

(FIRST PUBLISHED in The Wellington Daily News, Wednesday, February 7, 2018) x3

**IN THE DISTRICT COURT OF
Sumner County, KANSAS
CIVIL DEPARTMENT**

PennyMac Loan Services, LLC
Plaintiff,

vs. Case No. 18CV5
Court No.

Christine M. Christy, James L. Christy III, Jane Doe, John Doe, Aqua Finance, Inc., Jorge Correa, and Kansas Department of Revenue, et al.,
Defendants

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 for Mortgage Foreclosure has been filed in the District Court of Sumner County, Kansas by PennyMac Loan Services, LLC, praying for foreclosure of certain real property legally described as follows:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 31 SOUTH, RANGE 2 EAST OF THE 6TH P.M., IN SUMNER COUNTY, KANSAS; THENCE NORTH ON THE WEST LINE OF SAID QUARTER SECTION, A DISTANCE OF 308.00 FEET TO A POINT; THENCE EAST A DISTANCE OF 1285.00 FEET TO A POINT; THENCE SOUTH A DISTANCE OF 323.00 FEET TO A POINT ON THE SOUTH LINE OF SAID QUARTER SECTION; THENCE WEST A DISTANCE OF 1273.00 FEET TO THE POINT OF BEGINNING. EXCEPT ANY PART THEREOF NOW IN OR USED FOR STREET, ROAD OR HIGHWAY

Tax ID No. PT0094A Commonly known as 1478 E 60th Ave N, Belle Plaine, KS 67013 ("the Property") MS163209

for a judgment against defendants and any other interested parties and, unless otherwise served by personal or mail service of summons, the time in which you have to plead to the Petition for Foreclosure in the District Court of Sumner County Kansas will expire on March 20, 2018. If you fail to plead, judgment and decree will be entered in due course upon the request of plaintiff

MILLSAP & SINGER, LLC
By: Chad R. Doornink, #23536
cdoornink@msfirm.com
8900 Indian Creek Parkway,
Suite 180
Overland Park, KS 66210
(913) 339-9132
(913) 339-9045 (fax)

By: Christina E. Carr, #27514
ccarr@msfirm.com
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Aaron M. Schuckman, #22251
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612 Spirit Dr.
St. Louis, MO 63005
(636) 537-0110
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ATTORNEYS FOR PLAINTIFF

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**IN THE DISTRICT COURT OF
SUMNER COUNTY, KANSAS
CIVIL DEPARTMENT**

PNC Bank, National Association
Plaintiff,

vs. Case No. 18CV06
Court No.

Patsy A. Darbro, Richard L. Darbro
(Deceased), Jane Doe, and John
Doe, et al.,
Defendants

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 for Mortgage Foreclosure has been filed in the District Court of Sumner County, Kansas by PNC Bank, National Association, praying for foreclosure of certain real property legally described as follows:

LOT 12, SUB-DIVISION OF OUTLET 1 OF HILLS ADDITION IN THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 30 SOUTH, RANGE 2 EAST, SUMNER COUNTY, KANSAS.

SUBJECT TO ALL RESTRICTIVE COVENANTS, EASEMENTS AND RESTRICTIONS OF RECORD AFFECTING THE TITLE TO SAID REAL ESTATE AND ALL EASEMENTS OR RIGHTS OF WAY VISIBLE UPON THE PROPERTY.

TAX ID #: 096-013-06-0-40-01-015.00-0 Commonly known as 703 South Central, Mulvane, KS 67110 ("the Property") MS188638

for a judgment against defendants and any other interested parties and, unless otherwise served by personal or mail service of summons, the time in which you have to plead to the Petition for Foreclosure in the District Court of Sumner County Kansas will expire on March 20, 2018. If you fail to plead, judgment and decree will be entered in due course upon the request of plaintiff.

