

CLASSIFIEDS/PUBLIC NOTICES

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PUBLIC NOTICE

Published in the Butler County Times-Gazette  
Jul 15, 22, 29, 2025  
**IN THE DISTRICT COURT OF BUTLER COUNTY, KANSAS**  
**CIVIL DEPARTMENT**

CIM Trust 2023-R1 Plaintiff,  
vs.  
Melissa A. Klaus;  
Randy J. Klaus Defendants.

**Case No. BU-2025-CV-000032**  
Court Number:  
Pursuant to K.S.A. Chapter 60

**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, at the Inside the front door of the Historic Courthouse on the 2nd floor at 205 West Central Street, El Dorado, Kansas of the Courthouse at El Dorado Butler County, Kansas, on August 7, 2025, at 10:00 AM, the following real estate:  
**LOT 10, IN BLOCK 9, IN**

PUBLIC NOTICE

**HOUP'T'S ADDITION, TO THE TOWN, NOW CITY OF EL DORADO, IN BUTLER COUNTY, KANSAS**, commonly known as 418 N Orchard St, El Dorado, KS 67042 (the "Property") 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. For more information, visit [www.Southlaw.com](http://www.Southlaw.com) Monty Hughey, Sheriff Butler County, Kansas

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)  
Attorneys for Plaintiff (248985) 3636410

Published in the Butler County Times-Gazette  
Jul 15, 22, 29, 2025  
**IN THE DISTRICT COURT OF BUTLER COUNTY, KANSAS**  
**CIVIL DEPARTMENT**

Lakeview Loan Servicing, LLC Plaintiff,  
vs.  
Nathaniel Klein; Lisa M. Klein; Unknown Spouse, if any, of Nathaniel Klein Defendants.

**Case No. BU-2024-CV-000058**  
Court Number:  
Pursuant to K.S.A. Chapter 60

**NOTICE OF SALE**  
Under and by virtue of an Order of Sale issued to me by the Clerk of the District

PUBLIC NOTICE

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, at the Inside the front door of the Historic Courthouse on the 2nd floor at 205 West Central Street, El Dorado, Kansas of the Courthouse at El Dorado Butler County, Kansas, on August 7, 2025, at 10:00 AM, the following real estate:  
**Lots 8 and 10, in Block 7, Mooney's Third Addition, City of Towanda, Butler County, Kansas**, commonly known as 616 High St, Towanda, KS 67144 (the "Property") 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. For more information, visit [www.Southlaw.com](http://www.Southlaw.com) Monty Hughey, Sheriff Butler County, Kansas

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)  
Attorneys for Plaintiff (244489) 3636430

Published in the Butler County Times-Gazette  
Jul 15, 22, 29, 2025  
**IN THE DISTRICT COURT OF Butler County, KANSAS**  
**CIVIL DEPARTMENT**

PennyMac Loan Services, LLC Plaintiff,  
vs.

**Case No. BU-2025-CV-000164**  
Court No.  
Title to Real Estate Involved  
Pursuant to K.S.A. §60

Lorie J Bushell,  
Jane Doe,  
and John Doe, et al., Defendants

PUBLIC NOTICE

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; and 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 Butler County, Kansas by PennyMac Loan Services, LLC, praying to foreclose a mortgage on the following described real estate:

BEGINNING AT A POINT THAT IS 1770.14 FEET NORTH AND 1175 FEET EAST OF THE NORTHWEST CORNER OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 27 SOUTH, RANGE 4 EAST OF THE 6TH PM, THENCE NORTH 50 FEET, THENCE EAST 120 FEET, THENCE SOUTH 50 FEET, THENCE WEST 120 FEET TO THE POINT OF BEGINNING, BUTLER COUNTY, KANSAS. SUBJECT TO PUBLIC ROAD. Parcel ID No. Commonly known as 1233 Money St, Augusta, KS 67010 ("the Property") MS 201108

and *all those defendants who have not otherwise been served* are required to plead to the Petition on or before August 25, 2025 in the District Court of Butler County, Kansas. If you fail to plead, judgment and de-

PUBLIC NOTICE

crée will be entered in due course upon the request of plaintiff.

