**Legal Publications** 

**Legal Publications** 

(First published in the Cowley CourierTraveler Tuesday, 08 19, 2025.) FIRST PUBLISHED IN THE COURIER TRAVELER NOTICE OF GENERAL ELECTION November 4, 2025

STATE OF KANSAS. COUNTY OF COWLEY, WINFIELD, KS OFFICE OF THE COUNTY ELECTION OFFICER

Pursuant to K.S.A. 25-2018(e) the General Election will be held on the 4<sup>th</sup> day of November, 2025 in Cowley County, Kansas for the purpose of election of candidates for the Unified School Districts, Election to wit:

USD 263 - District 1 Position 4

USD 263 - District 2 Position 5

USD 263 - District 3 Position 6

USD 285 - 3 Positions Randi Jo Ferguson Joel M Haden II

USD 358 - District 1 Position 4

USD 358 - District 2 Position 5

USD 358 - District 3 Position 6

Leslie G. Braddy Meagan Cox Brett Martine Brent E. Nispel

USD 462 - Position 4

USD 462 - Position 5 USD 462 - Position 6

Matthew N Tatum USD 463 - Position 4 Adrianne King

USD 463 - Position 5 Scott Eilers James Jirak

Robert L. Claser Mandy McDade

Roy Andreas

Andrea Ball

USD 465 - 2 Year Unexpired Term

Gregg A. Follmer

Levi Wayne Anstine Lori Barnes

USD 471 - Position 4

USD 471 - Position 5

USD 471 - Position 6

Brett E. Bazil Stanley Cochran Bob McGregor Tim Nihart Michael J. Rozell Gary Wilson

City Elections will take place in conjunction with school elections For a list of city candidates please visit: www.cowleycountyks.gov/votingandelections

The voting hours for said General Election will be from 7:00 AM to 7:00 PM.

The voting places in Cowley County shall be as follows:

Qualified electors residing in the city limits of Arkansas City, will vote at:

Central Christian Church, 206 W. Central, Arkansas City. Central Christian Chuffer, 200 W. Central, Arkansas City.

Qualified electors residing in the city limits of Winfield, will vote at:
First United Methodist Church, 1000 Millington, Winfield.

Qualified electors residing in Beaver and Pleasant Valley Townships,
will vote at Pleasant Valley Township Hall, 22277 71<sup>st</sup> Road, Winfield.

Qualified electors residing in Bolton Township, will vote at Bolton
Township Hall, 6789 322<sup>nd</sup> Road, Arkansas City.

Qualified electors residing in Cedar, Dexter (including Dexter City), Grant,
Otter and Spring Creek Townships, will vote at Dexter City
Building, 113 S. Main, Dexter.

Qualified electors residing in East Creswell (including Parkerfield) and

Silverdale Townships, will vote at Parkerfield Community Center, 29271 91st Road, Parkerfield.

Qualified electors residing in **West Creswell Township**, will vote at Central Christian Church, 206 W. Central, Arkansas City. ctors residing in Fairview, Liberty, Salem, Tisdale, Ve and Walnut Townships, will vote at First United Methodist

Church, 1000 Millington, Winfield. Qualified electors residing in Harvey, Omnia (including Atlanta) and Richland Townships, will vote at Cornerstone Christian Church, 422 Main, Atlanta.

Qualified electors residing in Maple (including Udall), Ninnescah (including Udall) and Rock Creek Townships, will vote at

Udall Community Building, 102 E. 1<sup>st</sup>, Udall.

Qualified electors residing in Sheridan, Silver Creek (including Burden) and Windsor (including Cambridge) Townships, will vote at Burden City Building, 401 N. Main, Burden.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal



## **GOODS & SERVICES**

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

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Summit Realty

225 North Summit

620-307-6605

**BERKSHIRE** 

**HATHAWAY** 

HOMESERVICES

PENFED REALTY

RICK HOPPER TEAM

FORMERLY JP WEIGAND

Rick Hopper......620-229-3590

Brian Hopper.....620-218-2221

Ken Patterson....620-218-1713 Roxann Taylor....620-262-7873

Katie Minton......620-229-3432

Diana Frazier.....620-399-3051

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Ken Patterson Auctions

.316-617-5763

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Rick Hopper.......620-229-3590 Ken Patterson.....620-218-1713 .....620-229-4444 Alan Stoll.... Brian Hopper.......620-218-2221

Allen Moore....

DEFORE AUCTION AND REALTY 221-6465 \* \* 112 West 33rd Dan C. Defore.

