

Public Notices

Real estate foreclosures

PUBLIC NOTICE
(Published in The Oberlin Herald,
Wednesday, February 8, 15 and 22, 2012)3t

IN THE DISTRICT COURT OF DECATUR COUNTY, KANSAS

Board of County Commissioners of Decatur County, Kansas, Plaintiffs,

v. Case No. 2012-CV-01

Shannon C. Titus, et al., Defendants.

NOTICE OF SUIT

STATE OF KANSAS TO:

Tract # 1 through 6: Martin Lee Titus

Tract #2: Pacesetter Corporation & Sharon Harrah

Tract # 7: Antonio Ponce

Tract # 10: Peggy Marine

Tract # 11: Christopher Pettit, Susan Marie Pettit and K & P Trust

Tract # 14 & 19: Alice B. Gibson

Tract # 18: Cindy J. Bravi and Jeffery R. Nunn

If the above defendants are living, and if dead, then their unknown spouses, heirs, executors, administrators, devisees, trustees, creditors, successors and assigns and

The unknown executors, guardians and trustees of such of the above named defendants who are minors or are in anywise under legal disability

and

The unknown executors, administrators, trustees, creditors, successors, receivers and assigns of any of the above named defendants who are or were existing, dissolved or dormant corporation

and

The unknown spouses of the defendants, and all other persons concerned, Defendants.

You are hereby notified that a petition has been filed in the District Court of Decatur County, Kansas, by the Board of County Commissioners of Decatur County, Kansas, praying for judicial foreclosure and sale of real property upon which there is unpaid delinquent real estate taxes, and you are hereby required to plead the said petition on or before March 19, 2012, in said Court in Oberlin, Kansas. Should you fail therein, judgment and decree will be entered in due course upon said petition.

The following are descriptions of all properties which shall be subject to foreclosure and sale and the names of such of you as are the owner, or a party having some interest therein:

Tract # 1: #1-02548 Lot 17 thru 20, Block 2, Original Town, now City of Dresden, Decatur County, Kansas.

Tract # 2: #1-02557 Lot 17 thru 22, Block 4, Original Town, now City of Dresden, Decatur County, Kansas

Tract # 3: #1-02563 Lot 23 thru 28, Block 5, Original Town, now City of Dresden, Decatur County, Kansas

Tract # 4: #1-02564 Lot 21 thru 22, Block 5,

Original Town, now City of Dresden, Decatur County, Kansas

Tract # #5: #1-02565 North 20' of Lots 15 thru 17 and all of Lots 18 thru 20, Block 5, Original Town, now City of Dresden, Decatur County, Kansas

Tract # #6: #1-02570 Lots 8 thru 11, Block 5, Original Town, now City of Dresden, Decatur County, Kansas

Tract # #7: #1-02260 Lots 11 and 12, Block 7, Kenney's Addition to the City of Norcatour, Decatur County, Kansas

Tract # #10: #1-00885 Lots 10 thru 11, Block 8, East Oberlin Addition, City of Oberlin, Decatur County, Kansas

Tract # #11: #1-00337 The south 39 feet and 8 inches of Lot 10 and all of Lot 11, Block 11, Rodehavers Addition to the City of Oberlin, Decatur County, Kansas

Tract # #14: #2-0632 1.041665% interest in and to all oil, gas and other minerals in and under and that may be produced from the SW/4 of Section 21-5-30, Decatur County, Kansas

Tract # #18: #2-1209 1/90th interest in and to all oil, gas and other minerals in and under and that may be produced from the SW/4 of Section 25-4-27, Decatur County, Kansas. (Forever) Affidavit of Production filed in Book 21 at page 463

Tract # #19: #2-0477 1.041665% interest in and to all oil, gas and other minerals in and under and that may be produced from that part of the SW/4 of Section 36-2-29, beginning at the intersection of the center line of Penn Avenue in the City of Oberlin extended north and the south line of said section 36 thence East 50 feet, thence north 220 ft, thence east 132 feet, thence north to the north line of the SW/4 of section 36, thence west to the northwest corner of the southwest corner of said section 36, thence east 812 feet, thence south 950 feet, thence east 500 feet, thence south 150 feet, thence east 130 feet to the west side of Penn Avenue extended north, thence south to the section line thence east 50 feet to the place of beginning subject to the taking portions thereof for highway purposes, Decatur County, Kansas. (forever)

BOARD OF COMMISSIONERS
DECATUR COUNTY, KANSAS.

