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PUBLIC NOTICE

Published in the Butler County Times-Gazette May 27, Jun 3 , 10, 2025

DISTRICT COURT, BUTLER COUNTY, KANSAS

DEBRA A. SELSOR, TRUSTEE OF THE DEBRA A. SELSOR LIVING TRUST DATED APRIL 22, 2019 and DEBRA A. SELSOR v.

CASE NO. BU-2025-CV-000127

JUDY WATSON, AUGUSTA ESCROWS, INC., et al.

NOTICE OF SUIT

THE STATE OF KANSAS TO:

ALL UNKNOWN PARTIES including the Unknown Spouse of Judy Watson, the Unknown Tenant, Augusta Escrows, Inc. and all other persons who are or may be concerned: You are hereby notified that a Petition for Cancellation of Contract for Deed has been filed in the District Court of Butler County, Kansas, by Debra A. Selsor, Trustee of the Sebra A. Selsor Living Trust and Debra A. Selsor, Individually, praying for cancellation of contract and to quiet title to certain real property de-

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scribed as follows:

The Northeast Quarter of the Northeast Quarter of Section 33, Township 28 South, Range 4 East of the 6th P.M., Butler County, Kansas commonly known as 8137 SW 170th St., Douglass, KS 67039

and you are required to plead to the Petition on or before the 7th day of July 2025 in the District Court of Butler County, Kansas. If you fail to plead, judgment and decree will be entered in due course upon said Petition.

Respectfully Submitted: /s/ Creath L. Pollak Creath L. Pollak, #21681 MINTER & POLLAK, LC 800 E. 1st St., Suite 310 Wichita, Kansas 67202 (316) 265-0797 Creath@mp-firm.com Attorneys for Plaintiff MINTER & POLLAK, LC AS ATTORNEYS FOR PLAINTIFF IS ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 3500140

Published in the Butler County Times-Gazette Jun 3, 10, 17, 2025

IN THE 13TH JUDICIAL DISTRICT DISTRICT COURT OF BUTLER COUNTY, KANSAS

IN THE MATTER OF THE PETITION OF CORINNA ELIZABETH ANNE POWELL To Change His/Her Name to: LOGAN DAVID POWELL **Case No. BU-25-CV-131** Div. No. 3

PURSUANT TO K.S.A. CHAPTER 60

NOTICE OF HEARING - PUBLICATION

THE STATE OF KANSAS TO ALL WHO ARE OR MAY BE CONCERNED: You are hereby notified that CORINNA ELIZABETH ANNE POWELL, filed a Petition in the above court on the 19TH day of MAY 2025 requesting a judgment and order changing his/her name from CORINNA ELIZABETH ANNE POWELL to LOGAN DAVID POWELL. The Petition will be heard in Butler County District Court, 201 W PINE AVE, El Dorado, Kansas, on the 14TH day of JULY, 2025, at 11:00 a.m. If you have any objection

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PUBLIC NOTICE

to the requested name change, you are required to file a responsive pleading on or before JULY 14TH in this court or appear at the hearing and object to the requested name change. If you fail to act, judgment and order will be entered upon the Petition as requested by Petitioner.

/s/Corinna Powell Petitioner, Pro Se Name (Print): CORINNA POWELL 1530 MILLSTONE CT ANDOVER, KS 67002 316-737-7720 3529690

Published in the Butler County Times-Gazette Jun 3, 10, 17, 2025

IN THE DISTRICT COURT OF BUTLER COUNTY, KANSAS CIVIL DEPARTMENT

Freedom Mortgage Corporation Plaintiff, vs.

Case No. BU-2025-CV-000044 Court No. Title to Real Estate Involved Pursuant to K.S.A. §60 Marvin Emmett Jones, et al. Defendants,

NOTICE OF SALE

Under and by virtue of an Order of Sale issued to me by the Clerk of the District Court of Butler County, Kansas, the undersigned Sheriff of Butler County, Kansas, will offer for sale at public auction and sell to the highest bidder for cash in hand on June 24, 2025 at the time of 10:00 AM at the second floor of the Butler County Courthouse, Kansas, the following real estate: BEGINNING AT A POINT THAT IS 295.59 FEET NORTH AND 331.72 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION NUMBERED 8, TOWNSHIP NUMBERED 26 SOUTH, RANGE NUMBERED 6 EAST OF THE 6TH P.M.,

THENCE RUNNING EAST 135.86 FEET,

THENCE NORTH 235.59 FEET,

THENCE WEST 135.86 FEET,

THENCE SOUTH 235.59 FEET TO THE POINT OF BEGINNING, IN BUTLER COUNTY, KANSAS, SUBJECT TO PUBLIC ROAD.

