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General notice to control noxious weeds

(First published in The Anderson County Review, Thursday, March 20, 2025.)

GENERAL NOTICE TO CONTROL NOXIOUS WEEDS

The Kansas Noxious Weed Law K.S.A. 2-1314 et seq requires all persons who own or supervise land in Kansas to control and eradicate all weeds declared noxious by legislative action. The weeds declared noxious are: field bindweed, musk thistle, Johnson grass, bur ragweed, Canada thistle, sericea lespedeza, leafy spurge, hoary cress, quack grass, Russian knapweed, kudzu and pignut are County Option Noxious Weed/Weeds declared noxious by the Board of County commissioners of Anderson County. Notice is hereby given pursuant to the Kansas Noxious Weed Law to every person who owns or supervises land in Anderson County that noxious weeds growing or found on such land shall be controlled and eradicated. Control is defined as preventing the production of viable seed and the vegetative spread of the plant.

Failure to observe this notice may result in the County:

1. Serving a legal notice requiring control

of the noxious weeds within a minimum of five days. Failure to control the noxious weeds within the time period allowed may result in the county treating the noxious weeds at the landowners expense and placing a lien of the property if the bill is not paid within 30 days or,

2. Filing criminal charges for non-compliance. Conviction for non compliance may result in a fine of \$100 per day of non-compliance with a maximum fine of \$1500.

The public is also hereby notified that it is a violation of the Kansas Noxious Weed Law to barter, sell or give away infested nursery stock or livestock feed unless the feed is fed on the farm where grown or sold to a commercial processor that will destroy the viability of the noxious weed seed. Custom harvesting machines must be labeled with a label provided by the Kansas Dept. of Agriculture and must be free of all weed seed and litter when entering the State and when leaving a field infested with noxious weeds. Additional information may be obtained from the Anderson County Weed Department or by contacting the Kansas Dept. of Agriculture, 109 SW 9th, Topeka, KS 66612.

mc20t3*

Notice of resolution to rezone land

(Published in The Anderson County Review, Thursday, March 27, 2025.)

RESOLUTION No. 2025-14

A RESOLUTION APPROVING ZONE CHANGE APPLICATION #ZC2025-01(HOBERT) TO SPLIT OFF AND REZONE 6.64 ACRES FROM "A-1" AGRICULTURE DISTRICT TO "R-E" RESIDENTIAL ESTATE DISTRICT.

WHEREAS, Anderson County, Kansas is a county municipal government with the authority to adopt zoning regulations and create zoning district boundaries as provided in Section 15-753 K.S.A.; and

WHEREAS, the County did adopt Resolution NO. 00, 0911.1 in September 2000, establishing zoning regulations for the unincorporated areas of Anderson County; and

WHEREAS, the Anderson County Planning Commission did hold a Public hearing on March 17, 2025 to consider Zone Change Application #ZC2025-01(Hobert) to rezone 6.64 acres from "A-1" Agriculture District to "R-E" Residential Estate District.

WHEREAS, the Planning Commission, after reviewing and considering all written and oral testimony, did unanimously approve said zone change request, and recommends that the Board of County Commissioners adopt Zone Change Application #ZC2025-01(Hobert); and

WHEREAS, the Board of County Commissioners, after duly reviewing the recommendation of the Planning Commission and considering all comments for and against said zone change, finds that the rezoning of 6.64 acres from "A-1" Agriculture District to "R-E" Residential Estate District in substantial compliance with the intent of the County Comprehensive Plan and the public interest.

NOW, THEREFORE, BE IT RESOLVED, that the Anderson County Board of County Commissioners does hereby approve Zone Change Application #ZC2025-01(Hobert), said property is located in Section 1, Township 23 South, Range 17 East of the Sixth Principal Meridian, Anderson County, Kansas.

PASSED AND ADOPTED THIS 24TH day of MARCH, 2025.
This action shall take effect upon publication in the official County newspaper.

/s/Leslie D. McGhee, Chairman
/s/Anthony C. Mersman Commissioner
/s/Michael Blaufuss, Commissioner

ATTEST:
/s/Julie Wettstein, Clerk

EXHIBIT "A"

A tract in the North Half of the Fractional Northwest Quarter of Section 1, Township 23 South, Range 17 East of the 6th P.M., Anderson County, Kansas, more particularly described as follows:

Commencing at the Northwest Corner of the Fractional NW/4; THENCE S 00°10'48" W (Basis of bearings) on the West line of said FR NW/4 for 217.98 feet to the point of beginning; THENCE continuing S 00°10'48" W on said West line for 910 feet; THENCE S 89°49'12" E at right angles for 280.00 feet; THENCE N 00°10'48" E parallel with the West line of said FR NW/4 for 1051.83 feet to the south right of way line of K-58 Highway; THENCE S 89°48'17" W on said South right of way line for 232.83 feet to a concrete right of way marker and the East right of way line of Arkansas Road; THENCE S 09°10'22" W. on said East right of way line for 141.89 feet to a concrete right of way marker; THENCE S. 89°48'17" W. for 25.00 feet to the point of beginning. Containing 6.64 acres and subject to the road easement of the West side thereof.

mc27t1*

Notice of disposition or sale of personal property

(First published in The Anderson County Review, Thursday, March 13, 2025.)

