

# LEGALS

**RESOLUTION NO. R26-02-007, A RESOLUTION AUTHORIZING CONDITIONAL USE PERMIT #25009-CUP: Evermore eVENT Venue** WHEREAS, the Miami County Planning Commission did hold a public hearing on January 6, 2025 in accordance with the requirements as set forth in Article 22 of the Miami County, KS Zoning Regulations to consider a request to approve a Conditional Use Permit for an Event Center, including weddings, receptions, private celebrations and similar gatherings in accordance with Section 5-2.02.28 of the Miami County, KS Zoning Regulations, on the real property described in Section 1 below; and WHEREAS, after reviewing all written and oral testimony presented at said hearing, and after reviewing the *Golden Criteria*, the Planning Commission voted 8 to approve, 0 opposed (8-0), to recommend the Board of County Commissioners approve Conditional Use Permit #25009-CUP, based on the Findings and subject to the Conditions listed below and WHEREAS, on February 4, 2026, the Board of County Commissioners reviewed the Conditional Use Permit request along with the recommendations of the Planning Commission, and found the Conditional Use Permit was substantially in compliance with the Goals and Objectives of the County's Comprehensive Plan, and as conditioned, will not adversely affect surrounding property or neighborhood values. **IT IS HEREBY RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI COUNTY, KANSAS,** that they hereby concur with the Planning Commission and approve Conditional Use Permit #25009-CUP for the operation of an Event Center, including weddings, receptions, private celebrations and similar gatherings, per Section 5-2.02.28 and Article 14, of the Miami County Zoning Regulations, on the real property described in Section 1, based on the findings and subject to the conditions listed below. **Section 1:** Legal Description for 25009-CUP: Evermore Venue All that part of the West Half of the Northeast Quarter of Section 19, Township 15 South, Range 25 East, Miami County, KS, described by Matthew R. Cox, P.S. #1637 on February, 2025 as follows: Commencing at the Northwest corner of the Northeast Quarter of said Section 19; thence North 88 degrees 04 minutes 28 seconds East, along the North line of the Northeast Quarter of said Section 19, a distance of 990.17 feet; thence South 1 degree 58 minutes 19 seconds East, a distance of 40.66 feet to a point on the Easterly right-of-way line of US 69 Highway; thence South 84 degrees 08 minutes 28 seconds West, along said Easterly right-of-way line, a distance of 250.00 feet to the point of beginning; thence South 1 degree 58 minutes 19 seconds East, parallel with the East line of the West Half of the East Half of the Northeast Quarter of the Northeast Quarter of said Section 19, a distance of 629.24 feet; thence North 88 degrees 04 minutes 29 seconds East, a distance of 249.42 feet to a point on the East line of the West Half of the East Half of the Northeast Quarter of the Northeast Quarter of said Section 19; thence South 1 degree 58 minutes 19 seconds East, along the East line of the West Half of the East Half of the Northeast Quarter of the Northeast Quarter of said Section 19, a distance of 92.12 feet; thence North 88 degrees 04 minutes 28 seconds East, parallel with the North line of the Northeast Quarter of said Section 19, a distance of 330.50 feet to a point on the East line of the West Half of the Northeast Quarter of said Section 19; thence South 2 degrees 00 minutes 16 Seconds East, along the East line of the West Half of the Northeast Quarter of said Section 19, a distance of 1864.51 feet to the Southeast corner of the West Half of the Northeast Quarter of said Section 19; thence South 88 degrees 03 minutes 47 seconds West, along the South line of Northeast Quarter of said Section 19, a distance of 998.76 feet, to a point on said Easterly right-of-way line; thence North 2 degrees 02 minutes 04 seconds West, along said Easterly right-of-way line, a distance of 2557.15 feet; thence North 84 degrees 08 minutes 28 seconds East, along said Easterly right-of-way line, a distance of 421.53 feet to the point of beginning, containing 50.12 acres more or less. **Findings** 1. Event venues for weddings/receptions, etc., are a popular trend in rural areas and as such a need exists to accommodate them as long as negative impacts can be appropriately conditioned/mitigated. 2. Conditions imposed adequately reduce negative impacts on the surrounding neighborhood. 3. With annual application of dust control the road infrastructure is adequate to accommodate the increased vehicle trips to the property due to the limited distance to a paved arterial road (Metcalfe). 