

CLASSIFIEDS/PUBLIC NOTICES

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PUBLIC NOTICE

Published in the Butler County Times-Gazette Jul 26, Aug 2 , 9, 2025

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

In the Matter of the Estate of RONALD E. LONG, Deceased.

Case No. BU-2025-PR-112
Title to Real Estate Involved Pursuant to K.S.A. Chapter 59

NOTICE TO CREDITORS

The State of Kansas To All Persons Concerned:

You are hereby notified that a Petition for Probate of Will and Issuance of Letters Testamentary was filed in this Court by Catherine Louise Stiles Lietz, surviving daughter and named executor in the Last Will and Testament of Ronald E. Long, deceased, dated February 14, 2022, praying that the Will filed with the petition be admitted to probate and record, that she be appointed as executor without bond, and that she be granted Letters Testamentary.

All creditors of the above-named decedent are notified to exhibit their demands against the estate within four (4) 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. Creditors filing demands are required to provide a copy of the demand to the estate representative.

CATHERINE LOUISE STILES LIETZ
Petitioner

DEPEW GILLEN RATHBUN & MCINTEER, LC
Attorneys for Petitioner
8301 E. 21st Street
North, Suite 450
Wichita, KS 67206-2936
Telephone: (316) 262-4000

3689320

Need privacy and speed? Ask about our "blind boxes."

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!

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

We Buy Vintage Guitars! Looking for 1920-1980 Gibson, Martin, Fender, Gretsch, Epiphone, Guild, Mosrite, Rickenbacker, Prairie State, D'Angelico, Stromberg, And Gibson Mandolins / Banjos. These brands only! Call for a quote: 1-833-641-6990

CASH PAID FOR HIGH-END MEN'S SPORT WATCHES. Rolex, Breitling, Omega, Patek Philippe, Heuer, Daytona, GMT, Submariner and Speedmaster. These brands only! Call for a quote: 1-833-641-4573.

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-

PUBLIC NOTICE

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IN THE DISTRICT COURT OF BUTLER COUNTY, KANSAS CIVIL DEPARTMENT

GITSIT Solutions, LLC, not in its individual capacity but solely in its capacity as Separate Trustee of GITSIT Mortgage Loan Trust BB-PLC1 Plaintiff, vs.

Case No. BU-2025-CV-000086
Court No. Title to Real Estate Involved Pursuant to K.S.A. §60 Joseph B. Ferguson, et al. Defendants,

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 on August 21, 2025 at the time of 10:00 AM at the second floor of the Butler County Courthouse, Kansas, the following real estate:

LOT 4, BLOCK "D", IN LAKECREST ADDITION TO THE CITY OF AUGUSTA, BUTLER COUNTY, KANSAS, Parcel ID No. Commonly known as 1928 Prairie Lane, Augusta, KS 67010 ("the Property") MS210346

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.

Butler County Sheriff

MILLSAP & SINGER, LLC
By: Aaron M. Schuckman, #22251
aschuckman@msfirm.com
Dwayne A. Duncan, #27533
dduncan@msfirm.com
612 Spirit Dr.
St. Louis, MO 63005
(636) 537-0110
(636) 537-0067 (fax)
ATTORNEYS FOR PLAINTIFF
MILLSAP & SINGER, LLC AS ATTORNEYS FOR GITSIT Solutions, LLC, not in its individual capacity but solely in its capacity as Separate Trustee of GITSIT Mortgage Loan Trust BBPLC1 IS ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

3689330

PUBLIC NOTICE

Published in the Butler County Times-Gazette Jul 26, Aug 2 , 9, 2025

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

In the Matter of the Estate of RONALD E. LONG, Deceased.

Case No. BU-2025-PR-112
Title to Real Estate Involved Pursuant to K.S.A. Chapter 59

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You are hereby notified that a Petition for Probate of Will and Issuance of Letters Testamentary was filed in this Court by Catherine Louise Stiles Lietz, surviving daughter and named executor in the Last Will and Testament of Ronald E. Long, deceased, dated February 14, 2022, praying that the Will filed with the petition be admitted to probate and record, that she be appointed as executor without bond, and that she be granted Letters Testamentary.

All creditors of the above-named decedent are notified to exhibit their demands against the estate within four (4) 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. Creditors filing demands are required to provide a copy of the demand to the estate representative.

