

PUBLIC NOTICES

First published in The Wabaunsee County Signal-Enterprise,  
Thursday, April 24, 2025; subsequently published on  
Thursday, May 1, 2025; and Thursday, May 8, 2025.

Millsap & Singer, LLC  
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IN THE DISTRICT COURT OF  
WABAUNSEE COUNTY, KANSAS  
CIVIL DEPARTMENT

Case No. WB-2025-CV-000010  
Title to Real Estate Involved  
Pursuant to K.S.A. §60

PennyMac Loan Services, LLC, Plaintiff,  
vs.  
Matthew Farmer aka Matthew Brandon Farmer, Jane Doe,  
John Doe, and Unknown Spouse of Matthew Farmer  
aka Matthew Brandon Farmer, et al., Defendants

NOTICE OF SUIT

STATE OF KANSAS to the above named Defendants and The Unknown Heirs, executors, devisees, trustees, creditors, and assigns of any deceased defendants; the unknown spouses of any defendants; the unknown officers, successors, trustees, creditors and assigns of any defendants that are existing, dissolved or dormant corporations; the unknown executors, administrators, devisees, trustees, creditors, successors and assigns of any defendants that are or were partners or in partnership; and the unknown guardians, conservators and trustees of any defendants that are minors or are under any legal disability and all other person who are or may be concerned:

You are hereby notified that a Petition has been filed in the District Court of Wabaunsee County, Kansas by PennyMac Loan Services, LLC, praying to foreclose a mortgage on the following described real estate:

LOTS ONE (1), TWO (2), THREE (3) AND FOUR (4), BLOCK FOURTEEN (14), IN THE CITY OF MCFARLAND, WABAUNSEE COUNTY, KANSAS. Parcel ID No. 099-089-31-0-20-14-006.01-0. Commonly known as 205 W Market St, McFarland, KS 66501 (“the Property”) MS 210550

and all those defendants who have not otherwise been served are required to plead to the Petition on or before June 4, 2025 in the District Court of Wabaunsee County, Kansas. If you fail to plead, judgment and decree will be entered in due course upon the request of plaintiff.

MILLSAP & SINGER, LLC  
By: \_\_\_\_\_  
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ATTORNEYS FOR PLAINTIFF  
MS 210550.455911 KJFC

MILLSAP & SINGER, LLC IS ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

First published in The Wabaunsee County Signal-Enterprise,  
Thursday, May 1, 2025; and subsequently published  
on Thursday, May 8, 2025.

NOTICE OF HEARING PURSUANT TO MCFARLAND  
ORDINANCE 153 AND K.S.A. 17-4759  
COMPLAINT AND ORDER

Investigation has revealed that the residential structure at 601 Main Street in McFarland (Joseph Tomenen, II), Wabaunsee County, KS, is unfit for human use or habitation. The structure is uninhabitable due to dilapidation. It has been abandoned by the owner since 2023. Inspection of the premises revealed severely cracked foundation walls, areas missing foundation walls, failing basement walls which are currently braced for support. There are multiple damaged/broken glass in windows. Some windows are boarded. There is vermin and animal feces in the house. There are feral cats in the house. There are areas with significant water damage that would require new walls. The City has not been able to locate the property owner, Joseph Tomenen, II.

The structure currently appraises at a value of \$1930. Given this valuation, it is clear that the cost of rehabilitating the building would be in excess of 50% of its current value.

A hearing was held on April 14, 2015 at 6:15pm at McFarland City Hall. Mr. Tomenen did not appear. This officer is hereby ordering that the owner remove or demolish the structure and its associated rubbish by July 13, 2025.

Hearing on the matter shall occur on Monday, July 14th, 2025 at 6:15 p.m. at McFarland City Hall.

Dated: 4/23/2025  
Attest: Larry Senne, City Clerk

Lori Senne, Public Officer

First published in The Wabaunsee County Signal-Enterprise,  
Thursday, April 17, 2025; subsequently published on  
Thursday, April 24, 2025; and Thursday, May 1, 2025.

IN THE DISTRICT COURT OF  
WABAUNSEE COUNTY, KANSAS

Case No. WB-2025-CV-000007  
Proceeding Under K.S.A Chapter 60  
Title to Real Estate Involved

NEWTEK SMALL BUSINESS  
FINANCE, LLC, Plaintiff,  
v.  
WYLDEWOOD CELLARS, INC., JOHN A. BREWER;  
BETH L. BREWER; WINEDOC INVESTMENTS, L.L.C.;  
BOARD OF COUNTY COMMISSIONERS  
OF WABAUNSEE COUNTY, KANSAS;  
DIRECT BUSINESS FUNDERS LLC;  
NIKKIUNO VENTURES, LLC; QUICKEN LOANS LLC;  
LIBERTY FUNDING SOLUTIONS, LLC;  
MAYFAIR BUSINESS CAPITAL, L.L.C.; MELODY BREWER;  
FZA NOTE BUYER, LLC; TORRO, LLC; FIGURE LENDING LLC;  
DART COLLATERAL MANAGER LLC;  
BOARD OF COUNTY COMMISSIONERS  
OF SUMNER COUNTY, KANSAS;  
SUMMIT LOCATIONS, LLC;  
JOHN DOE (UNKNOWN TENANT/OCCUPANT And JANE DOE  
(UNKNOWN TENANT/OCCUPANT), Defendants.