MILLSAP & SINGER, LLC  
  
By:   
Dwayne A. Duncan,  
#27533  
dduncan@msfirm.com  
612 Spirit Dr.  
St. Louis, MO 63005  
(636) 537-0110  
(636) 537-0067 (fax)  
ATTORNEYS  
FOR PLAINTIFF  
MS 201108.458813 KJFC

MILLSAP & SINGER, LLC IS ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 3643620  
  
Published in the Butler County Times-Gazette  
Jul 22, 29, Aug 5, 2025  
**IN THE THIRTEENTH JUDICIAL DISTRICT DISTRICT COURT, BUTLER COUNTY, KANSAS**  
**PROBATE DEPARTMENT**

IN THE MATTER OF THE ESTATE OF  
CHERRY L. JARVIS a/k/a  
CHERRY LEE JARVIS,  
Deceased.

**Case No. BU-2025-PR-000106**  
Pursuant to Chapter 59 of K.S.A.

**NOTICE OF HEARING**  
THE STATE OF KANSAS TO ALL PERSONS CONCERNED: You are hereby notified that a Petition has been filed in this Court by Melissa Bowser, daughter of Cherry L. Jarvis a/k/a Cherry Lee Jarvis, deceased, praying for determination of descent of the following described real estate situated in Butler County, Kansas: **Lot 7, Block A, Claassen Second Addition, Butler County, Kansas** and all personal property and other Kansas real estate owned by decedent at the time of her death. And that such property and all personal property and other Kansas real estate owned by decedent at the time of her death be assigned pursuant to the

PUBLIC NOTICE

laws of intestate succession. You are required to file your written defenses thereto on or before August 15, 2025, at 9:00 o'clock a.m. before the Honorable David A. Ricke, 201 W. Pine, El Dorado, Kansas, at which time and place the cause will be heard. Should you fail therein, judgment and decree will be entered in due course upon the Petition. Melissa Bowser, Petitioner

SUBMITTED BY:  
  
FRANK M. OJILE (11991),  
Attorney at Law  
727 N. Waco, Suite 165  
Wichita, Kansas 67203  
(316) 263-5267  
Attorney for Petitioner 3669680

Published in the Butler County Times-Gazette  
Jul 22, 29, Aug 5, 2025  
**IN THE THIRTEENTH JUDICIAL DISTRICT DISTRICT COURT, BUTLER COUNTY, KANSAS**  
**CIVIL DEPARTMENT**

SUNFLOWER VALLEY, LLC, Plaintiff,  
v.

**Case No. BU-2025-CV-000128**  
Pursuant to Kan. Stat. Ann. Chapter 60  
*Title to Real Estate Involved*  
WILLIAM THOMAS ZIELINSKI; NIKOLE SARAH CONORS; JEROD COX dba STOUT-HEART CAPITAL LENDING; and All unknown occupants of the property located at 209 E. Clark Ave., Augusta, Kansas 67010, Defendants.

**NOTICE OF SALE**  
THE STATE OF KANSAS TO ALL PERSONS CONCERNED: You are hereby notified that on June 20, 2025 a Journal Entry of Default Judgment for Foreclosure of Mortgage and Other Relief was entered in favor of Sunflower Valley, LLC ("SVL") awarding a judgment on the note and guaranties and foreclosure of its mortgage lien on the following described property located in Butler County, Kansas, to-wit:

**Lot 11, Block J, Herman and McKittrick's Addition to the City of Augusta, Butler County, Kansas**

commonly known as 209 E. Clark, Augusta, Kansas 67010 ("Real Estate"). The amount of SVL's judgment on the Note and the Guaranties in the total amount of \$155,050.00 as of March 31, 2025, plus interest thereafter at the rate set forth in the Note until paid; judgment for all filing costs, process fees, service fees, and attorney fees incurred and to be incurred in this Case until paid; judgment for all sums paid by SVL or due under the Note and the Guaranties prior to any sale SVL elects to pursue under this Judgment for late charges, insufficient funds charges, property inspections, or maintenance expenses; and judgment for all sums advanced or to be advanced by SVL prior to the sale for taxes and insurance premiums. SVL is also granted judgment *in rem* against Defendants' interest in the Real Estate for late charges, insufficient funds charges, property inspections, maintenance expenses, attorney fees, and all sums advanced by SVL for taxes (including real estate taxes) and insurance premiums paid by SVL or due under the Note and the Guaranties after the entry of this judgment and before the judgment granted SVL by this Journal Entry is satisfied

SVL is granted judgment *in rem* against Defendants' interest in the Real Estate for any sums advanced or to be advanced by SVL prior to the sale for real estate taxes and hazard insurance premiums, property preservation costs, and the costs of the sale, including publication charges. This judgment will bear interest as the variable contract rate based on the Wall Street Journal index pursuant to Kan. Stat. Ann. § 16-205(b) (1) until paid in full subject to Kan. Stat. Ann. § 60-2414. You are hereby notified that pursuant to an Order of Sale issued by the District Court of Butler County, Kansas, a Sheriff's Sale of the above-described properties will take place on **Thursday, August 14, 2025 at 10:00 a.m.** at the courthouse steps of the Butler County Courthouse, 201 W. Pine, 2nd Floor Lobby, El Dorado, Kansas 67042.