## **01 Legal Publications**

(First published in the Cowley CourierTraveler Tuesday, 08 12,

IN THE DISTRICT COURT OF CIVIL COURT DEPARTMENT

LAKEVIEW LOAN SERVICING, LLC

Plaintiff.

FREDDIE MANLY JR, JOHN DOE (UNKNOWN TENANT/ OCCUPANT), JANE DOE (UN-KNOWN TENANT/OCCUPANT)

Case No.: CLA-2025-CV-000033

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

#### 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 defen-dants; the unknown spouses of any defendants; the unknown officers. successor trustees, creditors and assigns of any defendants that are assigns or any ucertudants that are existing, dissolved or dormant cor-porations; 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 Cowley County, Kansas, praying to foreclose a real estate mortgage on the following described real estate:

Lots 5 and 6, Block 227, Enterprise Addition to Arkansas City, Cowley County, Kansas.

COMMONLY KNOWN AS: 1310 S B Street, Arkansas City, KS 67005 ("Property")

and all those defendants who have not otherwise been served are re-quired, to plead to the Petition on or before September 22, 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 will be used for that purpose.

Respectfully submitted, MARI-NOSCI 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 ATTORNEY FOR PLAINTIFF

MARINOSCI LAW GROUP. MARINOSCI LAW GROUP, P.C. AS ATTORNEYS FOR THE PLAINTIFF IS ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OB-TAINED WILL BE USED FOR THAT PURPOSE. 8/12, 8/19, 8/26

(First published in the Cowley CourierTraveler Tuesday, 08 05,

COWLEY COUNTY, KANSAS

NATIONSTAR MORTGAGE LLC PLAINTIFF

DANIEL SWITZER, et al. DE-FENDANTS

Case No. CLA-2024-CV-000060

Div. No. K.S.A. 60 TITLE TO REAL ESTATE IN-VOLVED

NOTICE OF SHERIFF'S SALE

Under and by virtue of an Order Onder and by virtue of an Order of Sale issued by the Clerk of the District Court in and for the said County of Cowley, in a certain cause in said Court Numbered CLA-2024-CV-000060, wherein CLA-2024-CV-000060, 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 to the highest bidder for soch in hood the highest bidder for cash in hand at the front door of the courthouse in the City of Windfield in said County, on August 28, 2025, at 10:00 a.m., of said day the following described real estate located in the County of Cowley, State of Kansas, to wit:

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

This is an attempt to collect a debt and any information obtained will be used for that purpose.

David Falletti SHERIFF OF COWLEY COUNTY, KANSAS LOGS LEGAL GROUP LLP Attorneys for Plaintiff
6811 Shawnee Mission Parkway Suite 309
Overland Park, KS 66202 (913) 831-3000 Fax No. (913) 831-3320 Our File No. 24-014289

8/05, 8/12, 8/19



## **01 Legal Publications**

(First published in the Cowley CourierTraveler Tuesday, 08 19,

IN THE DISTRICT COURT OF

COWLEY COUNTY, KANSAS CIVIL DEPARTMENT Rocket Mortgage, LLC f/k/a Quick-en Loans, LLC Plaintiff,

Ashley Meyer; Unknown Spouse, if any, of Ashley Meyer; United States of America, Secretary of Housing and Urban Development; ; Albright Investment Company, Inc.,

Case No. CLW-2025-CV-000050 Court Number: Pursuant to K.S.A. Chapter 60

NOTICE OF SUIT

The State Of Kansas, to the abovenamed 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 successors, trustees, creditors and 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 contested or in porterables the un or any detendants that are of weter 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 devices. 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 notified that a Petition has

heen filed in the District Court of Cowley County, Kansas, praying to foreclose a real estate mortgage on the following described real estate:

Lot 9, Block 248, Fullers Addition to the City of Winfield, Cowley County, Kansas ALSO DESCRIBED AS:

ALSO DESCRIBED AS: Lot 9, Block 248, Fullers First Addition to the City of Winfield, Cowley County, Kansas, common-ly known as 710 E 9th Ave, Win-field, KS 67156 (the "Property") and all those defendants who have not otherwise been served are re-quired to plead to the Petition on or before the September 29, 2025, in the District Court of Cowley County, Kansas. If you fail to plead, judg-ment 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), rractices Act, 15 U.S.C. § 1052C(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 col lect a debt and any information ob lect 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. for

8/19, 8/26, 9/04

16 Garage Sales -**Ark City** 

**Double Take Estate Sales** Living Estate of \$ **Ernie Tauscher** 4392 302nd Rd Ark City, KS

Aug. 21 4-7pm Aug. 22 4-7pm Aug. 23 8-4pm China, tools, beds, collectibles, furniture,

antiques, washer/ dryer. Go to Double Take Estate Sales on Facebook for all pictures, discounts &

information. Cash, Card, Venmo

620-442-4200 **Help Wanted** 

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Might Be

Someone

Else's

Treasure!



