

# Housing Bill Aimed at Helping Rural Communities

By Laura Lombardi

Last Thursday, the United States Senate passed the 21st Century ROAD to Housing Act, which includes the Streamlining Rural Housing Act introduced by Kansas Senator Jerry Moran. The bipartisan legislation aims to simplify the regulatory process for developers building housing in rural communities.

The housing package also includes two additional bills Moran cosponsored to expand housing access in rural America and reduce bureaucracy within federal housing programs: the Rural Housing Service Reform Act and the Choice in Affordable Housing Act. The legislative package will now move to the U.S. House of Representatives for consideration.

Communities like Wellington, which continue to face a shortage of available housing, could benefit from policies designed to make rural housing projects easier and less expensive to develop.

"There is growing demand for affordable housing in rural communities in Kansas and across the country, underscoring the importance of practical and innovative solutions to help meet that need," Moran said.

Moran's Streamlining Rural Housing Act would require the U.S. Department of Housing and Urban Development and the U.S. Department of Agriculture to enter into a memorandum of understanding to align housing standards between the two agencies.

Supporters say the change could help reduce duplication, lower development costs, and shorten project timelines for builders working in rural areas.

The Rural Housing Service Reform Act seeks to modernize and strengthen affordable housing programs run by the USDA's Rural Housing Service. The bill focuses on reducing administrative barriers, improving rental assistance programs, updating technology systems, and encouraging nonprofit organizations to acquire and preserve rural rental properties.

The second measure, the Choice in Affordable Housing Act, is intended to expand access to affordable housing by increasing landlord participation in the

Housing Choice Voucher Program, often referred to as Section 8 - the federal government's primary program for helping low-income families, the elderly, and people with disabilities afford safe and sanitary housing. The bill includes incentives to reduce inspection delays and expand rental options for low-income tenants. It would also allow new landlords to request pre-inspections to help make properties available for voucher holders more quickly.

"I urge the House of Representatives to pass this legislation and send it to the President to be signed into law so we can continue to strengthen rural America and improve access to affordable housing," Moran said.

# From Steam Engines to Servers

By Stacy Davis  
Sumner County Economic Development

The questions we're asking about technology today aren't all that new. Imagine being a skilled craftsman during the Industrial Revolution, someone who had spent a lifetime perfecting a trade, only to see a machine suddenly do your work faster and cheaper.

Imagine watching small towns empty out as people moved to cities chasing opportunity, only to find overcrowded streets, poor living conditions, and systems that weren't ready for the surge. There was excitement, sure, but also fear, skepticism, and a deep uncertainty about what was being gained and what might be lost.

Yet, there was also promise. People saw the potential for greater productivity, new industries, and a higher standard of living. Railroads connected distant places. Goods became more accessible. Entire economies transformed. But none of it came easily. Infrastructure lagged growth. Regulations struggled to keep up. Communities had to adapt, sometimes painfully, to a new way of life.

Now fast forward to today, and it's not hard to see the parallels.

We're living through our own version of that upheaval. Artificial intelligence, remote work, telehealth, and advanced data systems are reshaping how we live and work just as dramatically as steam power once did. For rural communities, this moment carries incredible opportunity. We can access jobs without leaving home, bring new life to our main streets, and connect to resources that once felt out of reach. A farmer using precision technology or a student accessing advanced coursework online would have seemed just as unimaginable a century ago as mechanized factories once did.

But just like then, the excitement is paired with concern.

People today worry about whether our infrastructure can keep up. And they're not wrong to ask. Much like the cities of the Industrial Revolution, we're trying to layer rapid change onto systems that were built for a different time. Our broadband networks, electrical grids, and water systems weren't designed with today's demands in

mind. It can feel, at times, like we're trying to run tomorrow's economy on yesterday's framework.

There are also familiar questions about impact. Will technology replace jobs? Will it benefit everyone, or just a few? Will our communities change in ways we can't control? These are the same kinds of questions people asked when factories first appeared on the horizon.

But here's where the story begins to differ.

We've learned from history. Where the Industrial Revolution often surged ahead without guardrails, today we're putting more thoughtful structures in place. For example, concerns about large-scale energy use and rising utility costs are being addressed through policies like Kansas Senate Bill 98, which ensures that major users, like data centers, pay their fair share for infrastructure and don't pass costs on to local residents. Where early industry strained natural resources, newer technologies are designed to be more efficient, with water-saving systems and smarter energy use. And where communities once had little say in development,

local governments today have tools like zoning and site planning to help guide growth in ways that fit their character.

