

COFFEY COUNTY COURTHOUSE NEWS

Register of Deeds
Warranty Deeds

Kevin R. and Kristi S. McMillen to Jacob Sutton: lots 4 and 5, in block 6, Pearson's Addition to Waverly.

Travis K. and Diamone Sipe to Benjamin J. Chapman: the west 75 feet of lot 11 and 12, in block 6, Waverly.

Patricia A. Bell to Michael and Ashley Beying: lots 1, 2 and 3, in block 5, Rose's Addition to Waverly.

Ronald L. and Dawn Bartlett to Gregory Wayne and Pamela Ann Clarkson: an 85.95-acre tract in the NE/4 of 15-19-16.

Debra S. Siebuhr to Rusty Lee and Danielle M. Charlton: lot 5 and the east 9.5 feet of lot 6, Burlington.

Thomas D. and Ann C. Collins to Joshua V. Kistner: lots 9 and 10, in block 36, McFadden's Third Addition to Waverly.

Joseph G. Marlowe to Joshua V. Kistner: lots 6 and 7, in block 8, McFadden's Second Addition to Waverly.

(Correctional) Jeff and Michelle Sellman to Wayne F. and Cecilia M. Thomsen: a 658.58' by 330.72' tract in the E/2 NW/4 of 34-21-15.

(Correctional) Wayne F. and Cecilia M. Thomsen to Jeff and Michelle Sellman: a 658.58' by 330.72' tract in the E/2 NW/4 of 34-21-15.

Keaton Mendle Hicks and Chelsea Lynn Hicks, fka Chelsea Lynn Winter, to Brian D. and Whitney N. Bear: lots 8 and 9, in block 12, New Strawn.

Mildred A. Decker and Pamela Crume to Mildred A. Decker, trustee of the Mildred A. Decker Trust: the SW/4 SE/4 of 11-22-14, and the W/2 NE/4 of 14-22-14.

Pamela J. Noonan to James F. Hadley Jr. and Erica C. Hadley: the W/2 NE/4 of 26-22-15, and the NW/4 SE/4 and the S/2 SE/4 of 23-22-15.

James F. Hadley Jr. and Erica C. Hadley to John Michael Free: the SE/4 of 1-22-16.

Trustee's Deeds

Delbert Gleue, trustee of the Delbert Gleue Living Trust, to Amyes W. Dohle: lots 11, 12, 13, 14 and 15, block 49, LeRoy.

Larry E. and Yvette R. Bolz, trustees of The Bolz Family Trust, to Wayde F. and Cecilia M. Thomsen: the S/2 SE/4 of 24-21-13.

Quit Claim Deeds

Erik Fender to Alicia Fender, fka Alicia Whaley: lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19 and 20, in block 84, LeRoy.

Wayde F. and Cecilia M. Thomsen to Michael P. Abendroth: a 10-acre tract in the NW/4 of 34-21-15.

Mary and Texal Jenkins to David Hostetler: lots 11-20, block 14, LeRoy.

Jill Frakes to Jill Frakes and Michael Gene Brozek: lots 10, 11, 12, 13 and the west half of lot 14, in block 111, Burlington.

Fish & Game

5-17-25 Julie Der Thao, fishing license required.

Coffey County Traffic Tickets

3-24-25 Odell Mitchel Van Patten, operate a car without required ignition interlock device.

4-2-25 John Paul Kent, driving while suspended, first conviction.

4-28-25 Rafael Andrade, speeding, operate a motor vehicle without a valid license, vehicle liability insurance required.

4-29-25 Dominic Lee Tucker, speeding, operate vehicle without registration or with expired tag, vehicle liability insurance required.

4-29-25 Alexis Paige Cantrell, speeding.

5-1-25 Darryl Paul Novak, speeding.

5-1-25 Argenis L. Castaneda Lucena, speeding.

5-1-25 Holayne J. Espinosa Ventura, speeding, vehicle liability insurance required,

driving while license cancelled, suspended or revoked, unlawful vehicle registration.

5-2-25 Cayman Jay Girard, speeding.

5-2-25 Craig Norman Hayes, speeding.

5-2-25 April Raeann Patton, speeding.

5-3-25 Nolan Moses Rankin, speeding.

5-6-25 Brittany Nicole Bailey, operate vehicle without registration or expired tag.

5-6-25 Shawnda Lynn Beannon, speeding.

5-6-25 Paige Elise Castillo, speeding, fail to drive in right lane on 4-lane highway.

5-6-25 Ender M. Rojas Guerra, speeding.

5-6-25 Robert Leon Manly, one-way glass or sun screen device, excessive tint over 35%.

5-6-25 William James Retz, speeding, following another vehicle too closely.

5-6-25 Vicky Jean Shimp, operate vehicle without registration or with expired tag, vehicle liability insurance required.