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

PLANET HOME LENDING LLC
Plaintiff
v.
Justin Smith, ET AL.
Defendant(s).

Case No. AN-2024-CV-000009

Division No.

Serve Defendant at:
430 E. 2nd Ave.
Garnett, KS 66032

NOTICE OF DISPOSITION OR SALE OF PERSONAL PROPERTY

TO: Justin Smith AND ALL OTHER OCCUPANTS

PLEASE TAKE NOTICE that all personal property including, but not limited to, furniture, personal effects, appliances, and other household goods, left at the Property Address of 430 E. 2nd Ave., Garnett, KS 66032, with the following legal description:

LOTS FOUR (4), FIVE (5) AND SIX (6) IN BLOCK TWENTY-THREE (23) IN THE CITY OF GARNETT, ANDERSON COUNTY, KANSAS.

will be sold or otherwise disposed of on or about April 6, 2025. The personal property left at the foregoing property address may be redeemed and removed by contacting MCS at 813-387-1100 prior to the above described disposition date and setting an appointment for removal and upon payment of such expenses as authorized by law.

mc13t3*

Notice of hearing for name change

(First published in The Anderson County Review, Thursday, March 20, 2025)

IN THE 4TH JUDICIAL DISTRICT
DISTRICT COURT OF ANDERSON COUNTY, KANSAS

IN THE MATTER OF THE PETITION OF
Robbin Christine Warren

To Change Her Name to:
Robbin Christine Lomberg

Case No. AN-2025-CV-000006

PURSUANT TO K.S.A. CHAPTER 60

NOTICE OF HEARING – PUBLICATION

THE STATE OF KANSAS TO ALL WHO ARE OR MAY BE CONCERNED:

You are hereby notified that Robbin Christine Warren, filed a Petition in the above court on the 13th day of February, 2025, requesting a

judgment and order changing her name from Robbin Christine Warren to Robbin Christine Lomberg.

The petition will be heard in Anderson County District Court, 100 E. 4th Ave, #2, Garnett, Kansas on the 14th day of April, 2025, at 11:45 a.m.

If you have any objection to the requested name change, you are required to file a responsive pleading on or before April 14, 2025 in this court or appear at the hearing and object to the requested name change. If you fail to act, judgment and order will be entered upon the Petition as required by Petitioner.

Robbin Christine Warren
Petitioner, Pro Se
Robbin Christine Warren
227 East 3rd Ave.
Garnett, KS 66032
816-780-7285

mc20t3*

Notice of sale - Skaggs Estate

(First published in The Anderson County Review, Thursday, March 27, 2025.)

IN THE DISTRICT COURT OF
ANDERSON COUNTY, KANSAS
Probate Division

In the Matter of the Estate of
James Howard Skaggs, Sr., Deceased
(Petition Pursuant to K.S.A. Chapter 59)

Case No. AN 23 PR 19

NOTICE OF SALE OF REAL ESTATE AT
PUBLIC AUCTION

THE STATE OF KANSAS TO ALL PERSONS CONCERNED:

You are notified that James H.Skaggs, Jr., Administrator of the above entitled Estate, will offer for sale through an online public auction to the highest bidder for cash, the following described real estate situated in Anderson County, Kansas:

Beginning at the Northeast corner of Section Three (3), Township Twenty-three (23) South, Range Twenty-one (21) East of the Sixth Principal Meridian, Anderson County, Kansas,

thence West 450 feet, thence South 968 feet, thence East 450 feet, thence North 968 feet to the place of beginning.

Bidding will begin on April 21, 2025 and close beginning on May 6, 2025. Interested parties must register at Bid.genkc.com and meet all requirements for bidding. Detailed terms and instructions for qualifying, viewing the property, and bidding are available online or interested parties may call Kevin Borger, Agent/Auctioneer at Generations Real Estate, at 913.940.5494. All parties should take notice and govern themselves accordingly.

/s/James H.Skaggs, Jr.
Administrator

Is/Mary Ann Kancel
Mary Ann Kancel, KS 12159
MARY ANN KANCEL, ATTORNEY, LLC
8645 College Blvd., Ste. 210
Overland Park, Kansas 66210
P:913.568.8996
F:913.434.0161
makancel@gmail.com
Attorney for Petitioner

mc27t3*

Notice to creditors - Poss Estate

(First published in The Anderson County Review, Thursday, March 27, 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 TO CREDITORS
(Pursuant to K.S.A. Chapter 59)

The State Of Kansas To All Persons Concerned:

You are hereby notified that on March 4, 2025, a Petition for Probate of Will and Issuance of Letters Testamentary was filed in this Court by Emily R. Benedict, as the Executor named in the Last Will and Testament of Stephen C. Poss, deceased, praying that

the Last Will and Testament filed with the Petition be admitted to probate and record, that Emily R. Benedict be appointed as Executor, without bond, and that she be granted Letters Testamentary.

All creditors of the above named decedent are notified to exhibit their demands against the estate within four months from the date of first publication of this notice, as provided by law, and if their demands are not thus exhibited, they shall be forever barred.

Emily R. Benedict, Petitioner

SUBMITTED BY:
Thomas F. Robrahn
Attorney-at-Law
206 N. 3rd ST. - P.O. Box 44
Burlington, Kansas 66839
Telephone (620) 364-5409
robrahnlawoffice@gmail.com

mc27t3*

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