

matters of record

Real Estate

The following real estate transactions have been reported by the Sherman County register of deeds: Michael A. Windell and Kelly J. Windell convey and quit claims to Rickie L. Windell and Robert B. Windell the NE/4 of the NE/4 and Lot 1, lying north of the Chicago, Rock Island and Pacific Railroad Company right-of-way in Sec. 30, T8S, R42W; a tract in the SW/4 of Sec. 20, T8S, R42W; the NW/4 of Sec. 20, T8S, R42W; a tract in Lot 2 and the E/2 of the SE/4 of Sec. 19, T8S, R42W; Lots 17, 18, 19, 20, 21, 22, 23 and 24, Block 21, Hartstine's Second Addition to Kanorado; and a tract in the NW/4 of Sec. 29, T8S, R42W.

C&C Rentals, a Kansas limited liability corporation, to Hazel E. Tiede and Wilbur C. Tiede Lots 11 and 12, Block 25, Beahm's Addition to Goodland.

Jason D. Hickson and Tina M. Hickson to Samantha N. Nichols Lots 8 and 9, Block 21, Third Addition to Goodland.

Beckie L. Linnell to Don D. Dautel and Randall L. Fixsen Lots 22, 23 and 24, Block 27, First Addition to Goodland.

Richard E. Starbuck and Elizabeth Ann Lockhart quit claim to Elizabeth Ann Lockhart Lots 6, 7 and 8, Block 47, Second Addition to Goodland.

Lynette Wolf and Louella Heier, co-executors of the last will and testament of Clarence W. Wahrman, to Homestead Heritage, a Kansas limited partnership, the SW/4 of

Sec. 22, T7S, R39W, minus the oil and mineral rights.

Lynette Wolf and Louella Heier, co-executors of the last will and testament of Clarence W. Wahrman, to Keith Coon and Judy Coon the NW/4 of Sec. 22, T7S, R39W.

Edward L. Ginn and Lana G. Ginn, formerly known as Lana G. Jackson, to Edward L. Ginn and Lana G. Ginn as joint tenants with right of survivorship a tract in the W/2 of the NW/4 of Sec. 31, T8S, R39W.

Patrick Henry Kilcoyne to Ross C. Cochran Lot 3, Block 9, Rosewood Addition to Goodland.

Tyler Norris and Laura Norris to Nancy J. Kear Lots 7, 8 and 9, Block 30, Beahm's Addition to Goodland, also known as 521 Harrison, minus a tract in Lot 9.

Brent A. Kinlund and Judy Kinlund to J. Kendall Cooper and Jacque S. Cooper the W 66' of Lot 1, the W 66' of the N 18' of Lot 2, the W 62' of the S 7' of Lot 2 and the W 62' of the N 7' of Lot 3, Block 6, Third Addition to Goodland.

Marcia L. Golden Trust conveys and warrants to E. Caruso, a Kansas limited liability company, the NE/4 of Sec. 20, T8S, R40W, and a tract in the NW/4 of Sec. 20, T8S, R40W, a correction deed.

Geoffrey D. Peter, successor trustee of the Willard D. Peter Revocable Living Trust, to Geoffrey D. Peter the NE/4 of Sec. 3, T6S, R40W.

Jamison M. Miller and Amy M. Miller to Dwayne Lalicker and Lori Lalicker Lot 9, Block 3, East-

ridge Addition No. 1 to Goodland.

Charles Brandon White and Denise White, individually and as trustees of the White Family Trust, to Vickie R. White the NW/4 of Sec. 14, T8S, R40W, and a tract in the N/2 of the NW/4 of Sec. 24, T8S, R40W, also described as Lots 1, 2, 3, 4 and 5 of the Sappa Creek Development.

Michael C. McGlone conveys and warrants to 20 percent in H.W.P. of Vero Beach Inc., a Florida corporation, and 80 percent in H.O.N.I. Inc., a Florida corporation, a tract in the S/2 of Sec. 19, T8S, R39W.

Margie Albers to Gary Leon Fisher and Brenda Sue Fisher and Rick Billinger Lots 4, 5, 6 and 7, Block 8, First Addition to Goodland.

Christopher Biel and Melanie Biel to Joshua A. King Lot 12 and the W/2 of Lot 11, Block 72, Original Town of Goodland.

John Allen Payne of Jefferson County, Colo., to Christopher A. Biel and Melanie S. Biel Lot 18, Block 3, Eastridge Addition No. 1 to Goodland.

J. Kendall Cooper and Jacque S. Cooper convey and warrant to D. Charlene Deges Revocable Trust a tract in the SW/4 of Sec. 20, T8S, R39W.

Jeanine A. Rudman and Daniele Charline Rudman quit claim to Daniele Charline Rudman Lots 7, 8 and 9, Block 37, Beahm's Addition to Goodland.

Deedi Hoss-Dorn and Christopher W. Dorn to Jodeen Louise Verlinden the N 4' of Lot 14 and all of Lots 15 and 16, Block 9, Third or

College Addition to Goodland.