APPROVED:

Steven W. Hirsch
Decatur County Attorney

Estate of Lois Carlson

PUBLIC NOTICE
(Published in The Oberlin Herald,
Wednesday, February 1, 8, & 15, 2012)3t
IN THE DISTRICT COURT OF DECATUR COUNTY, KANSAS
PROBATE DIVISION

In the Matter of the Estate of

LOIS M. CARLSON, Deceased
Case No. 2011-PR-03

NOTICE OF HEARING AND NOTICE TO CREDITORS

THE STATE OF KANSAS TO ALL PER-

SONS CONCERNED:

You are hereby notified that a petition dated January 27, 2012 has been filed in this court by Jay Tate, as an heir and a co-executor named in the Last Will and Testament of Lois M. Carlson, deceased, praying for probate of the will, and for the appointment of Jay Tate and Jaron Tate as co-executors of the estate.

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 estate 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.

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.

Jay Tate, Petitioner

Steven W. Hirsch #12789
HIRSCH & MAHONEY, LLP
124 So. Penn--P. O. Box 296
Oberlin, Kansas 67749
(785) 475-2296
Attorney for Estate

Estate of Ruth Havel

PUBLIC NOTICE
(Published in The Oberlin Herald,
Wednesday, January 25, February 1, 8,
2012)3t

IN THE DISTRICT COURT OF DECATUR COUNTY, KANSAS
PROBATE DIVISION

In the Matter of the Estate of

RUTH G. HAVEL, Deceased.
Case No. 2011-PR-10

NOTICE OF HEARING ON PETITION FOR FINAL SETTLEMENT

THE STATE OF KANSAS TO ALL PER-

SONS CONCERNED:

You are hereby notified that a petition has been filed in said court by Kayla Sawyer, executor of the estate of Ruth G. Havel, deceased, praying for a final settlement of said estate, approval of the acts, proceedings and accounts of the executor, allowance for the services of the executor and attorney's fees and expenses; and also praying that the court determine the heirs entitled to the estate and the proportion or part thereof to which each is entitled, and distribute and assign the same to them in accordance with the provisions of decedent's will; that the administration of the estate be closed; that the executor be discharged and released from further liability.

You are hereby required to file your written defenses thereto on or before the 17th day of February 2012, at 2:00 P.M. of said day, in said court, in the city of Oberlin, Decatur 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.

/s/ Kayla Sawyer
Executor

Steven W. Hirsch #12789
HIRSCH & MAHONEY, LLP
124 So. Penn--Box 296
Oberlin, KS 67749
(785) 475-2296
Attorney for Estate

AG PRO Crop Insurance Welcomes Russ Frack



The AgPro Team - (back) Jason T. Pfeifer and Manager Joni Jackson; (front) Tonya Dechant and Russ Frack

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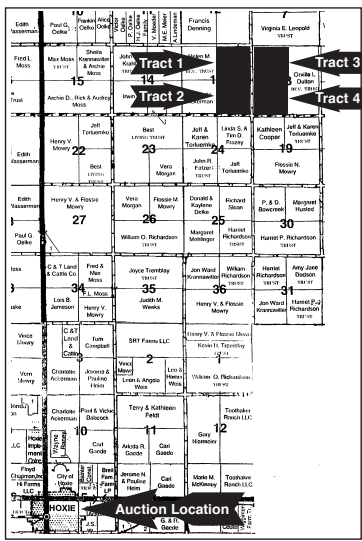
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Florina Meier Estate Real Estate AUCTION

640 (+/-) Acres of Choice
Sheridan County, KS Cropland
Wed., Feb. 22, 2012 - 11 a.m.

