

CLASSIFIED

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LEGALS

(First published in The Chanute Tribune Friday, September 26, 2025)

NOTICE OF DEFAULT AND FORECLOSURE SALE

WHEREAS, on July 23, 2009, a certain Mortgage was Executed by Robert T. Rumold and Marita N. Rumold, Husband and Wife, as Joint Tenants with Right of Survivorship and Not as Tenants in Common as mortgagor(s) in favor of Generation Mortgage Company as mortgagee, and was recorded on August 11, 2009, as Book 425 Page 634 modified by Affidavit of Scrivener's Error recorded June 12, 2025 in Book 599 Page 563 in the Office of the Register of Deeds of Neosho County; Kansas and

WHEREAS, the Mortgage was insured by the United States Secretary of Housing and Urban Development (the Secretary) pursuant to the National Housing Act for the purpose of providing single family housing; and

WHEREAS, the Mortgage is now owned by the Secretary, pursuant to an assignment dated July 21, 2017, and recorded on August 15, 2017, in Book 517, Page 413, in the Office of the Register of Deeds of Neosho County, Kansas,

WHEREAS, a default has been made in the covenants and conditions of the Mortgage in that payments were not made and remains wholly unpaid as of the date of this notice, and no payment has been made sufficient to restore the loan to currency; and

WHEREAS, the entire amount delinquent as of October 17, 2025 is \$149,391.80; and

WHEREAS, by virtue of this default, the Secretary has declared the entire amount of the indebtedness secured by the Mortgage to be immediately due and payable;

NOW THEREFORE, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, subpart B, and by the Secretary's designation of me as Foreclosure Commissioner, attached hereto and recorded herewith, notice is hereby given that on October 17, 2025 at 10:00 AM local time, all real and personal property at or used in connection with the following described premises ("Property") will be sold at public auction to the highest bidder:

ALL THAT CERTAIN LAND SITUATED IN THE STATE OF KANSAS, COUNTY OF NEOSHO, CITY OF CHANUTE, DESCRIBED AS FOLLOWS: LOTS NO. ONE (1) AND TWO (2), IN BLOCK NO. EIGHT (8), IN BENEDICT'S THIRD ADDITION TO THE CITY OF CHANUTE, NEOSHA [NEOSHO] COUNTY, KANSAS. [THE INFORMATION CONTAINED IN BRACKETS HAS BEEN ADDED TO MORE ACCURATELY REFLECT THE LEGAL DESCRIPTION] APN: 044-20-0-30-20-006.00

COMMONLY KNOWN AS: 2300 South Allen Avenue, Chanute, KS 66720

The sale will be held at the Lobby of the Erie District Courthouse, of the Neosho County, Courthouse, State of Kansas. The Secretary of Housing and Urban Development will bid \$153,613.00.

There will be no proration of taxes, rents or other income or liabilities, except that the purchaser will pay, at or before closing, his prorata share of any real estate taxes that have been paid by the Secretary to the date of the foreclosure sale.

When making their bids, all bidders except the Secretary must submit a deposit totaling \$15,361.30 in the form of a certified check or cashier's check made out to the Secretary of HUD. A deposit need not accompany each oral bid. If the successful bid is oral, a deposit of \$15,361.30 must be presented before the bidding is closed. The deposit is nonrefundable. The remainder of the purchase price must be delivered within 30 days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier's check. If the Secretary is the high bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveying fees, all real estate and other taxes that are due on or after the delivery date of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them.

The Secretary may grant an extension of time within which to deliver the remainder of the payment. All extensions will be for 15-day increments for a fee of \$500.00 paid

in advance. The extension fee shall be in the form of a certified or cashier's check made payable to the Secretary of HUD. If the high bidder closes the sale prior to the expiration of any extension period, the unused portion of the extension fee shall be applied toward the amount due.

If the high bidder is unable to close the sale within the required period, or within any extensions of time granted by the Secretary, the high bidder may be required to forfeit the cash deposit or, at the election of the foreclosure commissioner after consultation with the HUD representative, will be liable to HUD for any costs incurred as a result of such failure. The Commissioner may, at the direction of the HUD representative, offer the Property to the second highest bidder for an amount equal to the highest price offered by that bidder.

There is no right of redemption, or right of possession based upon a right of redemption, in the mortgagor or others subsequent to a foreclosure completed pursuant to the Act. Therefore, the Foreclosure Commissioner will issue a Deed to the purchaser(s) upon receipt of the entire purchase price in accordance with the terms of the sale as provided herein. HUD does not guarantee that the property will be vacant.

