

01 Legal Publications

(First published in the Cowley CourierTraveler Saturday, 05 03, 2025.)

IN THE DISTRICT COURT OF COWLEY COUNTY, KANSAS, SITTING IN ARKANSAS CITY, In the Matter of the Estate of LAUREL JAMES MILLER, Deceased, Case No. CLA-2025-PR-15. REAL ESTATE INVOLVED.

NOTICE OF HEARING

The State of Kansas to All Persons Concerned:

You are hereby notified that on April 30, 2025, a Petition was filed in this Court by Megan Gordiani, heir of the Decedent, requesting Letters of Administration be issued under the Kansas Simplified Estates Act. You are further advised under said 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 the Estate. You are advised if written objections to simplified administration are filed with the Court, the Court may order that supervised administration ensue.

You are hereby required to file your written defenses on or before June 2, 2025 at 1:15 P.M. in Cowley County District Court sitting in Arkansas City, at which time and place said cause will be heard. Should you fail therein, judgment and decree will be entered in due course upon the Petition.

Megan Gordiani, Petitioner
Jason P. Brewer, Attorney
SUMMIT LAW, P.A.
PO Box 896/ 120 N. Summit St
Arkansas City, KS 67005
620-442-1950

5/03, 5/10, 5/17

(First published in the Cowley CourierTraveler Saturday, 05 10, 2025.)

BILL NO. 2522
RESOLUTION NO. 2125

A RESOLUTION

FIXING the time and place and providing for notice of a public hearing before the Governing Body of the City of Winfield, Kansas, regarding the condemnation of a certain structure in the City of Winfield, Cowley County, Kansas.

WHEREAS, on 3/3/2025, the Environmental Inspector of the City or designee of Winfield, Kansas, acting as the enforcing officer pursuant to K.S.A. 12-1750 Supp. et. Seq., filed with the Governing Body of said City, a statement in writing that certain structures hereinafter described are unsafe for human habitation and/or dangerous.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF WINFIELD, KANSAS, THAT:

Section 1. A hearing will be held on 6/16/2025 at 5:30 p.m. in the Civic Center of Winfield, Kansas, at which time the owners, their agents, lien holders of record and any occupants of said structures legally described below:

Structure(s), House and Utility Shed, on a tract of land legally described as : Lot 8 and 9, Block 31, Mannings Addition to City of Winfield, Kansas. Commonly known as 1120 Lowry St. Recorded in Book 510 page 396, in the Office of the Register of Deeds of Cowley County, Kansas.

may appear and show cause why said structure(s) should not be condemned as unsafe and dangerous and ordered repaired or demolished.

Section 2. The City Clerk is hereby directed to have this resolution published twice in the official city newspaper once each week for two consecutive weeks on the same day of each week and shall give notice to said person or persons in the manner provided by K.S.A. 12-1750 Supp. et. seq.

Section 3. This resolution shall be in full force and effect from and after its adoption and publication in the official city newspaper.

ADOPTED this 5th day of May, 2025.

(SEAL) Ronald E. Hutto, Mayor

ATTEST: Tania Richardson, City Clerk

5/10, 5/17



GOODS & SERVICES

To include your business or items in this section, call 620-442-4200

Lawn/Tree Services

Romaines Lawn Service
Cut & Trim lawns, brush removal, etc. 620-446-0043

Tipton Tree Service:
45+ years. Insured. Any size job. Tree climbing.
620-442-8173/620-441-2957

STUMPED?
CALL
STEVE BEVINS
STUMP REMOVAL
at (620) 442-4646
* FREE ESTIMATES *

Miscellaneous

Davis Jewelry
400 Main • 221-3249
We Buy Gold & Silver

Wanted - Automobiles

Turn Your Junk Vehicles into CASH!
Lumbert Auto Salvage
620-221-2492
4411 E. 9th, Winfield

Livestock & Supplies
Winfield Livestock Auction
7168 US 160-Winfield • 620-221-4364
SALE EVERY WEDNESDAY 11 AM

01 Legal Publications

(First published in the Cowley CourierTraveler Saturday, 05 10, 2025.)

BILL NO. 2521
RESOLUTION NO. 2025

A RESOLUTION

FIXING the time and place and providing for notice of a public hearing before the Governing Body of the City of Winfield, Kansas, regarding the condemnation of a certain structure in the City of Winfield, Cowley County, Kansas.

