

CLASSIFIEDS/PUBLIC NOTICES

PUBLIC NOTICE

Published in the Butler County Times-Gazette Sep 13, 20, 27, 2025
IN THE DISTRICT COURT OF BUTLER COUNTY, KANSAS

Wintrust Mortgage, a division of Barrington Bank & Trust Company, N.A. Plaintiff, vs.

Case No. BU25CV98
 K.S.A. 60
 Mortgage Foreclosure (Title to Real Estate Involved)

Donald D White, et al., Defendants.

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 Butler, State of Kansas, in a certain cause in said Court Numbered **BU25CV98**, 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 **10:00 am, on 10/07/2025, at the front door of Butler County Courthouse** Butler County Courthouse, the following described real estate located in the County of Butler, State of Kansas, to wit:

A TRACT DESCRIBED AS BEGINNING AT THE NORTHWEST CORNER OF LOT 1, BLOCK 6, BOBB'S ADDITION TO THE CITY OF EL DORADO; THENCE SOUTH 60 FEET; THENCE EAST 160 FEET; THENCE NORTH 60 FEET; THENCE WEST 160 FEET TO THE PLACE OF BEGINNING, BUTLER COUNTY, KANSAS Physical Address: 412 North Washington Street,

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El Dorado, KS 67042-1857
 SHERIFF OF BUTLER COUNTY, KANSAS
 Respectfully Submitted,
 By: /s/ Arthur Demske
 Shari Ashner, KS # 14498
 Shawn Scharenborg, KS # 24542
 Arthur Demske, KS # 29502
 Bonial & Associates, P.C.
 12400 Olive Blvd., Suite 555
 St. Louis, MO 63141
 Phone: (913) 214-5031
 Fax: (314) 567-8015
 Email(s): shari.ashner@bonialpc.com; Arthur.demske@bonialpc.com
 Attorney for Plaintiff
 3832630

Published in the Butler County Times-Gazette Sep 13, 20, 27, 2025
IN THE THIRTEENTH JUDICIAL DISTRICT DISTRICT COURT, BUTLER COUNTY, KANSAS PROBATE DEPARTMENT

IN THE MATTER OF THE ESTATE OF JAMES MICHAEL SIMS, a.k.a. JAMES SIMS, a.k.a. JIMMY SIMS, deceased.

Case Number: BU-2025-PR-00133
 REAL ESTATE INVOLVED PURSUANT TO CHAPTER 59 OF K.S.A.

NOTICE OF HEARING

You are hereby notified that a petition has been filed in this Court by Cynthia K. Sims, f.k.a. Cynthia K. Sims, f.k.a. Cindy Sims, the surviving spouse and an of James Michael Sims, a.k.a. James Sims, a.k.a. Jimmy Sims, deceased, praying that descent be determined to personal and Kansas real property more specifically described in said petition, and to all other personal property and other Kansas real estate owned by decedent at the time of his death, and that such per-

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sonal property and Kansas real estate owned by the decedent at the time of her death be assigned pursuant to the Kansas laws of intestate succession. You are required to file your written defenses thereto on or before October 17, 2025, at 11:00 a.m. in the Probate Department of the District Court of Butler County, Kansas, at which time and place the cause will be heard. Should you fail to file written defenses, judgment and decree will be entered in due course upon the petition. Cynthia K. Swan, Petitioner

Leon G. Keiter, S.C. #9376
 JORGENSEN & KEITER, CHARTERED
 Post Office Box 3416
 Wichita, Kansas 67201
 Telephone: (316) 267-0200
 Attorneys for Petitioner
 3840790

Published in the Butler County Times-Gazette Sep 13, 20, 27, 2025
 (IN THE DISTRICT COURT OF BUTLER COUNTY, KANSAS)

EDWARD LEON TRAMMEL, Plaintiff, vs.

