st grade, 2nd grade, 3rd -5th grade
- Practice, October 26 & 8, 6-7 p.m., OCES Gym
- Performance, October 10 during the Home HS FB Game (Pre-K/K, 1st Quarter Only and 1st -5th Grade, 1st Half Only)
- Camp Fee, \$20 per camper
- Cheerleaders will learn 3 Chants and the "Go Big Red" Band Chant
- Each Cheerleader receives a shirt
- Recommended Practice Clothes, Shorts, Sneakers, Socks, and Shirts
- SIGN-UP DEADLINE, OCTOBER 3
- Sign-Up Forms Available at Osage City Hall, sent through the OC Grade School (when school starts), online at www.osagecity.com (click Departments and Parks and Recreation), and in the Photos Section of the Osage City Facebook Page.

COREY LINTON • (785) 528-4610
REC@OSAGECITY.COM
VISIT OCPR ONLINE
www.osagecity.com
Click City Departments, then Parks & Recreation.
Program information, printable sign-up forms, schedules and more!
"Like" the Osage City Facebook Page

The City of
Osage City
Kansas

- **City Council**
7 p.m. on the 2nd & 4th Tuesday of each month
City Council Chambers
(221 S. 5th St.)
- **Planning & Zoning**
7 p.m. on the 3rd Wednesday of each month
City Council Chambers
- **Tree Board**
5:30 p.m. on the 3rd Tuesday of each month
Osage City Library

- **Parks & Recreation**
6:30 p.m. on the 3rd Thursday of each month
131 W Market St. Suite C
- **Public Building Commission**
Each January and as needed
City Council Chambers
- **Industrial Committee**
Noon on the 3rd Wednesday of each month
City Council Chambers

- **Fair Board**
7 p.m. on the 3rd Wednesday of each month
Fair Pavilion Building

The next regular meeting will be 7 p.m. Oct. 14.

(785) 528-3714
www.osagecity.com

LAND AUCTION!
OSAGE COUNTY, KS

On behalf of the Donald Newbanks Trust, Vaughn-Roth Land Brokers is honored to present this exceptional Osage County, Kansas real estate to the public via online auction. This offering is of the highest quality of recreational property that Kansas is envied for and this is your opportunity to purchase an absolute first-class hunting tract.

Location: East of Melvern, KS

Tract 1: 158 +/- AC
Tract 3: 316 +/- AC

Tract 2: 158 +/- AC
Tract 4: 160 +/- AC
Tract 5: 113 +/- AC

This Online auction will begin at 12:00 PM on 10/13/2025 and feature a dynamic closing beginning at 10:00 AM on 10/16/2025.

For more information, please visit our website or call Cameron Roth at 785-917-0867.

VAUGHN • ROTH
LAND BROKERS
VaughnRoth.com

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620-888-3040

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