WHEREAS, on 3/3/2025, the Environmental Inspector of the City or designee of Winfield, Kansas, acting as the enforcing officer pursuant to K.S.A. 12-1750 Supp. et. Seq., filed with the Governing Body of said City, a statement in writing that certain structures hereinafter described are unsafe for human habitation and/or dangerous.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF WINFIELD, KANSAS, THAT:

Section 1. A hearing will be held on 6/16/2025 at 5:30 p.m. in the Civic Center of Winfield, Kansas, at which time the owners, their agents, lien holders of record and any occupants of said structures legally described below:

Structure(s), House, on a tract of land legally described as : Lots 4, 5 and 6, Block 54, Robinson's Addition to the City of Winfield, Kansas. Commonly known as 411 W 14 th Ave . Recorded in Book 1060 page 33, in the Office of the Register of Deeds of Cowley County, Kansas .

may appear and show cause why said structure(s) should not be condemned as unsafe and dangerous and ordered repaired or demolished.

Section 2. The City Clerk is hereby directed to have this resolution published twice in the official city newspaper once each week for two consecutive weeks on the same day of each week and shall give notice to said person or persons in the manner provided by K.S.A. 12-1750 Supp. et. seq.

Section 3. This resolution shall be in full force and effect from and after its adoption and publication in the official city newspaper.

ADOPTED this 5th day of May 2025.

(SEAL) Ronald E. Hutto, Mayor

ATTEST: Tania Richardson, City Clerk

5/10, 5/17

(First published in the Cowley CourierTraveler Saturday, 05 10, 2025.)

IN THE DISTRICT COURT OF COWLEY COUNTY, KANSAS SITTING IN WINFIELD, KANSAS

Filed Pursuant to K.S.A. 60 George A Shute II, Plaintiff V.

Joshua H. Shute, deceased, his unknown heirs, executors, administrators, devisees, trustee, creditors and assigns of such of the Defendants as may be deceased; 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 Defendants as are or were partners or in partnership; and the unknown guardians, conservators, and trustees of such of the Defendants as are minors or are in any wise under legal disability. Defendants

Case No. CLW-2025-CV-000041 NOTICE OF SUIT THE STATE OF KANSAS TO THE ABOVE NAMED DEFENDANTS 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, sitting in Winfield, Kansas, by George A. Shute II, praying that the following described property be quieted against you: The Southwest Quarter of Section 9, Township 31 South, Range 4 East of the 6th P.M., Cowley County, Kansas, except tract deeded to Kansas Secretary of Transportation filed in Book 293, Page 624. You are hereby notified to file any demands you may have with the District Court of Cowley County within thirty days from the date of first publication of this notice, as provided by law. Should you fail therein, an order of the Court will be entered in due course upon said petition.

George A. Shute II, Plaintiff

LAW OFFICES

HERLOCKER, ROBERTS & HERLOCKER, L.L.C.

P.O. Box 754

Winfield, Kansas, 67156

(620) 221-4600

5/10, 5/17, 5/24



03 Notices

AD LEGITIMACY: We cannot verify the credibility of each help wanted, situation wanted, and business opportunity offered. We recommend you investigate any company that requests advance payment of money.

ALL REAL ESTATE advertised herein is subject to the Federal Fair Housing Act, which makes it illegal to advertise "any preference, limitation or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation or discrimination." We will not knowingly accept any advertising for real estate which is in violation of the law. All persons are hereby informed that all dwellings advertised are available on an equal opportunity basis. If you believe that you may have been discriminated against in connection with the sale, rental or financing or housing, call The United States Department of Housing and Urban Development (HUD) at 1-800-669-9777.



57

16 Garage Sales - Ark City

1825 N 7th, In Alley
Friday - 9A.M. - ?
Saturday 8A.M. - ?
3 family sale.
Ladies, men clothing,
shoes, rugs, decorations.
To much to mention.

Easy Shopping is yours when you subscribe to the Cowley CourierTraveler e-Edition where you can view the Classifieds on-line. Call 620-442-4200 to get started!



Houses for Sale

EST. 1902
WEIGAND
REAL ESTATE

JP WEIGAND & SONS, INC.

