APPROVED BY:

605 Lincoln St.

/s/ Chris Ambrose HARVEST LEGAL

Chris Ambrose, #26009

Emporia, Kansas 66801

Chris@HarvestEmporia.com

Tel. (620) 263-0391

Fax (620) 842-9609

Jeffar A. Agha, Petitioner

LOCAL

PUBLIC NOTICE

Your <u>RIGHT</u> to know, guaranteed by Kansas Law.

Current statewide Public Notice archive available at www.kansaspublicnotices.com

Notice of suit - Mortgage foreclosure

(First published in The Anderson County Review, Thursday, April 24, 2025.)

Millsap & Singer, LLC 8900 Indian Creek Parkway, Suite 180 Overland Park, KS 66210 (913) 339-9132 (913) 339-9045 (fax)

IN THE DISTRICT COURT OF ANDERSON COUNTY, KANSAS **CIVIL DEPARTMENT**

Freedom Mortgage Corporation Plaintiff, VS

David Dewayne Dell Jr, Theresa M Kettler, Jane Doe, John Doe, John Norris Foundation Specialists LLC, and The United States of America, acting through the Rural Housing Service, et al., Defendants

Case No. AN-2025-CV-000014 Court No. Title to Real Estate Involved Pursuant to K.S.A. §60

Thursday, May 1, 2025.)

follows:

Case #: V 25-02

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 Anderson County, Kansas by Freedom Mortgage Corporation, praying to foreclose a mortgage on the following described real estate:

LOT FOUR (4) AND THE EAST HALF (E/2) OF LOT FIVE (5) IN BLOCK FOURTEEN (14) IN THE CITY OF GARNETT, ANDERSON COUNTY, KANSAS. Parcel ID No.

0020993002013002000. Commonly known as 114 W 1st Ave, Garnett, KS 66032 ("the Property") MS 227045

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 Anderson 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: Dwayne A. Duncan, #27533 dduncan@msfirm.com 612 Spirit Dr. St. Louis, MO 63005 (636) 537-0110 (636) 537-0067 (fax) ATTORNEYS FOR PLAINTIFF MS 227045.455916 KJFC

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

ap24t3*

Notice to creditors - Nuckles Estate

You are hereby notified that on April

All creditors of the decedent are notified to

16, 2025, a Petition for Issuance of Letters

Testamentary was filed in this Court by Jaffar A.

creditor is known or reasonably ascertainable,

30 days after actual notice was given as pro-

vided by law, and if their demands are not thus

exhibited, they shall be forever barred.

Agha, an heir, devisee, and legatee.

(First published in The Anderson County Review, Thursday, April 24, 2025.)

IN THE DISTRICT COURT OF ANDERSON COUNTY, KANSAS

exhibit their demands against the Estate within IN THE MATTER OF THE ESTATE OF the latter of four months from the date of the Carolyn Jean Nuckles, deceased. first publication of notice under K.S.A. 59-2236 and amendments thereto, or if the identity of the

CASE NO. AN-2025-PR-000008

NOTICE TO CREDITORS THE STATE OF KANSAS TO ALL PERSONS CONCERNED:

Notice of hearing - Betts Estate

Descent be determined of the following described real estate situated in Anderson County, Kansas:

> The West Forty (40) feet of Lot Eight (8) in Block Three (3) in Chapman's Addition to the

and that such property owned by Decedent at the time of death be assigned pursuant to the terms of a Family Settlement Agreement dated March 29, 2025.

You are required to file your written defenses to

Betts, Sr., Deceased, requesting:

Applicant: Kyle Meeker

Purpose of Variance: 5 RV Spaces

Legal Discription: CHAPMANS ADD TO GARNETT, S30, T20, R20, BLOCK 19, LTS 7, 8 & W28' LT 9

A public hearing before the City of Garnett Planning & Zoning Commission will be held regarding said application for a Variance:

Tuesday, May 20, 2025 at 6:00 p.m. City Commissioner's Room 131 West 5th Avenue, Garnett, Kansas, 66032

at which time written and oral comments will be considered by the City of Garnett Board of Zoning Appeals Information regarding said application may be reviewed prior to the meetting at the office of the City of Garnett Planning Director, 131 W. 5th Ave., Garnett Ks., 66032

City of Garnett Board of Zoning Appeals My1t1*

Notice of hearing on zoning regulations amendment

(Published in The Anderson County Review, Thursday, May 1, 2025.)

