SENIOR SENSE

What you need to know about home equity loans

By Brandpoint

If you have large or unexpected expenses on the horizon, you may have access to an untapped resource: your home. You could use some of the equity you've built up in your house to meet financial goals, depending on how much equity you have and how you use it.

experts at Navy Federal Credit Union to explain how home equity loans work and when you should - or shouldn't - use your home's equity.

What is a home equity loan?

In basic terms, a home equity loan is money you're borrowing using your home as collateral. The equity in your home equals how much of your home's value you actually own (not counting the mortgage you're still paying off).

Home equity loans are frequently offered at lower interest rates than other loans, so they may be a great option for consolidating debt on higher interest credit cards, or large home improvement projects.

You can determine how much equity you have in your home, and how much your home equity loan payments are likely to be, using online calculators.

Here are the two most common types of home equity loans:

Fixed-rate equity loan: This is a lump sum amount you'll draw from

your home's equity, paying back monthly at a fixed interest rate for the life of the loan, so you'll know exactly what to expect. Fixed-rate home equity loans are typically used for:

Home improvements/ repairs

- Debt consolidation
- •Large purchases
- Life events Home equity line of

Here's a guide from the credit (HELOC): This is a line of credit secured by the home, which lets you borrow funds if and when needed, up to a set maximum credit limit. You only have to repay the funds you borrow. HELOCs are typically used for:

- Home improvements
- •Emergency funds Medical expenses
- Debt consolidation

The best use of a home equity loan or home equity line of credit is when the money you borrow increases your home's value via renovations or repairs, as this continues building the equity you're borrowing against. You may also have tax benefits for using the loan toward home improvements, so it's recommended to consult a tax professional.

When NOT to use a home equity loan or HELOC

Because these loans use your home as collateral, remember that you'll want to be sure you can stay on track with loan repayments. For this reason, financial experts advise against using home equity to borrow for

things including:

A car purchase: An auto loan is usually a better choice for purchasing a new or used vehicle. Interest rates on auto loans tend to be similar or lower than home equity loans, and auto loans usually require little paperwork and fewer fees.

Vacations: It's better to save up for near-term wants like vacations or large-screen TVs than using your home's equity for something offering no financial return.

College: Consider all options - including federal student loans, scholarships, grants and private student loans - before tapping into home equity.

LIFE'S TOURS ON THE EDGE!

A home equity loan may be a consideration if current mortgage rates are significantly lower than federal student loan rates, especially for graduate or professional degrees. But unlike federal student loans, if you use home equity to pay for college, you won't qualify for income-driven repayment plans or loan forgiveness programs.

Starting a business: Your best bet for launching a business is a business loan through a financial institution or the U.S. Small Business Administration (SBA). If your business fails and you have a home equity loan or HELOC you can't

repay, you're putting your managing your finances. home on the line.

Recurring expenses: Using home equity to cover everyday bills can be a slippery slope. Consider your long-term ability to repay the loan. Since your home is your collateral, missed payments could lead to foreclosure.

Make a smart plan Your home equity is a

valuable resource for

Planning ahead and understanding your repayment responsibilities is crucial for making the best use of a home equity loan or home equity line of credit. For more information and to explore your home equity options, visit NavyFederal.org/equity. Navy Federal is federally insured by NCUA. Equal Housing Lender.



- support through each step of the way.
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- We offer a range of comprehensive services, including consultations.



Edward Jones

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Valley Center public notice

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(Published in The Ark Valley News 2025. July 31, 2025.)

OFFICIAL NOTICE OF BOARD OF ZONING APPEALS MEETING

(Case No. V-2025-05) At 7:00 PM on Tuesday, August 26, 2025, in the Council Room of City Hall, the City of Valley Center Board of Zoning Appeals will consider the application of Larry Hall, Big Larry's Burgers LLC, pursuant to City Code 17 10 08 who is petitioning to exceed the square footage allowance for signage. The property is addressed as 328 S. Meridian Ave., Valley Center, KS 67147.

Legal Descriptions: BEG 13 FT N SW COR LOT 9 TH N 127 FT E 205 FT S 127 FT W 205 FT TO BEG H & M REPLAT OF CARROTHER'S

You may appear at this time either in person or by agent or attorney, if you so desire, and be heard on the matter. You may also view the meeting on the City of Valley Center's YouTube channel or Public Access Channel 7 on COX, but if so doing, will not be able to speak during the public hearing portion of the meeting. After hearing the views and wishes of all persons interested in the case, the Board of Zoning Appeals may close the hearing and render a decision. The public hearing may be recessed and continued from time to time without further notice. DATED this 29th day of July,

Public notice

Seneca Street.

revision.

(Case No. V-2025-06)

At 7:00 PM on Tuesday, August 26, 2025, in the Council Room of City Hall, the City of Valley Center Board of Zoning Appeals will consider the application of Spike Anderson, pursuant to City Code 17.10.08, who is petitioning to have lot width narrower than allowed. The property is addressed as 525 S. Abilene Ave., Valley Center, KS 67147.

