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Classifieds

01 Legal Publications

(First published in the Cowley Courier/Traveler Tuesday, 04 08, 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 COWLEY COUNTY, KANSAS CIVIL DEPARTMENT

Planet Home Lending LLC Plaintiff,
vs.
Harrison Devin Bernhardt, Sabine Bernhardt, Jane Doe, John Doe, Gregory McGuire (Deceased), Kansas Department of Revenue, and Unknown Heirs of Gregory McGuire (Deceased), et al., Defendants

Case No. CLW-2025-CV-000024 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; 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 Cowley County, Kansas by Planet Home Lending LLC, praying to foreclose a mortgage on the following described real estate:

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 34 SOUTH, RANGE 4 EAST OF THE 6TH PM., CITY OF ARKANSAS CITY, COWLEY COUNTY, KANSAS, DESCRIBED AS: BEGINNING ON THE SOUTH LINE OF SAID SECTION 18, 659 FEET EAST OF THE SOUTHWEST CORNER OF SAID SECTION 18; THENCE NORTHERLY PARALLEL WITH THE WEST LINE OF SAID SECTION 18, AND MAKING A NORTHWESTERLY ANGLE OF 88 DEG. AND 58 MIN. WITH THE SOUTH LINE OF SAID SECTION 18, 178 FEET TO A POINT; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID SECTION 18, 86 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID SECTION 18, 178 FEET TO A POINT ON THE SOUTH LINE OF SECTION 18; THENCE WEST ALONG SAID SOUTH LINE OF SAID SECTION 18, 86 FEET TO POINT OF BEGINNING. Parcel ID No. 018-294-18-0-30-10-012.0-0. Commonly known as 102 Highland Dr., Arkansas City, KS 67005 ("the Property") MS 225308

and all those defendants who have not otherwise been served are required to plead to the Petition on or before May 19, 2025 in the District Court of Cowley 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@msfrim.com
612 Spirit Dr.
St. Louis, MO 63005
(636) 537-0110
(636) 537-0067 (fax)

ATTORNEYS FOR PLAINTIFF

MS 225308.452602 KJFC
MILLSAP & SINGER, LLC IS ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
4/08, 4/15, 4/22

14 Pets & Supplies

Free Blue Pup, female, great personality, 3 months old
316-789-3447.



01 Legal Publications

(First published in the Cowley Courier/Traveler Tuesday, 04 15, 2025.)

IN THE NINETEENTH JUDICIAL DISTRICT COURT, COWLEY COUNTY, KANSAS CASE NO. CLW-2025-CV-000032

ROCK CHRISTIAN CHURCH, Plaintiff,

THE ROCK TOWN COMPANY, 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 EXECUTORS, ADMINISTRATORS, DEVISEES, TRUSTEES, CREDITORS, SUCCESSORS AND ASSIGNS OF SUCH DEFENDANTS OR ARE OR WERE PARTNERS OR IN PARTNERSHIP AND THE UNKNOWN GUARDIANS AND TRUSTEES OF SUCH OF THE DEFENDANTS AS ARE MINORS OR ARE IN ANYWISE UNDER LEGAL DISABILITY, THE UNKNOWN HEIRS, EXECUTORS, ADMINISTRATORS, DEVISEES, TRUSTEES, CREDITORS AND ASSIGNS OF ANY PERSON ALLEGED TO BE DECEASED AND MADE DEFENDANTS AS SUCH; Defendants.

PLEADING FILED PURSUANT TO K.S.A. CHAPTER 60

NOTICE OF SUIT
THE STATE OF KANSAS TO: The Rock Town Company; and interested parties.

Be advised that a Petition has been filed in the District Court of COWLEY COUNTY, Kansas, by plaintiff on April 8, 2025, praying to quiet title in certain real estate in COWLEY COUNTY, Kansas, described as:

Tract 1: A tract in the West Half of the Northwest Quarter of Section 16, Township 30 South, Range 4 East of the 6th PM., Cowley County, Kansas, exact legal description to be determined by survey.