4. A 20-year term for the CUP is appropriate due to the property's proximity to US-69 Highway and to provide protection of the CUP if the property or surrounding area were annexed by Overland Park. **Conditions** 1. Except as amended by these conditions, the property shall be developed according to the narrative report attached hereto as Exhibit A and the site plan attached hereto as Exhibit B. 2. This CUP is approved exclusively for the applicant (The Hall Bushel Co. / Nick Hall). Change of ownership or subleasing of the property/facilities shall require review by the planning commission to ensure the use substantially complies with the original conditional use permit. 3. The Term of this conditional use permit shall be twenty (20) years, at which time the CUP will be reevaluated. The CUP shall be allowed a period of two years in order to receive a building permit and commence operation of the use. 4. The property owner is required to provide dust control (using a contractor approved by Miami County) annually along 215th Street, from the facility's entrance East to Metcalfe Road or pavement. 5. County staff shall have the authority to inspect this facility at all times to ensure compliance with these conditions and ensure adequate safety measures are in place. 6. Noise shall not exceed 70dB at the property lines. 7. Music shall cease by 10:00 p.m. with guests leaving by 11:00 pm each night. 8. Any outdoor event with amplified sound shall be limited to a maximum of five hours, be no louder than 70 dB at the property lines, and cease no later than 10:00 p.m. 9. All lighting shall be arranged, located or screened to direct light away from adjoining or abutting properties, shall utilize a fixture such as a shoebox design (fully shielded), that directs light downward and prevents light from traveling out above a horizontal plane relative to the bulb to prevent offsite glare. 10. The site plan shall be revised to show: a. typical parking space dimensions including additional parking based upon 1-space per 35 square feet of the main assembly area; b. method for delineating gravel parking spaces and maintaining required fire access. All aisle ways shall remain clear with no parking signs installed to insure access by emergency vehicles; c. location and type of all solid waste trash receptacles including enclosure; d. building, pathway and parking lot lighting; e. screening around the parking lot; and f. location of fire hydrant(s) such as dry/drafting hydrant(s) on the property. 11. An engineered stormwater management plan shall be submitted to and approved by county staff prior to final occupancy. 12. A detailed wastewater management plan shall be submitted to and approved by the Environmental Health Director. 13. All structures shall comply with applicable building, fire and wastewater codes, and regulations including American with Disabilities Act Accessibility Guidelines. This shall include a Code Footprint and engineered fire protection plan in lieu of sprinklers being provided prior to approval of a building permit application. 14. If 215th Street is paved in the future, the applicant shall be responsible for improving the driveway entrance(s) to the commercial standards outlined in the Zoning Regulations and by the Road and Bridge Department. 15. Liability insurance in an amount no less than \$1 million shall be maintained by the property owner(s) at all times, listing Miami County Kansas as a Certificate Holder. 16. The wedding planner and all staff/vendors must carry appropriate licenses and permits for food service and alcohol service. 17. Structures on the property shall not be utilized for overnight stays by vendors, staff, wedding parties, or anyone associated with the weddings/receptions or events, other than the property owners may construct their primary dwelling on the property. Accessory to the property owner's primary dwelling, an Accessory Dwelling Unit (ADU) may be constructed in compliance with Zoning Regulations (Section 5-2.01.12). Said ADU can be rented as a Short Term Rental in compliance with Section 14-2.01.13, including no annual registration or licensing fee as long as the facility remains in compliance with the approved CUP. 18. No building permit may be issued for the event venue or said use commence on the property until such time as the property has an approved water supply. An approved water supply shall mean either a connection to a public water system or other KDHE approved solutions. 19. The provisions in this Resolution will become effective upon the adoption by the Board of County Commissioners and publication of the adopting Resolution in the official County newspaper. Upon this Resolution becoming effective, all prior resolutions affecting the above-described tracts of land are repealed. All Zoning Regulations of Miami County, Kansas affecting the use of the real property heretofore described, that are inconsistent with this Resolution are hereby made inapplicable to said property until the Conditional Use Permit is vacated or is declared null and void. **ADOPTED ON THIS 4th DAY OF FEBRUARY 2026 by the BOARD OF COUNTY COMMISSIONERS OF MIAMI COUNTY, KS**  
Publish: Miami County Republic  
Date: February 11, 2026  
4274020

