

# Public Notice

Your RIGHT to know, guaranteed by Kansas Law.

## Notice of hearing - Poss Estate

(First published in the Anderson County Review, Thursday, October 2, 2025.)

IN THE DISTRICT COURT OF  
ANDERSON COUNTY, KANSAS  
PROBATE DIVISION

IN THE MATTER OF THE ESTATE OF  
STEPHEN C. POSS, DECEASED

Case No. AN-2025-PR-000003

NOTICE OF HEARING ON PETITION  
FOR APPROVAL OF VALID  
SETTLEMENT AGREEMENT AND  
PETITION FOR FINAL SETTLEMENT  
(Pursuant to K.S.A. Chapter 59)

THE STATE OF KANSAS TO ALL  
PERSONS CONCERNED:

You and each of you are hereby notified that a Petition for Approval of Valid Settlement Agreement and Petition for Final Settlement and a Valid Settlement Agreement has been filed in said Court by Emily R. Benedict, petitioner, praying for the Court's approval and praying for final settlement of the estate, approval

of her acts, proceedings and accounts as Executor, allowance of attorney's fees and expenses, determination of the heirs, devisees and legatees entitled to the estate.

You are hereby required to file your written defenses thereto on or before the 5th day of November, 2025, at 9:00 o'clock A.M., of said day, in said Court, in the County Courthouse, in the city of Garnett, in said county and state, at which time and place said cause will be heard. Should you fail therein, judgment and decree will be entered in due course upon Petition.

Emily R. Benedict, petitioner

SUBMITTED BY:  
/s/ Thomas F. Robrahn  
THOMAS F. ROBRAHN  
SUPREME COURT #14964  
P.O. Box 44  
Burlington, Kansas 66839  
Telephone 620-364-5409  
robrahnlawoffice@gmail.com

oc2t3\*

## Notice of sale - public auction

(First published in The Anderson County Review, Thursday, October 2, 2025.)

IN THE DISTRICT COURT OF  
ANDERSON COUNTY, KANSAS  
CIVIL DEPARTMENT

Carrington Mortgage Services, LLC  
Plaintiff,  
vs.  
Jennette Garrett; Unknown Spouse, if any, of Jennette Garrett; John Doe (Tenant/Occupant); Mary Doe (Tenant/Occupant)  
Defendants.

Case No. AN-2024-CV-000035  
Court Number:  
Pursuant to K.S.A. Chapter 60

### NOTICE OF SALE

Under and by virtue of an Order of Sale issued to me by the Clerk of the District Court of Anderson County, Kansas, the undersigned Sheriff of Anderson County, Kansas, will offer for sale at public auction and sell to the highest bidder for cash in hand, at the West Door of the Courthouse at Garnett Anderson County,

Kansas, on October 23, 2025, at 10:00 AM, the following real estate:

Lot Three (3) in Block One (1) in Mays Addition to the City of Garnett, Anderson County, Kansas, commonly known as 108 S Hayes St, Garnett, KS 66032 (the "Property")

to satisfy the judgment in the above-entitled case. The sale is to be made without appraisalment and subject to the redemption period as provided by law, and further subject to the approval of the Court. For more information, visit www. Southlaw.com

Wesley McClain, Sheriff  
Anderson County, Kansas

Prepared By:  
SouthLaw, P.C.  
Blair T. Gisi (KS #24096)  
13160 Foster, Suite 100  
Overland Park, KS 66213-2660  
(913) 663-7600  
(913) 663-7899 (Fax)  
Attorneys for Plaintiff  
(247637)

oc2t3\*

## Notice of sale - public auction

(First published in The Anderson County Review, Thursday, October 2, 2025.)

IN THE DISTRICT COURT OF  
ANDERSON COUNTY, KANSAS  
CIVIL DEPARTMENT

Lakeview Loan Servicing, LLC  
Plaintiff,  
vs.  
Samuel T. Stuteville; Donna L. Stuteville; John Doe (Tenant/Occupant); Mary Doe (Tenant/Occupant)  
Defendants.