Tract 2: Beginning 50 feet East of the intersection of Wilbur Avenue and Williams Street in Rock, Kansas; thence East 50 feet on the North line of Williams Street; thence North parallel with Wilbur Street, 150 feet; thence West 50 feet; thence South 150 feet to PLACE OF BEGINNING; all in Section 16, Township 30 South, Range 4 East of the 6th PM., Cowley County, Kansas.

and you are hereby required to plead to the Petition on or before May 20, 2025, a hearing on said Petition has been set for May 20, 2025 at 11:00 a.m. via Zoom or by telephone. Should you wish to participate in the hearing, please contact the Winfield Courthouse for instructions. If you fail to plead, judgment and decree will be entered in due course upon the Petition.

JAMES L. HARGROVE
Attorney at Law
115 West Pine
P.O. Box 31
El Dorado, KS 67042
(316) 321-2802
Attorney for Plaintiff
4/15, 4/22, 4/29

15 Garage Sales - Winfield

ESTATE SALE
April 24-26
Thursday 4-5, Friday 8-4
Saturday 8-3
801 E 7th, Winfield
Inside Sale
Electric & hand tools (some antique), Fabric & Craft supplies, Furniture, Washer & Dryer, Kitchenware, Small Appliances.
LOTS OF MISC.

17 Garage Sales - Area

Denny's Tool Sale
Name brand tool boxes, hand tools, woodworking machines, Stanley vintage planes, sports memorabilia. 113 N. Sumner
Open Fri. & Sat. 8-5
316-259-5864



01 Legal Publications

(First published in the Cowley Courier/Traveler Tuesday, 04 15, 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 COWLEY COUNTY, KANSAS CIVIL DEPARTMENT

Village Capital & Investment LLC Plaintiff,
vs.
Anthony W Muscato, et al. Defendants.

Case No. CLW-2024-CV-000082 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 Cowley County, Kansas, the undersigned Sheriff of Cowley County, Kansas, will offer for sale at public auction and sell to the highest bidder for cash in hand at the lobby of the Cowley County Courthouse, Kansas, on May 6, 2025 at the time of 10:00 AM, the following real estate: EAST 40 FEET OF LOT 4, BLOCK 230, FULLER'S ADDITION, AKA FULLER'S FIRST ADDITION, TO WINFIELD, COWLEY COUNTY, KANSAS. Parcel ID No. 018-178-28-0-10-45-003.00-0. Commonly known as 611 E 10th Ave., Winfield, KS 67156 ("the Property") MS224299

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.

Cowley County Sheriff

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

ATTORNEYS FOR PLAINTIFF
MILLSAP & SINGER, LLC AS ATTORNEYS FOR Village Capital & Investment LLC IS ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
4/15, 4/22, 4/29

15 Garage Sales - Winfield

Linda Bowman Living Estate Sale
1 Lake Park Dr., Winfield
April 24, Thursday 12-5
April 25, Friday 9-5
April 26, Saturday 9-2
April 27, Sunday 1-3
House and 2 BIG garages full of great stuff including:
furniture, pink glass collection, yard items, tons of tools, and SO MUCH MORE!
See photos on Facebook Marketplace.
Cash or local checks only.

16 Garage Sales - Ark City

Washer/Dryer, Furniture, women's clothing/shoes, decorations, electronics, bedding, Facebook-Double Estate Sales for pictures.
Friday 1-7pm
Saturday 9-3 pm
20 Oakwood Drive

Garage Sale Saturday 8:00 am - ?? 1122 N 4th
Men's & Women's clothing dishes, Kitchen items, Jewelry & miscellaneous.

YOUR AD could be here!
Call
620-442-4200



01 Legal Publications

(First published in the Cowley Courier/Traveler Tuesday, 04 22, 2025.)