The scheduled foreclosure sale shall be cancelled or adjourned if it is established, by documented written application of the mortgagor to the Foreclosure Commissioner not less than 3 days before the date of sale, or otherwise, that the default or defaults upon which the foreclosure is based did not exist at the time of service of this notice of default and foreclosure sale, or all amounts due under the mortgage agreement are tendered to the Foreclosure Commissioner, in the form of a certified or cashier's check payable to the Secretary of HUD, before public auction of the property is completed.

The amount that must be paid if the mortgage is to be reinstated prior to the scheduled sale is \$149,391.80 as of October 17, 2025, plus all other amounts that would be due under the mortgage agreement if payments under the mortgage had not been accelerated, advertising costs and postage expenses incurred in giving notice, mileage by the most reasonable road distance for posting notices and for the Foreclosure Commissioner's attendance at the sale, reasonable and customary costs incurred for title and lien record searches, the necessary out-of-pocket costs incurred by the Foreclosure Commissioner for recording documents, a commission for the Foreclosure Commissioner, and all other costs incurred in connection with the foreclosure prior to reinstatement.

Tender of payment by certified or cashier's check or application for cancellation of the foreclosure sale shall be submitted to the address of the Foreclosure Commissioner provided below.

This notice is an attempt to collect a debt and any information obtained will be used for that purpose.

MILLSAP & SINGER, LLC
Foreclosure Commissioner
612 Spirit Drive
St. Louis, MO 63005
(636) 537-0110
File No: 224405.101725.450698 HCOM

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.

Sept.26; Oct. 3, 10

GARAGE SALE

(PARSONS)
706 Neosho Ct, Parsons
Sat. ONLY 8am - ?
Woodworking Tools, Misc.
Lumber, Etc.

GARAGE SALE

(PARSONS)
421 N. 13th
Sat. 7:30 - 3:30
HUGE / 6 Family
Clothes - Misc.

Subscribe Today Call 620-431-4100
or 620-421-2000

AUCTION

This could be your ad!

(First published in The Parsons Sun, Friday, October 3, 2025)

LEGAL NOTICE

to the legal registered owner of a 2016 Chevrolet Cruze Limited VIN: 1G1PF55-B0G7131528 the legal owner or lein holder has 15 days from the date of this notice to claim property and pay all fees or property will be sold at public auction, Oct. 21 at 12:00 pm at 8850 Queen RD, St. Paul, KS 66771. Parkers Towing & Recovery, LLC 620-433-2241.

Oct. 3, 10

(First published in The Chanute Tribune Friday, October 3, 2025)

NOTICE OF SPECIAL QUESTION ELECTION
CHANUTE, NEOSHO COUNTY, KANSAS

Notice is hereby given to the qualified electors of Chanute, Neosho County, Kansas ("County") that a special question election has been called and will be held in conjunction with the general election on November 4, 2025, for the purpose of submitting to the qualified electors of the City of Chanute the following proposition:

Proposition 1

Shall the following be adopted?

Shall the City of Chanute, Kansas, be authorized to collect a city-wide retailers' sales tax in the amount of three-twentieth percent (0.15%) within the City of Chanute, Kansas, with the full proceeds to be distributed to the Chanute Regional Development Authority, whose mission is to support economic recruitment programming and other economic and community development activities, for a period of five (5) years? The collection of such sales tax to commence on April 1, 2026, and shall terminate five (5) years after its commencement, in accordance with the provisions of K.S.A. 12-187 et seq., and amendments thereto

ADDITIONAL INFORMATION

General

In 2023 the citizens of Chanute approved renewing a one quarter of one percent (0.25%) city-wide retailers' sales tax to support economic development through Chanute Regional Development Authority and to improve, repair and maintain municipal buildings. The City of Chanute through Chanute Regional Development Authority has spent monies and will spend future monies to assist local employers and recruit industries like Orion that provide private sector jobs for the citizens of Chanute. A portion of the sale tax has been used to repair and maintain buildings such as the Memorial Building, Chanute Historical Building and Elmwood Cemetery abby, and recently, new windows for the Judicial Center. In 2025 Chanute City Commissioners approved spending over \$3,000,000.00 to replace the aging HVAC in the Municipal Depot building, which houses the Chanute Public Library and the Martin and Osa Johnson Safari Museum. That expenditure leaves no funds left from the 2023 quarter cent sales tax to fund Chanute Regional Development Authority or engage in any new economic recruitment. Accordingly, the voters are asked to approve a 0.15% sales tax that will be dedicated solely to economic and community development through the Chanute Regional Development Authority. If this 0.15% sales tax passes, Chanute will be charging one and four tenth cents of the allowable three cents sales tax.