NOTICE OF PUBLIC HEARING ON ZONING **REGULATIONS AMENDMENT**

Notice is hereby given that an application has been filed with the City of Garnett Planning & Zoning Commission for a change in the Zone Regulations described as follows:

Case #: Regulation Amendement

Applicant: City of Garnett

Purpose of Change: Change to the OI District

A public hearing before the City of Garnett Planning & Zoning Commission will be held regarding said application for a Variance:

> Tuesday, May 20, 2025 at 6:00 p.m. City Commissioner's Room

131 West 5th Avenue, Garnett, Kansas, 66032

at which time written and oral comments will be considered by the City of Garnett Board of Zoning Appeals Information regarding said application may be reviewed prior to the meetting at the office of the City of Garnett Planning Director, 131 W. 5th Ave., Garnett Ks., 66032

City of Garnett Board of Zoning Appeals My1t1'

(Published in The Anderson County Review, Applicant: Shane Miller

Purpose of Variance: Variance on Property Line

Notice of hearing on application for a variance

Legal Discription: Garnett, S30, T20, R20, Block 57, W2 LT 10, ALL LT 11 & 12 LY N. of MO Pacific RR less RR R/W

A public hearing before the City of Garnett Board of Zoning Appeals will be held regarding said application for a Variance:

Tuesday, May 20, 2025 at 6:00 p.m. City Commissioner's Room

at which time written and oral comments will ting at the office of the City of Garnett Planning

Notice of suit - Mortgage foreclosure NOTICE OF SUIT Commonly known as 125 W 6th Ave, Garnett,

STATE OF KANSAS to the above named

Defendants and The Unknown Heirs, executors,

devisees, trustees, creditors, and assigns of

any deceased defendants; the unknown spous-

es 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

You are hereby notified that a Petition has

been filed in the District Court of Anderson

County, Kansas by PennyMac Loan Services,

LLC, praying to foreclose a mortgage on the

LOTS EIGHTEEN (18) AND NINETEEN (19)

IN BLOCK FIFTY-FOUR (54) IN THE CITY OF

GARNETT, ANDERSON COUNTY, KANSAS

Parcel ID No. 0020993003009014000.

following described real estate:

or may be concerned:

(First published in The Anderson County Review, Thursday, May 1, 2025.)

NOTICE OF PUBLIC HEARING ON

APPLICATION FOR A VARIANCE

Notice is hereby given that an application has

been filed with the City of Garnett Board of

Zoning Appeals for a variance described as

Millsap & Singer, LLC 8900 Indian Creek Parkway, Suite 180 Overland Park, KS 66210 (913) 339-9132 (913) 339-9045 (fax)

IN THE DISTRICT COURT OF ANDERSON COUNTY KANSAS

131 West 5th Avenue, Garnett, Kansas, 66032

My1t1*

KS 66032 ("the Property") MS 207851

and all those defendants who have not oth-

erwise been served are required to plead to

the Petition on or before June 11, 2025 in the

District Court of Anderson County, Kansas. If

you fail to plead, judgment and decree will

be entered in due course upon the request of

plaintiff

be considered by the City of Garnett Board of Zoning Appeals Information regarding said application may be reviewed prior to the meet-

Director, 131 W. 5th Ave., Garnett Ks., 66032

City of Garnett Board of Zoning Appeals

NOTICE OF PUBLIC HEARING ON

been filed with the City of Garnett Planning & Zoning Commission for a Special Use Permit described as follows:

(First published in The Anderson County Review, Thursday, April 17, 2025.)

In the Matter of the Estate of

Case No. AN 25 PR 6

CONCERNED:

William E. Betts, Sr., Deceased

IN THE DISTRICT COURT OF ANDERSON COUNTY, KANSAS

(Petition Pursuant to K.S.A. Chapter 59)

NOTICE OF HEARING

THE STATE OF KANSAS TO ALL PERSONS

You are notified that a Petition has been filed in

this Court by Joshua W. Betts, heir of William E.

City of Garnett, Anderson County, Kansas, and beginning at the Southwest corner of said Lot Eight (8), thence West 8 feet, thence North to the North side of said Block Three (3), thence East 8 feet, thence South to the place of beginnina:

Attorneys for Petitioner

HARRIS KELSEY, CHTD. Laura Rhea, #20348 101 West 2nd Ottawa, Kansas 66067 (785) 242-6400 telephone (785) 242-3058 facsimile laura@harriskelsey.com

the Petition on or before May 14, 2025 at 9:00

a.m. in the city of Garnett in Anderson County,

Kansas, at which time and place the cause will

be heard. Should you fail to file your written

defenses, judgment and decree will be entered

Joshua W. Betts

in due course upon the Petition.

