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PUBLIC NOTICES

Foreclosure / Sheriff Sales
IN THE TWENTY SEVENTH JUDICIAL DISTRICT COURT, RENO COUNTY KANSAS CIVIL DEPARTMENT Case No. RN-2026-CV-000004

FIDELITY BANK, N.A., a National Bank; Plaintiff, vs. DONALD ROBERT REED and MRS. - - REED, his unknown spouse; MR. - - TENANT and MRS. - - TENANT, his unknown spouse and the unknown heirs, executors, administrators, devisees, trustees, creditors, and assigns of such of the Defendants as may be deceased, and the unknown spouses of the Defendants; the unknown officers, successors, trustees, creditors and assigns of such Defendants as are existing, dissolved or dormant corporations; the unknown executors, administrators, devisees, trustees, creditors, successors, and assigns of such Defendants as are or were partners or

Foreclosure / Sheriff Sales

in partnership; and the unknown guardians, conservators and trustees of such of the Defendants as are minors or are in anyway under legal disability; and the unknown heirs, executors, administrators, devisees, trustees, creditors and assigns of any person alleged to be deceased, Defendants.

PURSUANT TO CHAPTER 60 OF K.S.A.
NOTICE OF SHERIFF'S SALE

By virtue of an Order of Sale issued out of the District Court of the Twenty Seventh Judicial District, sitting in and for Reno County, Kansas, in the above entitled action, I will on the 30th day of June, 2026, at 10:00 o'clock a.m. at the front steps of the Reno County Courthouse, 206 West 1st Avenue, Hutchinson, Kansas, offer for sale at public auction and sell to the highest bidder, for cash in hand, all the right, title and interest of the Defendants above named, in and to the following described real property situated in the County of Reno, State of Kansas, to-wit:
Parcel No. 1
The West 90 feet of Lots 4 and 5, and all of Lot 6, EXCEPT the North 4.8 feet and EXCEPT the East 50 feet of the South 25 feet, Block 3, City of Haven, Reno County, Kansas
Parcel No. 1a
A perpetual easement of right-of-way over and across the East 50 feet of the South 25 feet of Lot 6, Block 3, City of Haven, Reno County, Kansas, for the purpose of locating, constructing or maintaining

Foreclosure / Sheriff Sales

lines for gas, water, telephone and electricity, with the right of ingress and egress, subject to the mutual rights of the grantors of said easement to the use of said strip for all like purposes, as conveyed in Warranty Deed filed May 3, 1952 and recorded in Book 280, Page 70, which property is levied on as the property of the Defendants above named and will be sold without appraisal to satisfy said Order of Sale.

DARRIAN CAMPBELL, Sheriff of Reno County, Kansas

FRANK M. OJILE (11991) Attorney for Plaintiff Post Office Box 355 Wichita, Kansas 67201 Telephone: 263-5267

ATTEST:

AMANDA FLORES Clerk of the District Court Reno County, Kansas

Homes



Public Notices

Public Notices

Public Notices

ORDINANCE NO. 2026 - 09
AN ORDINANCE AUTHORIZING THE CREATION OF THE LANDMARK COMMUNITY IMPROVEMENT DISTRICT IN THE CITY OF HUTCHINSON, KANSAS; AUTHORIZING THE IMPOSITION OF A COMMUNITY IMPROVEMENT DISTRICT SALES TAX TO BE COLLECTED WITHIN SUCH DISTRICT; AND AUTHORIZING EXECUTION OF A DEVELOPMENT AGREEMENT.