IT IS IMPORTANT FOR EACH QUALIFIED VOTER TO NOTE THAT YOUR BALLOT CANNOT BE COUNTED UNLESS YOU TAKE THE APPROPRIATE STEPS:

To vote in favor of the question submitted on this ballot, fill in the oval to the left of the word "Yes." To vote against it, fill in the oval to the left of the word "No."

☐ YES
☐ NO

The polls will open at 7:00 o'clock A.M. and will close at 7:00 o'clock P.M. on Tuesday November 4, 2025, the election day. The voting places in the City of Chanute, and the area each voting place will serve, will be as follows:


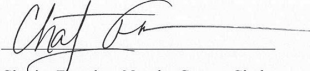
Voters Residing	Will Vote At	Location
In Precinct		
Ward 1, 2 & 3	Southeast Kansas Impact Center	1500 W. 7 th St., Chanute, KS
Ward 4	First United Methodist Church	202 S Lincoln Ave, Chanute, KS

The election will be conducted by the officers and/or persons provided by law for holding elections, and the method of voting will be by ballot. Registered voters are eligible to vote by advance voting ballot upon application to the County Clerk set forth below pursuant to K.S.A. 25-1118 et seq.

ELECTION INFORMATION

The election officer conducting the election will be the Election Commissioner of Neosho County, Kansas, whose address is: Neosho County Courthouse, 100 S. Main, P.O. Box 138, Erie, Kansas, 66733.

DATED: 9.24.25

 
Chastity Foreaker, Neosho County Clerk

Oct. 3, 10

Owner:
Donnie R. Bell Rev. Trust & Vera M. Bell Rev. Trust
Deanne Vogts, Trustee

For Details and Terms, Contact Seller's Agent:
Larry Marshall Auction & Realty
413 N 6th, Fredonia KS.
Office 620-378-4356 • Larry 620-485-6136
Website: www.marshallauction-realty.com
E-Mail: marshallauctionandrealty1950@gmail.com

(First published in The Chanute Tribune Friday, October 10, 2025)

NOTICE OF DISSOLUTION OF ASHLEY BUILDING CORPORATION, INC.

On October 2, 2025, Ashley Building Corporation, Inc. ("Company") filed its Certificate of Dissolution with the Kansas Secretary of State. Any claims against Company must be submitted in writing to Company at the following address:

**Ashley Building Corporation, Inc.
c/o Matt Chiasson
Forbes Law Group, LLC
12900 Metcalf Ave., Ste. 210
Overland Park, KS 66213**

Each claim must include the following information:

1. Name, address and telephone number of the claimant.
2. Amount of the claim.
3. Date on which the event on which the claim is based occurred.
4. Basis for the claim.
5. Documentation supporting the claim.

Any claim against the Company will be barred if the claim is not submitted within 60 days of first publication of this notice. Company may make distributions without further notice to any claimant.

Oct. 10, 17

(First published in the Parsons Sun Friday, October 10, 2025)

ORDINANCE NO. 6572

On September 17, 2025 the City of Parsons passed an Ordinance making and levying 2025 annual taxes levies and authorizing fiscal year 2026 expenditures in and for the City of Parsons, Kansas.

A complete copy of the Ordinance is available at www.parsonskss.com or at the City Clerk's Office, 112 South 17th Street or by calling (620) 421-7000. This summary certified by Ross Albertini, City Attorney.

HELP WANTED

Neosho County Community College

Administrative Assistant to the Director of Development
Minimum Starting Wage \$17.50/ph

Financial Aid Specialist
pending board approval
Starting Wage \$16.50 - \$17.50/ph

Full-Time Benefits
KPERS Retirement, Single paid health and dental insurance. Work 36 hours, paid for 40. Paid vacation, sick and 20+ paid holidays including week of Thanksgiving, Christmas, and Spring Break. Optional 403B, vision and 125-Cafeteria Plan.

Visit our website at www.neosho.edu/HR to review open positions, additional benefit information and application instructions.

NCCC is an EOE/AA employer.



Experienced Equipment Operator
2-year project in Bourbon County/Ft. Scott area.
Please call 620-421-3280 or email kwicker@machmaint.com

You can't go wrong with our classifieds!

(First published in The Chanute Tribune Friday, October 3, 2025)

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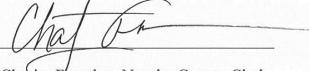
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Chastity Foreaker, Neosho County Clerk

Oct. 3, 10



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