Case No. AN-2025-CV-000021  
Court Number:  
Pursuant to K.S.A. Chapter 60

### NOTICE OF SALE

Under and by virtue of an Order of Sale issued to me by the Clerk of the District Court of Anderson County, Kansas, the undersigned Sheriff of Anderson County, Kansas, will offer for sale at public auction and sell to the highest bidder for cash in hand, at the West Door of the Courthouse at Garnett Anderson County, Kansas, on October 23, 2025, at 10:00 AM, the following real estate:

Beginning at a point 417 feet South of

the Northeast corner of the Southeast Quarter (SE/4) of Section Twenty-four (24), Township Twenty (20) South, Range Nineteen (19) East of the Sixth Principal Meridian, thence West 250 feet, thence South 200 feet, thence East 250 feet, thence North 200 feet to the point of beginning, commonly known as 27429 N Highway 59, Garnett, KS 66032 (the "Property")

to satisfy the judgment in the above-entitled case. The sale is to be made without appraisalment and subject to the redemption period as provided by law, and further subject to the approval of the Court.

For more information, visit www.Southlaw.com

Wesley McClain, Sheriff  
Anderson County, Kansas

Prepared By:  
SouthLaw, P.C.  
Linda Tarpley (KS #22357)  
13160 Foster., Suite 100  
Overland Park, KS 66213-2660  
(913) 663-7600  
(913) 663-7899 (Fax)  
Attorneys for Plaintiff  
(252560)

oc2t3\*

## Notice of hearing - Rockers Estate

(First published in the Anderson County Review, Thursday, September 25, 2025.)

IN THE DISTRICT COURT OF  
ANDERSON COUNTY, KANSAS

In the Matter of the Estate of  
CARL A. ROCKERS, Deceased.  
Case #AN-2024-PR-000014

### NOTICE OF HEARING

THE STATE OF KANSAS TO ALL  
PERSONS CONCERNED:

You are hereby notified that a petition has been filed in this court by Alicia M. Jones, as executor of the estate above-captioned, praying that her acts be approved and the sole beneficiary's waiver of account be approved; the decedent's heirs be determined; the costs be paid; the estate be assigned to the persons entitled thereto in accordance

with decedent's last will and testament; and that the administration of the estate closed and petitioner be finally discharged and released from further liability.

You are hereby required to file your written defenses thereto on or before the 20th day of October, 2025, at 9:00 a.m., in the District Court, Garnett, Anderson 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.

ALICIA M. JONES  
Executor

Terry J. Solander #7280  
503 S. Oak St. – P.O. Box 348  
Garnett, KS. 66032-0348  
785-448-6131; FAX: 785-448-2475  
solander@embarqmail.com  
Attorney for Executor

sp25t3\*

## Notice of county burning rules

(Published in The Anderson County Review, Thursday, October 9, 2025.)

### RESOLUTION NO. 2021-11 AN AMENDED RESOLUTION REQUIRING PERMIT FOR BURNING IN ANDERSON COUNTY, KANSAS

WHERE AS, This Resolution supersedes Resolution Nurrtber 2002:05:06:1 A, which previously set up procedures for open burning.

WHEREAS, the Board of County Commissioners of Anderson County, Kansas desires to help to protect against damage by fire to property in Anderson County, Kansas; and,

WHEREAS, the Board of County Commissioners of Anderson County, Kansas is granted authority under K.S.A. 19-101 et seq. to help provide for the protection and promotion of the public health and welfare of Anderson County, Kansas; and,

WHERE AS, the Board of County Commissioners of Anderson County, Kansas, • deems it advisable to establish a requirement for Permits for Open Burning.