The sale of the Real Estate

Place your 25-word classified in the KANSAS PRESS ASSOCIATION and 135 more newspapers for only \$300/ wk  
*Find employees, sell your home or your car.*  
Call the Kansas Press Association @ 785-271-5304 today!

• HEALTH •

IF YOU HAD KNEE OR HIP REPLACEMENT SURGERY and suffered an infection between 2020 and the present time, you may be entitled to compensation. Call Attorney Charles H. Johnson 1-800-535-5727

• MISCELLANEOUS •

Attention: VIAGRA and CIALIS USERS! A cheaper alternative to high drugstore prices! 50 Pill Special - Only \$99! 100% guaranteed. CALL NOW: 1-833-641-6607

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GOT AN UNWANTED CAR??? DONATE IT TO PATRIOTIC HEARTS. Fast free pick up. Patriotic Hearts' programs help veterans find work or start their own business. Call 24/7: 1-833-485-0154.

BATH & SHOWER UPDATES in as little as ONE DAY! Affordable prices - No payments for 18 months! Lifetime warranty & professional installs. Senior & Military Discounts available. Call: 1-833-752-0092

STOP OVERPAYING FOR HEALTH INSURANCE! A recent study shows that a majority of

people struggle to pay for health coverage. Let us show you how much you can save. Call Now for a no-obligation quote: 1-833-928-5491 You will need to have your zip code to connect to the right provider

INJURED IN AN ACCIDENT? Don't Accept the insurance company's first offer. Many injured parties are entitled to cash settlements in the \$10,000's. Get a free evaluation to see what your case is really worth. 100% Free Evaluation. Call Now: 1-833-770-0339

AGING ROOF? NEW HOME-OWNER? STORM DAMAGE? You need a local expert provider that proudly stands behind their work. Fast, free estimate. Financing available. Call 1-833-889-4107 Have zip code of property ready when calling!

WATER DAMAGE CLEANUP & RESTORATION: A small amount of water can lead to major damage in your home. Our trusted professionals do complete repairs to protect your family and your home's value! Call 24/7: 1-833-879-1451 Have zip code of service location ready when you call!

PROFESSIONAL LAWN SERVICE: Fertilization, weed control, seeding, aeration and mosquito control. Call now for a free quote. Ask about our first application special! 1-833-887-1317

NEED NEW WINDOWS? Drafty rooms? Chipped or damaged frames? Need outside noise reduction? New, energy efficient windows may be the answer! Call for a consultation & FREE quote today. 1-833-880-0052 You will need to have your zip code to connect to the right provider.

Published in the Butler County Times-Gazette  
Jul 29, 2025  
**ORDINANCE NO. 2025-02**

AN ORDINANCE REGULATING PUBLIC OFFENSES WITHIN THE CORPORATE LIMITS OF THE CITY OF BENTON, KANSAS; INCORPORATING BY REFERENCE THE UNIFORM PUBLIC OFFENSE CODE FOR KANSAS CITIES, 41st EDITION, AND REPEALING ORDINANCE NUMBERED 2024-04. NOW, THEREFORE, be it ordained by the governing body of the City of Benton, Kansas: Section 1. Incorporating the Uniform Public Offense Code. There is hereby incorporated by reference for the purpose of regulating public offenses within the city limits of the City of Benton, Kansas, that certain code known as the "Uniform Public Offense Code", Edition of 2025, prepared and published in book form by the League of Kansas Municipalities, Topeka, Kansas. One official copy of said Uniform Public Offense Code shall be marked or stamped "Official Copy as Adopted by Ordinance No. 2025-02, and to which shall be attached a copy of this Ordinance and filed with the City Clerk to be open to inspection and available to the public at all reasonable hours. The police department, municipal judge, and all administrative departments of the city charged with the enforcement of the Ordinance shall be supplied at the cost of the City of Benton, such number of official copies of such Uniform Public Offense Code similarly marked, as may be deemed expedient. Section 2: This Ordinance shall repeal Ordinance numbered 2024-04. Section 3: This Ordinance shall amend Section 11-101 of the Benton City Code. Section 4: Effective Date. This ordinance shall take effect and be in force upon its passage and publication in the official city newspaper. ADOPTED this 21st Day of July, 2025.