WHEREAS, pursuant to K.S.A. 126a26 et seq., as amended (the "Act"), municipalities are authorized to create community improvement districts (a "CID") for economic development purposes and any other purpose for which public money may be expended;

WHEREAS, the City of Hutchinson, Kansas (the "City"), is a municipality within the meaning of the Act;

WHEREAS, the Act further authorizes the City, in order to pay the community improvement district project costs, to levy special assessments in the community improvement district to be paid in installments, to impose a community improvement district sales tax on the selling of tangible personal property at retail or rendering or furnishing services within a community improvement district in any increment of .10% or .25% not to exceed 2.0%, and to issue special obligation notes or bonds payable from such community improvement district sales tax and/or provide pay-as-you go financing; and

WHEREAS, on or about April 29, 2026, a petition (the "Petition") was filed by Meyer Landmark LLC, a Kansas limited liability company (the "Developer"), with the City Clerk of the City requesting (a) the creation of a community improvement district generally located at corner of N. Main Street and W. 5th Avenue within the City (the "Landmark CID"); (b) the making of improvements related thereto; (c) the community improvement district project costs to be incurred within the Landmark CID be financed, in part, with pay-as-you go financing and payable from revenues received from the imposition of the CID Sales Tax (as defined herein); and (d) the City levy a community improvement district sales tax on the selling of tangible personal property at retail or rendering or furnishing of taxable services which are taxable pursuant to the provisions of the Kansas Retailers' Sales Tax Act, as amended, within the CID in the amount of two percent (2.0%) (the "CID Sales Tax"), all in accordance with the Act;

WHEREAS, said Petition was signed by the owners of record, whether resident or not, of more than 55% of the land area within the proposed Landmark CID, and the owners of record collectively owning more than 55% by assessed value of the land area within the proposed Landmark CID;

WHEREAS, the Act provides that prior to creating any community improvement district and imposing a community improvement district sales tax, the Governing Body of the City shall, by resolution, direct and order a public hearing on the advisability of creating such community improvement district and the construction of such community improvement district project therein, and provide for notice of the hearing by publication at least once each week for two (2) consecutive weeks in the official city newspaper, with the second publication occurring at least seven (7) days prior to the hearing, and by certified mail to all property owners within the proposed community improvement district, with such certified mail sent at least ten (10) days prior to such hearing;

WHEREAS, pursuant to Resolution No. 2026-R-15 of the City, adopted on May 5, 2026, the City directed a public hearing on the proposed Landmark CID be held and declared its intent to levy the CID Sales Tax in the proposed Landmark CID;

WHEREAS, on the date hereof, following proper notice as provided in the Act, the Governing Body of the City held a public hearing on the proposed Landmark CID, the proposed community improvement district project, and the imposition of the CID Sales Tax in the proposed Landmark CID;

WHEREAS, the Governing Body of the City and Developer have determined it necessary and advisable to enter a Development Agreement (the "Development Agreement") to set forth the rights and obligations of the City and the Developer in connection with the proposed Landmark CID; and

WHEREAS, the Governing Body of the City hereby finds and determines that it is in the best interests of the City and in furtherance of the purposes of the Act to create the Landmark CID, levy the CID Sales Tax, approve the estimated cost of the project within the Landmark CID, approve the method of financing, and authorize the execution and delivery of the Development Agreement;

NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF HUTCHINSON, KANSAS, AS FOLLOWS:

Section 1. Creation of the Landmark Community Improvement District; Approval of Boundaries. The Governing Body of the City hereby finds and determines that it is advisable to create the Landmark CID within the City and approve the boundaries thereof, and, as such, hereby creates the Landmark CID and approves the boundaries thereof. A legal description of the property within the Landmark CID is set forth on **Exhibit A** attached hereto and incorporated herein by reference. A map generally outlining the boundaries of the Landmark CID is attached hereto as **Exhibit B** and incorporated herein by reference.

Section 2. Authorization of Community Improvement District Project; Estimated Costs. The Governing Body of the City hereby authorizes the project within the Landmark CID described on **Exhibit C** attached hereto (the "Project"), approves the estimated cost of the Project and determines the estimated cost of the Project is \$21,110,000. Notwithstanding the approval of the Project by this Ordinance, the Project and owner or owners of all property comprising the Project must comply with all applicable zoning, planning, permit and other laws and regulations applicable to the Project.

Section 3. Method of Financing. The Project within the Landmark CID will be financed, in part, on a pay-as-you-go basis, from revenues received from the imposition of the CID Sales Tax. Such revenues will be used to reimburse the Developer for certain costs of the Project in an amount not to exceed \$1,500,000, subject to the terms of the Development Agreement. The balance of the costs of the Project not reimbursed from the CID Sales Tax will be paid by the Developer. No special assessments shall be levied in connection with the Landmark CID, and no special obligation CID or full faith and credit CID bonds shall be issued to finance the Project.

