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TO ADVERTISE

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ANNOUNCE

Announcements

LighthouseTCO
Topeka Bottoms Generational Study Are you or your family members descendants of people who were displaced by Topeka's urban renewal projects in the 1950s and 1960s?

If so, Lighthouse TCO would like to hear your story. Please complete the survey linked below or scan the QR code to access the survey. You do not need to live in Topeka now to complete the survey: <https://tinyurl.com/23cbvzv>. Questions about the study? Call (785) 633-9453 or email tara.wallace@lghthse.com

STUFF

Cemetery Lots

Two cemetery plots For sale two cemetery plots at the Topeka cemetery. Plots are in section 88 lot 154, graves 1&2. Selling each plot for \$700. The cemetery charges \$1050 per plot. mattwt@cox.net

2 CHOICE LOTS Clear deed, Memorial Park Cemetery, will not separate. \$2,000. Call 785-230-1185.

Wanted to Buy

FREON WANTED: Certified buyer looking for R12, R22, & more! Call Peter at 312-500-4275

Get results. Advertise in CLASSIFIEDS!

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REAL ESTATE

Farms for Sale

Pottawatomie County River Front Farm
PRICE REDUCED! 237 Acres w/ almost 1 mile of Kansas River Frontage w/ 110 acres of wildlife habitat ideal for white tail deer & other wildlife. There is 127 acres of Kansas River bottom crop ground that is open to farm in the 2025 growing season. Crop ground was planted last year to corn that yielded 187 bu per acre. Price \$1,200,000. For more info go to Pearlrealestate.org or contact
Mike Pearl
785-256-5174
Pearl Real Estate & Appraisal Service., Inc.

Open House

OPEN HOUSE
Sunday, 6/8/25 1-3PM
7141 SW Lancelot Lane
New listing, 4BR, 3 1/2BA, spacious Ranch home, walk-out bsmt, 4,009sqft living space. Many upgrades in last 2 yrs including all new interior paint, Acorn stair lift to basement, ramp in garage & other handicap features. Beautiful large kit., 2 islands, formal liv. & din.rms, oversized garage. Too many great features to mention. See pics & details on Sunflower MLS. Large corner Sherwood lot. Great location. Washburn Rural schools. Bill Hagg, 785-608-6966
Better Homes & Garden Wostal Realty, 785-367-4747

PUBLIC NOTICES

Public Notices

public notice is hereby served in the matter of Anthony Esquivel v Alexis Olivia Yvonne Covington in the quiet title proceedings in shawnee county court case # SN-2025-CV-181, concerning vehicle ID VIN 2MEHM75W65X606312 A 2005 MERCURY grand marquis, notice is hereby given that you are required to show in court on 08/06/2025 to present any evidence you have of your claim to said vehicle. this is an action to clear the title and establish the clear owner of the vehicle, respond to the court by 08/06/2025 at Shawnee County Courthouse 200 SE 7th Street, Room 209 Topeka, KS 66603
Phone: (785) 251-6700

Public Notices

Fax: (785) 251-4908
the defendant must respond by 07/11/2025 to the clerk of the court listed in this notice or judgement will find in favor of the plaintiff
June 1, 8, 15 2025
LHUT0307825

Homes

JOBS

Professional

Senior Analyst, Asset Based Finance positions available at Security Benefit Business Services, LLC in Topeka, Kansas.
To apply, submit resume and cover letter to: Michelle Waggoner, HR Generalist, 1 Security Benefit Place, Topeka, Kansas 66636 or by email to michelle.waggoner@securitybenefit.com. Job Duties: Conduct financial analysis to guide the coverage of structured debt and loan assets, including but not limited to asset-backed securities (ABS), collateralized loan obligations (CLO), residential mortgage-backed securities (MBS/RMBS), and commercial mortgage-backed securities (CMBS). Responsible for conducting financial analysis and overall due diligence on existing positions and new potential investments to understand collateral performance, deal structure, market dynamics, and assessment of investment risk using investment technology platforms (Bloomberg, Intex, etc.), preparing financial models, investment memoranda, and other necessary analysis. Assist investment team in originating investments suitable to Security Benefit's risk and return objectives. Assist with trading, pricing, audit/finance/investment operations requests, legal and regulatory documentation regarding Security Benefit's investment portfolio. Responsible for ad hoc and periodic reporting on portfolios of assets and specific investments. Prepare and assist internal and external parties with review and analysis of data and reports for completeness, validity, and reasonableness. Form and maintain business relationships by interfacing with debt issuers and other sources of deal origination. Collaborate with multiple teams, including but not limited to Operations Team, Investment Accounting Team, Legal Team, to ensure efficient and timely completion of required responsibilities. Minimum Education Requirement: Bachelor's degree in Financial Mathematics, Financial Actuarial Mathematics, or related field. Minimum Experience Requirement: 18 months of experience in structured debt investment analysis.