Land Location: From the Junction of Highway 24 & 23 in Hoxie, KS, 5 1/2 miles North on Hwy. 23 to Mile Marker 60 N, then 2 1/2 miles East to the SW corner of Real Estate.
Sale Location: Bowen Scout House, 1 Block East of Main Street on Sheridan Avenue in Hoxie, Kansas.



Legal Descriptions & Tract Information
~ All in Sheridan County, Kansas

Tract #1 Legal Description: Northeast Quarter (NE1/4) of Section Thirteen (13), Township Seven (7), Range Twenty-eight (28).
General Description: 156.99 Acres of cropland that was planted to soybeans in 2011.

Tract #2 Legal Description: Southeast Quarter (SE1/4) of Section Thirteen (13), Township Seven (7), Range Twenty-eight (28).
General Description: 156.84 Acres of cropland that was planted to soybeans in 2011.

Tract #3 Legal Description: Northwest Quarter (NW1/4) of Section Eighteen (18), Township Seven (7), Range Twenty-seven (27).
General Description: 147.72 Acres of cropland that was planted to corn in 2011.

Tract #4 Legal Description: Southwest Quarter (SW1/4) of Section Eighteen (18), Township Seven (7), Range Twenty-seven (27).
General Description: 148.78 Acres of cropland that was planted to corn in 2011.

AUCTIONEER'S NOTE: This is a rare chance to buy, at public auction, 640 (+/-) acres of choice Sheridan County, Kansas Cropland. This land will be selling in 4 individual tracts. This acreage is some of the better cropland in Sheridan County. The land will be sold subject to the Tenant's Rights. The Buyer(s) will receive \$40.00 per cropland acre cash lease for the 2012 crop year. This money will be paid to the Buyer(s) on or before July 1, 2012. The Buyer(s) will be given possession of the land after the 2012 Fall Harvest.
See you at the Auction. -Les

the buyer(s). Sale is subject to easements, rights-of-way, reservation and/or restrictions of record. Seller and Realtor make no warranties, either expressed or implied. Broker represents the Seller only and will not be considered an agent for the Purchaser(s). Announcements made day of sale shall take precedence over all printed material. For more information, contact the broker.
Mineral Rights: Mineral rights are intact and will go to the Buyer(s).
Closing: Date of closing will be on or before March 22, 2012.
Agency: Pratt Real Estate is the Exclusive Agent of the Sellers.

Pratt Real Estate

In Charge of Sale
Les Pratt - Broker - Auctioneer
724 Main • Box 583 • Hoxie, KS 67740
Phone: 785-675-3011 • Cell: 785-675-8531
E-mail: lpratt@ruraltel.net • FAX: 785-675-3220
Web Site: www.midwestauction.com

FSA and Tax Information

Tract	Auction Acres	Cropland Acres	Wheat Base	Grain Sorg. Base	Wheat Yield	Grain Sorg. Yield	2011 Taxes
#1	160	156.99	74.5	31.4	40	46	\$410.17
#2	160	156.84	74.5	31.2	40	46	\$410.17
#3	150	147.72	70.1	29.4	40	46	\$372.20
#4	150	148.78	70.7	29.6	40	46	\$372.20

Manner of Sale: All tracts will be sold individually - no combinations of tracts.
Terms: Ten percent (10%) down day of sale, balance on approval of marketable title on or before 30 days from day of sale. Bidding is not contingent upon financing. Financing, if necessary, must have been arranged and approved prior to the auction so that Buyer(s) are capable of paying cash at closing.
Taxes: Seller will pay all 2011 and prior taxes with the taxes for 2012 and subsequent years to be the responsibility of the Buyer(s).
Possession: will be after the 2012 Fall Harvest.

Title Insurance: Title insurance shall be used to prove clear and merchantable title with the Buyer and Seller sharing equally the owner's policy expense. The mortgagee's policy, if required, will be the expense of the buyer.

FSA Payments: Buyer(s) will receive all of the 2013 Wheat payment and all of the 2013 Feed Grain payment.

Acres: All acreages are based on U.S. Government measurements and are considered approximate. The statements, while not guaranteed, are from reliable sources. Any costs incurred in establishing boundaries shall be the responsibility of

Seller: Florina Meier Estate