

CLASSIFIEDS/PUBLIC NOTICES

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PUBLIC NOTICE

Published in the Butler County Times-Gazette Jun 17, 24 , Jul 1, 2025

IN THE DISTRICT COURT OF BUTLER COUNTY, KANSAS

CIVIL COURT DEPARTMENT

NATIONSTAR MORTGAGE LLC

Plaintiff, vs.

Case No.: BU-2025-CV-000138

Division No.

Title to Real Estate Involved Pursuant to K.S.A. Chapter 60

CHERYL A PRICE (DECEASED), JOHN DOE (UNKNOWN TENANT/OCCUPANT), JANE DOE (UNKNOWN TENANT/OCCUPANT), BRECK BARNHART, MO BARNHART, ET AL.

Defendants.

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; the unknown officers, successor 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 the unknown heirs, executors, administrators, devisees, trustees, creditors and assigns of any person alleged to be deceased 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, praying to foreclose a real estate mortgage on the

PUBLIC NOTICE

following described real estate:

Lot Number Seven (7), Millheisler's Sub-Div. Block Number Thirty (30), in Wilson's Addition, of Block Number Thirty-four (34), Original Town, (Now City) Of El Dorado.

COMMONLY KNOWN AS: 618 W Carr Avenue, El Dorado, KS 67042 ("Property")

and all those defendants who have not otherwise been served are required to plead to the Petition on or before July 28, 2025, in the District Court of Butler 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 will be used for that purpose.

Respectfully submitted, MARINOSCI LAW GROUP, P.C. /s/ David V. Noyce David V. Noyce, #20870 11111 Nall Avenue, Suite 104 Leawood, KS 66211 Phone: (913) 800-2021 Fax: (913) 257-5223 dnoyce@mlg-defaultlaw.com com ATTORNEY FOR PLAINTIFF

Respectfully submitted, MARINOSCI LAW GROUP, P.C. AS ATTORNEYS FOR THE PLAINTIFF IS ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

3577280

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IN THE DISTRICT COURT OF BUTLER COUNTY, KANSAS

Wells Fargo Bank, N.A. Plaintiff, vs.

Case No. BU25CV7 K.S.A. 60 Mortgage Foreclosure (Title to Real Estate Involved) Timothy Vanderford, et al., Defendants.

NOTICE OF SHERIFF'S SALE

Under and by virtue of an Order of Sale issued by the Clerk of the District Court in and for the said County of Butler, State of Kansas, in a certain cause in said Court Numbered BU25CV7, wherein the parties above named were respectively plaintiff and defendant, and to me, the undersigned Sheriff of said County, directed, I will offer for sale at public auction and sell

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to the highest bidder for cash in hand at 10:00 am, on 7/17/2025, at the front door of Butler County Courthouse, the following described real estate located in the County of Butler, State of Kansas, to wit: BEGINNING AT A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 25 SOUTH, RANGE 5 EAST OF THE 6TH P.M., BUTLER COUNTY, KANSAS, SAID POINT BEING 1069.02 FEET EAST OF THE SOUTHWEST CORNER OF SAID SECTION 25 ON A BEARING OF N86 DEGREES 33'47"E (NAD 83 KANSAS SOUTH ZONE); THENCE N00 DEGREES 40'07"E, A DISTANCE OF 399.04 FEET, TO A POINT ON THE SOUTH LINE OF HAZLETT HEIGHTS ADDITION; THENCE N88 DEGREES 35'08"E, A DISTANCE OF 217.75 FEET; THENCE S01 DEGREE 19'24"E, A DISTANCE OF 390.59 FEET TO A POINT ON THE SOUTH LINE OF SECTION 25; THENCE S86 DEGREES 33'47"W, A DISTANCE OF 231.78 FEET TO THE POINT OF BEGINNING SHERIFF OF BUTLER COUNTY, KANSAS. Respectfully Submitted, By: /s/ Arthur Demske 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; Arthur.demske@bonialpc.com Attorney for Plaintiff 3592520

Published in the Butler County Times-Gazette Jun 24, Jul 1 , 8, 2025

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

IN THE MATTER OF THE ESTATE OF PEGGY REIMANN, Deceased.

