

Public Notices

(First published in The Osage County Herald-Chronicle Thursday, Feb. 12, 2026, and subsequently Thursday, Feb. 19, 2026, and Thursday, Feb. 26, 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 OSAGE COUNTY, KANSAS CIVIL DEPARTMENT

PennyMac Loan Services, LLC Plaintiff,

vs.

Travis E Welch aka Travis Welch, et al. Defendants,

Case No.OS-2025-CV-000064

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 Osage County, Kansas, the undersigned Sheriff of Osage County, Kansas, will offer for sale at public auction and sell to the highest bidder for cash in hand on March 11, 2026 at the time of 10:00 AM at the Osage County Courthouse, Kansas, the following real estate:

LOT 22 AND THE EAST HALF OF LOT 21, IN BLOCK 19, IN THE ORIGINAL TOWN OF BURLINGAME, ACCORDING TO THE RECORDED PLAT THEREOF, IN OSAGE COUNTY, KANSAS., Parcel ID No. 070-075-15-0-10-12-001.00-0. Commonly known as 403 W Dayton Ave., Burlingame, KS 66413 ("the Property") MS216378

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.

Osage 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.

(First published in The Osage County Herald-Chronicle Thursday, Feb. 19, 2026, and subsequently Thursday, Feb. 26, 2026.)

IN THE DISTRICT COURT OF

OSAGE COUNTY, KANSAS FOURTH JUDICIAL DISTRICT

IN THE INTEREST OF:

Z.K. DOB: XX/XX/2016 A child Case No. 2024-JC-18

IN THE INTEREST OF: A.K.

DOB: XX/XX/2019 A child Case No. 2024-JC-19

IN THE INTEREST OF: M.K.

DOB: XX/XX/2016 A child Case No. 2024-JC-20

NOTICE OF HEARING-Publication Pursuant to K.S.A. 38-2237

TO: Paternal grandfather, and all other persons who are or may be concerned.

You are hereby notified that a Motion for Finding of Unfitness and Termination of Parental Rights or Appointment of Permanent Custodian has been filed in this court alleging that the child named above is a Child in Need of Care. The Court may find that the parents are unfit by reason or conduct or condition which renders the parents unable to care properly for a child, the conduct or condition is unlikely to change in the foreseeable future, the parental rights of the parent should be terminated, and a permanent custodian should be appointed for the child.

A hearing on the Motion for Finding of Unfitness and Termination of Parental Rights or Appointment of Permanent Custodian is scheduled for the 3rd-6th day of March 2026. At the hearing the Court may issue orders relating to the care, custody and control of the child. The hearing will determine if the parents should be deprived of their parental rights and the right to custody of the child.

The parent(s), and any other person having legal custody are required to appear before this Court on the date and time shown, or to file your written response to the petition with the Clerk of the District Court prior to that time. Failure to respond or to appear before the Court at the time shown will not prevent the Court from entering judgment as requested in the petition, finding that the child is a Child in Need of Care, removing the child from the custody of parent, parents or any other present legal custodian until further order of the Court, or finding the parents unfit, and entering an order permanently terminating the parents' parental rights.

An attorney has been appointed as guardian ad litem for the child: Evan Godderz, Godderz Law Firm, 101 W Santa Fe, Burlingame, KS 66413, 785-654-2428.

You have the right to appear before the Court and be heard personally, either with or without an attorney. The Court will appoint an attorney for any parent who desires an attorney but is financially unable to hire one. The Court may order one or both parents

to pay child support.

Date and time of hearing: 3rd-6th day of March 2026.

Place of hearing: Osage County District Court, 717 Topeka Ave, Lyndon, KS 66451

By: Kelsey Winksy, Clerk of the District Court, Osage County, Kansas

(First published in The Osage County Herald-Chronicle Thursday, Feb. 19, 2026, and subsequently Thursday, March 5, 2026.)

IN THE DISTRICT COURT OF OSAGE COUNTY, KANSAS Probate Division

IN THE MATTER OF the Estate of DUANE LAWRENCE WHITE, Deceased

Case No. OS-2026-PR-000005

NOTICE OF HEARING AND NOTICE TO CREDITORS

THE STATE OF KANSAS TO ALL PERSONS CONCERNED:

You are notified that on February 6, 2026, a Petition was filed in this Court by Cletus White, requesting Letters of Administration under the Kansas Simplified Estates Act be issued.

You are further advised under the provisions of the Kansas Simplified Estates Act the Court need not supervise administration of the Estate, and no notice of any action of the Administrator or other proceedings in the administration will be given, except for notice of final settlement of decedent's estate.

You are further advised if written objections to simplified administration are filed with the Court, the Court may order that supervised administration ensue.

You are required to file your written defenses to the Petition on or before March 16, 2026, at 9:00 a.m. in the District Court, 717 Topeka Avenue in the city of Lyndon in Osage 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.