## PUBLIC NOTICE

### IN THE DISTRICT COURT OF MIAMI COUNTY, KANSAS

DIAMOND DEVELOPMENT HOLDINGS,LLC,  
Plaintiff,  
v.

DALE WORRELL, deceased, ROSALIE WORRELL, JOHN DOE, an unknown individual, and JANE DOE, an unknown individual, Defendants,

and all other persons unknown claiming any right, title, estate, lien or interest in the real property described in the complaint adverse to plaintiff's ownership, or creating any cloud on plaintiff's title, Defendants.

Case No. MI-2026-CV-000008

The State of Kansas to All Persons Concerned:

You are notified that a Petition for Quiet Title has been filed in this Court by Diamond Development Holdings, LLC, requesting a quieted title on the described real estate situated in Miami County, Kansas:

Lot 5, Block 88 of Ellensville Addition to the City of Osawatomie, Miami County, Kansas. Also known as 721 Pacific, Osawatomie, Kansas.

You are required to file your written defenses to the Petition on or before April 23, 2026, at 1:30 P.M. in the Courthouse, Paola, 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.

/s/Gary E. Thompson  
Gary E. Thompson, #18968  
PO Box 184  
Mound City, Kansas 66056  
913-795-2864  
garythompson@garythompsonlegal.com  
Attorney for Petitioners  
Publish: Miami County Republic  
Date: January 28, February 4 and 11, 2026  
4237570

### IN THE DISTRICT COURT OF MIAMI COUNTY, KANSAS

DIAMOND DEVELOPMENT HOLDINGS,LLC,  
Plaintiff,  
v.

DONNIS M. PADEN, deceased, INVESTORS FINANCIAL, L.P., KANSAS DEPARTMENT OF REVENUE, JOHN DOE, an unknown individual, and JANE DOE, an unknown individual, Defendants,

and all other persons unknown claiming any right, title, estate, lien or interest in the real property described in the complaint adverse to plaintiff's ownership, or creating any cloud on plaintiff's title, Defendants.

Case No. MI-2026-CV-000004

### CITY OF SPRING HILL, KANSAS NOTICE OF REZONING PUBLIC HEARING

Real Property: NOTICE is hereby given that the PLANNING COMMISSION of the CITY OF SPRING HILL, KANSAS, will hold a Public Hearing at a regular meeting at 401 N. Madison Street, Spring Hill, Kansas on the 5th day of March 2026 at 7:00 P.M. at which time and place you may be heard in regard to the application for a rezoning hearing, for the following described real property, situated in the City of Spring Hill, Johnson County, Kansas, to wit:

Owner requests a rezoning from R-R (Rural Residential District) to MP (Industrial Park District) with a P-O (Protective Overlay District), ½ mile north of 223rd Street between US169 Hwy and Webster Street (Parcel IDs 0362303001001010 and 0362303001004000)

### LEGAL DESCRIPTION:

A parcel of land located in the Southwest Quarter of Section 23, Township 15 South, Range 23 East of the Sixth Principal Meridian, in the City of Spring Hill, Miami County, Kansas, prepared by Wayne E. Malnicof, Kansas PS-1239 on December 22, 2025, more particularly described as follows: COMMENCING at the Northeast corner of the Southwest Quarter of said Section 23; thence South 87°43'35" West, along the North line of said Southwest Quarter, a distance of 878.43 feet to the POINT OF BEGINNING; thence South 02°20'50" East, a distance of 352.03 feet; thence South 68°57'07" East, a distance of 35.44 feet; thence South 21°02'53" West, a distance of 28.71 feet; thence Southwesterly, on a tangent curve to the right, having a radius of 36.00 feet, a delta of 86°29'01" and a curve length of 54.34 feet; thence North 72°28'06" West, a distance of 4.06 feet; thence Northwesterly, on a tangent curve to the right, having a radius of 20.00 feet, a delta of 88°11'02" and a curve length of 30.78 feet; thence Northeasterly, on a curve to the left, having an Initial Tangent Bearing of North 15°42'56" East, a radius of 200.00 feet, a delta angle of 06°12'10" and a curve length of 21.65 feet; thence continuing Northeasterly, on a curve to the right, having an Initial Tangent Bearing of North 09°30'46" East, a radius of 200.00 feet, a delta angle of 03°45'31" and a curve length of 13.12 feet; thence South 87°43'49" West, a distance of 121.50 feet; thence North 81°57'36" West, a distance of 112.21 feet; thence Westerly, on a tangent curve to the left, having a radius of 240.00 feet, a delta of 10°18'45" and a curve length of 43.20 feet; thence South 87°43'49" West, a distance of 156.64 feet to a point on the West line of the Northeast Quarter of said Southwest Quarter; thence North 02°16'21" West, along said West line, a distance of 142.84 feet; thence, departing said West line, North 87°43'35" East, a distance of 218.26 feet; thence North 02°16'25" West, a distance of 185.20 feet to a point on the North line of said Southwest Quarter; thence North 87°43'35" East, along said North line, a distance of 244.28 feet to the POINT OF BEGINNING, containing 120,072 square feet, or 2.756 acres, more or less. This notice shall be published once in the official city newspaper at least twenty (20) days prior to the date of said hearing.