WHERE AS, this resolution shall be applicable to all areas of Anderson County other than within the City limits of the City of Garnett, Kansas.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ANDERSON COUNTY, KANSAS, AS FOLLOWS:

1. That prior to any open burning in Anderson County, Kansas, the .landowner, or person doing the burning, shall notify the Anderson County Dispatch Center of the proposed burn. Such notice shall include the following information:

- The name of the person responsible for the proposed burn.
- The location of the proposed burn by address under the County Road System.
- The total area proposed to be burned.
- The expected duration of the proposed burn.
- Any sections of road adjacent to the proposed burn

Exceptions to prohibition on open burning.

- The following open burning operations shall be exempt from the prohibition on the open burning of any materials
  - open burning carried out on a residential premise containing five or less dwelling units and incidental to the normal habitation of the dwelling units
    - It is preferred that this would be done in a container to control the spread of the fire.
  - open burning for cooking or ceremonial purposes, on public or private lands regularly used for recreational purposes;
  - by any local fire authority for training purposes

Other rules for open burning.

- The person conducting the burn shall notify Anderson County dispatch Center to obtain a permit
- a person shall not conduct a burn that creates a traffic safety hazard. If conditions exist that may result in smoke blowing toward a public roadway, the person conducting the burn shall give adequate notification to the local traffic control authorities before burning;
- a person shall not conduct a burn that creates an airport safety hazard. If smoke may affect visibility at an airport, the person conducting the burn shall give adequate notification to the appropriate airport authorities before burning; and
- the person conducting the burn shall insure that the burning is supervised until the fire is extinguished. governing agricultural open burning operations.
- A person shall not burn heavy smoke-producing materials including heavy oils, tires, plastics, vinyl siding, roofing material and tarpaper
- person shall not burn during periods when surface wind speed is more than 15 mph.
- Only vegetation such as grass, woody species, crop residue, and other dry plant growth are allowed to be burnt
- No burning of buildings, debris from buildings, furniture and other items as determined by the county.
- The department may revoke any approved permit

Fines and other fees

Any violation of this Resolution shall be classified as an unclassified misdemeanor and may be prosecuted by the Anderson County Attorney as other code violations. The minimum fine shall be \$100.00. If an individual is found to be in violation of this Resolution within 5 years of a prior violation for the same or substantially similar offense, the minimum fine shall be \$200.00. If a violation of this Resolution occurs during a burn ban as declared by the Anderson County Emergency Management Department, the reasonable costs of the fire equipment used to extinguish the fire may be assessed as reasonable restitution in the case.

(1) There are no fees with obtaining a permit.

This Resolution shall be published one time after adoption by the Board of County Commissioners of Anderson County, Kansas.

This Resolution shall be effective after approval and publication as set forth above.

Dated this 8th day of February 2021  
/s/ Leslie McGhee, Chairman  
/s/David Pracht, Commissioner  
/s/Anthony Mersman, Commissioner

ATTEST:  
/s/Julie Westtstein, County Clerk

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## Notice of hearing - Hunter Estate

(First published in the Anderson County Review, Thursday, September 25, 2025.)

IN THE DISTRICT COURT OF  
ANDERSON COUNTY, KANSAS

In the Matter of the Estate of  
JESSE HUNTER, Deceased.  
Case #AN-2025-PR-000018

### NOTICE OF HEARING

THE STATE OF KANSAS TO ALL  
PERSONS CONCERNED:

You are hereby notified that a petition has been filed in this court by Cheyanne Hunter, Denise Hunter and Elise Hunter, heirs of the decedent, praying that Letters of Administration be granted to Denise Hunter as administrator under the Kansas Simplified Estate Act.