IN THE DISTRICT COURT OF COWLEY COUNTY, KANSAS NATIONSTAR MORTGAGE LLC PLAINTIFF vs. DANIEL SWITZER, et al. DEFENDANTS

Case No. CLW-2024-CV-000060 Dis. No. K.S.A. 60
TITLE TO REAL ESTATE INVOLVED
NOTICE OF SUIT

The State of Kansas to: DANIEL I. SWITZER

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 Cowley County, Kansas, by Nationstar Mortgage LLC for judgment in the sum of \$47,061.07, 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:

LOTS SEVENTEEN (17) AND EIGHTEEN (18), BLOCK TWO HUNDRED-EIGHT (208), ANDERSON'S ADDITION TO THE CITY OF ARKANSAS CITY, KANSAS. Commonly known as 1020 North 2nd Street, Arkansas City, Kansas 67005

and you are hereby required to plead to said petition in said Court at Winfield, Kansas on or before the 2nd day of June, 2025.

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.

LOGS LEGAL GROUP LLP
Attorneys for Plaintiff
6811 Shawnee Mission Parkway - Suite 309
Overland Park, KS 66202
(913) 663-7600
Fax No. (913) 831-3320
Our File No. 24-014289
4/22, 4/29, 5/06

(First published in the Cowley Courier/Traveler Tuesday, 04 22, 2025.)

IN THE EIGHTEENTH JUDICIAL DISTRICT COURT, SEDGWICK COUNTY, KANSAS

IN THE MATTER OF THE ESTATE OF REINA VASQUEZ A/K/A REINA VAZQUEZ, Deceased.
Case No. SG-2025-PR- Pursuant to K.S.A. Chapter 59

NOTICE OF HEARING

THE STATE OF KANSAS TO ALL PERSONS CONCERNED: You are notified that a Petition has been filed in this Court by Vail Fruechting, Manager of Duaglo, LLC, as Assignee of Julio Cesar Ramirez Vazquez, an heir of Reina Vasquez a/k/a Reina Vazquez, deceased, requesting: Descent be determined of Reina Vasquez a/k/a Reina Vazquez, deceased, and of the following described real estate situated in Sedgwick County, Kansas: Lots 26, 28, 30 and the North 9 feet of Lot 32, Block 7, Mascot Addition to Wichita, Sedgwick County, Kansas, commonly known as 2431 N. Mascot, Wichita, Kansas 67204. That such property and all personal property and other Kansas real estate owned by the decedent at the time of death be assigned pursuant to the laws of intestate succession. You are required to file your written defenses to the Petition on or before **May 14, 2025, at 10:00 a.m.** in the Probate Department of Sedgwick County, Kansas, located at 1900 E. Morris St., Wichita, 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.
Ted E. Knopp, SC #11437
Knopp Law Group P.A.
310 W. Central Ave., Ste 203
Wichita, KS 67202-1004
Phone: (316) 265-5882
tknopp@knopp.com
Attorney for Plaintiff
4/22, 4/29, 5/06



01 Legal Publications

(First published in the Cowley Courier/Traveler Tuesday, 04 22, 2025.)

IN THE DISTRICT COURT OF COWLEY COUNTY, Kansas CIVIL DEPARTMENT
Pentagon Federal Credit Union Plaintiff,
vs.
Piper Leigh Hawkins; Unknown Spouse, if any, of Piper Leigh Hawkins; Lakewynd Homeowners Association, Defendants.

Case No. CLW-2025-CV-000016 Court Number: Pursuant to K.S.A. Chapter 60
NOTICE OF SUIT

The State Of Kansas, to the above named defendants and the unknown heirs, executors, administrators, devisees, trustees, creditors and assigns of any deceased defendants; the unknown spouses 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; the unknown guardians, conservators and trustees of any defendants that are minors or are in anywise under legal disability; and all other persons who are or may be concerned.

You are notified that a Petition has been filed in the District Court of Cowley County, Kansas, praying to foreclose a real estate mortgage on the following described real estate: **Lot 1, Lakewynd Estates Subdivision Number 1, Cowley County, Kansas**, commonly known as 1 Lakewynd Dr, Arkansas City, KS 67005 ("the Property") and all those defendants who have not otherwise been served are required to plead to the Petition on or before the June 2, 2025, in the District Court of Cowley County, Kansas. If you fail to plead, judgment and decree will be entered in due course upon the Petition.