Dated this 6th day of February 2026  
SPRING HILL PLANNING COMMISSION Rodolfo Arevalo, Chairman ATTEST:

(SEAL)  
Glenda Gerrity, City Clerk  
Publish: Miami County Republic  
Date: February 11, 2026  
4279670

## PUBLIC NOTICE

The State of Kansas to All Persons Concerned:

You are notified that a Petition for Quiet Title has been filed in this Court by Diamond Development Holdings, LLC, requesting a quieted title on the described real estate situated in Miami County, Kansas:

Lot 1, Block 5 of Youman's Addition to the City of Osawatomie, Miami County, Kansas. Also known as 149 E. Pacific.

You are required to file your written defenses to the Petition on or before April 23, 2026, at 1:30 P.M. in the Courthouse, Paola, 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.

/s/Gary E. Thompson  
Gary E. Thompson, #18968  
PO Box 184  
Mound City, Kansas 66056  
913-795-2864  
garythompson@garythompsonlegal.com  
Attorney for Petitioners  
Publish: Miami County Republic  
Date: January 28, February 4 and 11, 2026  
4237580

### IN THE DISTRICT COURT OF MIAMI COUNTY, KANSAS

DIAMOND DEVELOPMENT HOLDINGS,LLC,  
Plaintiff,  
v.

SHANNON SPILLMAN, SMITH RENTALS, LLC, a Kansas Limited Liability Company, Copperstone & Enterprises LLC, a Kansas Limited Liability Company, JOHN DOE, an unknown individual, and JANE DOE, an unknown individual, Defendants,

and all other persons unknown claiming any right, title, estate, lien or interest in the real property described in the complaint adverse to plaintiff's ownership, or creating any cloud on plaintiff's title, Defendants.

Case No. MI-2026-CV-000007

The State of Kansas to All Persons Concerned:

You are notified that a Petition for Quiet Title has been filed in this Court by Diamond Development Holdings, LLC, requesting a quieted title on the described real estate situated in Miami County, Kansas:

Lot 11, Block 4 of J. C. Chestnut's Addition to the City of Osawatomie, Miami County, Kansas. Also known as 137 Pacific, Osawatomie, Kansas.

You are required to file your written defenses to the Petition on or before April 23, 2026, at 1:30 P.M. in the Courthouse, Paola, 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.

Case No. MI-2026-CV-000004

## PUBLIC NOTICE

tered in due course upon the Petition.

/s/Gary E. Thompson  
Gary E. Thompson, #18968  
PO Box 184  
Mound City, Kansas 66056  
913-795-2864  
garythompson@garythompsonlegal.com  
Attorney for Petitioners  
Publish: Miami County Republic  
Date: January 28, February 4 and 11, 2026  
4237590

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.

Jacob J Ritche, et al.  
Defendants,

Case No.MI-2025-CV-000024  
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 Miami County, Kansas, the undersigned Sheriff of Miami County, Kansas, will offer for sale at public auction and sell to the highest bidder for cash in hand on March 4, 2026, at the time of 10:00 AM at the Courthouse steps of the Miami County Courthouse, Kansas, the following real estate:

TRACT I:  
A PART OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION TWO (2), TOWNSHIP 19 (19), RANGE TWENTY-THREE (23), MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 20.5 FEET WEST OF A POINT 180 FEET SOUTH OF THE SOUTHWEST CORNER OF LOT 10, BLOCK 17, IN THE CITY OF FONTANA, THENCE SOUTH 9 RODS AND 1 FOOT, THENCE EAST 160.5 FEET; THENCE NORTH 9 RODS AND 1 FOOT, THENCE WEST 160.5 FEET TO THE PLACE OF BEGINNING, IN MIAMI COUNTY, KANSAS.