CATHERINE LOUISE STILES LIETZ
Petitioner

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PUBLIC NOTICE

Published in the Butler County Times-Gazette Jul 26, Aug 2 , 9, 2025

IN THE DISTRICT COURT OF BUTLER COUNTY, KANSAS CIVIL DEPARTMENT

Freedom Mortgage Corporation Plaintiff, vs.

Case No. BU-2025-CV-000050
Court No. Title to Real Estate Involved Pursuant to K.S.A. §60 Clifford J. Lewis, et al. Defendants,

NOTICE OF SALE

Published in the Butler County Times-Gazette Jul 26, Aug 2 , 9, 2025

IN THE DISTRICT COURT OF BUTLER COUNTY, KANSAS CIVIL DEPARTMENT

PennyMac Loan Services, LLC Plaintiff, vs.

Case No. BU-2025-CV-000075
Court No. Title to Real Estate Involved Pursuant to K.S.A. §60 Jonathan Clark, et al. Defendants,

NOTICE OF SALE

Published in the Butler County Times-Gazette Jul 26, Aug 2 , 9, 2025

IN THE DISTRICT COURT OF BUTLER COUNTY, KANSAS CIVIL DEPARTMENT

U.S. Bank National Association, not in its Individual Capacity but solely as Indenture Trustee for the CIM Trust 2020-R7 Mortgage-Backed Notes, Series 2020-R7 Plaintiff, vs.

Case No. BU-2025-CV-000090
Court No. Title to Real Estate Involved Pursuant to K.S.A. §60 Jose J. Treto, et al.

PUBLIC NOTICE

Defendants,

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 on August 21, 2025 at the time of 10:00 AM at the second floor of the Butler County Courthouse, Kansas, the following real estate:

LOT 20, LAKESIDE TRACTS, BUTLER COUNTY, KANSAS., Parcel ID No. /Tax ID 001-297000. Commonly known as 804 North Phillips Street, Andover, KS 67002 ("the Property") MS209314

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.

Butler County Sheriff

MILLSAP & SINGER, LLC
By: Aaron M. Schuckman, #22251
aschuckman@msfirm.com
Dwayne A. Duncan, #27533
dduncan@msfirm.com
612 Spirit Dr.
St. Louis, MO 63005
(636) 537-0110
(636) 537-0067 (fax)
ATTORNEYS FOR PLAINTIFF
MILLSAP & SINGER, LLC AS ATTORNEYS FOR Freedom Mortgage Corporation IS ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

3689380

PUBLIC NOTICE

Defendants,

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 on August 21, 2025 at the time of 10:00 AM at the second floor of the Butler County Courthouse, Kansas, the following real estate:

LOT 4, BLOCK "D", IN LAKECREST ADDITION TO THE CITY OF AUGUSTA, BUTLER COUNTY, KANSAS, Parcel ID No. Commonly known as 1928 Prairie Lane, Augusta, KS 67010 ("the Property") MS210346

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.

Butler County Sheriff

MILLSAP & SINGER, LLC
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Dwayne A. Duncan, #27533
dduncan@msfirm.com
612 Spirit Dr.
St. Louis, MO 63005
(636) 537-0110
(636) 537-0067 (fax)
ATTORNEYS FOR PLAINTIFF
MILLSAP & SINGER, LLC AS ATTORNEYS FOR GITSIT Solutions, LLC, not in its individual capacity but solely in its capacity as Separate Trustee of GITSIT Mortgage Loan Trust BBPLC1 IS ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

3689330

PUBLIC NOTICE

Published in the Butler County Times-Gazette Jul 26, Aug 2 , 9, 2025

IN THE DISTRICT COURT OF BUTLER COUNTY, KANSAS CIVIL DEPARTMENT

Freedom Mortgage Corporation Plaintiff, vs.

Case No. BU-2025-CV-000050
Court No. Title to Real Estate Involved Pursuant to K.S.A. §60 Clifford J. Lewis, et al. Defendants,

NOTICE OF SALE

Published in the Butler County Times-Gazette Jul 26, Aug 2 , 9, 2025

IN THE DISTRICT COURT OF BUTLER COUNTY, KANSAS CIVIL DEPARTMENT

PennyMac Loan Services, LLC Plaintiff, vs.