Respectfully submitted:

Petitioner

ap17t3*

ap24t3*

Notice of hearing on application for special use permit

(Published in The Anderson County Review, Thursday, May 1, 2025.)

APPLICATION FOR A SPECIAL USE PERMIT

Notice is hereby given that an application has

Case #: SP-01

CIVIL DEPARTMENT

PennyMac Loan Services, LLC Plaintiff.

VS

George E Hilbert IV, Jane Doe, John Doe, Sheldon Gedrose (Deceased), United States Secretary of Housing and Urban Development, and Unknown Heirs of Sheldon Gedrose (Deceased), et al., Defendants

Case No. AN-2025-CV-000015 Court No. Title to Real Estate Involved Pursuant to K.S.A. §60

BOARD...

FROM PAGE

details on the recommendation was not immediately returned.

Kessler said his information on the issue was that Hebets' report was given specifically to the SEK Board of Directors.

"I think they (the SEK board) said 'okay Nathan does this seem fair to you?, and he said 'yeah, more than fair' and they said 'okay we'll adopt the recommendations of the consultants," Kessler told the Informer. "I think it was about that simple, as it was communicated to me anyway.'

Fawson confirmed this week Hebets conducted the study and made recommendations for the salary amendments.

recommendation The eventually set Fawson's compensation package according to SEK's 2023 tax filing at some \$628,000 annually and set other key employee salaries similarly far above comparable positions in the six-county region. Kessler said Hebets may have justified those recommended salaries because SEK has pursued particular initiatives to acquire primary health Dana Spencer regarding those criticisms. The meetcare and dental care services into its organization, thus expanding its revenue footprint. Information provided by Fawson showed SEK''s 2023 net revenues of \$31 million to include some \$26 million-80 percent-constituted of that meeting by meeting

by Medicaid billings. Some county commis-sioners from the six-county region making up SEK have considered the organization's salary platform for upper management an affront to taxpayers, who pay an annual subsidy of around \$100,000 per county to fund the organization. Commissioners have discussed their possible options of ceasing that funding, or reducing it substantially in view of the salary revelations.

Each county appoints two board members to run MILLSAP & SINGER, LLC Bv

Dwayne A. Duncan, #27533 dduncan@msfirm.com 612 Spirit Dr. St. Louis, MO 63005 (636) 537-0110 (636) 537-0067 (fax) ATTORNEYS FOR PLAINTIFF MS 227045.455916 KJFC

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

SEKMHC. A meeting includ-

ing a single county commis-

sioner from five of those six

counties was held last week

to hear a presentation from

SEK board vice chairman

ing also included the wife of a

Linn County Commissioner

and the publisher of the Linn

County News. The Kansas

Informer was locked out

organizer and Allen County

political climate surround-

ing SEKMHC and its possible

impact on the organization's

finances scuttled a planned

building project for the City of

Linn Valley last week, when

commissioners in the Linn

County community declined

to pursue a new office project

for SEKMHC which it previ-

ously discussed renting to the

mental health service provid-

er as a new operation's office.

Discussions about the

Commissioner David Lee.

My1t3*

RECORDS...

of said blk 1 to centerline of vacated unnamed platted street a distance of 720.00 feet; thence n89∞57'27"w on said centerline to centerline of vacated martindale street a distance of 258.92 feet: thence n00∞04'27"e on said centerline a distance of 360.00 feet; thence n89∞57'27"w to east r/w line of Union Pacific Railroad a distance of 304.75 feet, said line being north line of south 30 feeet of lots 2 & 15 blk 10 South Addition to City of Kincaid; thence s28∞14'18"w on east r/w line of Union Pacific Railroad to pt on north line of se4 said section a distance of 1225.34 feet; thence n89∞57'27"w on said north line to east r/w line of said railroad a distance of 56.73 feet to vertical railroad rail; thence s28∞14'18"w into se4 of said section 1 on said east r/w line a distance of 1000.00 feet; thence s86∞38'35"e to pt on east line of said se4 a distance of 1691.95 feet; said pt being 1660.00 feet north of secor said section; thence n00∞48'54"e on said east line to pob a distance of 979.25 feet; said tract contains 50.37 acres, more or less