(seal)  
/s/Tyler Gottschalk, Mayor  
ATTEST:  
/s/Joyce Casady, City Clerk

3701440

Published in the Butler County Times-Gazette Jul 29, 2025			
BUTLER COUNTY TREASURER TREASURER'S QUARTERLY REPORT AS OF JUNE 30, 2025			
<b>FUND</b>	<b>BALANCE</b>	<b>FUND</b>	<b>BALANCE</b>
General Fund	\$6,236,000.23	Corrections Juvenile IIP	\$37,296.89
Debt Service	\$66,288.86	Community Correc Sep Fund	\$55,006.74
Self-Insurance	\$3,398,912.33	Community Corr-Adult Isp	\$142,985.99
E.M.S.- Operating	\$1,323,068.21	Community Corr-Juv Isp	\$21,006.05
E.M.S.-Equipment Reserve	\$2,066,970.80	Community Corr-Case Mgmt	\$27,244.03
E.M.S.-Gifts/Donations	\$455.48	Co.Sheriff-Gifts/Donations	\$22,882.43
Rescue Squad-Gifts/Donation	\$10,573.14	District Court Services	\$6,815.53
Landfill Post-Closure	\$3,499,829.86	Child Support Enforcement	\$257,012.99
Pub Wrks- Road & Bridge	\$8,472,378.73	Opioid Settlement	\$271,361.20
Pub Wrks-Bridge Bldg	\$2,678,556.46	Fish & Game	\$3.45
Pub Wrks-Spcl Hwy	\$6,539,440.34	Reg of Deeds - Heritage	\$9,229.00
Pub Wrks-Spcl Road Mach	\$19,57,010.27	Reg of Deeds - Technology	\$485,369.54
Pub Wrks-Landfill	\$1,002,504.28	Clerks - Technology	\$86,129.46
Pub Wrks-Landfill Captl	\$4,714,463.34	Treasurer - Technology	\$6,227.43
Pub Wrks-Sewer Bnd&Int	\$5.09	Logan TWP General	\$295.73
West River 2nd	\$2,726.88	Logan TWP Road	\$2,995.77
Co.Sheriff-Admin	\$19,27,945.17	Rosalia TWP General	\$814.64
Co.Sheriff-Jail	\$720,138.52	Rosalia TWP Road	\$5,330.67
Co.Sheriff-Reserve Officers	\$7,495.63	WS Dist. # 18	\$8.64
Stray Animals	\$200.14	WS Dist. # 22	\$3,1852.07
Misc Drug Dealer Stamp	\$11,915.97	WS Dist. # 27	\$132.70
Co.Sheriff-Jail Reserve	\$1,320,100.36	WS Dist. # 28	\$2,276.25
NoFund Warrant,Ser 2003	\$2.71	WS Dist. # 60	(\$45.03)
NoFund Warrant,Ser 2003B	\$10.10	Public Building Comm	\$15,022.91
Dept of Aging-Admin	\$232,633.92	Bond & Interest Advance R	\$7.59
Aging Reserve	\$19,2,040.64	NRP - Tax Holding Fund	\$167,491.13
Pub Wrks - Clean Up Spcl	\$41,245.71	Commercial M V Holding	\$5,501.75
Butler County 911 Fund	\$321,914.79	Rental Excise Tax Holding	\$3,833.99
800 Mhz maintenance and upgrad	\$1,137,013.28	Severance Tax Holding	\$7,603.42
Misc Spcl Alcohol	\$64,774.82	Federal Land Ent Holding	\$56,744.00
Misc Spcl Parks & Rec	\$34,136.35	Specials Holding	\$115,198.70
Misc Spcl Liability Ded	\$3,13,975.89	Advance Tax Payments	\$2,1253.81
Misc Str Light-Glencoe	\$5,732.35	Tax Holding - Current	\$3,170,696.44
Motor Vehicle Operating	\$84,567.23	Tax Holding - Delinquent	\$673,708.98
Wind Farms	\$34,214.80	M V State Holding	\$382,520.92
Conceal/Carry Permit	\$11,884.36	Tax Holding - Motor Vehicle	\$1,681,674.50
Health Dept-Admin	\$295,485.54	RV Tax Holding	\$28,870.40
Health Dept Reserve	\$405,889.13	Tax Foreclosure Sale	\$236,961.14
County Capital Imprv Rav	\$153,16,481.43	I&A	\$4,412.17
Economic Dev- Rail Salv	\$11,663.63	Physical Fitness	\$7,309.16