The City of South Haven is seeking applications for the full-time position of city maintenance person.

Go to www.cityofsouthhaven.com for job description.

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today.

(First published in the Cowley CourierTraveler Tuesday, 08 19, 2025.)

### NOTICE OF HEARING TO EXCEED REVENUE NEUTRAL RATE AND BUDGET HEARING

The governing body of City of Arkansas City

will meet on September 2, 2025 at 5:30pm at City Hall Commission Chambers for the purpose of hearing and answering objections of taxpayers relating to the proposed use of all funds and the amount of ad valorem tax. Detailed budget information is available at City Hall and will be available at this hearing

BUDGET SUMMARY

Proposed Budget 2026 Expenditures and Amount of 2025 Ad Valorem Tax establish the maximum limits of the 2026 budget. Estimated Tax Rate is subject to change depending on the final assessed valuation.

			0 1 0				
Γ	Prior Year Actual for 2024		Current Year Estimate for 2025		Proposed Budget Year for 2026		
							Proposed
		Actual Tax		Actual Tax	Budget Authority	Amount of 2025	Estimated
FUND	Expenditures	Rate *	Expenditures	Rate *	for Expenditures	Ad Valorem Tax	Tax Rate *
General	11,685,945	50.489	14,194,435	51.922	15,273,985	4,830,404	51.994
Debt Service	2,496,148	7.176	1,946,455	5.323	1,113,794	110,691	1.191
Library	448,915	5.409	479,410	5.345	500,000	472,784	5.089
Special Highway 21	364,749		1,667,088		3,236,885		
Special Recreation 20	17,662		24,500		60,830		
Tourism 23	132,559		152,223		335,507		
Special Alcohol 26	21,798		25,000		89,838		
Land Bank 31	120		2,317		22,673		
Municipalities Fight Addicti	0		0		108,369		
CID Sales Tax 57	79,084		85,000		87,000		
Stormwater 15	215,968		347,342		582,149		
Water 16	6,492,950		12,669,465		11,490,794		
Sewer 18	2,514,772		4,259,382		3,872,258		
Sanitation 19	1,603,693		1,956,614		2,392,218		
Healthcare Sales Tax 44	2,351,752		2,600,000		2,750,000		
Unpledged Healthcare Sales	4,100		154,200		210,412		
Non-Budgeted Funds-A	405,855						
Totals	28,836,070	63.074	40,563,431	62.590	42,126,712	5,413,879	58.274
	Revenue Neutral Rate**						57.478

37,927,781

Total Tax Levied	4,906,483		5,339,912		xxxxxxxxxxxx				
Assessed									
Valuation	77,705,705		85,317,389		92,903,280				
Outstanding Indebtedness,									
January 1,	<u>2023</u>		<u>2024</u>	_	<u>2025</u>				
G.O. Bonds	23,080,000		21,765,000		19,830,000				
Revenue Bonds	16,415,000		15,955,000		10,640,000				
Other	9,500,000		9,291,483		9,473,037				
Lease Purchase Principal	519,146		417,801		313,525				

2,689,775

26,146,295

49,514,146

\*\*Revenue Neutral Rate as defined by KSA 79-2988

Less: Transfers

Net Expenditure

Total

\*Tax rates are expressed in mills

Jennifer C. Waggoner City Official Title: Finance Director/Treasurer

# **YOUR AD** Could be here! Call 620-442-4200

1.150.000

40.976.712



**ASTRO-GRAPH** 



Eugenia

LEO - July 23-Aug. 22

TOMORROW'S BIRTHDAY -

Wednesday, August 20, 2025 Action is necessary, but the way you approach it will be crucial to your success. Keep your plans and movements to yourself, and you'll find it easier to navigate your way into a key position. You can advise and moti-

interference from others diminish your chance to advance your agenda. LEO (July 23-Aug. 22) -- Change will be costly. Change your plans to fit your budget. Intelligence and action will carry you forward. Travel, teach and lay down a solid foundation to build prospects.