Jodeen Louise Verlinden to Tony M. Verlinden the W 10' of Lot 8 and all of Lots 9 and 10, Block 29, First Addition to Goodland.

Stanley D. Duell to Bankwest of Kansas Lots 1, 2 and 3, Block 4, Original Town of Goodland.

Donald E. Harrison and Fredora F. Harrison to Royce Kehlbeck and Darci Kehlbeck of Cheyenne County Lot 3, Block 3, Rosewood Addition to Goodland.

Mark Taylor warrants and conveys to Frank Hernandez and Dalia Hernandez Lots 1, 2, 3, 4 and 5 and the N/2 of Lot 6, Block 5, Original Town of Kanorado.

Topside Tots Daycare conveys and warrants to First National Bank Lots 7, 8, 9, 10, 11 and 12, Block 31, First Addition to Goodland.

Gayla M. Buethe and Gorda M. Adelgren, trustees of the H. Wanda Hilty Testament Trust, to the Adelgren Family Trust Lots 1, 2, 3 and 4, Block 24, Third Addition to Goodland.

Carl McCracken and Wanda S. McCracken convey and warrant to Carl McCracken and Wanda S. McCracken as joint tenants with right of survivorship the S/2 of Sec. 19, T9S, R37W.

Carl McCracken and Wanda S. McCracken convey and warrant to Carl McCracken and Wanda S. McCracken as joint tenants with right of survivorship a tract in the NW/4 of Sec. 29, T8S, R39W.

Mary M. Zimelman conveys and warrants to Refee Trade VII, a Colorado limited liability company

the SE/4 of Sec. 20, T7S, R42W.

Western State Bank to Jeff Soper Lots 20 and 21, Block 35, First Addition to Goodland.

Gary A. Meyer and Tina J. Meyer quit claim to Tina J. Meyer Lots 1 and 2 and the N/2 of Lot 3, Block 17, C.K.N. Addition to Goodland.

Randall W. Jones and Mary Lou Jones convey and warrant to Randall W. Jones and Mary Lou Jones as joint tenants with rights of survivorship Lots 17, 18, 19 and 20, Block 4, Third Addition to Goodland.

Craig E. Hoyt and Billie R. Hoyt quit claims to Craig E. Hoyt and Billie R. Hoyt as joint tenants with rights of survivorship the SW/4 of Sec. 20, T6S, R37W.

Noel Ramirez and Yomara Ramirez and Dominga B. Benavides quit claims to Irma Benavides Lot 7, Block 2, Sharp's Addition to Goodland.

Brian A. Freeman and Vicki L. Freeman to Amy K. West Lots 13, 14 and 15, Block 8, CK&N Addition to Goodland.

Jon D. Sheldon and Connie M. Sheldon convey and warrant to Shad D. Sheldon and Tonya G. Sheldon the SE/4 of Sec. 34, T6S, R42W, reserving unto the grantors a life estate for and during their natural life time to include all rents and profits.

William Michael Carpenter quit claims to Laura Elaine Carpenter, formerly known as Laura Elaine Nelson, the SE/4 of Sec. 1, T10S, R39W.

Augustus H. Tompkins and Viola Tompkins convey and warrant to Daniel B. Shields a tract in the SW corner of Sec. 18, T8S, R39W.

Augustus H. Tompkins and Viola Tompkins convey and warrant to Michael H. Tompkins and Kimberly J. Tompkins a tract in the SW/4 of Sec. 18, T8S, R39W.

Michael H. Tompkins and Kimberly J. Tompkins quit claim Augustus H. Tompkins and Viola Tompkins a tract in the SW/4 of Sec. 18, T8S, R39W.

Larry Ihrig, C. Jeanette Foust and L. Lynn Ihrig, trustees of the Oscar Ihrig Trust, to Larry Ihrig and L. Lynn Ihrig the NE/4 of Sec. 31, T7S, R39W.

Allen J. Schulte, doing business as Schulte Brothers, and Mary J. Schulte and Edward R. Schulte and Rebecca J. Schulte quit claim to Schulte Bros. Farms the SE/4 of Sec. 1, T8S, R42W; the N/2 of Sec. 1, T8S, R42W; the SW/4 of Sec. 17, T7S, R41W; the N/2 of Sec. 22, T6S, R42W; and the NE/4 of Sec. 23 and the SE/4 of Sec. 22, T6S, R42W.

Edward R. Schulte and Rebecca J. Schulte and Allen J. Schulte and Mary J. Schulte of Kit Carson County convey and forever warrant to Schulte Bros. Farms the Sec. 18, T6S, R42W and the SW/4 of Sec. 22, T6S, R42W.

Allen J. Schulte and Mary J. Schulte convey and forever warrant to AMS Farms, a limited liability company of Stratton, Colo., the NE/4 of Sec. 7, T6S, R42W and the SE/4 of Sec. 24, T6S, R42W.

Edward R. Schulte and Rebecca J. Schulte quit claim to E&B Schulte and Sons the SW/4 of Sec. 10, T6S, R42W; all of Sec. 16, T6S, R42W; and a tract in the N/2 of Sec. 17, T6S, R42W.

public notices

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

NOVASTAR MORTGAGE, INC.,

Plaintiff,

vs.

