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Your RENT Could be as low as ZERO
Rent is based on 30% of your income

- 1 Bedroom Apartments Available
- Senior's 62 or better or persons w/disabilities
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NICE 1 AND 2 bedroom apartments In Larned. Furnished or unfurnished. Deposit and lease required. 620-285-9997

APARTMENT NOW AVAILABLE at the Pawnee Plaza for the elderly or disabled. Rent amount is 30% of your income w/utilities paid. Office phone 620-285-6661. The Pawnee Plaza Apartments are a U.S. Department of Housing Urban Development subsidized housing organization providing equal opportunity housing to all individuals without regard to race, creed, color, sex or national origin and implements the Affirmative Fair Housing Plan. All directors' meetings are open meetings the 2nd Thursday, 12:30.

LEGAL

(First published in The Tiller & Toiler, December 4, 2025) 3ts

IN THE DISTRICT COURT OF PAWNEE COUNTY, KANSAS
CIVIL COURT DEPARTMENT

LAKEVIEW LOAN SERVICING, LLC
Plaintiff,
vs.

JONATHAN PLOUTZ, ALICIA PLOUTZ, JOHN DOE (UNKNOWN TENANT/OCCUPANT), JANE DOE (UNKNOWN TENANT/OCCUPANT), IKE SHAVER PLUMBING, INC, THE UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ET AL.
Defendants.

Case No.: PN-2025-CV-000036
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 Pawnee County, Kansas, praying to foreclose a real estate mortgage on the following described real estate:

Lots Sixteen (16) and Seventeen (17), in Block Three (3), in Larned Community Development Corporation Addition No. 2 to the City of Larned, EXCEPT FOR the two (2) following described portions of Lot Seventeen (17); a tract commencing at the Southeast corner of said Lot Seventeen (17) for a place of beginning; thence Westerly 48 feet along the South line of Lot Seventeen (17); thence North parallel with the East line of Lot Seventeen (17) to the North line thereof, thence Northeasterly along the said North line of said Lot Seventeen (17) to the Northeast corner thereof and thence Southeasterly along the East line of Lot Seventeen (17) to the place of beginning; AND a tract commencing at the Southeast corner of said Lot Seventeen (17); thence on a bearing of South 64 degrees 11 minutes 00 seconds West, along the South line of said Lot Seventeen (17), a distance of 48.00 feet to the point of beginning; thence on a bearing of North 25 degrees 45 minutes 00 seconds West, parallel to the East line of said Lot Seventeen (17), a distance of 133.90 feet to the North line of said Lot Seventeen (17); thence Southwesterly along the North line of said Lot Seventeen (17), a distance of 16.10 feet on a curve having a radius of 402.62 feet and a delta of 02 degrees 17 minutes 29 seconds; thence on a bearing of South 32 degrees 38 minutes 23 seconds East a distance of 131.84 feet to the point of beginning.

COMMONLY KNOWN AS: 709 W 17th Street, LARNED, KS 67550 ("Property")

and all those defendants who have not otherwise been served are required to plead to the Petition on or before January 14, 2026, in the District Court of Pawnee 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@mfg-defaultllaw.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.

LEGAL

(First published in The Tiller & Toiler, November 27, 2025) 3ts

IN THE DISTRICT COURT OF PAWNEE COUNTY, KANSAS
PROBATE DIVISION

IN THE MATTER OF THE ESTATE OF
BRUCE N. DIRKS, DECEASED

Case No. PN-2025-PR-000018

NOTICE OF HEARING ON PETITION FOR FINAL SETTLEMENT

THE STATE OF KANSAS TO ALL PERSONS CONCERNED:

You are hereby notified that a Petition has been filed on November 18, 2025 in said Court by Barbara L. Dirks, Executrix of the Last Will and Testament of Bruce N. Dirks, deceased, praying for a final settlement of the estate, approval of her acts, proceedings, and accounts as Executrix, allowance for attorneys' fees and expenses, determination of the heirs, devisees, and legatees entitled to the estate, and assignment to them in accordance with the Last Will and Testament of Bruce N. Dirks, deceased. You are hereby required to file your written defenses thereto on or before January 2, 2026, at 11:00 A.M. on said day, in said Court, in the City of Larned in Pawnee County, Kansas, at which time and place the cause will be heard. Should you fail therein, judgment and decree will be entered in due course upon said Petition.

Barbara L. Dirks
Petitioner

BAUER, PIKE, BAUER, WARY,
CARROLL, & GUNN, LLC
1310 Kansas, P.O. Box 1349
Great Bend, Kansas 67530
(620) 793 7279
bp@bauerpikelaw.com
Attorneys for Petitioner

LEGAL

LEGAL

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First published in the Larned Tiller and Toiler,
December 11, 2025 [3t]

IN THE DISTRICT COURT OF PAWNEE COUNTY, KANSAS

IN THE MATTER OF THE ESTATE OF

Case No. PN-2025-PR-000060

FREDERICK CURRIE COREY, Deceased

Pursuant to K.S.A. Chapter 59

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 Shaun Colglazier Huff, attorney for the heirs of Frederick Currie Corey, deceased, requesting: the foreign will of Frederick Currie Corey, deceased, dated February 15, 1984, be admitted to probate and record in this Court; no administration of the Estate is necessary; they will be construed, and the undivided 1/3 interest to the following Kansas real estate owned by the decedent, situated in Pawnee County, Kansas:

SE/4 of Section 30, Township 20 South, Range 16 West, 6th P.M., Pawnee County, Kansas

be assigned in accordance with the terms of the Will.