vate others to join your team. Refuse to let

VIRGO (Aug. 23-Sept. 22) -- A high-energy approach to change will give your plans an appealing spin to anyone seeking a positive transformation. An opportunity to connect with people in a position of power is apparent. LIBRA (Sept. 23-Oct. 23) -- Expand your cir-

boredom or to ensure you spend your time wisely. Let go of the past, and it will be easier to manifest how you want your life to unfold. SCORPIO (Oct. 24-Nov. 22) -- What you do will have a mòre significant influence on your future than what you allude to. Learn, travel

and talk with experts who can offer insights and worthwhile connections. SAGITTARIUS (Nov. 23-Dec. 21) -- With change comes opportunity. Look around and head in a direction that offers hope for a brighter future. Dwelling on the past doesn't

cash and possessions in a safe place. Be wary of scammers and unrealistic propositions. Talks that lead to long-term plans and promises are in the stars. AQUARIUS (Jan. 20-Feb. 19) -- Discipline, hard work and innovative ideas will separate you from any competition you encounter. Take

help promote new beginnings.

pride in who you are, and your confidence will make you the go-to person among your asso-PISCES (Feb. 20-March 20) -- Don't dwell on what doesn't happen; press forward with fortitude and enthusiasm, and vou'll find better opportunities. When one door closes, another

ARIES (March 21-April 19) -- Let your personality shine. Feedback from outsiders will help you reflect on why someone close to you may not be on board with a venture you want TAURUS (April 20-May 20) -- Play by the

will open.

rules. Trying to take shortcuts will backfire. Use your voice to question and analyze others' suggestions. Opportunities will come from good information and proper verification. GEMINI (May 21-June 20) -- Pick up the pace, participate in events that make you think and try new things. Expect to face opposition

adopt change CANCER (June 21-July 22) -- A creative investment will have more leverage than you first imagine. Follow the trail and see where it

from those close to you who are unwilling to

leads. Love, romance and personal improvements will give you the boost you need to take

TOMORROW'S BIRTHDAY -Thursday, August 21, 2025

You are sitting on a wealth of knowledge and experience that can help you win a position of importance. Whether you are gaining experience or dispensing wisdom, this year will bring about a positive transformation. Remain motivated and ready to take on whatever

comes your way, and progress will follow. LEO (July 23-Aug. 22) -- Give and get. Take the good with the bad and turn it into something unique. Don't pay for the mistakes of others or agree to participate in someone else's journey if it might cost you. VIRGO (Aug. 23-Sept. 22) -- Keep tabs on

your finances and use your skills constructively to ensure you enhance your popularity with those who can help you reach your goal. Stick with and trust those who share your values. LIBRA (Sept. 23-Oct. 23) -- Take the high road. Don't let temptation win or anyone put

you in a vulnerable position. Procrastination is the enemy, and lucidity and action are the path to victory SCORPIO (Oct. 24-Nov. 22) -- You can't change others, but you can spare yourself the cle and see what others are doing to combat grief of trying. Channel your energy into some-

thing constructive. Concentrate on what will

help you achieve your goal.

SAGITTARIUS (Nov. 23-Dec. 21) -- Take pride in where and how you live. Make adjustments that suit your lifestyle and help you perform at your best. Look for opportunities that offer a chance to learn and explore new pos-CAPRICORN (Dec. 22-Jan. 19) -- Don't get

angry when action is necessary. Assess the situation and take the steps to achieve optimal results. Direct your energy acutely, set aside CAPRICORN (Dec. 22-Jan. 19) -- Put your your ego and do your best. AQUARIUS (Jan. 20-Feb. 19) -- Pull everything together. Rise to the occasion, and you'll bring about positive changes that will sur-

prise you and everyone else. A partnership or agreement will lead to monetary gains. PISCES (Feb. 20-March 20) -- An event offering insight into a novel way to use your skills will encourage you to add upgrades that help you stand out. Your charm and contributions will lead to new connections.

essential if you want to receive valid input on what to do next. Conversations with experts will help you verbalize your thoughts and enable you to support your plans. TAURUS (April 20-May 20) -- Avoid stubbornness and arguments with people who can affect your life. Listen carefully, and you'll figure

ARIES (March 21-April 19) -- Participation is

out who is looking out for your best interests and who is trying to exploit you. GEMINI (May 21-June 20) -- A home improvement, office or designated workout space can significantly enhance your life. Focus your energy on research and expanding

your knowledge, skills and interests. CANCER (June 21-July 22) -- Think big, but budget wisely. Keep a record of what you eat, drink and spend. Too much of anything can be detrimental, physically, emotionally and finan-

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