You are further advised under the provisions of the Kansas Simplified Estates Act, the court need not supervise administration of the estate and no notice

CHEYANNE HUNTER  
DENISE HUNTER  
ELISE HUNTER  
Petitioners

Terry J. Solander #7280  
503 S. Oak St. – P.O. Box 348  
Garnett, KS. 66032-0348  
785-448-6131; FAX: 785-448-2475  
solander@embarqmail.com  
Attorney for Petitioners

sp25t3\*

## Notice of foreclosure - Terrill

(First published in The Anderson County Review, Thursday, October 9, 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

Nationstar Mortgage LLC  
Plaintiff,  
vs.  
Mike Terrill aka Michael D. Terrill, Jane Doe, John Doe, and Goppert State Service Bank, et al.,  
Defendants

Case No. AN-2025-CV-000036  
Court No.  
Title to Real Estate Involved  
Pursuant to K.S.A. §60

### 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:

of any action of the administrator or other proceedings in the administration will be given, except for notice of final settlement of decedent's estate.

You are required to file your written defenses to said petition on or before October 20, 2025, at 9:00 a.m. in the district court in Garnett, Anderson 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 said petition.

CHEYANNE HUNTER  
DENISE HUNTER  
ELISE HUNTER  
Petitioners

Terry J. Solander #7280  
503 S. Oak St. – P.O. Box 348  
Garnett, KS. 66032-0348  
785-448-6131; FAX: 785-448-2475  
solander@embarqmail.com  
Attorney for Petitioners

sp25t3\*

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

THE EAST HALF (E/2) OF THE NORTHEAST QUARTER (NE/4) OF THE NORTHWEST QUARTER (NW/4) OF SECTION EIGHT (8), TOWNSHIP TWENTY-TWO (22) SOUTH, RANGE TWENTY-ONE (21) EAST OF THE SIXTH PRINCIPAL MERIDIAN, ANDERSON COUNTY, KANSAS. Parcel ID No. 203-08-0-00-00-002.00-0. Commonly known as 17841 SE Wabaunsee Rd., Kincaid, KS 66039 ("the Property") MS 227787

and all those defendants who have not otherwise been served are required to plead to the Petition on or before November 19, 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 227787.457396 KJFC

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

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## Statement of ownership, management and circulation

(Published in The Anderson County Review, Thursday, October 9, 2025.)

### STATEMENT OF OWNERSHIP, MANAGEMENT AND CIRCULATION

- Publication title: The Anderson County Review
- Publication number: 214200
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- Annual subscription price: \$50.42+tax
- Contact person: Dane Hicks  
Telephone: (785) 448-3121  
Mailing Address: 112 W. 6th, Garnett, Ks., 66032
- General business office headquarters mailing address: same
- Publisher: Garold Dane Hicks, 27651 NE 2000 Rd, Greeley, Ks., 66033  
Editor: same  
Managing editor: same
- Owner: Garnett Publishing, Inc., Garold Dane Hicks, Barbara Kay Hicks; same addresses as above
- Bondholders, mortgagees, security holders: none
- Tax status: NA
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- Extent and nature of circulation:
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- nearest filing date: 310
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- Paid distribution by other classes of mail: none
- Total paid distribution: Ave: 1,635, nearest publication date: 1,635
- Free or nominal rate distribution (by mail and outside the mail)
  - Free or nominal rate outside county copies: Ave: 15, nearest publication date: 15
  - Free or nominal rate in-county copies included on ps 3541: Ave: 30, nearest publication date: 30
  - Fee or nominal rate copes mailed at other classes through the USPS: none
  - Free or nominal rate distribution outside the mail: Ave: 80, nearest publication date: 80
  - Total free or nominal rate distribution: Ave: 125, nearest publication date: 125
  - Total distribution: Ave: 1,760, nearest publication date: 1,760
  - Copies not distributed: Ave: 40, nearest publication date: 40
  - Total: Ave: 1,800, nearest publication date: 1,800
  - Percent paid: Ave: 93, nearest publication date: 93
  - Statement to be printed in publication of 10/9/25
  - /s/ Garold Dane Hicks, 10/7/25

The Anderson County Review is the official newspaper of record for Anderson County, The City of Garnett, USD 365, and the other incorporated cities in Anderson County.

Notices published here meet all required statutory legal parameters.