WINFIELD

19584 71 St. Rd.....\$599,000
3114 Long Ct.....\$335,000
20 Renfrew Rd.....\$199,900
3315 Central Ave.....\$195,000
1819 E 8th Ave.....\$180,000
1420 E 13th Ave.....\$168,000
1411 Cherry St.....\$160,000
1711 Loomis St.....\$140,000
1511 Lynn.....\$130,000
806 Main St.....\$129,900
1007 E. 8th Ave.....\$89,900
3136 Long Ct.....\$27,500
Lots - Niblick Dr and
Quail Ridge Dr.....\$20,000 to \$25,000

BURDEN

000 181st Rd. 156 ACRES.....\$585,000
418 N Maple St..Restaurant.\$220,000
614 N Chestnut.....\$55,000

ARKANSAS CITY

104 Castle Pines Dr.....\$329,900
1111 N B St.....\$59,900

OXFORD

301 N Pacific.....\$273,000
215 N Kansas S.....\$59,900

CEDAR VALE

000 RR 279 ACRES.....\$799,000
805 Caney Rd.....\$29,900

CAMBRIDGE

422 W. Main St.....\$139,900

ATLANTA

22511 52nd Rd 30 ACRES...\$345,999

Grenola

309 N Main St.....\$39,900

Cathy Sheets.....316-215-1359
Julie Gooch.....620-326-0626
Sunni Goentzel.....316-217-0217
Gina Dunlap.....913-961-5907
Katelyn Gooch.....316-209-2686
Curtis Goentzel.....620-515-4142
Jamie Love.....316-712-2055
Robert McKimson.....316-570-2613
Connie Lee.....405-254-0913

LAND FOR SALE

000 E 30th Ave. N, Wellington
151 Acres, farmland, \$483,200
000 E 40th Ave N. Belle Plaine
324 Acres, farmland, minerals included,
several maintained waterways
\$1,040,000
000 Rr, Cedar Vale-278 Acres, 2
ponds, big trees, hay meadow-
\$799,000
000 181st Rd. Ave. Burden
156 ACRES \$585,000

RICK HOPPER TEAM

Rick Hopper.....620-229-3590
Brian Hopper.....620-218-2221
Ken Patterson.....620-218-1713
Roxann Taylor.....620-262-7873
Ashley Chastain.....620-218-3755
Alia Tate.....620-262-6355
Katie Eastman.....620-229-3432
Allen Moore.....316-617-5763

www.weigand.com

CONTRACT BRIDGE

Steve Becker

The battle for trump control

South dealer.
East-West vulnerable.

NORTH			
♠	Q 9		
♥	K J 8 3		
♦	K J 9 2		
♣	K 10 5		
WEST			
♠	7 6 3 2		
♥	10 5		
♦	6 4		
♣	Q J 9 6 3		
EAST			
♠	5		
♥	A 9 7 4		
♦	A 10 5 3		
♣	A 8 4 2		
SOUTH			
♠	A K J 10 8 4		
♥	Q 6 2		
♦	Q 8 7		
♣	7		

The bidding:
South 1 ♠ West Pass North 2 NT East 4 ♠

Opening lead – queen of clubs.

The battle for trump control is frequently the key factor in the play of a hand. Typically, the defenders try to run declarer out of trumps by plugging away at their longest and strongest suit, while declarer at the same time attempts to resist their efforts to weaken his trump holding. Here is a typical case.

Assume West leads the queen of clubs, covered by the king and ace, and East returns a club. Declarer

ruffs and plays the A-K of trump, disclosing the 4-1 trump division. South is now in trouble and, in fact, can no longer make the contract. Let's say he draws West's two remaining trumps and then leads a diamond to the jack, taken by East with the ace.

East returns a third round of clubs, forcing South to ruff with his last trump. Declarer cashes the Q-K of diamonds but must next lead a heart. East wins with the ace and returns a club, and the contract is defeated because declarer lost control of the trump suit.

Now let's go back to the first trick and have South play the five of clubs from dummy instead of the king. In that case, West cannot lead another club without establishing a club trick in dummy. This, in turn, later prevents the defenders from effectively shortening declarer's trumps, and South has no trouble scoring 10 tricks.

It's not easy for declarer to see the necessity of playing a low club from dummy on the opening trick, but it is a play that cannot lose and might gain. The deal illustrates once again how important it is to formulate a plan before playing any card at trick one.