That doesn't mean the transition will be seamless, far from it. Just like the Industrial Revolution, this moment will require investment, adaptation, and a willingness to navigate uncertainty. There will be growing pains. There will be debates. And there will be moments where it feels like change is happening faster than we can keep up.

But if history tells us anything, it's that communities like ours are more resilient than we sometimes give ourselves credit for.

The folks who lived through the Industrial Revolution didn't have all the answers, but they figured it out, piece by piece. They built the infrastructure, shaped the policies, and created the systems that carried the country forward. And now, it's our turn to do the same.

So maybe the question isn't whether change is coming, it's how we choose to meet it. With caution, yes, but also with curiosity. With respect for our past, but a clear eye toward the future.

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## PUBLIC NOTICE

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March 5, 12, 19, 2026

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  
Sumner County, KANSAS  
CIVIL DEPARTMENT**

U.S. Bank Trust Company, National  
Association, as Trustee, as successor-in-interest to U.S. Bank National  
Association, not in its individual capacity but solely as indenture trustee,

## PUBLIC NOTICE

for the holders of the CIM Trust 2020-R1, Mortgage-Backed Notes, Series 2020-R1

Plaintiff,

vs.

Robert L. Self by and through Patrick W. Self as his legal Guardian and Conservator, Sandra K. Self, Jane Doe, John Doe, Kansas Department of Revenue, and Patrick W. Self, as legal guardian and conservator of Robert L. Self, et al.,

Defendants

## PUBLIC NOTICE

Case No. SU-2025-CV-000140

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:

You are hereby notified that a Petition has been filed in the District Court of Sumner County, Kansas by U.S. Bank Trust Company, National Association, as Trustee, as successor-in-interest to U.S. Bank National Association, not in its individual capacity but solely as indenture trustee, for the holders of the CIM Trust 2020-R1, Mortgage-Backed Notes, Series 2020-R1, praying to foreclose a mortgage on the following described real estate:

NORTH HALF (N1/2) OF LOT ELEVEN (11), ALL OF LOT TWELVE (12), BLOCK FIVE (5), NYES SUBDIVISION OF OUT-LOTS 2 AND 3 AND NORTH PART OF LOT 4, CITY OF BELLE PLAINE, KAN-

Published in Wellington Daily News  
March 19, 2026

## NOTICE OF ZONING ORDINANCE AMENDMENT BEFORE THE PLANNING COMMISSION OF THE CITY OF WELLINGTON, KANSAS

Notice is hereby given that on **Tuesday ~ April 27, 2026**, the Wellington Planning Commission, in the City Administration Building, 317 South Washington - Wellington, Kansas, at **6:00 p.m.** will hold a public hearing to consider a rezone request:

**Applicant:** Wellington Methodist Church - Acting Agent, Baylee Struble  
202 West Harvey Ave. Wellington, KS 67152

**Location:** 219 West Lincoln Ave., Wellington, KS 67152

**Legal:** Lots Fifteen (15), Sixteen (16), Seventeen (17), Eighteen (18), Block Sixty-Six (66) Original town, City of Wellington, Sumner County, Kansas

**Request:** Rezone property from R2-Two Family District to C3 - Central Business District.

Any comments or questions may be directed to the **Building & Codes Department** located at **317 South Washington**, or by telephone at **(620) 326 3871**, no later than **5:00 p.m.** on the date of the meeting, or you may appear in person to express your views on the day of the meeting.

4386670

## PUBLIC NOTICE

SAS. Parcel ID No. 096-027-35-0-40-11-003.00-0. Commonly known as 808 N Main, Belle Plain, KS 67013 ("the Property") MS 225929

and all those defendants who have not otherwise been served are required to plead to the Petition on or before April 15, 2026 in the District Court of Sumner 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)

ATTORNEY FOR PLAINTIFF  
MS 225929.453776 KJFC

MILLSAP & SINGER, LLC IS ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.  
4342410

Published in Wellington Daily News  
March 12, 19, 26, 2026

**IN THE THIRTIETH  
JUDICIAL DISTRICT  
DISTRICT COURT, SUMNER COUNTY,  
KANSAS  
PROBATE DEPARTMENT**

**IN THE MATTER OF THE ESTATE OF  
BRADFORD K. HERMAN, Deceased.  
Case No. SU-2026-PR-000017**

## PUBLIC NOTICE

PURSUANT TO CHAPTER 59 OF K.S.A.