Case No. BU-2025-CV-000075
Court No. Title to Real Estate Involved Pursuant to K.S.A. §60 Jonathan Clark, et al. Defendants,

NOTICE OF SALE

Published in the Butler County Times-Gazette Jul 26, Aug 2 , 9, 2025

IN THE DISTRICT COURT OF BUTLER COUNTY, KANSAS CIVIL DEPARTMENT

U.S. Bank National Association, not in its Individual Capacity but solely as Indenture Trustee for the CIM Trust 2020-R7 Mortgage-Backed Notes, Series 2020-R7 Plaintiff, vs.

Case No. BU-2025-CV-000090
Court No. Title to Real Estate Involved Pursuant to K.S.A. §60 Jose J. Treto, et al.

PUBLIC NOTICE

Defendants,

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 on August 21, 2025 at the time of 10:00 AM at the second floor of the Butler County Courthouse, Kansas, the following real estate:

LOT 3, IN ADLESPPERGER THIRD ADDITION, TO THE CITY OF EL DORADO, BUTLER COUNTY, KANSAS., Parcel ID No. 007-5398000. Commonly known as 1806 W 5Th Ave, El Dorado, KS 67042 ("the Property") MS216272

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.

Butler County Sheriff

MILLSAP & SINGER, LLC
By: Aaron M. Schuckman, #22251
aschuckman@msfirm.com
Dwayne A. Duncan, #27533
dduncan@msfirm.com
612 Spirit Dr.
St. Louis, MO 63005
(636) 537-0110
(636) 537-0067 (fax)
ATTORNEYS FOR PLAINTIFF
MILLSAP & SINGER, LLC AS ATTORNEYS FOR PennyMac Loan Services, LLC IS ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

3689420

PUBLIC NOTICE

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LOT 5, BLOCK F IN LAKECREST ADDITION, TO THE CITY OF AUGUSTA, IN BUTLER COUNTY, KANSAS., Parcel ID No. 008-295-15-0-40-21-006.00-0. Commonly known as 1804 N Meadowlake, Augusta, KS 67010 ("the Property") MS198155

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.

Butler County Sheriff

MILLSAP & SINGER, LLC
By: Aaron M. Schuckman, #22251
aschuckman@msfirm.com
Dwayne A. Duncan, #27533
dduncan@msfirm.com
612 Spirit Dr.
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(636) 537-0110
(636) 537-0067 (fax)
ATTORNEYS FOR PLAINTIFF
MILLSAP & SINGER, LLC AS ATTORNEYS FOR U.S. Bank National Association, not in its Individual Capacity but solely as Indenture Trustee for the CIM Trust 2020-R7 Mortgage-Backed Notes, Series 2020-R7 IS ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

3689460

PUBLIC NOTICE

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3689460

PUBLIC NOTICE

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 on July 21, 2025, a Petition for Probate of Will and Issuance of Letters Testamentary was filed in this Court by Michael Devine, Executor of the Estate of Billie R. Smith, deceased. You are hereby required to file your written defenses thereto on or before August 29, 2025, at 9:00 o'clock a.m. of such day, in said Court, in the City of El Dorado, Butler County, Kansas, at which time and place the cause will be heard. Should you fail, 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 (4) 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.

Michael Devine, Petitioner

SUBMITTED BY:

MARTIN, PRINGLE, OLIVER WALLACE & BAUER, L.L.P.
By /s/ Bryce T. Hayden
Brent A. Mitchell, # 15629
Bryce T. Hayden, #29387
Attorneys for Petitioner 3693400

PUBLIC NOTICE

K.S.A. CHAPTER 59

NOTICE OF HEARING AND NOTICE TO CREDITORS

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By /s/ Bryce T. Hayden
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Attorneys for Petitioner 3693400

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Attorneys for Petitioner 3693400

PUBLIC NOTICE

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 on July 21, 2025, a Petition for Probate of Will and Issuance of Letters Testamentary was filed in this Court by Michael Devine, Executor of the Estate of Billie R. Smith, deceased. You are hereby required to file your written defenses thereto on or before August 29, 2025, at 9:00 o'clock a.m. of such day, in said Court, in the City of El Dorado, Butler County, Kansas, at which time and place the cause will be heard. Should you fail, 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 (4) 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.

Michael Devine, Petitioner

SUBMITTED BY:

MARTIN, PRINGLE, OLIVER WALLACE & BAUER, L.L.P.
By /s/ Bryce T. Hayden
Brent A. Mitchell, # 15629
Bryce T. Hayden, #29387
Attorneys for Petitioner 3693400

PUBLIC NOTICE

K.S.A. CHAPTER 59

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