

# Notice of Anderson County Conservation District annual meeting

(First published in The Anderson County Review, Tuesday, February 12, 2026.)

NOTICE OF ANNUAL MEETING OF THE ANDERSON COUNTY CONSERVATION DISTRICT

To all qualified electors residing within the boundaries of the Anderson County Conservation District, notice is hereby given that pursuant to K.S.A. 2-1907, as amended, on the 23rd day of February, 2026, at 6:00 p.m. an annual meeting of the Anderson County Conservation District will be held at the Dutch Country Café, 309 N. Maple, Garnett, KS 66032.

The meeting agenda shall include the following business items:

One: The supervisors of the Anderson County Conservation District shall make full and due report of their activities and financial

affairs since the last annual meeting. Two: The supervisors shall conduct an election by secret ballot of qualified electors there present, of two supervisors to serve for a term of three years from date of said meeting. The terms of Randy Bunnel and Justin Zook are expiring.

All in the county of Anderson in the State of Kansas.

By: Randy Bunnel Chairperson Anderson County Conservation District

Attest: /s/ Debbie Davis District Secretary/Manager

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# Notice of Anderson County Real Estate Market Analysis

(First published in The Anderson County Review, Tuesday, February 12, 2026.)

## Legal Notice

### 2026 Anderson County Real Estate Market Analysis Pursuant to K.S.A. 79-1460a

This market analysis is intended to satisfy the requirements of K.S.A. 79-1460a. It is not intended to be a complete narrative of market trends for individual properties in Anderson County, nor is it intended to describe the market trends for individual market areas within Anderson County. Neither is this an appraisal or market analysis that purports to comply with the uniform standards of professional appraisal practice. Rather, it is intended to give a broad countywide overview of real property market trends.

A study of the residential real estate market for older houses, i.e., built before 1946, indicated that there is an overall annual inflationary increase countywide.

A study of the residential real estate market for newer houses, i.e., built after 1945, indicated that there is an overall annual inflationary increase countywide.

A study of the overall countywide commercial real estate market indicated that there is an overall annual inflationary increase countywide.

A study of the real estate market for vacant land indicated that the market is stable with no general upward or downward trend.

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# Notice to determine if properties owned by the county have mineral interest

(Published in The Anderson County Review, Tuesday, February 12, 2026.)

## NOTICE OF PUBLIC HEARING OF THE BOARD OF COUNTY COMMISSIONERS OF ANDERSON COUNTY, KANSAS

TO ALL RESIDENTS OF ANDERSON COUNTY, KANSAS:

Notice is hereby given that at 10:30 a.m. on February 23, 2026, the Board of County Commissioners of Anderson County, Kansas, is to determine if the mineral interests in the following properties owned by Anderson County should be determined to be surplus property not required for public use, and to be unmarketable property:

The North Half of the Southeast Quarter (N/2 SE/4) of Section Fourteen (14), Township Twenty-three (23) South, Range Seventeen (17), East of the Sixth Principal Meridian, Anderson County, Kansas AND

The South Half of the Southwest Quarter (S/2 SW/4) of Section Seven (7), Township Twenty-three (23) South, Range Eighteen (18), East of the Sixth Principal Meridian, Anderson County, Kansas AND

The East Half of the Northeast Quarter (E/2 NE/4) of Section Fourteen (14), Township Twenty-three (23) South, Range Seventeen (17), East of the Sixth Principal Meridian, less the South 612 feet, Anderson County, KS AND

The South 612 feet of East Half of the Northeast Quarter (E/2 NE/4) of Section Fourteen (14), Township Twenty-three (23) South, Range Seventeen (17), East of the Sixth Principal Meridian, Anderson County, KS AND

The South Half of the Northwest Quarter (S/2 NW/4) of Section One (1), Township Twenty-three (23) South, Range Seventeen (17), East of the Sixth Principal Meridian, Anderson County, KS Owned by: RICHARD L. SETTLEMYER and CAROL B. SETTLEMYER, Trustees, and the Successor Trustees of the RLCB SETTLEMYER TRUST dated September 29, 2023.

