

Public Notice

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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

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.

ap24i3*

Notice of suit - Mortgage foreclosure

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

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

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 PennyMac Loan Services, LLC, praying to foreclose a mortgage on the following described real estate:

LOTS EIGHTEEN (18) AND NINETEEN (19) IN BLOCK FIFTY-FOUR (54) IN THE CITY OF GARNETT, ANDERSON COUNTY, KANSAS
Parcel ID No. 0020993003009014000.

Commonly known as 125 W 6th Ave, Garnett, KS 66032 ("the Property") MS 207851

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 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.

My113*

Notice of public hearing to reduce setback of property in Colony

(Published in The Anderson County Review, Thursday, May 8, 2025.)

NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Colony Zoning Appeals Board will hold a Public Hearing on Wednesday May 28th at 2:00 P.M. in the City of Colony Community Room, 339 Cherry St., Colony, Kansas to consider:

Zone Change Application #CZC2025-02

(Colony Community Church) to reduce the setback from the property line as established by Ordinance 378 from ten feet from the property line to approximately 5 feet. Said property is described as:

Section 06. Township 23, Range 19, Lot 4 and East 10 feet of Lot 3 in Block 33 of Pinegar's Addition to the City of Colony.

Any person concerned with this request may

attend the public hearing or submit written comments, opposed or in support, to the Planning Commission. The Planning Commission may continue this hearing date to a future date, if necessary, without further notice.

/s/Phyllis Gettler
Colony City Clerk

my8t1*

Notice of zone change approval

(Published in The Anderson County Review, Thursday, May 8, 2025.)

RESOLUTION No. 2025-15

A RESOLUTION APPROVING ZONE CHANGE APPLICATION #ZC2025-02 (TUSH) TO SPLIT OFF AND REZONE 10 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 April 21, 2025 to consider Zone Change Application #ZC2025-02(Tush) to rezone 10 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 #ZC2025-02(Tush); 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 10 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 #ZC2025-02(Tush), said property is located in Section 3, Township 21 South, Range 19 East of the Sixth Principal Meridian, Anderson County, Kansas.

PASSED AND ADOPTED THIS 28th day of APRIL, 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 of land located in the East/2 of the SE/4 of Section 3, Township 21 South, Range 19 East of the Sixth Principal Meridian, Anderson County, Kansas, described as follows:

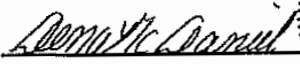

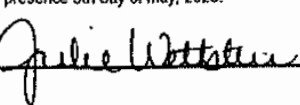

Beginning at the Northwest Corner of the East Half of the Southeast Quarter of said Section 3; THENCE S02°01'51"W on the West line of said East Half of the Southeast Quarter a distance of 571.30 feet; THENCE S88°58'06"E a distance of 762.50 feet; THENCE N02°01'51"E to a point on the North line of said Southeast Quarter a distance of 517.30 feet; THENCE N88°58'06"W along said North line to the point of beginning a distance of 762.50 feet, Anderson County, Kansas.

My8t1*

Anderson County balance of funds

(Published in the Anderson County Review, Thursday, May 8, 2025.)

The Following statement is the balance of funds from the ledger of the Treasurer of Anderson County, Kansas, at the close of business on the 30th day of April, 2025.