Case No. BU-2025-PR-96

PURSUANT TO K.S.A. CHAPTER 59

NOTICE OF HEARING AND NOTICE TO CREDITORS

THE STATE OF KANSAS TO ALL PERSONS CONCERNED: You are hereby notified that a Petition has been filed in this Court by Paula R. Lueske, related to Peggy Reimann, deceased, praying for the determination of descent of all property owned by the decedent at the time of death. You are required to file your written defenses to the Petition on or before July 18, 2025 at 11:00 a.m. in the city of El Dorado in Butler 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 of the above-named decedent are notified to exhibit their demands against the estate within four months from the date of first publication of this notice, as provided by law, and if their demands are not thus exhibited, they shall be forever barred. Paula R. Lueske, Petitioner

SUBMITTED BY: Martin W. Bauer MARTIN, PRINGLE, OLIVER WALLACE & BAUER, L.L.P. 645 E. Douglas, Suite 100 Wichita, KS 67202 (316) 265-9311 (phone) (316) 265-2955 (fax) mwbauer@martinpringle.com

3598090

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Section 00 1113

Advertisement for Bids

FROM: 1.01 THE Owner (HEREINAFTER REFERRED TO AS OWN-ER): A. USD 402 Augusta Public Schools B. Address: 2345 Greyhound Drive a. Augusta, Kansas, 67010 1.02 AND THE Architect (HEREINAFTER REFERRED TO AS ARCHITECT): A. Schultz Squared Architects LLC B. Address: 4415 West Zoo Blvd a. Suite 2 a. Wichita, Kansas 67212 1.03 DATE: June 20, 2025 1.04 TO: POTENTIAL BIDDERS

PUBLIC NOTICE

A. Your firm is invited to submit an offer under seal to Owner for construction of a facility located at the above address before 10:00 am local standard time on the 9th day of July, 2025, for: B. Project: USD 402 Robinson Community Center 2025 HVAC Replacement C. Architect's Project Number: 25108. D. Project Description: Replacement of thirteen furnace units and associated air-cooled condensing units, one split system, three furnace units (heat only), and one blower coil (cooling only), including all associated electrical, gas, and temperature controls rework as required. E. Bid documents in PDF format for a Stipulated Sum contract may be obtained from the office of the Architect free of charge. Call or e-mail the Architect (Corey Schultz) to request documents at 316-425-7745 or corey@schultzsquared.com. F. Bidders are required to attend a pre-bid meeting scheduled for 10:00 am, June 30, 2025. Meeting to be located at the project site. G. Bidders will be required to provide Bid security in the form of a Bid Bond of a sum no less than 5 percent of the Bid Amount. H. Refer to other bidding requirements described in Document 00 2113 - Instructions to Bidders. I. Submit your offer on the Bid Form provided. Bidders may supplement this form as appropriate. J. Your offer will be required to be submitted under a condition of irrevocability for a period of 45 days after submission. K. The Owner reserves the right to accept or reject any or all offers. END OF SECTION 00 1113 3611880

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NOTICE OF HEARING

You are hereby notified that the Planning Commission of the City of El Dorado, Kansas, will hold a public hearing on July 24, 2025, located in the City Commission Room of City Hall, at 220 East First, El Dorado, Kansas, at 5:30 P.M. or as soon thereafter as feasible. The hearing is to determine the advisability of rezoning approximately 164 acres in a portion of the south half of Section 4, Township 26 South, Range 5 East in Butler County, Kansas, from A-R to a mix of R-3, C-1, and I-1. A full legal description of the subject property is available for review in the Planning & Zoning Office at El Dorado City Hall during normal business hours Monday through Friday.

You may attend the public hearing in person, send someone to speak on your behalf, or submit written comments in advance. Once all public comments have been received, the Planning Commission will close the hearing and consider a recommendation to forward to the City Commission. The Commission may continue the hearing to a later date if needed without further notice.

For more information, please call 316-321-9100 or email engineering@eldoks.com.

Scott Rickard Director of Engineering 3611900

Published in the Butler County Times-Gazette Jul 1, 2025

NOTICE OF HEARING

You are hereby notified that the Planning Commission of the City of El Dorado, Kansas, will hold a public hearing on July 24, 2025, in the City Commission Room of City Hall, at 220 East First, in the City of El Dorado, Kansas, at 5:30 P.M. or as soon thereafter as feasible, to consider an amendment to the City's Zoning Regulations to allow Public Assembly Venues within the A-R Agricultural-Residential District as a Special Use Permit , in accordance with Article 10 - Special Use Permits of the El Dorado Zoning Regulations. This amendment would apply to properties in the A-R district, including those located in the City's Extrajurisdictional Jurisdiction (ETJ) .

You may attend the public hearing in person, send someone to speak on your behalf, or submit written comments in advance. Once all public comments

PUBLIC NOTICE

have been received, the Planning Commission will close the hearing and consider a recommendation to forward to the City Commission. The Commission may continue the hearing to a later date if needed without further notice.

For more information, please call 316-321-9100 or email engineering@eldoks.com.

Scott Rickard Director of Engineering 3611920

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NOTICE OF HEARING

You are hereby notified that the Planning Commission of the City of El Dorado, Kansas, will hold a public hearing on July 24, 2025, in the City Commission Room of City Hall, at 220 East First, in the City of El Dorado, Kansas, at 5:30 P.M. or as soon thereafter as feasible, on an application from Mike Carney to determine the advisability of issuing a Special Use Permit for an public assembly venue at 294 SE Bluestem Rd. in Butler County, Kansas. A full legal description of the subject property is available for review in the Planning & Zoning Office at El Dorado City Hall during regular business hours, Monday through Friday.