Case No. BU-2025-CV-000207
 VIRGINIA LUXURY MOTORS, USED IMPORTS AUTO, TOYOTA OF SANTA BARBARA, SKAF INVESTMENTS, and STATE OF KANSAS, DEPARTMENT OF REVENUE, DIVISION OF MOTOR VEHICLES, STATE OF KANSAS, AND ALL OTHER PERSONS UNKNOWN, CLAIMING ANY RIGHT, TITLE, ESTATE, LIEN OR INTEREST IN THE PROPERTY DESCRIBED IN THE PETITION ADVERSE TO PLAINTIFF'S OWNERSHIP, OR ANY CLOUD ON PLAINTIFF'S TITLE THERETO. Defendants.

NOTICE OF SUIT

THE STATE OF KANSAS to all persons 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 Edward Leon Trammell praying that title be quieted in his name in the 1991 560 SEL 4-Door Mercedes, VIN WDBCA39E-OMAS96803, located in Butler County, Kansas and particularly described in said Petition.

You are hereby required to plead to said Petition on or before the (41 days after 1st publication) 24th day of October, 2025, in the Court of Butler County, Kansas. If you fail to plead, judgment and decree will be entered in due course upon the Petition.

Edward Leon Trammell Plaintiff

CONNELL & CONNELL
 Tim Connell #09923
 318 West Central
 P.O. Box 6
 El Dorado, Kansas 67042
 316-321-4300 Phone
 316-321-1530 Fax
 tim@connellandconnell.com
 Attorneys for Plaintiff
 3846580

Published in the Butler County Times-Gazette Sep 27, Oct 4, 11, 2025
IN THE THIRTEENTH JUDICIAL DISTRICT DISTRICT COURT, BUTLER COUNTY, KANSAS FAMILY LAW DEPARTMENT

IN THE MATTER OF THE MARRIAGE OF LYNETTE M. DRYDEN, Petitioner, and BRET A. DRYDEN, Respondent.

Case No.: BU-2025-DM-000192
 Pursuant to K.S.A. Chapter 23

NOTICE OF SUIT

STATE OF KANSAS TO BRET A. DRYDEN AND ALL OTHER CONCERNED PERSONS: You are notified that a Petition has been filed in Butler County, Kansas District Court by Lynette M. Dryden praying for an absolute decree of divorce, and you are hereby required to plead to the Petition within 42 days of the first publication date in the Court at El Dorado, Kansas. If you fail to plead, judgment will be entered upon the Petition. Lynette M. Dryden, Petitioner

Susan M. Locke, SC#28595
 ADAMS JONES

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LAW FIRM, P.A.
 1635 N. Waterfront Parkway, Ste. 200
 Wichita, KS 67206-6623
 Phone: (316) 265-8591
 Fax: (316) 265-9719
 Email: slocke@adamsjones.com
 Attorney for Petitioner
 3890210

Published in the Butler County Times-Gazette Sep 27, Oct 4, 11, 2025
IN THE THIRTEENTH JUDICIAL DISTRICT DISTRICT COURT OF BUTLER COUNTY, KANSAS PROBATE DEPARTMENT

IN THE MATTER OF THE ESTATE OF MARJORIE RUTH SIMMONS, Deceased

Case No. BU-2025-PR-000142

NOTICE TO CREDITORS

THE STATE OF KANSAS TO ALL PERSONS CONCERNED:

You are hereby notified that on September 22, 2025, a Petition was filed in this Court by Steven D. Carr as Executor named in the Last Will and Testament of Marjorie Ruth Simmons, deceased.

All creditors are notified to exhibit their demands against the Estate within the latter of four months from the date of first publication of notice under K.S.A. 59-2236 and amendments thereto, or if the identity of the creditor is known or reasonably ascertainable, 30 days after actual notice was given as provided by law, and if their demands are not thus exhibited, they shall be forever barred.

STEVEN D. CARR, Petitioner

Trent H. Wetta, KS SC #25364
 twetta@hinklaw.com
 HINKLE LAW FIRM LLC
 1617 North Waterfront Parkway, Suite 400
 Wichita, Kansas 67206
 Telephone: (316) 267-2000
 Facsimile: (316) 630-8466
 Attorneys for Petitioner
 3890600

Published in the Butler County Times-Gazette Sep 27, 2025
ORDINANCE NO G-1452

AN ORDINANCE OF THE CITY OF EL DORADO, KANSAS, ESTABLISHING A REINVESTMENT HOUSING INCENTIVE DISTRICT WITHIN THE CITY AND ADOPTING A PLAN FOR THE DEVELOPMENT OF HOUSING AND PUBLIC FACILITIES IN SUCH DISTRICT, AND MAKING CERTAIN FINDINGS IN CONJUNCTION THEREWITH (124 S. MAIN REINVESTMENT HOUSING INCENTIVE DISTRICT).