Southeast Quarter (SE¼) of the Southeast Quarter (SE¼) of Section Sixteen (16), Township Twenty-one (21) South, Range Twenty-one (21) East of the Sixth Principal Meridian, Anderson County, Kansas. Owned by Douglas L. Wittman

ATTESTED TO BY: Julie Wettstein, County Clerk Anderson County, Kansas

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# Notice of Sale - 342 E 6th Ave., Garnett

(First published in The Anderson County Review, Tuesday, February 12, 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 ANDERSON COUNTY, KANSAS CIVIL DEPARTMENT

PennyMac Loan Services, LLC Plaintiff, vs. Evan J Smith Whitmore, et al. Defendants,

Case No. AN-2025-CV-000034 Court No. Title to Real Estate Involved Pursuant to K.S.A. §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 on March 5, 2026 at the time of 10:00 AM at the West Side Entrance of the Anderson County Courthouse, City of Garnett, County of Anderson, Kansas, the following real estate:

THE WEST 13 FEET OF LOT TWO (2)

AND ALL OF LOTS THREE (3) AND FOUR (4) IN BLOCK SIXTY-FOUR (64) TO THE CITY OF GARNETT, ANDERSON COUNTY, KANSAS., Parcel ID No. 0020993004016002000. Commonly known as 342 E 6th Ave., Garnett, KS 66032 ("the Property") MS227173

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

/s/Anderson County Sheriff

MILLSAP & SINGER, LLC

By: Aaron M. Schuckman, #22251 aschuckman@msfirm.com Dwayne A. Duncan, #27533 dduncan@msfirm.com 612 Spirit Dr. St. Louis, MO 63005 (636) 537-0110 (636) 537-0067 (fax)

ATTORNEYS FOR PLAINTIFF

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

# Notice of Sale - 17841 SE Wabaunsee Rd, Kincaid

(First published in The Anderson County Review, Tuesday, February 12, 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 ANDERSON COUNTY, KANSAS CIVIL DEPARTMENT

Nationstar Mortgage LLC Plaintiff, vs. Mike Terrill aka Michael D. Terrill, et al. Defendants,

Case No. AN-2025-CV-000036 Court No. Title to Real Estate Involved Pursuant to K.S.A. §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 on March 5, 2026 at the time of 10:00 AM at the West Side Entrance of the Anderson County Courthouse, City of Garnett, County of Anderson, Kansas, the following 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") MS227787

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

/s/Anderson County Sheriff

MILLSAP & SINGER, LLC

By: Aaron M. Schuckman, #22251 aschuckman@msfirm.com Dwayne A. Duncan, #27533 dduncan@msfirm.com 612 Spirit Dr. St. Louis, MO 63005 (636) 537-0110 (636) 537-0067 (fax)

ATTORNEYS FOR PLAINTIFF

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

# Notice of Sale - 309 W. 3rd, Garnett

(First published in The Anderson County Review, Thursday, February 5, 2026.)

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

Freedom Mortgage Corporation Plaintiff, vs. Stacey L. Whitcomb; Unknown Spouse, if any, of Stacey L. Whitcomb; John Doe (Tenant/Occupant); Mary Doe (Tenant/Occupant) Defendants.

Case No. AN-2025-CV-000016 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 February 19, 2026, at 10:00 AM, the following real estate:

The East Half (E/2) of Lot Twenty-two (22) and all of Lot Twenty-three (23) in Block Twenty-nine (29) to City of Garnett, Anderson County, Kansas, commonly known as 309 W 3rd Ave, Garnett, KS 66032-1305 (the "Property")

to satisfy the judgment in the above-entitled case. The sale is to be made without appraisal 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 (239880)

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# TAX...

FROM PAGE 1

Garnett voters approved a 1% citywide retailers' sales tax officials said was expected to generate about \$600,000 annually for a package of projects led by construction of a new swimming pool, along with parks, recreation and infrastructure improvements. The tax is scheduled to take effect April 1, with distributions appearing in state revenue reports later in the year, according to

# WIND...

FROM PAGE 1

cially transmission and interconnection. The U.S. Department of Energy's wind market report notes a "record-high 300 GW of wind power capacity" sitting in transmission interconnection queues at the end of 2022, while "solar and storage are growing at a much more rapid pace." That means the question for many projects is no longer just "Is there wind?" but "Can we get connected, and at what cost?"—a challenge that can stall projects long enough for land options to expire or for developers to decide the economics no longer work. For years, the wind business lurched through

the Kansas Department of Revenue.