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

Cletus White Petitioner

COFFMAN & CAMPBELL, LLC 112 EAST 7TH - P. O. BOX 250 LYNDON, KANSAS 66451-0250 PH: 785-828-4431

(First published in The Osage County Herald-Chronicle Thursday, Feb. 19, 2026, and subsequently Thursday,

Feb. 26, 2026, and Thursday, March 5, 2026.)

IN THE DISTRICT COURT OF OSAGE COUNTY, KANSAS PROBATE DIVISION

In the Matter of the Estate of LINDA K. MAULSBY, Deceased.

No. OS-2026-PR-000006

NOTICE OF HEARING ON PETITION FOR APPOINTMENT OF ADMINISTRATOR AND NOTICE TO CREDITORS

THE STATE OF KANSAS TO ALL PERSONS CONCERNED:

You are hereby notified that on the 13th day of February 2026, a petition was filed in said Court by Clifford Gene Maulsby, praying for his appointment as Administrator of the estate of Linda K. Maulsby, deceased. You are hereby required to file your written defenses thereto on or before the 16th day of March, 2026, at 9:00 o'clock A.M. of said day, in said Court, in the City of Lyndon, in Osage County, Kansas, at which time and place said cause will be heard. Should you fail therein, judgment and decree will be entered in due course upon said petition. All creditors are notified to exhibit their demands against the said estate within four months from the date of the first publication of this notice as provided by law and if their demands are not thus exhibited, they shall be forever barred.

Clifford Gene Maulsby, Petitioner

FREDERICK W. GODDERZ, #06918 Godderz Law Firm LLC 101 West Santa Fe, P. O. Box 11 Burlingame, KS 66413-0011 (785) 654-2428 ATTORNEY FOR PETITIONER

(Published in The Osage County Herald-Chronicle Thursday, Feb. 26, 2026.)

RESOLUTION NO. 2026-03

A RESOLUTION IN REFERENCE TO THE NOVEMBER 3, 2025, 7:30 P.M. AND FEBRUARY 2, 2026, 7:15 P.M. HEARINGS BEFORE THE GOVERNING BODY OF THE CITY OF LYNDON, KANSAS; WHEREIN THE OWNERS, THEIR AGENTS, LIENHOLDERS OF RECORD AND OCCUPANTS OF:

The West 78 feet of Lots 13 and 14, in Block 4, in the Original Town of Lyndon, according to the recorded Plat thereof in Osage County, Kansas.

Except and Subject to: Roadways, Easements and Restrictions of record.

Commonly known as 903 Washington St, Lyndon, KS.

WERE NOTIFIED OF THEIR RIGHT TO APPEAR AND SHOW CAUSE WHY THE STRUCTURE SHOULD NOT BE CONDEMNED AND ORDERED REPAIRED OR DEMOLISHED AS AN UNSAFE OR DANGEROUS STRUCTURE.

WHEREAS, on November 3,

2025 at 7:30 p.m., the date fixed for hearing, the owners, their agents, lienholders of record or occupants of interest in the above-described properties were to appear, after proper notification, to present evidence and show cause, if any, why such structure should be condemned as unsafe or dangerous and ordered repaired or demolished. The City Attorney of Lyndon, Kansas, does appear and presents evidence of the dangerousness of the structures through testimony and reports of Ordinance Enforcement Officer Randy Gregory. The Owner of the property, Lesa Ratcliff, appears in person at the November 3, 2025, 7:30 p.m. hearing. The Owner did not contest the fact that the structure at issue is unsafe and dangerous and should be demolished, but the Owner requests that the hearing be continued to February 2, 2026 at 7:15 p.m. so that she could come up with a plan to demolish the unsafe structure.

NOW, THEREFORE, be it resolved by the Governing Body of the City of Lyndon, Kansas:

That a hearing was held on the 3rd day of November, 2025 at 7:30 p.m. and February 2, 2026 at 7:15 p.m. before the Governing Body of the City in the Council Room of City Hall located at 730 Topeka Ave, Lyndon, Kansas.

The owner of the property at issue, to wit: Lesa Ratcliff does appear at the November 3, 2025, at 7:30 p.m. hearing but failed to appear at the February 2, 2026, 7:15 p.m. hearing.

The building at issue is unfit for human use or habitation, due to serious dilapidation, decay and many structural defects that renders such structure unsafe, unsanitary or otherwise inimical to the general welfare of the city and a general blight upon the neighborhood and surrounding properties.

In addition, the structure at issue is in such a state of disrepair that it cannot be repaired and therefore must be removed pursuant to the laws of the State of Kansas and City of Lyndon.

It is further resolved that the owner/interested party shall have until May 18, 2026 to commence removal of the structure and restore the property to a safe condition pursuant to Lyndon Municipal Ordinances 825 and 851.

If the owner/interested party of said structure fails to commence the removal of such structure on or before May 18, 2026 or fails to diligently prosecute the same until the work is completed, the governing body will cause the structure to be razed and removed pursuant to Ordinances 825 and 851.