NOTICE OF SUIT

TO THE ABOVE-NAMED DEFENDANTS  
AND ALL OTHER CONCERNED PERSONS:

YOU ARE NOTIFIED that a First Amended Petition for Breach of Note, Security Instrument Foreclosure, Foreclosure of Collateral and Other Relief Pursuant to K.S.A. Chapter 60 (“Petition”) has been filed in the District Court of Wabaunsee County, Kansas, by Newtek Small Business Finance, LLC, praying for among other things, foreclosure of certain real estate mortgages on properties in Wabaunsee County, Kansas and Sumner County, Kansas, fully described in the Petition, at the commonly known addresses of: 32633 Grapevine Road, Paxico, KS 66526, 1374 Hydraulic Road, Mulvane, KS 67120 and 951 E 119th Street, Peck, KS 67120.

You are required to plead to the First Amended Petition on or before May 29, 2025, in said court. If you fail to plead, judgment will be entered upon the First Amended Petition.

SEIGFREID BINGHAM, P.C.  
By: /s/ Robert D. Maher  
Robert D. Maher, #19143  
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How To Deal With Market Volatility

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potential to increase in value over time. (Dollar-cost averaging does not assure a profit or protect against a loss in declining markets.)

This strategy is one example of how volatility may work in your favor if your investments move up or down in the short-term, while eventually recovering lost ground in the long-term. If you make regular contributions to a workplace retirement plan, IRA or other investments, you are likely already using this strategy. If not, consider this example as motivation to explore whether you can make consistent investing a goal for this year.

FOR THOSE  
NEARING RETIREMENT:

**Ensure your investments are diversified.** Various parts of the market react to headlines and economic drivers differently. For those nearing retirement, the recent spike in volatility is a reminder of how having a broadly diversified portfolio can help reduce your investment risk.

How do you know if you’re properly diversified? The simplest answer is to check to see that your portfolio contains a mix of stocks, bonds, mutual funds, short-term cash investments, savings and other investing vehicles that consider your goals and comfort-level with risk. Going a step further, ensure you understand how each asset or investment in your portfolio is helping

you reach your financial goals. If you’re unsure or want a second opinion, consider consulting a financial advisor for guidance.

**Balance your need for protection with growth.** Protecting your portfolio from current or future market downturns becomes more important as you approach the day when you start living off your savings. Consider investing the money you plan to use for income in the first few years of retirement more conservatively in liquid vehicles that are easy to access. This can help you feel that you are prepared to handle upcoming expenses should the markets swing.

It’s also important to remember that your retirement could last 20, 30 or even 40 years. Balance your need for protection with continuing to grow your nest egg. Assets you won’t need for some time could be more aggressively positioned. At a minimum, ensure your assets can keep on pace with rising inflation.

FOR THOSE  
IN RETIREMENT:

**Review your withdrawal strategy.** Depending on how much money you have invested in stocks, your portfolio may lose value when the market dips. If market swings and the potential for a greater downturn make you nervous, revisit the amount of money you withdraw monthly to meet your expenses. As you review, the goal is to be assured that the amount you withdraw

to meet the next year or two of expenses does not put your long-term financial security in jeopardy. If your base of assets is reduced, you may have to trim your withdrawal amount to assure you have a sustainable long-term income strategy.

**Don’t take unnecessary chances in your stock exposure.** For the long-term investor – which includes you as a retiree – volatility in equities can work in your favor. It’s possible that you will spend one to three decades in retirement, giving you time to withstand some market moves. At the same time, it’s important to preserve your base of savings and not be overexposed to stock risk. Review your exposure in the context of your full financial plan to evaluate if you are taking the right amount of risk.

Regardless of where you are in your financial journey, market movement provides an opportunity to compare your investment strategy to your goals. Are you on track? No matter the answer, there are steps you can take to feel more confident about your ability to retire when and how you want to. For additional help talk to a financial advisor who is willing to discuss your personal circumstances and provide guidance on how to manage your money for today’s market.

# # #

Todd Orton, CRPC, is a Private Wealth Advisor and President with Orton Financial Management. A private wealth advisory practice of Ameriprise Financial Services, LLC. in Topeka, KS. He specializes in fee-based financial planning and asset management strategies and has been in practice for 25 years. To contact him, [www.ameripriseadvisors.com/todd.m.orton/](http://www.ameripriseadvisors.com/todd.m.orton/), 785-357-6125 x18 and 601 S. Kansas Ave., Topeka, KS 66603.

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