AND,

BEGINNING AT A POINT THAT IS 295.59 FEET NORTH AND 248.79 FEET EAST OF THE SOUTH WEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION NUMBERED 8, TOWNSHIP NUMBERED 26 SOUTH, RANGE NUMBERED 6 EAST OF THE 6TH P.M.,

THENCE RUNNING NORTH 235.59 FEET;

THENCE EAST 82.93 FEET,

THENCE SOUTH 235.59 FEET,

THENCE WEST 82.93 FEET TO THE POINT OF BEGINNING, IN BUTLER COUNTY, KANSAS, SUBJECT TO PUBLIC ROAD., Parcel ID No. 0082230801001011.00-0. Commonly known as 1171 Southeast Kafir Road, El Dorado, KS 67042 ("the Property") MS225719

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.

Butler County Sheriff

MILLSAP & SINGER, LLC

By: Aaron M. Schuckman,

PUBLIC NOTICE

#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 Freedom Mortgage Corporation IS ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 3530250

Published in the Butler County Times-Gazette Jun 10, 17, 24, 2025

IN THE DISTRICT COURT OF BUTLER COUNTY, KANSAS

Wintrust Mortgage, a division of Barrington Bank & Trust Company, N.A., Plaintiff, vs.

Case No. BU25CV98 K.S.A. 60 Mortgage Foreclosure (Title to Real Estate Involved)

Donald D White, et al. Defendants.

NOTICE OF SUIT

THE STATE OF KANSAS to: **Donald D White**, 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 Butler County, Kansas, Case No. **BU25CV98** by **Wintrust Mortgage, a division of Barrington Bank & Trust Company, N.A.**, praying for foreclosure of a mortgage executed by **Donald D White** on **02/22/2021** and recorded in **Book 2021 Page 3703** in the real estate records of Butler County, Kansas, related to the following property: **A TRACT DESCRIBED AS BEGINNING AT THE NORTHWEST CORNER OF LOT 1, BLOCK 6, BOBB'S ADDITION TO THE CITY OF EL DORADO; THENCE SOUTH 60 FEET; THENCE EAST 160 FEET; THENCE NORTH 60 FEET; THENCE WEST 160 FEET TO THE PLACE OF BEGINNING, BUTLER COUNTY, KANSAS** You are hereby required to plead to the Petition **on or before July 21, 2025**, in the court at Butler County, Kansas. If you fail to plead, judgment and decree will be entered in due course upon the petition.

NOTICE TO BORROWER: If you wish to dispute the validity of all or any portion of this debt, or would like the name and address of the original creditor, you must advise us in writing within thirty (30) days of the first notice you receive from us. Otherwise, we will assume the entire debt to be valid. This is an attempt to collect a debt, and any information obtained will be used for that purpose. Signed: /s/ Shari Ashner Shari Ashner, KS # 14498 Shawn Scharenborg, KS # 24542 Arthur Demske, KS # 29502 Bonial & Associates, P.C. 12400 Olive Blvd, Suite 555 St. Louis, MO 63141 Phone: (913) 214-5031 Fax: (314) 567-8015 Email(s): shari.ashner@bonialpc.com; Shawn.Scharenborg@bonialpc.com Send Court Returns to: Kansas@bonialpc.com Attorney for Plaintiff 3557050

Published in the Butler County Times-Gazette Jun 10, 17, 24, 2025

IN THE THIRTEENTH JUDICIAL DISTRICT COURT, BUTLER COUNTY, KANSAS PROBATE DEPARTMENT

IN THE MATTER OF THE ESTATE OF

PUBLIC NOTICE

MINA L. STEVENS, a.k.a. MINA LOUISE STEVENS, deceased.

Case No. BU-2025-PR-000089 PURSUANT TO CHAPTER 59 OF K.S.A.

NOTICE TO CREDITORS

THE STATE OF KANSAS TO ALL PERSONS CONCERNED: You are notified that on June 3, 2025, a Petition for Issuance of Letters of Administration Under the Kansas Simplified Estate Act was filed in this Court by Rodney Emery, an heir of Mina L. Stevens, a.k.a. Mina Louise Stevens, deceased, requesting that Renee L. Berggren be appointed as administrator of the Estate of Mina L. Stevens, a.k.a. Mina Louise Stevens, deceased, to serve without bond.

All creditors of the decedent are notified to exhibit their demands against the Estate within the later of four (4) months from the date of first publication of notice under K.S.A. 59-2236 and amendments thereto, or if the identity of the creditor is known or reasonably ascertainable, thirty (30) days after actual notice was given as provided by law, and if their demands are not thus exhibited, they shall be forever barred. Leon G. Keiter, SC#9376 JORGENSEN & KEITER, CHARTERED 331 N. Waco Street P.O. Box 3416 Wichita, Kansas 67201 Tel: (316) 267-0200 lkeiter@jkslaw.com 3559510

Published in the Butler County Times-Gazette Jun 10, 2025

IN THE THIRTEENTH JUDICIAL DISTRICT DISTRICT COURT, BUTLER COUNTY, KANSAS CIVIL DEPARTMENT

BOARD OF COUNTY COMMISSIONERS OF BUTLER COUNTY, KANSAS, a municipal corporation Plaintiff, vs.