ROSS R. MCGUCKIN, et al.,

Defendants.

Case No. 08 CV 6
Court No.
Title to Real Estate Involved

NOTICE OF SHERIFF'S SALE

NOTICE IS HEREBY GIVEN, that under and by virtue of an Order of Sale issued by the Clerk of the District Court of Sherman County, Kansas, in the case above numbered, wherein the parties above named were respectfully plaintiff and Defendants, and to me, the undersigned Sheriff of Sherman County, Kansas, directed, I will offer for sale at public auction and sell to the highest bidder for cash in hand at the steps of the Sherman County Courthouse, 813 Broadway in Goodland, Kansas on July 1, 2008 at 10:00 a.m. of said day, the following described real estate situated in the County of Sherman, State of Kansas, to-wit:

COUNTY, KANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID QUARTER SECTION AND RUNNING THENCE NORTH ON THE LINE BETWEEN SAID SOUTHWEST QUARTER OF SAID SECTION AND THE HIGHWAY ON THE WEST SIDE THEREOF TO A POINT SIXTEEN RODS NORTH OF THE PLACE OF BEGINNING; THENCE EAST 10 RODS; THENCE SOUTH SIXTEEN RODS TO THE LINE RUNNING BETWEEN THE HIGHWAY ON THE SOUTH SIDE OF SAID QUARTER AND THE HIGHWAY ON THE SOUTH THEREOF; THENCE WEST TO THE POINT OF BEGINNING; CONTAINING APPROXIMATELY ONE ACRE OF LAND, EXCLUSIVE OF HIGHWAYS, LESS THAT PART TAKEN FOR ROADS ("Property")

said real property is levied upon as the property of Defendants McGuckin and all other alleged owners and will be sold without appraisal to satisfy said Order of Sale.

SHERMAN COUNTY SHERIFF

Submitted by:

MARTIN, LEIGH, LAWS & FRITZLEN, P.C.
Beverly M. Weber KS # 20570
Mandi R. Hunter KS # 21109
Robert M. Swiss KS # 21697
ATTORNEY FOR PLAINTIFF
MARTIN, LEIGH, LAWS &

FRITZLEN, P.C. IS ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

(McGuckin, 3567.367)

Published in The Goodland Star-News, Friday, June 6, 13 and 20, 2008.

IN THE DISTRICT COURT OF SHERMAN COUNTY, KANSAS PROBATE DIVISION

In the Matter of the Estate of GLENN PHILLIPS, deceased

Case No. 08 PR 06 Pursuant to K.S.A. Chapter 59

NOTICE OF HEARING AND NOTICE TO CREDITORS

The State of Kansas To All Persons Concerned:

You are hereby notified that a Petition dated February 21, 2008, has been filed in this Court by Ida Gottschalk as an heir at law, legatee and devisee of Glenn Phillips, deceased, and as Executor named in the Will of the decedent, praying that the instrument attached to the Petition dated December 28, 2005, be admitted to probate and for the appointment of Ida Gottschalk as Executor of the Will without bond.

You are further advised that the Petitioner in this matter has requested administration pursuant to the Kansas Simplified Estates Act, and if such request

is granted the Court may not supervise administration of the estate and no further notice of any action of the Executor or other proceedings in the administration will be given except for notice of final settlement of the decedent's estate. Should written objections to simplified administration be filed with the Court, the Court may order supervised administration to ensue.

You are hereby required to file your written defenses to the admission of the decedent's

Will to probate on or before June 24, 2008, at 10:30o'clock a.m. in this Court in the City of Goodland, in Sherman 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 the Petition.

All creditors are notified to exhibit their demands against the estate within four months from the date of the first publication of this notice as provided by law, and if their demands are not thus exhibited they shall be forever

barred.

Ida Gottschalk,
Petitioner

Kerry Wasinger
PO Box 1497
Hays, Kansas 67601
785-623-4056
Attorneys for the Petitioner

Published in The Goodland Star-News, Friday, May 30 and June 6 and 13, 2008.



It's Your Lucky Day!



Lucky Friday the 13th



Day Only!

Friday 13th Special! Get \$13 off the price of a one year subscription! One year subscriptions are normally \$81, but for one day only they will be priced at \$68! When Friday, June 13 comes rolling around, be sure to come to *The Goodland Star-News* office and get your subscription!

The
Goodland Star-News
1205 Main Street
785-899-2338

Work Out For a "Healthier You"

We are starting our celebration of being open for one year. We would like everyone to stop in and celebrate with us at our open house in the afternoon on **June 30, 2008**.

We now have punch cards for teens 13 to 18 years of age. We are waiving the sign-up fee for new members that sign up for a one year contract. If you sign up for six months we will waive one half of the sign-up fee. For current members who renew for one year, we are offering a \$36.00 discount.




30-45 minute express workout for women only
Weight management
Circuit training
Never work out alone
The gateway to healthy living!

Shape Up Sisters, Inc.
 1224 Main St.
 Goodland, KS
 785-890-5700