NOTICE OF HEARING

THE STATE OF KANSAS TO ALL PERSONS CONCERNED:  
You are notified that on February 26, 2026, a Petition for Probate of Will and Issuance of Letters Testamentary under the Kansas Simplified Estates Act, was filed in this Court by Leland W. Cox, requesting petitioner be appointed as Executor, and petitioner be granted Letters Testamentary. You are required to file your written defenses to the petition on or before April 7, 2026, at 8:30 a.m. in the District Court, in Wellington, Sumner 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 in due course upon the petition.

**LELAND W. COX, Petitioner**

SUBMITTED BY:  
Cathleen A. Gulleddge, MBA, CPA, JD, LLM Taxation  
Gulleddge Law Firm, LLC  
10333 E 21st Street N, Suite 301  
Wichita, Kansas 67206  
Attorney for Petitioner  
4348190

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March 12, 19, 2026

### RESOLUTION NO. 6428

**RESOLUTION FIXING THE TIME AND PLACE AND PROVIDING NOTICE OF A HEARING BEFORE THE GOVERNING BODY OF THE CITY OF WELLINGTON, KANSAS, AT WHICH THE OWNERS, THEIR AGENTS, ANY LIENHOLDERS OF RECORD AND ANY OCCUPANTS OF THE BUILDINGS LOCATED BELOW MAY APPEAR AND SHOW CAUSE WHY SUCH BUILDINGS SHOULD NOT BE CONDEMNED AND ORDERED DEMOLISHED.**

**Lot(s) 4 & 5, Block 11, Godfrey's Addition, City of Wellington, Sumner County, KS otherwise known as 816 East 4th Street.**

WHEREAS, the Code Official of the City of Wellington, Kansas, did on the 3rd day of March 2026, file with the Governing Body of the City of Wellington, Kansas, a statement in writing that certain structures, premises, herein described, are unsafe and dangerous.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF WELLINGTON, KANSAS, that a hearing be held on the 21st day of April 2026 before the Governing Body of the City of Wellington, Kansas at 6:30 p.m. in the Council Chambers at 317 South Washington, in said City at which time and place the owners, their agents, any lien holders of record and any occupant of the structures,

## PUBLIC NOTICE

buildings or premises mentioned herein may appear and show cause why such structures, buildings or premises should not be condemned and ordered demolished.

BE IT FURTHER RESOLVED BY THE GOVERNING BODY OF THE CITY OF WELLINGTON, KANSAS, that the City Clerk shall cause this resolution to be published and given notice of the aforesaid hearing in the manner provided by K.S.A. 12-1752 and City of Wellington 2015 IPMC (amended).

ADOPTED BY THE GOVERNING BODY of the City of Wellington, Kansas, this 3rd day of March 2026.

Joe Soria, Mayor

(Seal)

ATTEST:

Heidi Theurer, City Clerk

FORM APPROVED:

Matthew B. Metcalf, City Attorney  
4359320

Published in Wellington Daily News  
March 19, 26, April 2, 2026

**IN THE THIRTIETH JUDICIAL DISTRICT DISTRICT COURT, SUMNER COUNTY, KANSAS PROBATE DEPARTMENT**

**IN THE MATTER OF THE ESTATE OF: CHARLES JOHN SEIWERT, also known as C. JOHN SEIWERT, Deceased Pursuant to Chapter 59, Kansas Statutes Annotated Case No. SU-2026-PR-000020**

**Title to Real Estate Involved  
NOTICE TO CREDITORS  
THE STATE OF KANSAS TO ALL PERSONS CONCERNED:**

You are hereby notified that on March 10, 2026, a Petition for Issuance of Letters of Administration was filed in this Court by Katie Casner, an heir of the Estate of Charles John Seiwert a/k/a C. John Seiwert, deceased. All creditors of decedent are notified to exhibit their demands against the Estate within the latter of four months from the date of first publication of this notice under K.S.A. 59-2236 and amendments thereto, or if the identity of the creditor is known or reasonably ascertainable, 30 days after actual notice is given as provided by law, and if their demands are not thus exhibited, they shall be forever barred.

Katie Casner, Petitioner  
Anthony L. Albertini, #30740  
E-Mail: aalbertini@twgfirm.com  
Shane A. Rosson, #24408  
E-Mail: sarosson@twgfirm.com  
TRIPLETT WOOLF GARRETSO, LLC  
2959 N. ROCK ROAD, SUITE 300  
WICHITA, KS 67226  
(316) 630-8100  
Attorneys for Petitioner

4373570

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