COUNTY & STATE FUNDS		
COUNTY GENERAL.....	\$ 1,560,102.95	
COUNTY ROAD.....	\$ 1,716,945.36	
NOXIOUS WEED.....	\$ 38,079.18	
HEALTH.....	\$ 8,826.82	
EMPLOYEE BENEFITS.....	\$ 612,311.35	
SELF PD HEALTH INSURANCE..	\$ 3,610.87	
FAIR BUILDING.....	\$ -	
FLEX SPENDING PLAN.....	\$ 14,502.79	
HEALTH INS - SELF FUNDED	\$ 443,762.01	
SPECIAL BRIDGE.....	\$ 505,658.01	
DIRECT ELECTION.....	\$ 21,691.73	
HISTORICAL SOCIETY.....	\$ -	
INTELCTUAL DISABILITIES	\$ -	
AMBULANCE.....	\$ -	
AMBULANCE RESERVE.....	\$ 56,920.01	
MENTAL HEALTH.....	\$ -	
SPECIAL LIABILITY.....	\$ 2,610.74	
CONSERVATION DISTRICT....	\$ 148,059.71	
REAPPRAISAL.....	\$ -	
FIRE DISTRICT.....	\$ 230,491.54	
RURAL FIRE IMPR.....	\$ 316,702.26	
SPECIAL PKS AND RECREAT.	\$ 17,866.14	
SPECIAL ALCOHOL PROGRAM...	\$ -	
SPECIAL MACHINERY.....	\$ 775,175.33	
SPECIAL HWY IMPROV.....	\$ 280,046.55	
JAIL/SHERIFF RESERVE	\$ 625,681.78	
JAIL SALES TAX.....	\$ 202,280.64	
WELDA SEWER MAINT RESID.....	\$ 51,947.07	
WELDA SEWER DEBT FUND	\$ 205.02	
EQUIPMENT RESERVE.....	\$ 1,012,325.62	
DIVERSION FEE.....	\$ 3,303.54	
OFFENDER REGISTRATION FUN	\$ 11,798.70	
MULTI-YEAR CAPITAL IMPROV	\$ 2,350,551.60	
LAW ENFORCEMENT CNTR BOND	\$ -	
DEPT OF JUSTICE VEST GRAN	\$ 189.97	
ETHANOL PLANT TAX PROTEST	\$ 1,271,014.68	
BOND REFINANCE.....	\$ -	
EMS TAX LID RESERVE.....	\$ 29,072.50	
VETERANS MEMORIAL.....	\$ 23,575.51	
OLD HOSPITAL BOND & INT	\$ 172,524.27	
NEW HOSPITAL BOND & INT	\$ 677,882.14	
SOLID WASTE.....	\$ 119,013.17	
MOTOR VEHICLE OPERATING	\$ 111,191.45	
REG OF DEEDS TECHNOLOGY	\$ 65,939.07	
CLERKS TECHNOLOGY FUND	\$ 12,582.00	
COUNTY TREASURER TECH	\$ 10,083.41	
PROSECUTING ATT TRAI	\$ 269.44	
SP PROSECUTOR TRUST	\$ -	
CO ATTNY TRUST FUND.....	\$ 84.12	
D.A.R.E.....	\$ 9,469.26	
JAIL COMMISSARY.....	\$ 20,338.10	
MFAF Opoid.....	\$ 25,948.28	
SHERIFF K-9 PROGRAM.....	\$ 8,557.70	
HERITAGE TRUST FUND.....	\$ 688.00	
LAW ENFORCEMENT TRUST..	\$ 15,499.15	
PAYROLL CLEARING.....	\$ -	
CURRENT TAX.....	\$ 599,521.82	
MOTOR VEHICLE TAX.....	\$ 220,709.19	
DELINQUENT FP TAX.....	\$ 158.42	
REDEMPTIONS.....	\$ 70,862.21	
PARTIAL TAX PAYMENT.....	\$ 30,113.30	
RECREATIONAL VEH TAX.....	\$ 6,286.19	
MINERAL PRODUCTION TAX....	\$ -	
ESCAPED TAX.....	\$ 6,372.60	
EXCISE TAX.....	\$ -	
COMMERCIAL MOTOR VEH....	\$ 61,756.70	
WATERCRAFT TAX.....	\$ 1,376.62	
DEL WATERCRAFT TAX.....	\$ -	
ESC WATERCRAFT TAX.....	\$ -	
CLERK OF DIST COURT.....	\$ -	
MOTOR VEHICLE LICENSE.....	\$ 9,992.11	
FISH AND GAME.....	\$ 460.00	
BANKRUPTCY.....	\$ 1,880.20	
DRIVERS LICENSE FEES.....	\$ 216.00	
OVER & SHORT.....	\$ 17,742.43	
911.....	\$ 115,096.93	
WIRELESS 911.....	\$ 3,329.92	
VIN.....	\$ 17,806.24	
AMERICAN RESCUE PLA.....	\$ -	
SALES TAX.....	\$ 389,010.17	
TOTAL CO. & STATE	\$ 16,136,132.79	
TOWNSHIPS		
Lincoln Twp - General	\$ -	
Lone Elm Twp - General	\$ -	
Monroe Twp - General	\$ -	
Putnam Twp - General	\$ -	
Reeder Twp - General	\$ -	
Rich Twp - General	\$ -	
Rich Twp - Library	\$ -	
Walker Twp - General	\$ -	
Welda Twp - General	\$ -	
TOTAL TOWNSHIPS	\$ -	
CITIES		
Garnett City - General	\$ -	
Garnett City - Library	\$ -	
Garnett City - Airport	\$ -	
Garnett City - Law Enforcement	\$ -	
Garnett City - Bond and Interest	\$ -	
Greeley City - General	\$ -	
TOTAL CITY	\$ -	
CEMETERIES		
Glenloch Cemetery #3	\$ -	
Kircald Cemetery #5	\$ -	
Springfield Cemetery #7	\$ -	
TOTAL CEMETERIES	\$ -	
WATERSHEDS		
POTTAWATOMIE W.S. #90	\$ -	
Deer Creek Watershed #55	\$ -	
TOTAL WATERSHEDS	\$ -	
SCHOOLS		
USD NO 365 - GENERAL	\$ 290.23	
USD NO 365 - CAPITAL OUTLAY	\$ -	
USD NO 365 - BOND & INTEREST	\$ -	
USD NO 365 - SUPPLEMENT	\$ -	
Total USD 365	\$ 290.23	
USD NO 479 - GENERAL		
	\$ 86.69	
Total USD 479	\$ 86.69	
TOTAL SCHOOLS		\$ 376.92
SE KS LIBRARY		
Regional Library - General	\$ -	
Regional Library - Emp Bldg	\$ -	
TOTAL LIBRARY	\$ -	
SUMMARY		
COUNTY & STATE	\$ 15,136,132.79	
TOWNSHIPS.....	\$ -	
CITIES.....	\$ -	
CEMETERIES.....	\$ -	
WATERSHEDS.....	\$ -	
SCHOOLS.....	\$ 376.92	
SE KS LIBRARY.....	\$ -	
TOTAL FUNDS	\$ 15,136,609.71	
BANK BAL&CASH ITEMS.....		\$ 15,136,609.71
I, Dena McDaniel, Treasurer, Anderson County, Kansas do solemnly affirm that the foregoing statements of accounts is correct to the best of my knowledge and belief.		
		