Adopted this 16th day of February, 2026.

/s/ STEVEN W. MORRISON, Mayor

Attest:

/s/JULIE STUTZMAN, CMC City Clerk

(Published in The Osage County Herald-Chronicle Thursday, Feb. 26, 2026.)

ORDINANCE NO. 452

AN ORDINANCE PROVIDING FOR THE TIME AND PLACE FOR THE REGULAR MEETINGS OF THE GOVERNING BODY OF THE CITY OF OVERBROOK, KANSAS AT OVERBROOK CITY HALL, LOCATED AT 401 MAPLE STREET.

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

SECTION I. THAT the Governing Body of the City of Overbrook will meet on a regular basis the SECOND Wednesday of each month for council meeting, commencing at 6:00 P.M. and the FOURTH Thursday of each month for a work session commencing at 6:00 P.M.

SECTION II. THAT this ordinance shall take effect and be in force from and after its passage, approval and publication in the official city newspaper as provided by law.

SECTION III. THAT this ordinance shall repeal ordinance number 429 and any other ordinance in direct conflict therewith.

PASSED AND APPROVED THIS 11TH DAY OF FEBRUARY, 2026.

/s/ Jon Brady, Mayor ATTEST:

/s/Becky Coltrane, City Clerk

(First published in The Osage County Herald-Chronicle Thursday, Feb. 26, 2026, and subsequently Thursday, March 5, 2026.)

NOTICE

The annual meeting of Rural Water District No. 3 will be held at the District office, 2850 E. 229th St, Vassar, KS at 8 p.m., March 11, 2026.

(Published in The Osage County Herald-Chronicle Thursday, Feb. 26, 2026.)

ORDINANCE NO. 2026-554

AN ORDINANCE AMENDING CHAPTER 5, ARTICLE II OF THE CITY CODE OF THE CITY OF CARBONDALE REGULATING SOLICITORS, CANVASSERS AND PEDDLERS.

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

SECTION 1. Section 5-202 of the Code of the City of Carbondale is hereby amended to provide as follows:

Section 5-202. License application; criminal background check; fees.

(a) The application for a license to solicit shall be on a

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Assessment Year 2026. Pursuant to K.S.A. 1995 SUPP. 79-1460A. A study of the residential real estate market for older houses, i.e. built before 1945, indicated that there is an overall inflationary trend of 1.0% to 13.0%. A study of the residential real estate market for newer houses, i.e. built 1945 and after, indicated that there is an overall inflationary trend of 1.0% to 13.0%. A study of the land (vacant & improved) real estate market indicated that all urban (Square Foot) sites warranted a no change, all Rural (Acreage) warranted an overall upward trend for 2026. They are as follows: (NOT AGRICULTURAL LAND) Carbondale Warranted a no change Osage City Warranted a no change Overbrook Warranted a no change Burlingame Warranted a no change Scranton Warranted a no change Lyndon Warranted a no change Melvern Warranted a no change Quenemo Warranted a no change Olivet Warranted a no change Melvern Lake Warranted a no change Pomona Lake Warranted a no change Rural Primary Sites Warranted a no change Rural Secondary Sites Warranted a no change Rural Residual Sites Warranted a no change Rural Undeveloped Site Warranted a no change Rural Other Site Warranted a no change A study of the commercial real estate market indicated that there is an overall inflationary trend of 1.0% to 13.0%. Values on specific properties may change due to property characteristic data changing, correction of descriptive information, calibration of values based on sales of similar properties and current sale of the subject property. In accordance with the provisions in K.S.A. 79-1476, the Division of Property Valuation is required to annually furnish each county the results of its study relating to changes, if any, of the Use Value of agricultural land. Changes can and do occur as a result of several factors including cropping practices (crop mix), commodity prices, new or updated soil type, production cost, Capitalization Rate and expenses. Osage County has received the 2026 Agricultural Use Values from Property Valuation Department.

Osage County, Kansas. The undersigned treasurer and board member of Osage County Fire District 5, submit the following report for the year ending December 31, 2025. Financial Report. Table with columns: Fund, Cash Balance Jan.1, 2025, Total Receipts, Total Expenditures, Cash Balance Dec. 31, 2025, Unpaid Bills Dec. 31, 2025. Totals: Operating Acct (8655.25, 301,381.09, 307,530.43, 2505.91, 0.00), Special Equipment (224,345.05, 36,562.99, 0.00, 260,908.04, 0.00), Medical Savings (5043.81, 7.56, 0.00, 5051.37, 0.00). \*\*Detailed fund pages are available at the county clerk's office. \*\*Includes all money the fire district has including checking accounts, savings, and investments. I certify that this financial report is a correct summary of all money received and expended as well as all unpaid bills for the Fire District during the year ending December 31, 2025. Date: Feb 9, 2026. Treasurer: [Signature]. Date: Feb 9, 2026. Board Member: [Signature]. Report must be published if the annual budget exceeds \$25,000. Please date and sign below.