NOTICE

Pursuant to the Fair Debt Collection Practices Act, 15 U.S.C. §1692c(b), no information concerning the collection of this debt may be given without the prior consent of the consumer given directly to the debt collector or the express permission of a court of competent jurisdiction. The debt collector is attempting to collect a debt and any information obtained will be used for that purpose.
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)
Blair.Gisi@southlaw.com
Attorneys for Plaintiff
(249693)
4/22, 4/29, 5/06

(First published in the Cowley Courier/Traveler Tuesday, 04 22, 2025.)

IN THE DISTRICT COURT OF COWLEY COUNTY, KANSAS

To: Natasha Schmidt and all other interested parties. Notice is hereby given pursuant to K.S.A. 84-7-101, as amended that on the 28th day of April 2025, at 9 am the entire contents of storage unit No. 93, on which exists a lien for past due rent and other charges as authorized by the SELF-SERVICE STORAGE ACT, will be released for sale by: A to Z Mini Storage 1820 Main St. Winfield, KS 67156 620-221-7475
4/22

(First published in the Cowley Courier/Traveler Tuesday, 04 22, 2025.)

PUBLIC NOTICE
To: Michael Sengvixay and all other interested parties. Notice is hereby given pursuant to K.S.A. 84-7-101, as amended that on the 28th day of April 2025, at 9 am the entire contents of storage unit No. 208, on which exists a lien for past due rent and other charges as authorized by the SELF-SERVICE STORAGE ACT, will be released for sale by: A to Z Mini Storage 1820 Main St. Winfield, KS 67156 620-221-7475
4/22

(First published in the Cowley Courier/Traveler Tuesday, 04 22, 2025.)

PUBLIC NOTICE
To: Tyler Tomen and all other interested parties. Notice is hereby given pursuant to K.S.A. 84-7-101, as amended that on the 28th day of April 2025, at 9 am the entire contents of storage unit No. 110, on which exists a lien for past due rent and other charges as authorized by the SELF-SERVICE STORAGE ACT, will be released for sale by: A to Z Mini Storage 1820 Main St. Winfield, KS 67156 620-221-7475
4/22

(First published in the Cowley Courier/Traveler Tuesday, 04 22, 2025.)

PUBLIC NOTICE
To: Tyler Tomen and all other interested parties. Notice is hereby given pursuant to K.S.A. 84-7-101, as amended that on the 28th day of April 2025, at 9 am the entire contents of storage unit No. 110, on which exists a lien for past due rent and other charges as authorized by the SELF-SERVICE STORAGE ACT, will be released for sale by: A to Z Mini Storage 1820 Main St. Winfield, KS 67156 620-221-7475
4/22

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(913) 339-9132
(913) 339-9045 (fax)

IN THE DISTRICT COURT OF COWLEY COUNTY, KANSAS CIVIL DEPARTMENT

Case No. CLW-2024-CV-000049
Lakewyn Loan Servicing, LLC Plaintiff,
vs.
Curtis P. Shelton, et al. Defendants
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 Cowley County, Kansas, the undersigned Sheriff of Cowley County, Kansas, will offer for sale at public auction and sell to the highest bidder for cash in hand on May 13, 2025 at the time of 10:00 AM at the lobby of the Courthouse of the Cowley County Courthouse, Kansas, the following real estate: **LOT 10 AND THE WEST HALF OF LOT 11, BLOCK 30, GRAND VIEW ADDITION TO THE CITY OF WINFIELD, COWLEY COUNTY, KANSAS.** Parcel ID No. 018-178-27-0-20-35-006.00-0. Commonly known as 1502 E 11th Ave, Winfield, KS 67156 ("the Property") MS220224

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. MS File No. 220224.446303 KJFC
Cowley County Sheriff
MILLSAP & SINGER, LLC
By:
Aaron M. Schuckman, #22251 aschuckman@msfrim.com
Dwayne A. Duncan, #27533 dduncan@msfrim.com
612 Spirit Dr.
St. Louis, MO 63005
(636) 537-0110
(636) 537-0067 (fax)

ATTORNEYS FOR PLAINTIFF
MILLSAP & SINGER, LLC AS ATTORNEYS FOR LAKEVIEW LOAN SERVICING, LLC IS ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
MS File No. 220224.446303 KJFC 2
4/22, 4/29, 5/06

(First published in the Cowley Courier/Traveler Tuesday, 04 22, 2025.)