		
I, Julie Wettstein, Clerk, Anderson County, Kansas, certify that the foregoing statement was subscribed and affirmed before me in my presence 5th day of May, 2025.		
		
		

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

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

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.

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

ap24i3*

Notice of ordinance to regulate burning in the City of Colony

(Published in The Anderson County Review, Thursday, May 8, 2025.)

ORDINANCE NO. 458
AN ORDINANCE REGULATING BURNING BY RESIDENTS OF THE CITY OF COLONY, KANSAS:

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF COLONY, KANSAS:

SECTION I: All open burning or fires of any kind are prohibited within the City Limits of Colony, Kansas, with the exception of Recreational Fire Pits and Commercial Fire Appliances.

Recreational Fire Pit:

Definition: A Recreational Fire Pit is an outdoor fire burning materials other than yard debris, household trash and prohibited materials. The fire must be contained in a fire-proof enclosure that is constructed for pleasure, cooking, warmth or similar purposes.

Recreational Fire Pits may be used when the following precautions are taken:

• Burning in Recreational Fire Pits shall not be conducted near a structure or combustible materials.

• Natural untreated wood is allowed for burning. Prohibited materials shall not be used as fuel.
• Burning in Recreational Fire Pits is allowed after dark.
• If a county burn ban is in effect, no burning in Recreational Fire Pits will be allowed. (Call 785-448-6823 to check burn-ban status for Anderson County).
• Recreational Fire Pits shall be attended and supervised at all times until fully extinguished.

Prohibited Materials:

• Plastics
• Household garbage and construction waste
• Metal wire and wire insulation
• Rubber(including tires)
• All petroleum based products
• Animal waste
• Food service and industrial waste
• Yard vegetation and debris

Commercial Fire Appliance:

Definition: a portable, outdoor, solid-fuel-burning fireplace that may be constructed of steel, concrete, clay or other non-combustible material. Examples include: gas fired fireplaces, metal or stone chimeneas, and commercial fire pits.

Commercial Fire Appliances may be used when the following precautions are taken:

• All manufacturers'suggestions, instructions and safety precautions are taken to ensure the unit operates as intended.
• If equipped, use with a screen to contain sparks and embers.
• Commercial Fire Appliances shall not be operated near any structure or combustible materials.
• Natural untreated wood is allowed for burning. Prohibited materials shall not be used as fuel.
• Commercial Fire Appliances shall be attended and supervised at all times until fully extinguished.

For large amounts of vegetation, storm debris or clean untreated wood, residents may use the City Dump located at 350 SW Jefferson Road.

THE CITY OF COLONY
/s/Angela Black, Mayor

ATTEST:
/s/Phyllis Getter, City Clerk

(SEAL)

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. An updated archive of statewide Public Notices is available at www.kansaspublicnotices.com.

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