TRACT II:  
PART OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 2, TOWNSHIP 19, RANGE 23, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 60 FEET SOUTH AND 140 FEET EAST OF THE SOUTHWEST CORNER OF LOT 10, BLOCK 17, IN THE TOWN OF FONTANA, THENCE SOUTH 269.5 FEET; THENCE EAST 50 FEET; THENCE NORTH 269.5 FEET; THENCE WEST 50 FEET TO THE PLACE OF BEGINNING, IN MIAMI COUNTY, KANSAS. EXCEPT THE NORTH 120 FEET OF THE FOLLOWING DESCRIBED TRACT:

PART OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 2, TOWNSHIP 19, RANGE 23, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 60 FEET SOUTH AND 140 FEET EAST OF THE SOUTHWEST CORNER OF LOT 10, BLOCK 17, IN THE TOWN OF FONTANA, THENCE SOUTH 269.5 FEET, THENCE EAST 50 FEET, THENCE NORTH 269.5 FEET, THENCE WEST 50 FEET TO THE PLACE OF BEGINNING, IN MIAMI COUNTY, KANSAS., Parcel ID No. 2310200028006000. Commonly known as 309 S Osage Street, Fontana, KS 66026 ("the Property") MS225709

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.

Miami County Sheriff

MILLSAP & SINGER, LLC

By: Aaron M. Schuckman, #22521  
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 Freedom Mortgage Corporation IS ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Publish: Miami County Republic  
Date: February 11, 18 and 25, 2026  
4245270

MIAMI COUNTY CLASSIFIEDS  
Call Miami County Republic at 913-294-2311

## PUBLIC NOTICE

### IN THE DISTRICT COURT OF FRANKLIN COUNTY, KANSAS

#### PROBATE COURT DEPARTMENT

In the Matter of the Estate of Case No. MI-2025-PR-000064 Court No. 15 K.S.A. Chapter 59  
**Richard Bogert,**  
Deceased

#### NOTICE TO CREDITORS

THE STATE OF KANSAS TO ALL PERSONS CONCERNED: You are notified that on September 24, 2025, a Petition for Appointment of Administrator was filed in this Court by Margaret Bogert, an heir, devisee and legatee, and executor named in the "Last Will and Testament of Richard J. Bogert, deceased. All creditors of the decedent are notified to exhibit their demands against the Estate within the latter of four months from the date of 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.

Margaret Bogert  
Petitioner  
Respectfully submitted by:  
By: /s/ Julia E. Reece  
Julia E. Reece KSC # 20547  
STERN & MAUCK, LLC  
9225 Indian Creek Parkway, Ste. 1170  
Overland Park, KS 66210  
Phone: (913) 674-5222  
Fax: (301) 882-9746  
julia@smlawkc.com  
Attorneys for Petitioner  
Publish: Miami County Republic

Date: February 4, 11 and 18, 2026  
4248900

#### Request for Proposal (RFP) City of Spring Hill, Kansas Mowing Services

**NOTICE TO BID:** The City of Spring Hill, KS is accepting proposals from qualified mowing companies to provide mowing of residential and commercial lots as needed for the City of Spring Hill, KS. **BID SUBMISSION:** All respondents shall submit sealed proposal to: City of Spring Hill, c/o Glenda Gerrity, City Clerk's Office, 401 N Madison St, P.O Box 424, Spring Hill, KS 66083-0424. The outside of any envelope or package must clearly indicate the name of the project, "Mowing Services – City of Spring Hill, KS". **RFP DEADLINE:** Sealed proposals for "Mowing Services – City of Spring Hill, KS" will be received by the City of Spring Hill, Kansas, at City Hall, 401 N. Madison Street, Spring Hill, Kansas until **10:00 am** local time on **March 9, 2026**. At the time all sealed proposals will be transferred to the Meadowlark Room, where they will be publicly opened and read aloud. Any bid received after the designated closing time will be returned unopened.

Copies of the RFP are available at City Hall, 401 N. Madison, Spring Hill, Kansas or available online at [www.springhillsks.gov](http://www.springhillsks.gov).

**INQUIRIES:** All inquiries or questions must be directed to Brandon Stofko, Code Enforcement Officer, Office: (913) 592-3657, or email: [code.enforcement@springhillsks.gov](mailto:code.enforcement@springhillsks.gov)  
Publish: Miami County Republic  
Date: February 11, 2026  
4249980

MIAMI COUNTY CLASSIFIEDS  
Call Miami County Republic at 913-294-2311

**SELL IT BUY IT FIND IT SELL IT BUY IT FIND IT**