The more likely fiscal impact comes not from vehicle sales themselves, but from the on-site taxable activity that no longer occurs inside the city limits, including parts and service work, oil changes, tires and repairs, accessories and other retail transactions, and "Trip-chaining" spending by customers and employees at nearby restaurants, convenience stores and shops. Those transactions are

boom-and-bust cycles around federal tax credit deadlines. The market still reflects that history. Berkeley Lab's 2024 wind market report says U.S. wind additions totaled 6.5 gigawatts (GW) of capacity in 2023 and notes wind growth has "historically been supported" by the production tax credit (PTC) along with state policies. Under the post-IRA framework, the IRS explains the Clean Electricity Production Credit phase-out begins for the later of 2032 or when power-sector greenhouse gas emissions fall to a specified threshold, rather than a near-term hard stop. The IRS describes the same timing structure for the Clean

# Notice of Sale - 221 E. 2nd, Garnett

(First published in The Anderson County Review, Thursday, February 5, 2026.)

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

LAKEVIEW LOAN SERVICING, LLC Plaintiff, vs. JERRY K WEST III, ET AL. Defendants.

Case No.: AN-2025-CV-000026 Division No. Pursuant to K.S.A. Chapter 60 Title to Real Estate Involved

### NOTICE OF SALE

NOTICE IS HEREBY GIVEN, that 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 10:00 AM on February 19, 2026, front steps of the Anderson County Courthouse for the following real estate located in the County of Anderson, State of Kansas, to wit:

Lots Seventeen (17) and Eighteen (18) in Block Sixteen (16) to the City of Garnett, Anderson County, Kansas. ("Property") Commonly known as: 221 E 2nd Avenue, Garnett, KS 66032

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

Wesley McClain Anderson County Sheriff

Prepared by: MARINOSCI LAW GROUP, P.C. David V. Noyce, #20870 11111 Nall Avenue, Suite 104 Leawood, KS 66211 Phone: (913) 800-2021 Fax: (913) 257-5223 dnoyce@mlg-defaultlaw.com ATTORNEY FOR PLAINTIFF

MARINOSCI LAW GROUP, P.C. IS ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION WILL BE USED FOR THAT PURPOSE.

taxed where the business operates, meaning Garnett no longer collects its 1% city tax on that activity now that the Chevrolet operation is located in Ottawa. While exact figures are not publicly available, municipal finance experts generally estimate that parts and service operations at a dealership can generate anywhere from several thousand to tens of thousands of dollars per year in city sales-tax revenue, depending on volume. Even at the higher end

of those estimates, the impact would likely represent a small percentage of the city's projected \$600,000 annual sales-tax intake, rather than a threat to the overall financing plan. Kansas law also allows cities to receive confidential taxpayer-level summaries from KDOR showing whether major sales-tax filers have disappeared from a city's rolls — information that can also help confirm the impact if a retailer or service operation leaves town.

Electricity Investment Credit.

But the practical risk for developers and lenders isn't only the written timeline — it's whether Congress changes the rules midstream. For example, Chicago-based law firm Sidley-Austin's analysis of the "One Big Beautiful Bill" Act said the Act terminates the Section 45Y PTC and the Section 48E ITC for wind and solar after a specified placed-in-service date, with a limited exception tied to construction start timing. What this means in Osage County With the leases terminated, Auburn Harvest's development footprint disappears—at least unless

the county reverses course in the future. In the near term, the lesson is stark: national wind demand and federal incentives can't overcome a county-level prohibition—and in today's tighter grid-and-financing environment, fewer developers are willing to wait out local politics. For landowners and county officials statewide, Osage County is also a marker of a broader shift: wind's future is still large in the U.S. As noted in the KU study, where those projects get built is increasingly decided by local siting policy and grid access rather than by wind speeds alone.

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.