5-7-25 William Dean Allen III, defective muffler.

5-7-25 Jesse Duane Daniels, over weight limits on wheels and axles.

5-7-25 Brendan Tobias Delehanty, speeding.

5-7-25 Eain Alistair Mowat, speeding.

5-7-25 Thomas Scott Nickel, one-way glass or sun screen device, excessive tint over 35%.

5-7-25 Elton Joel Banegas Pineda, following another vehicle too closely, operate a motor vehicle without a valid license.

5-7-25 Lionel James Smith Jr., speeding.

5-8-25 Rogelio None Valenzuela Gardea, one-way glass or sun screen device, excessive tint over 35%.

5-8-25 Richard Wayne Morrison, one-way glass or sun screen device, excessive tint over 35%.

PUBLIC NOTICES

(First published in *The Coffey County Republican* on Thursday, June 26, 2025)

IN THE DISTRICT COURT OF COFFEY COUNTY, KANSAS CIVIL DEPARTMENT

Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. Plaintiff,

vs.

Jeff Chandler, et al. Defendants,

Case No.CF-2025-CV-000006 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 Coffey County, Kansas, the undersigned Sheriff of Coffey County, Kansas, will offer for sale at public auction and sell to the highest bidder for cash in hand on July 17, 2025 at the time of 10:00 AM at the Coffey County Courthouse, Kansas, the following real estate: LAND SITUATED IN THE COUNTY OF COFFEY IN THE STATE OF KS

LOT ONE (1) WELLS SUBDIVISION TO THE CITY OF BURLINGTON, COFFEY COUNTY, KANSAS., Parcel ID No. 016-135-22-0-40-38-001.00-0. Commonly known as 625 Elmwood Ln., Burlington, KS 66839 ("the Property") MS218397

to satisfy the judgment in the above-entitled case. The sale is to be made without appraisalment and subject to the redemption period as provided by law, and further subject to the approval of the Court. Coffey 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) ATTORNEYS FOR PLAINTIFF

MILLSAP & SINGER, LLC AS ATTORNEYS FOR ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC. IS ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. (June 26, July 3, 10)



(First published in *The Coffey County Republican* on Thursday, June 26, 2025)

IN THE DISTRICT COURT OF COFFEY COUNTY, KANSAS

In the Matter of the Estate of Stephen R. Allen, deceased.

No. 25-PR- 17

NOTICE OF HEARING OF PETITION FOR DE-TERMINATION OF DESCENT

THE STATE OF KANSAS TO ALL PERSONS CONCERNED:

You are hereby notified that a Petition for Determination of Descent has been filed in this Court by Carol A. Allen, an heir of Stephen R. Allen, praying for a determination of the descent of the property owned by the decedent described in said petition.

You are required to file your written defenses thereto on or before the 17th day of July, 2025, at 9:00 o'clock a.m. in the District Court at Burlington, Coffey 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.

Carol A. Allen Petitioner.

JOY LAW OFFICE, P.A. BRYAN K. JOY 512 Neosho, P.O. Box 209 Burlington, Kansas 66839 (620) 364-8411 Attorney for the Estate. (June 26, July 3, 10)



(First published in *The Coffey County Republican* on Thursday, July 10, 2025)

IN THE DISTRICT COURT OF COFFEY COUNTY, KANSAS

In the Matter of the Estate of MARY MARGARET KNIGHT, Deceased.

Case No. CF 2025 PR 000018

NOTICE TO CREDITORS

THE STATE OF KANSAS TO ALL PERSONS CONCERNED:

You are hereby notified that on June 24, 2025, a Petition for Probate of Last Will and Testament and Issuance of Letters Testamentary was filed in this Court by Richard H. Sinclair, the sole heir, legatee and devisee and the Executor of the Estate of Mary Margaret Knight, 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 first publication of this Notice, as provided by law, and if their demands are not thus exhibited, they shall be forever barred.

Richard H. Sinclair Executor.

DOMONEY & DOMONEY 18 E. Wea; P.O. Box 411 Paola, KS 66071 (913) 294-2800; Fax: (913) 594-4601 Mail to: office@domoney-law.com Attorneys for Executor (July 10, 17, 24)



(Published in *The Coffey County Republican* on Thursday, July 10, 2025)

OFFICIAL NOTICE OF ZONING APPEALS HEARING

TO WHOM IT MAY CONCERN AND TO ALL PERSONS INTERESTED:

NOTICE IS HEREBY GIVEN that on August 13, 2025, the Board of Zoning Appeals of Coffey County, Kansas will hold a special meeting to consider the following application at 7:05 p.m. at Kelley Hall located at 625 North 3rd Street, Burlington, Kansas:

Case No. BZA-A-2025-01

Eric Freund of 18150 Kinsey Avenue, Westfield, IN 46074 and owning property on 2435 Iris Rd, Lebo, KS 66856, pursuant to Section 10-106 of the County Zoning Regulations appeals the decision of the Zoning Administrator who has determined:

That the use of the land referenced below is compliant with the following zoning regulations: Section 2-102 that the principle activity of the land is agriculture and Section 3-100E4 that the land is being used only for agriculture. Further that any KDHE (Kansas Department of Health and Environment) programs or standards supersede county zoning.

on property zoned as the A-1 Agricultural District.

