



# Classifieds

01

Legal Publications

(First published in the Cowley CourierTraveler Tuesday, 08 19, 2025.)  
FIRST PUBLISHED IN THE COURIER TRAVELER  
August 19, 2025  
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**  
Crystal Smith

**USD 263 - District 2 Position 5**  
Destiny Myers

**USD 263 - District 3 Position 6**  
Steve R Fry Sr.

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

**USD 358 - District 1 Position 4**  
No Candidate

**USD 358 - District 2 Position 5**  
Nicholas B Ruyke

**USD 358 - District 3 Position 6**  
Cynthia Terry

**USD 396 - 4 Positions**  
Leslie G. Braddy  
Meagan Cox  
Brett Martinez  
Katherine McCosh  
Brent E. Nispel

**USD 462 - Position 4**  
Garrett Branscum

**USD 462 - Position 5**  
Bob D Cook

**USD 462 - Position 6**  
Matthew N Tatum  
**USD 463 - Position 4**  
Adrienne King

**USD 463 - Position 5**  
Scott Eilers  
James Jirak

**USD 463 - Position 6**  
Robert L. Clasen  
Mandy McDade

**USD 465 - 3 Positions**  
Roy Andreas  
Andrea Ball  
Jalaine Richardson

**USD 465 - 2 Year Unexpired Term**  
Gregg A. Follmer

**USD 470 - 3 Positions**  
Levi Wayne Anstine  
Lori Barnes  
Matt Mayo

**USD 471 - Position 4**  
Delbert N Kemp Jr.

**USD 471 - Position 5**  
Kent Killingsworth

**USD 471 - Position 6**  
Echo Vaden

Cowley County Community College Board of Trustees - 4 Positions  
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.cowleycountysks.gov/votingandelections](http://www.cowleycountysks.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.  
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 91<sup>st</sup> Road, Parkerfield.  
Qualified electors residing in **West Creswell Township**, will vote at **Central Christian Church**, 206 W. Central, Arkansas City.  
Qualified electors residing in **Fairview, Liberty, Salem, Tisdale, Vernon 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), Ninescah (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 this 19<sup>th</sup> day of August, 2025.

Karen Madison, County Election Officer

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Legal Publications

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(First published in the Cowley CourierTraveler Tuesday, 08 12, 2025.)

IN THE DISTRICT COURT OF COWLEY COUNTY, KANSAS  
CIVIL COURT DEPARTMENT

LAKEVIEW LOAN SERVICING, LLC  
Plaintiff,  
vs.  
FREDDIE MANLY JR, JOHN DOE (UNKNOWN TENANT/OCCUPANT), JANE DOE (UNKNOWN TENANT/OCCUPANT), ET AL.

Defendants.

Case No.: CLA-2025-CV-000033  
Division No.

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 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; 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 required 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 obtained 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, P.C. AS ATTORNEYS FOR THE PLAINTIFF IS ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.  
8/12, 8/19, 8/26

(First published in the Cowley CourierTraveler Tuesday, 08 05, 2025.)

IN THE DISTRICT COURT OF COWLEY COUNTY, KANSAS

NATIONSTAR MORTGAGE LLC PLAINTIFF

vs.

DANIEL SWITZER, et al. DEFENDANTS

Case No. CLA-2024-CV-000060  
Div. No. K.S.A. 60  
TITLE TO REAL ESTATE INVOLVED

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 Cowley, in a certain cause in said Court Numbered 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 cash in hand at the front door of the courthouse in the City of Winfield 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), ANDERSON'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

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

IN THE DISTRICT COURT OF COWLEY COUNTY, KANSAS  
CIVIL DEPARTMENT

Rocket Mortgage, LLC f/k/a Quick-en Loans, LLC  
Plaintiff,  
vs.  
Ashley Meyer; Unknown Spouse, if any, of Ashley Meyer; United States of America, Secretary of Housing and Urban Development; : Albright Investment Company, Inc., Defendants.

Case No. CLW-2025-CV-000050  
Court Number:  
Pursuant to K.S.A. Chapter 60  
**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, 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; 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 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: **Lot 9, Block 248, Fullers Addition to the City of Winfield, Cowley County, Kansas**

**ALSO DESCRIBED AS:**  
**Lot 9, Block 248, Fullers First Addition to the City of Winfield, Cowley County, Kansas**, commonly known as 710 E 9th Ave, Winfield, KS 67156 (the "Property") and all those defendants who have not otherwise been served are required 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, judgment and decree will be entered in due course upon the Petition.

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 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.com  
Attorneys for Plaintiff  
(248096)  
8/19, 8/26, 9/04

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

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8/12, 8/19, 8/26

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IN THE DISTRICT COURT OF COWLEY COUNTY, KANSAS

NATIONSTAR MORTGAGE LLC PLAINTIFF

vs.

DANIEL SWITZER, et al. DEFENDANTS

Case No. CLA-2024-CV-000060  
Div. No. K.S.A. 60  
TITLE TO REAL ESTATE INVOLVED

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 Cowley, in a certain cause in said Court Numbered 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 cash in hand at the front door of the courthouse in the City of Winfield 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), ANDERSON'S ADDITION TO THE CITY OF ARKANSAS CITY, KANSAS. Commonly known as 1020 North 2nd Street, Arkansas City, Kansas 67005

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David Falletti  
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Attorneys for Plaintiff  
6811 Shawnee Mission Parkway - Suite 309  
Overland Park, KS 66202  
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CIVIL DEPARTMENT

Rocket Mortgage, LLC f/k/a Quick-en Loans, LLC  
Plaintiff,  
vs.  
Ashley Meyer; Unknown Spouse, if any, of Ashley Meyer; United States of America, Secretary of Housing and Urban Development; : Albright Investment Company, Inc., Defendants.

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

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Our File No. 24-014289  
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NOTICE OF HEARING TO EXCEED REVENUE NEUTRAL RATE AND BUDGET HEARING
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