# PUBLIC NOTICE

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Notice of suit - Mortgage foreclosure

NOTICE OF SUIT

STATE OF KANSAS to the above named

Defendants and The Unknown Heirs, execu-

tors, devisees, trustees, creditors, and assigns

## (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,

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

Case No. AN-2025-CV-000014 Title to Real Estate Involved

Pursuant to K.S.A. §60

Defendants

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

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

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

IN THE DISTRICT COURT OF ANDERSON COUNTY, KANSAS

IN THE MATTER OF THE ESTATE OF Carolyn Jean Nuckles, deceased.

CASE NO. AN-2025-PR-000008

THE STATE OF KANSAS TO ALL PERSONS

**NOTICE TO CREDITORS** 

You are hereby notified that on April 16, 2025, a Petition for Issuance of Letters Testamentary was filed in this Court by Jaffar A. Agha, an heir, devisee, and legatee.

All creditors of the decedent are notified to exhibit their demands against the Estate within the latter of four months from the date of the first publication of 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 was given as provided by law, and if their demands are not thus exhibited, they shall be forever barred.

Jeffar A. Agha, Petitioner

APPROVED BY: /s/ Chris Ambrose HARVEST LEGAL Chris Ambrose, #26009 605 Lincoln St. Emporia, Kansas 66801 Tel. (620) 263-0391 Fax (620) 842-9609 Chris@HarvestEmporia.com

ap24t3\*

## Notice of hearing - Betts Estate

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

IN THE DISTRICT COURT OF ANDERSON

COUNTY, KANSAS In the Matter of the Estate of

William E. Betts, Sr., Deceased (Petition Pursuant to K.S.A. Chapter 59)

Case No. AN 25 PR 6

#### **NOTICE OF HEARING**

THE STATE OF KANSAS TO ALL PERSONS CONCERNED:

You are notified that a Petition has been filed in this Court by Joshua W. Betts, heir of William E. Betts, Sr., Deceased, requesting:

(Published in The Anderson County Review,

NOTICE OF PUBLIC HEARING ON

APPLICATION FOR A SPECIAL USE PERMIT

Notice is hereby given that an application has

been filed with the City of Garnett Planning &

Zoning Commission for a Special Use Permit

Thursday, May 1, 2025.)

described as follows:

Case #: SP-01

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 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 begin-

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

Notice of hearing on application for special use permit

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 in due course upon the Petition.

Joshua W. Betts Petitioner

Respectfully submitted: HARRIS KELSEY, CHTD. Laura Rhea, #20348 101 West 2nd Ottawa, Kansas 66067 (785) 242-6400 telephone (785) 242-3058 facsimile

laura@harriskelsey.com Attorneys for Petitioner

## Notice of hearing on application for a variance

(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

(First published in The Anderson County

IN THE DISTRICT COURT OF ANDERSON

CIVIL DEPARTMENT

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

Review, Thursday, May 1, 2025.)

8900 Indian Creek Parkway, Suite 180

Millsap & Singer, LLC

(913) 339-9132

Plaintiff.

(Deceased), et al.,

Defendants

Court No.

(913) 339-9045 (fax)

Overland Park, KS 66210

PennyMac Loan Services, LLC

Case No. AN-2025-CV-000015

Title to Real Estate Involved

Pursuant to K.S.A. §60

Case #: V 25-02

Applicant: Shane Miller

Purpose of Variance: Variance on Property Line

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:

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 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:

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

## NOTICE OF PUBLIC HEARING ON ZONING

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

Notice is hereby given that an application has

### **RECORDS...**

of said blk 1 to centerline of vacated unnamed platted street a distance of 720.00 feet; thence n89\infty57'27"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,

#### **ANDERSON COUNTY MARRIAGE LICENSE FILED**

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

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

#### **ANDERSON COUNTY CRIMINAL CASES FILED**

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

#### **ANDERSON COUNTY CIVIL CASES FILED** Freedom Mortgage Corporation has

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. **ANDERSON COUNTY** 

## 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 Purpose of Variance: 5 RV Spaces

Applicant: Kyle Meeker

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:

City Commissioner's Room 131 West 5th Avenue, Garnett, Kansas, 66032

Tuesday, May 20, 2025 at 6:00 p.m.

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

#### Notice of hearing on zoning regulations amendment (Published in The Anderson County Review, 131 West 5th Avenue, Garnett, Kansas, 66032

Purpose of Change: Change to the OI District

A public hearing before the City of Garnett

Planning & Zoning Commission will be held

Tuesday, May 20, 2025 at 6:00 p.m.

City Commissioner's Room

regarding said application for a Variance:

Thursday, May 1, 2025.)

REGULATIONS AMENDMENT

#### domestic battery, criminal restraint, intimidation of a witness, DUI and

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

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

On April 10, Edward Owen Manues. Garnett, was arrested for an outstand-

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,

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

Melvern, was booked as a hold for the

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 viola-

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

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.

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

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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### **BOARD...**

FROM PAGE 1

returned.

Kessler said his information on the issue was that Hebets' report was given spe-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.'

ments. recommendation

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 by Medicaid billings.

revelations. Each county appoints two board members to run SEKMHC. A meeting including a single county commis-

political climate surround-

## Notice of suit - Mortgage foreclosure

and all those defendants who have not otherwise 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

Commonly known as 125 W 6th Ave, Garnett,

KS 66032 ("the Property") MS 207851

MILLSAP & SINGER, LLC 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.

details on the recommendation was not immediately

cifically to the SEK Board of

Fawson confirmed this week Hebets conducted the study and made recommendations for the salary amend-

six-county region. Kessler said Hebets may have justified those recommended salaries because SEK has pursued particular initiatives to acquire primary health care 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

Some county commissioners 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

sioner from five of those six counties was held last week to hear a presentation from SEK board vice chairman Dana Spencer regarding those criticisms. The meeting also included the wife of a Linn County Commissioner and the publisher of the Linn County News. The Kansas Informer was locked out of that meeting by meeting organizer and Allen County Commissioner David Lee. Discussions about the

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 previously discussed renting to the mental health service provider as a new operation's office.