MILLSAP & SINGER, LLC
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ATTORNEYS FOR PLAINTIFF

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**IN THE DISTRICT COURT OF
SUMNER COUNTY, KANSAS**

NATIONSTAR MORTGAGE LLC
D/B/A MR. COOPER
PLAINTIFF

Case No. 2018-CV-000001

DANIEL R. AND KIRBY WOODS
DEFENDANTS

Div. No.
K.S.A. 60 Mortgage Foreclosure

NOTICE OF SUIT

The State of Kansas to: DANIEL R. WOODS; KIRBY WOODS; JOHN DOE, (REAL NAME UNKNOWN); MARY DOE, (REAL NAME UNKNOWN); ISPC

and the unknown heirs, executors, administrators, devisees, trustees, creditors, and assigns of such of the defendants as may be deceased; the unknown spouses of the defendants; the unknown officers, successors, trustees, creditors and assigns of such defendants as are existing, dissolved or dormant corporations; the unknown guardians and trustees of such of the defendants as are minors or are in anywise under legal disability; and all other persons 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 Nationstar Mortgage Llc D/B/A Mr. Cooper for judgment in the sum of \$101,303.14, plus interest, costs and other relief; judgment that plaintiff's lien is a first lien on the said real property and sale of said property to satisfy the indebtedness, said property described as follows, to wit:

LOT 8 IN SUBDIVISION OF
OUTLOT 6, ORIGINAL TOWN,
CITY OF OXFORD, SUMNER
COUNTY, KANSAS. Commonly
known as 604 North Iowa Street,
Oxford, Kansas 67119

and you are hereby required to plead to said petition in said Court at Wellington, Kansas on or before the 27th day of March, 2018.

Should you fail therein judgment and decree will be entered in due course upon said petition.

THIS IS AN ATTEMPT TO COLLECT
A DEBT AND ANY INFORMATION
OBTAINED WILL BE USED FOR
THAT PURPOSE.

SHAPIRO & KREISMAN, LLC
Attorneys for Plaintiff
4220 Shawnee Mission Parkway -
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Fairway, KS 66205
(913)831-3000
Fax No. (913)831-3320
Our File No. 17-010775/kp

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ORDINANCE NO. 4221

On February 6, 2018, the City of Wellington, Kansas adopted Ordinance No. 4221, AN ORDINANCE CHANGING THE BOUNDARIES OF THE ZONING DISTRICT AND AMENDING THE ZONING MAP AS ADOPTED BY ORDINANCE NO. 3826, otherwise known as 0000 S. Hoover Road. A complete copy of this ordinance is available at www.cityofwellington.net or at City Hall, 317 S. Washington. This summary certified by Shawn DeJarnett, City Attorney.

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Storage Vehicle Auction

March 1, 2018

10:00 a.m.

Strickland Road Service

I-35 and Hwy 166

South Haven, KS 67140

- 2007 Kia
.....VIN KNDMB133876134544
- 1986 Dodge
.....VIN 1B7FD14T5GS115507
- 2001 Dodge
.....VIN 1B7FL26XX1S342384
- 1997 Chevy.....
.....VIN 2GCEK19R9V1263347
- 2001 Ford.....
.....VIN 2FMZA52491BB62867
- 1999 Nissan
.....VIN 1N4AB41D3XC716249
- 1992 Chevrolet
.....VIN 1G1YY23P3N5101231
- 2002 Dodge
.....VIN 2B3HD46R92H239485
- 1997 Honda
.....VIN 1HGEJ7122VL036596
- 2000 Ford.....
.....VIN 1FAFP5521YA229604
- 2008 Ford.....
.....VIN 1FTXW43R88ED39764
- 2006 Chrysler
.....VIN 2A8GP44R66R886777

Strickland Road Service reserves the right to make the final high or last bid on all items for sale in this auction.

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**IN THE DISTRICT COURT OF
SUMNER COUNTY, KANSAS
CIVIL DEPARTMENT**

New Penn Financial, LLC d/b/a
Shellpoint Mortgage Servicing
Plaintiff,

vs. Case No. 17CV115
Court Number:

Troy Rebold and Jeanette L. Rebold,
et al.
Defendants.