JOBS

Professional

Senior Test Automation Architect positions available at Security Benefit Business Services in Topeka, Kansas.
To apply, submit resume and cover letter to: Michelle Waggoner, HR Generalist, 1 Security Benefit Place, Topeka, Kansas 66636 or by email to michelle.waggoner@securitybenefit.com. Job Duties: Develop and maintain our software testing framework, as well as create and drive automated test suites. Design, develop, and maintain manual and automated tests and perform manual tests as required. Supervise software quality analyst and engineering teams, including overseeing QA projects and utilization. Collaborate with developers, product owners, and business users to understand business requirements and come up with test strategy. Identify dependencies and risks/concerns with testing activities or release schedule. Perform system integration of all trade life cycle applications to maintain good quality trade workflow. Execute various testing activities such as Acceptance, Regression, System, Functional, Integration and some level of Performance testing. Create, maintain, and execute test plan and test strategy by working with different teams across the business unit. Develop and maintain user documentation. Work with QA, Product, DevOps, and Development team members for implementation and to set up, and maintain continuous integration pipeline. Research new testing tools and capabilities in the market and analyze their effectiveness in our process to suggest improvements. Train and mentor other analysts in test automation and other quality assurance strategies. Minimum Education Requirement: Bachelor's degree in Computer Science, Computer Engineering, Computer Applications, Electronics, or related field, or foreign equivalent. Employer will accept 3 or 4 year bachelor's degree. Minimum Experience Requirement: 5 years experience, including 5 years leading or overseeing quality assurance (QA) and 3 years experience using Selenium and QA technologies.

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RENTALS

PUBLISHER'S NOTICE
All real estate advertised herein is subject to the Federal Fair Housing Act, which makes it illegal to advertise any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination. We will not knowingly accept any advertising for real estate which is in violation of the law. All persons are hereby informed that all dwellings advertised are available on an equal opportunity basis.

Single Family Rentals

2bd 1ba 2 car garagew/loft above garage, \$800 mo 800 deposit, no pets appliances furnished 310 702 1729

AUTO

Autos Wanted

\$300 to \$2,000 For Cars or Trucks Running or Not Call 24 hrs., 234-0292, dlr.

Cars

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GARAGE SALES & AUCTIONS

Auction

GARAGE SALES & AUCTIONS

Auction

REAL ESTATE AUCTION
SATURDAY, JUNE 21, 2025 * 10:00 AM
****HOUSE SELLS at 12:00 Noon****
AUCTION LOCATION: 821 Harris Ave., MANHATTAN, KS 66502

JERRY RAY CASPER ESTATE

DESCRIPTION:
Prime location alert! Don't miss the opportunity to own 821 Harris Avenue. Nestled in a fantastic neighborhood, this charming home is within walking distance to Kansas State University and vibrant Historic Aggieville. Featuring 3 beds, 1 bath on the main level, a separate entrance basement apartment (potential income!), a detached 2-car garage and a beautiful limestone exterior.

REAL ESTATE TERMS: Property sells AS-IS, WHERE IS. A 10% non-refundable down payment is required on the day of sale by check. Buyer must be able to close on or before July 25, 2025. Buyer needs a bank letter of loan approval or funds verification. Costs of Owner's Title Policy to be split equally between Buyer and Seller. Buyers are responsible for understanding all zoning, building & other regulations associated with the property prior to the day of auction. All announcements day of sale take precedence over written materials. Listing agent is serving as Designated Seller's Agent.

PERSONAL PROPERTY SELLING:

1979 GMC Caballero with up-graded 350.
TOOLS & OUTDOOR: Multiple push mowers, extension ladders, McCalls cabinets, shovels, rakes, brooms, screwdrivers, socket set, saws, electric drills & grinders, jigsaws, fans, hammers, wrenches, crescent wrenches, pliers, torque wrench, pneumatic cutoff tool, hacksaws, drill bits, assorted clamps, mallets, crow-bars, air tools and accessories, vehicle ramps, assorted wood, extension cords, cable come-along, garden hoses, heat gun, bench grinders, bottle jacks, organizers, squares, levels, hedge trimmers, weed eaters, window AC units, dolly, battery charger, outdoor plastic chairs.
COLLECTIBLE & HOUSEHOLD: Multiple customizing kits for model cars, model planes, flat screen TVs, speakers, stereos, monitors, circuit boards, electronic blower motors & electrical accessories, electric heaters, box fans, vintage glasses, shot glasses, knives, Tupperware, plates, cups, mugs, bowls, kitchen small appliances, collectible Coke glass & artwork, Atlas jars, big glass jars, ceramic tea pot, candy dishes, silverware, pots, pans, baking dishes & sheets, roll top desk, bedroom dressers, nightstands, beds & frames, lamps, sitting chairs, dining table & chairs, coffee table, vintage bicycle, couch, artwork, erector set, decorative plates, galvanized wash tub.

Check us out on Facebook & Online for more info www.kscrossroads.com www.facebook.com/KScrossroadsauctions

NATE HOLLENBECK, Listing Agent/ Auction Coordinator, 785-477-1220
ANDREW SYLVESTER, Auctioneer, 785-456-4352
TERRI HOLLENBECK, Broker/Owner, 785-223-2947

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