The Cowley CourierTraveler, Saturday, May 17, 2025 Page 9A

35 Help Wanted

PART-TIME ADVERTISING SALES POSITION

The Cowley CourierTraveler is searching for an advertising salesperson to work with existing and new accounts in the Winfield area to market their business in our print and online products.

There is unlimited potential for expanding the account list, resulting in unlimited income potential.

Candidate should be outgoing, detail-oriented, creative and have outstanding communication skills.

Experience with creative software, digital marketing, website maintenence and social media a plus.

Send resume to
daseaton@ctnewsonline.com

Classifieds Work!

ASTRO-GRAPH
By
Eugenia
Last

TAURUS - April 20-May 20

TOMORROW'S BIRTHDAY -
Sunday, May 18, 2025

Stay focused on what's purposeful; discard anguish, annoyances, arbitrary thoughts, offers and pursuits. It's your life, and it's up to you to take responsibility for what happens next. Sitting back and waiting for things to fall into place will lead to disappointment. Take it upon yourself to work secretly toward your dreams.

TAURUS (April 20-May 20) -- Lead the way. Choose intellectual banter over a shouting match, and you'll gain the respect and confidence of onlookers waiting and watching to see what you do next.

GEMINI (May 21-June 20) -- Keep an open mind but a closed wallet. Don't be tempted by any hype from someone eager to part you from your cash. Discover your niche instead of buying into someone else's.

CANCER (June 21-July 22) -- Keep life simple, conversations civil and intentions honorable. Strive for peace and enjoy what life has to offer. Refrain from taking risks with your health or physical well-being.

LEO (July 23-Aug. 22) -- Make room for new beginnings, and fulfill your dreams. Learn from experience, listen to your heart and choose peace and love. Your success is attached to the you collaborate with and what you do next.

VIRGO (Aug. 23-Sept. 22) -- Prioritize travel, learning, reconnecting with old friends or going on an adventure that sparks your imagination. A change to your environment or routine will help you find inner peace.

LIBRA (Sept. 23-Oct. 23) -- Uncertainty signals that something has run amok. A thorough investigation will help you find solutions. A partnership will give you the strength and courage to take on something you wouldn't do on your own.

SCORPIO (Oct. 24-Nov. 22) -- Be careful when dealing with emotional situations. Arguments will make matters worse. Be patient, listen attentively and size up your feelings and wants before responding.

SAGITTARIUS (Nov. 23-Dec. 21) -- Excitement will fuel your fire. Be the instigator and paint a picture that is hard to resist. Engage in challenges that depend on physical and emotional courage and strength, and rise to the occasion.

CAPRICORN (Dec. 22-Jan. 19) -- Making compensations will help level the playing field and ensure stability as living costs increase. When in doubt, take a break and do something that makes you happy.

AQUARIUS (Jan. 20-Feb. 19) -- Push for the changes that will end the blockages you face. Deal with people who are causing you grief and set boundaries that show you mean business.

PISCES (Feb. 20-March 20) -- Lock into what works for you and rid yourself of uncertainty. Avoid unnecessary domestic expenses. Look for ways to lower your overhead and give yourself some financial relief.

ARIES (March 21-April 19) -- Let your intuition take you on a journey. Follow the path that leads to people who offer new possibilities. Participate in events that push you to challenge yourself physically.

TOMORROW'S BIRTHDAY -
Monday, May 19, 2025

Change is possible. Don't fear the unknown; embrace living in the moment and experiencing what life is all about. Tune in, observe and put your energy into what makes you feel alive and grateful for who you are and what you do. Make your space comfortable and easier to maintain. Make romance a priority.

TAURUS (April 20-May 20) -- Look for the positive angle and head in that direction. Overanalyzing will hold you back. You are in a better position than you think, and a positive change will energize you to exceed your own expectations.

GEMINI (May 21-June 20) -- Keep your eyes on your goal and your circumstances. Someone will embellish information to grab your attention. When in doubt, take a break and concentrate on yourself and what makes you happy.

CANCER (June 21-July 22) -- Step outside your comfort zone and let your imagination help you achieve your dreams. Focus on what's important and develop skills to help you achieve something new and exciting. It's OK to show emotions.

LEO (July 23-Aug. 22) -- Seek information to enhance your skills, knowledge and experience, and rethink your purpose, passion and desired position. If you love what you do, you will do a good job. Reacquaint yourself with your dreams.