WHEREAS, K.S.A. 12-5241 et seq. (the "Act") authorizes cities incorporated in accordance with the laws of the state of Kansas (the "State") to designate reinvestment housing incentive districts within such city; and

WHEREAS, prior to such designation the governing body of such city shall conduct a housing needs analysis to determine what, if any, housing needs exist within its community; and

WHEREAS, after conducting such analysis, the governing body of such city may adopt a resolution making certain findings regarding the establishment of a reinvestment housing incentive district and providing the legal description of property to be contained therein; and

WHEREAS, after publishing such resolution, the governing body of such city shall send a copy thereof to the Secretary of the Kansas Department of Commerce (the "Secretary") requesting that the Secretary agree with the finding contained in such resolution; and

WHEREAS, if the Secretary agrees with such findings, such city may proceed with the establishment of a reinvestment housing incentive district within such city and adopt a plan for the development or redevelopment of housing and public facilities in the proposed district; and

WHEREAS, the City Commission (the "Governing Body") of the City of El Dorado, Kansas (the "City") has performed a Housing Needs Analysis dated August, 2023 (the "Analysis"), a copy of which is on file in the office of the City Clerk;

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and

WHEREAS, Resolution No. 2997 adopted by the Governing Body made certain findings relating to the need for financial incentives relating to the construction of quality housing within the City, declared it advisable to establish a reinvestment housing incentive district pursuant to the Act, and authorized the submission of such Resolution and the Analysis to the Kansas Department of Commerce in accordance with the Act; and

WHEREAS, the Secretary of the Kansas Department of Commerce has heretofore authorized the City to proceed with the establishment of a reinvestment housing incentive district pursuant to the Act; and

WHEREAS, the City has caused to be prepared a plan (the "Plan") for the development or redevelopment of housing and public facilities in the proposed 124 S. Main Reinvestment Housing Incentive District (the "District") in accordance with the provisions of the Act; and

WHEREAS, the Plan includes:

- The legal description and map required by K.S.A. 12-5244(a).
- The existing assessed valuation of the real estate in the proposed District listing the land and improvement value separately.
- A list of the names and addresses of the owners of record of all real estate parcels within the proposed District.
- A description of any housing and public facilities project or projects that are proposed to be constructed or improved in the proposed District, and the location thereof.
- A listing of the names, addresses, and specific interests in real estate in the proposed District of the developers responsible for development of the housing and public facilities in the proposed District.
- The contractual assurances, if any, the Governing Body has received from such developer or developers, guaranteeing the financial feasibility of specific housing tax incentive projects in the proposed District.
- A comprehensive analysis of the feasibility of providing housing tax incentives in the proposed District as provided in the Act, which shows the public benefit derived from the District will exceed the costs and that the income therefrom, together with all public and private sources of funding, will be sufficient to pay for the public improvements that may be undertaken in the District.

WHEREAS, the Governing Body of the City has heretofore adopted Resolution No. 3014, which made a finding that the City is considering establishing the proposed District and adopting the proposed Plan pursuant to the Act, set forth the boundaries of the proposed District, provided a summary of the proposed Plan, called a public hearing concerning the establishment of the proposed District for September 15, 2025, and provided for notice of such public hearing as provided in the Act; and

WHEREAS, a public hearing was held on September 15, 2025, after notice was duly published and delivered in accordance with the provisions of the Act; and

WHEREAS, upon and considering the information and public comments received at the public hearing, the Governing Body of the City hereby deems it advisable to make certain findings to establish the proposed District and to adopt the proposed Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF EL DORADO, KANSAS:

Section 1 . Findings . The Governing Body hereby finds that notice of the public hearing conducted September 15, 2025, was duly made in accordance with the provisions of the Act.