Sheriff Equipment Reserve	\$271,845.52	Transportation Federal	\$13,294.31
Election Equip Capital Reserve	\$280,690.00	Transportation State	(\$33,148.34)
County Atty- Drug Seizure	\$343.75	Donations Special Funds	\$187,039.05
County Atty-Diversion Fee	\$411,606.52	RSVP-CNS	\$26,782.92
County Atty- Atty Training	\$19,845.54	Andover Transportation	(\$11,317.53)
Co Sheriff - Drug Seizure	\$8,798.43	ROSS	\$2,641.35
JUSA-Emp Fees	\$136,056.14	Caregiver Information	(\$1476.20)
Civic Plus Holding Fund	\$2,112.06	Caregiver Assistance	(\$2,983.75)
Flex Account	\$57,838.81	Caregiver Respite	(\$16,436.28)
County ProtvCard Clearing	\$16,333.83	PEANE	\$35,709.40
Employee Association	\$10,161.20	Foster Grandparents	\$23,513.31
Vender Fund	\$2,443.44	B&CC	\$4,543.18
Employee Assoc Charity Fund	\$45.40	SCMR	\$44,231.64
Cnty Oil & Gas Depletion Trust	\$462,874.31	Bio-Terrorism	(\$14,222.70)
Fire Dist # 01 General	\$252,617.09	CDRR/Tobacco-Physical Activit	\$3,514.59
Fire Dist # 02 General	\$17,579.16	Childcare Registration	(\$50,757.61)
Fire Dist # 03 General	\$445,382.21	Family Planning	(\$56,226.19)
Fire Dist # 03 Bond & Int	\$19,914.72	Workforce Development	(\$10,984.00)
Fire Dist # 04 General	\$32,356.26	Maternal & Child	(\$155,467.14)
Fire Dist # 05 General	\$36,977.78	State Formula	(\$5,650.26)
Fire Dist # 06 General	\$35,849.98	WIC	\$14,201.97
Fire Dist # 07 General	\$12,025.33	Cities Readiness Initiative	\$28,952.11
Fire Dist # 07 Equip Rav	\$18,223.70	Medical Reserve	\$7,162.75
Fire Dist # 07 Bond & Int	(\$1434.79)	IAP Grant	(\$5,849.19)
Fire Dist # 08 General	\$8,1374.67	L.E.P.C	\$11,657.01
Fire Dist # 08 Bond & Int	\$9,222.84	EMA Communication Enhancement	\$14,465.54
Fire Dist # 12 General	\$29,034.64	Citizens Corp	\$18,101.23
Fire Dist # 09 General	\$42,806.85	County Animal Response Team	\$12,886.99
Fire Dist # 10 General	\$8,521.83	COPS Meth 2004	\$18.1
Fire Dist # 11 General	\$104,678.63	Registered Offender Fund	\$35,310.58
Sewer Dist # 07 Maint	\$2,905.47	Commissary Fund	\$198,603.88
Sewer Dist # 08 Maint	\$3,611.16	Drug Seizure Equitable Sharing	\$8,397.04
Sewer Dist # 09 Maint	\$107,533.49	CY-2008	\$5,298.94
Sewer Dist # 10 Maint	\$31,907.41	VOCA Grant	(\$150,567.24)
Sewer Dist # 12 Maint	\$148,746.32	JJA Admin	\$16,830.27
Sewer Dist # 15 Maint	\$242,516.12	Prevention Block	(\$0.01)
Sewer Dist # 16 Maint	\$9,160.22	C.A.S.A	\$18,890.08
Sewer Dist # 17 Maint	\$89,146.77	JIAS	\$105,188.62
Sewer Dist # 17 Spcl Bond	\$7.53	Public Safety Comm. System	\$70,768.77
Sewer Dist # 19 Maint	\$14,733.24	E-9112008 Grant	\$2,681.69
Grants	\$136,828.36	E-9112010 Grant	\$0.50
CC Reinvestment Grant	\$43,593.33	Mantg Family Presv	\$520.19
			\$77,419,355.76
The above funds are true and accurate to the best of my knowledge and belief.			
/s/Donna Farthing, County Treasurer			
Subscribed and sworn before me this 24th day of July, 2025.			
/s/Tatum Stafford, County Clerk			