Legal Descriptions: (A legal descriptions are available for public inspection which are on file with the Zoning Administrator at the Courthouse.)

General Location: 21st and Planer Road, and 24th and Iris Road

You may appear at this time either in person, or by agent or attorney if you so desire, and be heard on the matter. After hearing the views and wishes of all persons interested in the case, the Board of Zoning Appeals may close the hearing and render a decision. The public hearing may be recessed and continued from time to time without further notice.

DATED this 18th day of June, 2025.

/s/ Jacquie Mitchell Secretary, Coffey County Board of Zoning Appeals

Make it grow!

Your wallet that is. Products and services sell when they're listed here. Call The Republican today to place your ad. (620) 364-5325



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NOTICE OF HEARING TO EXCEED REVENUE NEUTRAL RATE AND BUDGET HEARING

State of Kansas

The governing body of Pleasant Hill Cemetery Coffey County

will meet on August 25, 2025 at 6:00 PM at 1871 10th Rd. Burlington for the purpose of hearing and answering objections of taxpayers relating to the proposed use of all funds, the amount of tax to be levied and the revenue neutral rate. Detailed budget information is available at Coffey County Clerk's Office and will be available at this hearing.

BUDGET SUMMARY

Proposed Budget 2026 Expenditures and Amount of 2025 Ad Valorem Tax establish the maximum limits of the 2026 budget. Estimated Tax Rate is subject to change depending on the final assessed valuation.

FUND	Prior Year Actual 2024		Current Year Estimate for 2025		Proposed Budget Year for 2026		
	Expenditures	Actual Tax Rate*	Expenditures	Actual Tax Rate*	Budget Authority for Expenditures	Amount of 2025 Ad Valorem Tax	Proposed Estimated Tax Rate*
General	5,150	1.509	8,900	1.488	9,645	8,464	2.417
Debt Service							
Totals	5,150	1.509	8,900	1.488	9,645	8,464	2.417
					Revenue Neutral Rate**		
					1.417		
Less: Transfers	0		0		0		
Net Expenditures	5,150		8,900		9,645		
Total Tax Levied	4,954		4,958		XXXXXXXXXXXXXXX		
Assessed Valuation	3,284,699		3,333,930		3,502,551		

Outstanding Indebtedness, Jan 1, G.O. Bonds Revenue Bonds Other Lease Pur. Princ. Total

2023
0
0
0
0
0

2024
0
0
0
0
0

2025
0
0
0
0
0

*Tax rates are expressed in mills. **Revenue Neutral Rate as defined by KSA 79-2988

Sheila Gilbert

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NOTICE OF BUDGET HEARING

State of Kansas

The governing body of Lakeview Drainage District Coffey County

will meet on July 29, 2025 at 9:00 AM at LeRoy Co-op for the purpose of hearing and answering objections of taxpayers relating to the proposed use of all funds and the amount of tax to be levied. Detailed budget information is available at Coffey County Clerk's Office and will be available at this hearing.

BUDGET SUMMARY

Proposed Budget 2026 Expenditures and Amount of 2025 Ad Valorem Tax establish the maximum limits of the 2026 budget. Estimated Tax Rate is subject to change depending on the final assessed valuation.

FUND	Prior Year Actual 2024		Current Year Estimate for 2025		Proposed Budget Year for 2026		
	Expenditures	Actual Tax Rate*	Expenditures	Actual Tax Rate*	Budget Authority for Expenditures	Amount of 2025 Ad Valorem Tax	Proposed Estimated Tax Rate*
General	185	4.601	6,160	5.845	20,325	3,170	6.004
Debt Service							
Totals	185	4.601	6,160	5.845	20,325	3,170	6.004
					Revenue Neutral Rate**		
					6.005		
Less: Transfers	0		0		0		
Net Expenditures	185		6,160		20,325		
Total Tax Levied	3,386		3,170		XXXXXXXXXXXXXXX		
Assessed Valuation	689,054		542,376		527,999		

Outstanding Indebtedness, Jan 1, G.O. Bonds Revenue Bonds Other Lease Pur. Princ. Total

2023
0
0
0
0
0

2024
0
0
0
0
0

2025
0
0
0
0
0

*Tax rates are expressed in mills. **Revenue Neutral Rate as defined by KSA 79-2988

Arlin Meats