You may attend the public hearing in person, send someone to speak on your behalf, or submit written comments in advance. Once all public comments have been received, the Planning Commission will close the hearing and consider a recommendation to forward to the City Commission. The Commission may continue the hearing to a later date if needed without further notice.

For more information, please call 316-321-9100 or email engineering@eldoks.com.

Scott Rickard Planning Commission Secretary 3611980

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NOTICE OF HEARING

You are hereby notified that the Planning Commission of the City of El Dorado, Kansas, will hold a public hearing on July 24, 2025, in the City Commission Room of City Hall, at 220 East First, in the City of El Dorado, Kansas, at 5:30 P.M. or as soon thereafter as feasible, on an application from Jennifer Milbourn to determine the advisability of issuing a Special Use Permit for an accessory apartment at 255 SE 20 th St. in Butler County, Kansas. A full legal description of the subject property is available for review in the Planning & Zoning Office at El Dorado City Hall during regular business hours, Monday through Friday.

You may attend the public hearing in person, send someone to speak on your behalf, or submit written comments in advance. Once all public comments have been received, the Planning Commission will close the hearing and consider a recommendation to forward to the City Commission. The Commission may continue the hearing to a later date if needed without further notice.

For more information, please call 316-321-9100 or email engineering@eldoks.com.

Scott Rickard Planning Commission Secretary 3612010

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AUCTION

Sealed bid auction 7/8/25 thru 7/9/25 for the following units. A26 Stewart old boxes and bunch of totes. A6 Scott bunch of totes, c45 Ouimette old rusted tables boxes totes. Units released to highest bidder 7/10/25. Contact Space Station Storage 2660 W Central, El Dorado 67042 for details 316-321-9199

3621980

There is a NEW group of people EVERY day, looking for a DEAL in the classifieds.

PUBLIC NOTICE

Published in the Butler County Times-Gazette Jul 1, 2025

"NOTICE OF HEARING" CASE NO. PL 25-35

To whom it may concern:

Notice is hereby given that on the 5th of August, 2025, on the 4 th floor of the Butler County Courthouse; 205 W. Central, El Dorado, Kansas at 7:00 pm, the Butler County Planning Commission will review a request for a Lot Split approval by Maria Horn Trust, with BHC Surveying acting as agent located on the following property:

General Location: 13034 SW 155th St Rosehill, KS

Further information is available for review in the Community Development Office located on the 2nd floor of the Butler County Courthouse – East Annex Building at 121. S. Gordy, Suite 202, El Dorado, Kansas.

You may be heard at the public hearing in person, by an agent or attorney. You may provide a comment by mailing the Community Development Office at the address listed below. You may call 316-322-4325 during normal business hours Monday through Friday from 8 am to 5 pm.

The Planning Commission may by vote, continue the hearing from time to time with no further notice given.

Butler County Community Development 121 S. Gordy St. El Dorado, KS 67042 316-322-4325 3622030

Published in the Butler County Times-Gazette Jul 1, 2025

PLANNING COMMISSION Butler County, Kansas

"NOTICE OF HEARING" CASE NO. CU 25-03

TO WHOM IT MAY CONCERN:

Notice is hereby given that on the 5th August 2025, at the Butler County Courthouse, 4th Floor, 205 W. Central, El Dorado, Kansas. At 7:00 p.m., the Butler County Planning Commission will review a request for a Conditional Use Permit by Maria Horn Trust, with BHC Surveying as agent for a kennel.

General Location: 13034 SW 155th St Rosehill, KS 67002

A legal description of the subject property is available for review on the 2nd Floor of the Butler County Courthouse-East Annex Building located at 121 S. Gordy, Suite 202 in the Office of Community Development during normal business hours Monday through Friday. If you need to contact the office, please call us at 322-4325.

You may appear at said public hearing in person or by agent or attorney, and be heard on this matter. After hearing from all interested persons, the Chairman of the Board will close the public hearings and the Planning Commission will consider what recommendation to forward to the Board of County Commissioners.

The Planning Commission may, by vote, continue the hearing from time to time with no further notice.

Butler County Community Development 3622080

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"NOTICE OF HEARING" CASE NO. VA 25-05

To whom it may concern:

Notice is hereby given that on the 5th of August, 2025, on the 4 th floor of the Butler County Courthouse; 205 W. Central, El Dorado, Kansas at 7:00 pm, the Butler County Planning Commission will review a request for a Variance approval by Mary J Stoffle, with Goedecke Surveying acting as agent located on the following property:

General Location: 12330 SW 150th Augusta, KS

Further information is available for review in the Community Development Office located on the 2nd floor of the Butler County Courthouse – East Annex