Section 2 . Creation of Reinvestment Housing Incentive District . A Reinvestment Housing Incentive District is hereby created within the City in accordance with the provisions of the Act, which shall

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consist of the following described real property:

The South 43.5 feet of Lot 8, Block 1, to the Original Town of El Dorado, Butler County, Kansas,

Together with public rights-of-way adjacent thereto

The District's boundaries do not contain any property not referenced in Resolution No. 3014, which provided notice of the public hearing on the creation of the District and adoption of the Plan.

Section 3 . Approval of Development Plan . The Plan for the development or redevelopment of housing and public facilities in the District, as presented to the Governing Body this date, is hereby approved.

Section 4 . Adverse Effect on Other Governmental Units . If, within 30 days following the conclusion of the public hearing on September 15, 2025, any of the following occurs, the Governing Body shall take action to repeal this Ordinance:

(a) The Board of Education of Unified School District No. 490, Butler County, Kansas (El Dorado) determines by resolution that the District will have an adverse effect on such school district; or

(b) The Board of County Commissioners of Butler County, Kansas, determines by resolution that the District will have an adverse effect on such county.

As of this date, the City has not received a copy of any such resolution and is not aware of the adoption of any such resolution by the governing body of either Unified School District No. 490, Butler County, Kansas (El Dorado) or of Butler County, Kansas.

Section 5 . Further Action . The Mayor, City Clerk, city officials and employees, including the City Attorney, and Gilmore & Bell, P.C., are hereby further authorized and directed to take such other actions as may be appropriate or desirable to accomplish the purposes of this Ordinance; provided, however, the disbursement of incremental tax revenues of the District shall be further subject to the execution of a Development Agreement between the City and Frontier Development Group LLC or an affiliate thereof.

Section 6 . Effective Date . This Ordinance shall be effective upon its passage by the Governing Body and publication one time in the official City newspaper.

PASSED by the Governing Body of the City of El Dorado, Kansas, and **SIGNED** by the Mayor on September 15, 2025.

(SEAL)
 /s/ Bill Young
 Mayor
 ATTEST:
 /s/ Emerald Ashlock
 City Clerk

3891370

Published in the Butler County Times-Gazette Sep 27, Oct 4, 11, 2025
IN THE THIRTEENTH JUDICIAL DISTRICT DISTRICT COURT OF BUTLER COUNTY, KANSAS

In the Matter of the Estate of GREGORY WAYNE MAXWELL, Deceased.

Case No. BU-2025-PR-000137
 Division VI,
 Judge Chad Crum
 TITLE TO REAL ESTATE INVOLVED (Petition Pursuant to K.S.A. Chapter 59)

NOTICE OF HEARING ON PETITION FOR DETERMINATION OF DESCENT

THE STATE OF KANSAS TO ALL PERSONS CONCERNED: You are hereby notified that a Petition for Determination of Descent has been filed in this Court by Petitioner, BRANDON MAXWELL, as sole heir of GREGORY WAYNE MAXWELL, Deceased, requesting: Descent be determined of the following Real Property legally described as:

The North Half of Lot Numbered 2, in MECCA ACRES, a subdivision in the East Half of the Northwest Quarter of Section Numbered 30, Township Numbered 27 South, Range Numbered 3 East of the 6th P.M., in Butler County, Kansas,

Place your 25-word classified in the KANSAS PRESS ASSOCIATION and 135 more newspapers for only \$300/ wk
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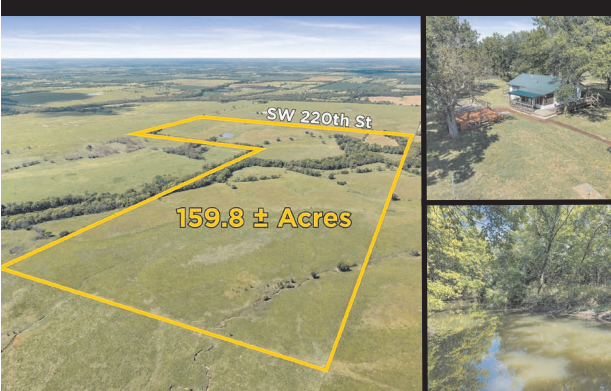


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