You are required to file your written defenses to the Petition on or before December 26, 2025 at 11:00 a.m. in the Pawnee County District Court, Larned, 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.

SHAUN COLGLAZIER HUFF, Petitioner

HAGERMAN & COLGLAZIER, LLC
By: Shaun Colglazier Huff, #22181
P.O. Box 360, 102 W. 6th
Larned, KS 67550
620/ 285-3157
ATTORNEYS FOR PETITIONER

LEGAL

(First published in The Tiller & Toiler, November 27, 2025) 3ts

IN THE DISTRICT COURT OF PAWNEE COUNTY, KANSAS
PROBATE DIVISION

IN THE MATTER OF THE ESTATE OF
BRUCE N. DIRKS, DECEASED

Case No. PN-2025-PR-000018

NOTICE OF HEARING ON PETITION FOR FINAL SETTLEMENT

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You are hereby notified that a Petition has been filed on November 18, 2025 in said Court by Barbara L. Dirks, Executrix of the Last Will and Testament of Bruce N. Dirks, deceased, praying for a final settlement of the estate, approval of her acts, proceedings, and accounts as Executrix, allowance for attorneys' fees and expenses, determination of the heirs, devisees, and legatees entitled to the estate, and assignment to them in accordance with the Last Will and Testament of Bruce N. Dirks, deceased. You are hereby required to file your written defenses thereto on or before January 2, 2026, at 11:00 A.M. on said day, in said Court, in the City of Larned in Pawnee County, Kansas, at which time and place the cause will be heard. Should you fail therein, judgment and decree will be entered in due course upon said Petition.

Barbara L. Dirks
Petitioner

BAUER, PIKE, BAUER, WARY,
CARROLL, & GUNN, LLC
1310 Kansas, P.O. Box 1349
Great Bend, Kansas 67530
(620) 793 7279
bp@bauerpikelaw.com
Attorneys for Petitioner

LEGAL

LEGAL

(First published in The Tiller & Toiler, December 11, 2025) 1t

NOTICE OF PUBLIC HEARING FOR CONSIDERATION OF A VARIANCE AND/OR CONDITIONAL USE OFFICIAL NOTICE

TO WHOM IT MAY CONCERN AND TO ALL PERSONS INTERESTED:

NOTICE IS HEREBY GIVEN that at 6:00 PM on January 7th 2026, the Larned City/Pawnee Board of Zoning Appeals, in the Council Meeting Room, 417 Broadway, Larned, Kansas, will consider the following applications:

CASE NO. 25-10-A

Jim Froetschner, 1239 M 5 Road Larned Ks, requests a conditional use to allow a 40-foot x 60-foot accessory structure to be built. This would require a conditional use for placement of an accessory structure over 864 square feet.

CASE NO. 25-10-B

Steven and Brenda Gross, 521 Morris Ave Larned Ks, requests a conditional use and a variance to allow an 80-foot x 100-foot accessory structure to be built. This would require a conditional use for placement of an accessory structure over 864 square feet. This would require a variance for exceeding the height of highest building on any immediately adjacent residential lots.

CASE NO. 26-10-C

Michael Mohr, 624 W 11th Street Larned Ks, requests a variance to allow a garage within five feet of the house and property line. This would require a variance for approval.

The Board of Zoning Appeals will discuss and consider the above applications as provided in the Larned, Kansas Zoning Ordinance. All persons interested in these matters can be heard at this time or can contact the City Zoning Administrator, Will Tice, concerning their views and wishes. Any protest against any of the proposed variance will be considered.

Will Tice
City Inspector

Additional Information regarding this request may be obtained at City Hall, 417 Broadway.

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The Tiller & Toiler

Hours:
Mon., Wed., Thur.: 9:00 AM - 1:00 PM
Closed: Tues. & Fri.

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GOT AN UNWANTED CAR??? DONATE IT TO PATRIOTIC HEARTS. Fast free pick up. Patriotic Hearts' programs help veterans find work or start their own business. Call 24/7: 1-833-485-0154.

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Notices

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EARLY DEADLINE for Weeks of Dec. 21 and Dec. 28: Deadline for ads, legals & articles will be MONDAY, Dec. 22 & MONDAY, Dec. 29 at 2:00 PM!

The Tiller & Toiler office will be closed Thursday, Dec. 25 and Jan. 1.

Detailed budget information is available at County Clerks Office and will be available at this hearing.

Fund	2025 Adopted Budget			2025 Proposed Amended Expenditures
	Actual Tax Rate	Amount of Tax that was Levied	Expenditures	
Law Enf Forfeit/Diversion			54,011	71,946
			0	0
			0	0
			0	0
			0	0
			0	0