Section 4. Levy of Sales Tax. In accordance with the Act and to provide funds to pay a portion of the costs of the Project, the Governing Body of the City hereby levies a community improvement district sales tax on the selling of tangible personal property at retail or rendering or furnishing services within the Landmark CID in the amount of two percent (2.0%). The collection of the CID Sales Tax shall commence on October 1, 2026, or the earliest date thereafter on which the Kansas Department of Revenue agrees to begin the imposition of the CID Sales Tax and shall expire on the earlier of: (a) 22 years from the date the Department of Revenue begins the collection of the CID Sales Tax, or (b) the date on which reimbursement of pay-as-you-go costs of the Project, not to exceed \$1,500,000 (subject to reduction or earlier termination pursuant to the terms and conditions of the Development Agreement), has been paid. The CID Sales Tax shall be administered, collected and subject to the provisions of K.S.A. 12187 et seq., this Ordinance, and the Development Agreement.

Section 5. Approval of Development Agreement. The City is hereby authorized to enter into the Development Agreement by and between the City and the Developer in substantially the form presented to and reviewed by the Governing Body on the date of this Ordinance (copies of this document are on file in the records of the City) with such changes therein as shall be approved by the Mayor, with the Mayor's signature thereon being conclusive evidence of his approval thereof, and the same are hereby approved in all respects.

Section 6. Further Authority. The Mayor, City Clerk and other appropriate officers of the City are hereby authorized and directed to take such other actions and to execute, attest, acknowledge and deliver for and on behalf of and as the act and deed of the City, any other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Ordinance.

Section 7. Effective Date. This Ordinance shall be in full force and take effect from and after its passage, approval and publication once in an official City newspaper. When this Ordinance becomes effective in accordance with this section, the City Clerk is hereby authorized to provide a certified copy to the State Director of Taxation pursuant to K.S.A. 12-6a31(b), and to submit this Ordinance to the Register of Deeds of Reno County, Kansas, pursuant to K.S.A. 12-6a29(f).

PASSED by the Governing Body of the City and approved by the Mayor on June 2, 2026.

CITY OF HUTCHINSON, KANSAS
 By _____
 Greg Fast, Vice Mayor

(SEAL)
 ATTEST:
 By _____
 Mary J. Rogers, City Clerk

EXHIBIT A

LEGAL DESCRIPTION OF LANDMARK CID

Lot 23, Block 10, Miller & Smith's Addition to the City of Hutchinson, Reno County, Kansas.
 AND
 Lot 24, Block 10, Miller & Smith's Addition to the City of Hutchinson, Reno County, Kansas.
 AND
 Lot 25, Block 10, Miller & Smith's Addition to the City of Hutchinson, Reno County, Kansas.
 AND
 Lot 26, Block 10, Miller & Smith's Addition to the City of Hutchinson, Reno County, Kansas.

EXHIBIT B

MAP OF LANDMARK CID



EXHIBIT C

PROJECT DESCRIPTION

The Project consists of the comprehensive rehabilitation of the Landmark building (formerly the Stamey Hotel) generally located at the corner of N. Main Street and W. 5th Avenue within the City into a mixed-use development consisting of commercial uses on the first floor and residential uses on the upper floors.

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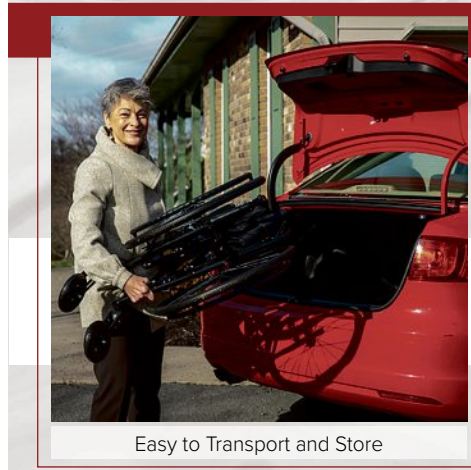


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