Case No. 2025-CV-000103 WILLIAM K. SHRIVER and EVELYN L. SHRIVER, co-trustees of the EVELYN L. SHRIVER TRUST dated March 24, 1993, et al. Defendants. Pursuant to Chapter 26 of K.S.A.

NOTICE OF APPRAISERS HEARING

Notice is hereby given that the undersigned appraisers appointed by the Court, will, in accordance with the provisions of the Eminent Domain Procedures Act (K.S.A. 26-501 et seq. , hold a public hearing on all matters pertaining to their appraisal of fair market value of the lands or interests herein sought to be taken by the Plaintiff and the assessment of damages in the above-entitled matter to cover the following described land set forth in "Exhibit A". Such hearing will commence on June 26, 2025 at 1:30 p.m. at the Augusta Train Depot, 618 State Street, Augusta, Kansas before the appointed appraisers or on the following day without further notice, and may be continued thereafter from day to day or place to place until the same is concluded with respect to all properties involved in the action. Any party may appear in person or by an attorney and may present either oral or written testimony by the landowner or other witnesses at such hearing. You are further notified that the Court has previously set July 14, 2025 at 5:00 p.m., for the filing of the award of these appraisers with the Clerk of the District Court. Any party dissatisfied with the award may appeal therefrom as by law permitted within 30 days from the day of filing.

By: /s/Kimberly Braungardt

PUBLIC NOTICE

Kimberly Braungardt By: /s/David Sundgren David Sundgren By: /s/Cami Baker Cami Baker Respectfully submitted: By: /s/Terrence L. Huelskamp Terrence L. Huelskamp, 12838 Butler County Counselor 205 W. Central Ave. - 4th Floor El Dorado, KS 67042 (316) 322-4300 Telephone (316) 322-4387 Facsimile thuelskamp@bucoks.com

Attorney for Plaintiff, Board of County Commissioners of Butler County, Kansas

"EXHIBIT A"

Legal description of right-of-way property being taken

Tract R-3: A tract of land in the northwest quarter of Section 14, Township 26 South, Range 4 East, of the 6th Principal Meridian, Butler County, Kansas, described as commencing at the northwest corner of said northwest quarter, thence easterly along the north line of said northwest quarter bearing S88°42'25"E a distance of 850.00 Ft.; thence S01°17'35"W a distance of 35.00 Ft. to the south right-of-way line of SW 20th St., for a Point of Beginning (POB); thence continuing S01°17'35"W a distance of 40.00 Ft.; thence westerly coincident with said south right-of-way line a distance of 518.95 Ft.; more-or-less to a point on the southeast right-of-way line of the SW Ohio St. Rd and SW 20th St. intersection, said southeast right-of-way line being an arc concave southeast with a radius of 465.00 Ft., an arc length of 680.15 Ft., and a central angle of 83°48'24", said point being 75.00 Ft. south of the north line of said northwest quarter and 327.90 Ft. east of the west line of said northwest quarter; thence northeasterly along said southeast right-of-way line with an arc length of 194.28 Ft., a central angle of 23°56'20" and a chord length of 192.87 Ft.; thence easterly along said south right-of-way line a distance of 330.27 Ft., more-or-less, to the POB. **Tract R-4:** A tract of land in the northwest quarter of Section 14, Township 26 South, Range 4 East, of the 6th Principal Meridian, Butler County, Kansas, described as commencing at the northwest corner of said northwest quarter, thence southerly along the west line of said northwest quarter bearing S00°55'24"E a distance of 575.79 Ft.; thence N89°04'36"E a distance of 40.00 Ft. to a point on the east right-of-way line of SW Ohio Street Road for a Point of Beginning (POB); thence continuing N89°04'36"E a distance of 20.00 Ft.; thence northerly bearing N00°55'24"W coincident with said east right-of-way line a distance of 77.17 Ft.; thence northerly N05°28'17"E a distance of 179.57 Ft. to a point on the southeast right-of-way line of the SW Ohio St. Rd and SW 20th St. intersection, said southeast right-of-way line being an arc concave southeast with a radius of 465.00 Ft., an arc length of 680.15 Ft., and a central angle of 83°48'24", said point being 80.00 Ft. east of the west line of said northwest quarter and 316.83 Ft. south of the north line of said northwest quarter; thence southwesterly along said southeast right-of-way line with an arc length of 138.00 Ft., a central angle of 17°00'17" and a chord length of 137.50 Ft.; thence southerly along said east right-of-way line a distance of 124.07 Ft., more-or-less, to the POB. 3559520

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