VIRGO (Aug. 23-Sept. 22) -- Too much of anything will lead to backlash. Choose discipline, harness your energy and do your best. Don't count on others to do things for you or

give in to someone pressuring you.
LIBRA (Sept. 23-Oct. 23) -- You'll attract takers and givers. Examine who they are, what they want and what you are willing to offer and receive. Indebtedness can affect your ability to do what's best for you. Weigh the pros and cons.

SCORPIO (Oct. 24-Nov. 22) -- Take your mind off all the distractions buzzing around in your head. Turn off the news, get outdoors and engage in activities that challenge you physically and encourage you to pay attention to your well-being.

SAGITTARIUS (Nov. 22-Dec. 21) -- It's two steps forward and three steps back. Sit back and organize your thoughts, and you'll get a clear message from your heart regarding what to do next. Opportunity is within reach, but you must take the time to recognize the possibilities.

CAPRICORN (Dec. 22-Jan. 19) -- Consider your concerns and set out to make a difference. Volunteer, engage in rallies, gather information and do your part. The people you encounter and the knowledge you gain will change how you view yourself.

AQUARIUS (Jan. 20-Feb. 19) -- Put money matters first. Look at how much you earn and where your money goes. It's time to restructure your lifestyle to fit your budget. Consider unique ways to use your talents, skills and experience.

PISCES (Feb. 20-March 20) -- Size down on all fronts. Too much food, expenditures, work, travel, daydreaming or anything else will drag you down. Temptation is the enemy, and the best way out of an indulgent lifestyle is through discipline.

ARIES (March 21-April 19) -- Review your investments and adjust your overhead. Setting a budget and allocating funds to pay off debt will ease stress and put you in a better position to follow your dreams. Connect with people in the know.

TOMORROW'S BIRTHDAY -
Tuesday, May 20, 2025

You need an outlet to calm your nerves and to help you maintain your peace of mind, independence and work ethic. Stay out of the mainstream and away from the movers and shakers trying to dictate what you should or shouldn't believe. Seek out what makes you feel comfortable and offers insight, and you will get further ahead and find the happiness you long for.

TAURUS (April 20-May 20) -- Clear a space to accommodate something you enjoy doing. Declutter and rethink your spending habits and what's important to you. Spend time nurturing relationships dear to your heart and consider a lifestyle geared toward promoting health and happiness.

GEMINI (May 21-June 20) -- Interact with people you respect and trust to tell you the truth. Participate in events that can expand your outlook and offer a different perspective regarding how you use your attributes to your advantage.

CANCER (June 21-July 22) -- Set high standards and don't budge regardless of what others do or say. The future looks bright if you follow your heart and do what excites you. Express yourself through action.

LEO (July 23-Aug. 22) -- Put your head down and push forward. Refuse to let anyone interfere with your plans or throw you off guard with their lofty dreams. Don't let your generosity be your downfall; it's time to prioritize your needs.

VIRGO (Aug. 23-Sept. 22) -- Simplify matters by refusing to overload your plate to please others. Rethink your lifestyle and how it represents your needs, and revamp your routine to ensure you refuel.

LIBRA (Sept. 23-Oct. 23) -- Sift through information. Broaden your horizons and set your sights on what matters to you. A cause will heighten your awareness and motivate you to do something that makes you feel good about yourself.

SCORPIO (Oct. 24-Nov. 22) -- Decipher how to have the most impact and put your plan in action. Direct communication is the best route forward. Don't lose sight of your long-term goals.

SAGITTARIUS (Nov. 23-Dec. 21) -- Hold on to your morals, beliefs and money. Refuse to give anyone the right to take advantage of you or tempt you with nonsense or false prospects. It's your turn to stand up for your beliefs.

CAPRICORN (Dec. 22-Jan. 19) -- Review your budget and put a financial plan in place that will help you achieve your objective. Life is too short to take risks for someone else. An innovative approach involving discipline and hard work will pay off.

AQUARIUS (Jan. 20-Feb. 19) -- Expand your interests and make room for new beginnings. Show off your skills. Take the time to fine-tune your life to suit your desires.

PISCES (Feb. 20-March 20) -- Use your energy wisely. Miscalculation will set you back. Take the time to rethink your plans. Trust your gut to lead you in the right direction.

ARIES (March 21-April 19) -- Revamp your resume to suit your plans. Seek out skills and knowledge that can help you head in a direction that motivates you. Invest time and money in what matters to you most.

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