ANDERSON COUNTY MARRIAGE LICENSE FILED

Matthew Shane Hrabe, Agra, and Shylie Frances Scheckel, Agra, filled out an application for a marriage license

Samantha Lynn Richardson, Greeley, and Troy Wayne Eddings, Greeley, filled out an application for a marriage license

ANDERSON COUNTY CRIMINAL CASES FILED

ANDERSON COUNTY CIVIL CASES FILED

filed a Petition to Foreclose Mortgage against Stacey L Whitcomb, et al, in the amount of \$148,254.38 for the unpaid balance of the note

TRAFFIC CASES FILED

Dylan Lenard Gilbert has been charged with operating a vehicle without registration or an expired tag. John Raymond Stoltz, Jr has been

charged with operating a vehicle without liability insurance ANDERSON COUNTY ARRESTS FILED

On March 27, Nicholas Robert Barlow, Garnett, was arrested for domestic battery, criminal restraint, intimidation of a witness, DUI and DWS

On March 31, Christopher Alan Hill, Garnett, was arrested to serve a court ordered sentence.

On March 31, Eric Joe Howell, Joplin, Missouri, was arrested for indecent liberties with a child: 14<16 and electronic solicitation with a child <14<16.

On April 2, Justin Raymond Westerman, unknown, was arrested for a parole violation.

On April 10, Edward Owen Manues. Garnett, was arrested for an outstanding warrant.

On April 13, Chad William Flinn, Garnett, was arrested for failure to appear.

On April 14, Tanisha Leen Miller, Garnett, was arrested for criminal damage to property.

On April 14, Danny Leon Woodson, Melvern, was booked as a hold for the Franklin County Sheriff's Office as he was arrested for unknown reasons.

On April 14, Coby Ryan McGuire, Pomona, was booked as a hold for the Franklin County Sheriff's Office as he was arrested for a probation violation.

On April 13, John Enrico Simonelli IV, Ottawa, was booked as a hold for the Franklin County Sheriff's Office as he was arrested for a probation violation.

On April 14, Robert Lane Wright, Ottawa, was booked as a hold for the Franklin County Sheriff's Office as he was arrested for distributing certain stimulants.

On April 14, Lane Steven Morrison, Sulphur Springs, Texas, was booked as a hold for the Franklin County Sheriff's Office as he was arrested for domestic battery.

On April 14, Shyanne Marie Jones, Ottawa, was booked as a hold for the Franklin County Sheriff's Office as he was arrested for a DUI.

ANDERSON COUNTY JAIL ROSTER (as of April 16, 2025)

Kevin Labelle was booked into jail on April 25, 2024. Jason Boothe was booked into jail

on June 26, 2024. William Vandenberg was booked

into jail on July 25, 2024.

Porfirio De La Cruz-Cantu was booked into jail on October 10, 2024. Korine Hollon was booked into jail

on December 17, 2024 Kanden Robb was booked into jail on January 1, 2025.

Shawn Weers was booked into jail on February 20, 2025.

Lily Johnson was booked into jail on March 2, 2025.

Branden Bunnel was booked into jail on March 6, 2025.

Rodney Clark was booked into jail on March 10, 2025.

Cornelius Jeffers was booked into jail on March 19, 2025.

Nickolas Barlow was booked into jail on March 27, 2025.

Eric Howell was booked into jail on March 31, 2025.

Christopher Hill was booked into jail on March 31, 2025.

ANDERSON COUNTY JAIL FARM-INS (as of April 16, 2025)

Jesse King was booked into jail on September 30, 2024.

Brandon Sage was booked into jail on January 4, 2025.

Michael Bradley was booked into jail on February 11, 2025.

Riley Ballinger was booked into jail on February 18, 2025.

Joshua Franks was booked into jail on February 21, 2025.

Michelle Hintz was booked into jail on March 20, 2025.

Jean Ackors was booked into jail on March 25, 2025.

Lane Morrison was booked into jail on April 14, 2025.

Robert Wright was booked into jail on April 14, 2025.

Colby McGuire was booked into jail on April 14, 2025.

John Simonelli was booked into jail on April 14, 2025.

Danny Woodson was booked into jail on April 14, 2025. Shyanne Jones was booked into jail on April 14, 2025.

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Craig F Daly has been charged with battery and disorderly conduct.

Freedom Mortgage Corporation has

ANDERSON COUNTY