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 Sumner County, Kansas, the undersigned Sheriff of Sumner County, Kansas, will offer for sale at public auction and sell to the highest bidder for cash in hand, at the Front Door of the Courthouse at Wellington, Sumner County, Kansas, on March 9, 2018, at 1:30 PM, the following real estate:

Lots 22, 23 and 24, except the West 89 1/2 feet of said Lots in Block 62, Original Town, City of Wellington, Kansas

ALSO DESCRIBED AS:

State of Kansas, County of Sumner, City of Wellington described as follows:

Lots 22, 23 and 24, except the West 89 1/2 feet of said Lots in Block 62, Original Town, City of Wellington, Kansas, commonly known as 318 W. 7th St., Wellington, KS 67152 (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

Darren Chambers, Sheriff
Sumner County, Kansas

Prepared By:
SouthLaw, P.C.
Blair T. Gisi (KS #24096)
245 N. Waco, Suite 410
Wichita, KS 67202
(316) 684-7733
(316) 684-7766 (Fax)
Attorneys for Plaintiff
(45774)

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**SUMNER COUNTY PLANNING
COMMISSION AGENDA**

February 21, 2018, 7:30 P.M
Raymond Frye Complex
320 N Jefferson, Wellington, Kansas

- A. CALL MEETING TO ORDER.
- B. PLEDGE OF ALLEGIANCE.
- C. ROLL CALL OF PLANNING COMMISSION MEMBERS.
- D. APPROVAL OF AGENDA.
- E. APPROVAL OF MINUTES.
 - August 16, 2017
 - January 17, 2018
- F. PRESENTATION OF REQUESTS AND PETITIONS.
 - Case #02PC-18 Zone Change by Progressive Ag Cooperative 14-34-1W
 - Case #03PC-18 Conditional Use by Progressive Ag Cooperative 14-34-1W
- G. REPORTS OF STANDING AND SPECIAL COMMITTEES.
- H. REPORTS OF COMMISSION OFFICERS AND RELATED PERSONNEL.
- I. NOTICES AND COMMUNICATIONS.
- J. OLD BUSINESS.
 - Director Report
- K. NEW BUSINESS.
 - Work Session with Staff {30 mins or less}.
- L. ITEMS TO BE PLACED ON NEXT AGENDA.
- M. ADJOURNMENT.
The South door will be unlocked fifteen (15) minutes prior to the meeting.

Date: February 12, 2018
Prepared By: K. Tuttle
Approved By: J. Bristol

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Legal Notice

Pursuant to K.S.A. 79-1460a, the County Appraiser hereby publishes the following results of the annual market study analysis in the official county newspaper at least TEN business days prior to the mailing of the 2018 Valuation Notices.

Sumner county has three RESIDENTIAL real estate markets and the studies indicated the following:

North end of the county - (Mulvane to Conway Springs) the statistical analysis reflected an overall 1 % deflationary trend for residential properties that were built before 1945. For residential properties that were built after 1945 the statistical analysis reflected an overall 1 % deflationary trend.

Central East part of the county - (Oxford, Wellington and Mayfield) the statistical analysis reflected an overall 1 % deflationary trend for residential properties that were built before 1945. For residential properties built after 1945 the statistical analysis reflected an overall stable market with no general upward or downward trend.

South & West part of the county - (Geuda Springs, South Haven, Caldwell, Argonia and Milan) the statistical analysis reflected an overall inflationary trend of 3% for residential properties that were built before 1945. For residential properties built after 1945 the statistical analysis reflected an overall 2% deflationary trend. However, an individual property value may be increased or decreased significantly more than the median value change.

The market study for RESIDENTIAL properties was based on analysis of valid, arms-length sales of real estate. Sales, which occurred from January 1, 2013 through mid-October 2017, were utilized for Sumner County.

It is not possible to perform a similar comparison of COMMERCIAL sales without a significant number of sales of similar commercial properties. Since this has not occurred in Sumner County, a comparison of appraised values, construction costs and sale prices were reviewed in order to determine if there was a notable change in the commercial real estate market. For the majority of the commercial properties that lend themselves to be valued by the income approach minimal adjustments were made due to the variation of rates utilized to capitalize income into value, rental or lease rates, operating expenses, vacancy rates and effective tax rates found through surveys conducted in 2017. The market study for commercial properties indicates it is stable with little to no increase that is not area specific.

The estimated value of specific properties may change because of changes to the property, correction of descriptive information or calibration of values based on sales of similar properties.

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

In conclusion, some property values will go up, some will be lower than the previous year and some will remain the same as last year.

Property owners are urged to review their 2018 year value estimates. These notices will be mailed by March 1st, 2018 and THE VALUATION APPEAL PERIOD CLOSES THIRTY (30) DAYS AFTER NOTICES ARE MAILED.