PUBLIC NOTICE
To: Susan Schultz and all other interested parties. Notice is hereby given pursuant to K.S.A. 84-7-101, as amended that on the 28th day of April 2025, at 9 am the entire contents of storage unit No. 28, on which exists a lien for past due rent and other charges as authorized by the SELF-SERVICE STORAGE ACT, will be released for sale by: A to Z Mini Storage 1820 Main St. Winfield, KS 67156 620-221-7475
4/22

(First published in the Cowley Courier/Traveler Tuesday, 04 22, 2025.)

PUBLIC NOTICE
To: Natasha Schmidt and all other interested parties. Notice is hereby given pursuant to K.S.A. 84-7-101, as amended that on the 28th day of April 2025, at 9 am the entire contents of storage unit No. 93, on which exists a lien for past due rent and other charges as authorized by the SELF-SERVICE STORAGE ACT, will be released for sale by: A to Z Mini Storage 1820 Main St. Winfield, KS 67156 620-221-7475
4/22

(First published in the Cowley Courier/Traveler Tuesday, 04 22, 2025.)

PUBLIC NOTICE
To: Tyler Tomen and all other interested parties. Notice is hereby given pursuant to K.S.A. 84-7-101, as amended that on the 28th day of April 2025, at 9 am the entire contents of storage unit No. 110, on which exists a lien for past due rent and other charges as authorized by the SELF-SERVICE STORAGE ACT, will be released for sale by: A to Z Mini Storage 1820 Main St. Winfield, KS 67156 620-221-7475
4/22

(First published in the Cowley Courier/Traveler Tuesday, 04 22, 2025.)

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(First published in the Cowley Courier/Traveler Tuesday, 04 22, 2025.)

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To: Tyler Tomen and all other interested parties. Notice is hereby given pursuant to K.S.A. 84-7-101, as amended that on the 28th day of April 2025, at 9 am the entire contents of storage unit No. 110, on which exists a lien for past due rent and other charges as authorized by the SELF-SERVICE STORAGE ACT, will be released for sale by: A to Z Mini Storage 1820 Main St. Winfield, KS 67156 620-221-7475
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4/22

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To: Tyler Tomen and all other interested parties. Notice is hereby given pursuant to K.S.A. 84-7-101, as amended that on the 28th day of April 2025, at 9 am the entire contents of storage unit No. 110, on which exists a lien for past due rent and other charges as authorized by the SELF-SERVICE STORAGE ACT, will be released for sale by: A to Z Mini Storage 1820 Main St. Winfield, KS 67156 620-221-7475
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To: Tyler Tomen and all other interested parties. Notice is hereby given pursuant to K.S.A. 84-7-101, as amended that on the 28th day of April 2025, at 9 am the entire contents of storage unit No. 110, on which exists a lien for past due rent and other charges as authorized by the SELF-SERVICE STORAGE ACT, will be released for sale by: A to Z Mini Storage 1820 Main St. Winfield, KS 67156 620-221-7475
4/22

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To: Tyler Tomen and all other interested parties. Notice is hereby given pursuant to K.S.A. 84-7-101, as amended that on the 28th day of April 2025, at 9 am the entire contents of storage unit No. 110, on which exists a lien for past due rent and other charges as authorized by the SELF-SERVICE STORAGE ACT, will be released for sale by: A to Z Mini Storage 1820 Main St. Winfield, KS 67156 620-221-7475
4/22

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To: Tyler Tomen and all other interested parties. Notice is hereby given pursuant to K.S.A. 84-7-101, as amended that on the 28th day of April 2025, at 9 am the entire contents of storage unit No. 110, on which exists a lien for past due rent and other charges as authorized by the SELF-SERVICE STORAGE ACT, will be released for sale by: A to Z Mini Storage 1820 Main St. Winfield, KS 67156 620-221-7475
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(First published in the Cowley Courier/Traveler Tuesday, 04 22, 2