Legal Descriptions: BEG ELY NE COR LOT 1 TH SELY 50.22 FT SWLY 120.19 FT SWLY 32.28 FT NWLY 125.69 FT E 169.97 FT TO POB BLOCK 1 VALLEY PARK 6TH

You may appear at this time either in person or by agent or attorney if you so desire and be heard on the matter. You may also view the meeting on the City of Valley Center's YouTube channel or Public Access Channel 7 on COX, but if so doing, will not be able to speak during the public hearing portion of the meeting. After hearing the views and wishes of all persons interested in the case, the Board of Zoning Appeals may close the hearing and render a decision. The public hearing may be recessed and continued from time to time without further notice. DATED this 29th day of July,

OFFICIAL NOTICE OF PLAN-NING AND ZONING BOARD MEET-

(Case No. RZ-2025-06)

At 7:00 PM on Tuesday, August 26, 2025, in the Council Room of City Hall, the City of Valley Center Plan ning and Zoning Board will consider the application of Spike Anderson, pursuant to City Code 17.11, who is petitioning for rezoning of a parcel from C-2 (general business district) to R-1B (single-family district). The subject property is currently addressed as 525 S. Abilene Ave., Valley Center, KS 67147.

Legal Description: BEG ELY NE COR LOT 1 TH SELY 50.22 FT SWLY 120.19 FT SWLY 32.28 FT NWLY 125.69 FT E 169.97 FT TO POB BLOCK 1 VALLEY PARK 6TH

You may appear at this time either in person or by agent or attorney, if you so desire, and be heard on the matter. You may also view the meeting on the City of Valley Center's YouTube channel or Public Access Channel 7 on COX, but if so doing, will not be able to speak during the public hearing portion of the meeting. After hearing the views and wishes of all persons interested in the case, the Planning and Zoning Board may close the hearing and render a decision. The public hearing may be recessed and continued from

time to time without further notice DATED this 29th day of July

(Case No. SD-2025-03)

At 7:00 PM on Tuesday, August 26, 2025, in the Council Room of City Hall, the City of Valley Center Planning and Zoning Board will consider the application of 4Front LLC, pursuant to Section 16.04, who is petitioning for approval of a preliminary plat for land located on the east side of Interurban Dr. between Meadow Rd and 93rd St N (not currently addressed), Valley Center, KS 67147.

Legal Descriptions: PT W 1/2 NW 1/4 COMM NE COR THEREOF TH S 1764.29 FT FOR POB S 879.8 FT S 446.6 FT W 200.31 FT S 766.96 FT NWLY 1581.57 FT TH ALG CUR TO RIGHT 78.58 FT NWLY 683.99 FT E 1204.95 FT TO BEG SEC 25-25-1W, and COMM NE COR NW 1/4 S 661.08 FT TO POB TH S 1103.21 FT W 1204.95 FT NWLY 231.59 FT NELY 126.29 FT N 839.92 FT E 1189.24 FT TO BEG SEC 25-25-1W

You may appear at this time either in person or by agent or attornev. if you so desire, and be heard on the matter. You may also view the meeting on the City of Valley Center's YouTube channel or Public Access Channel 7 on COX, but if so

doing, will not be able to speak during the public hearing portion of the meeting. After hearing the views and wishes of all persons interested in the case, the Planning and Zoning Board may close the hearing and render a decision. The public hearing may be recessed and continued from time to time without further notice.

DATED this 29th day of July, 2025.

(Case No. SU-2025-01) At 7:00 PM on Tuesday, August 26, 2025, in the Council Room of City Hall, the City of Valley Center Planning and Zoning Board will consider the application of Howard Hancock and Terry Sowers, pursuant to Section 17.11, who are petitioning for approval of a special use application (pallet recycling facility) for 201 S Cedar, Valley Center, KS 67147.

Legal Descriptions: BEG S LI SL&SF RR 689.87 FT SE OF WLI SE1/4 SE 550.26 FT SW 410 FT NW 550.26 FT NE 410 FT TO BEG. SEC

You may appear at this time either in person or by agent or attorney, if you so desire, and be heard on the matter. You may also view the meeting on the City of Valley Center's YouTube channel or Public Access Channel 7 on COX, but if so doing, will not be able to speak during the public hearing portion of the meeting. After hearing the views and wishes of all persons interested in the case, the Planning and Zoning Board may close the hearing and render a decision. The public hearing may be recessed and continued from time to time without further notice.

DATED this 29th day of July,

ATTEST: / Kyle Fiedler / Kyle Fiedler, Secretary / Gary Janzen / Gary Janzen, Chairman

Public notice

(Published in The Ark Valley News July 17, 2025. Subsequently published on July 24, 2025, and July 31, 2025.)

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> IN THE EIGHTEENTH JUDICIAL DISTRICT DISTRICT COURT, SEDGWICK COUNTY, KANSAS PROBATE DEPARTMENT

IN THE MATTER OF THE ESTATE OF)

JULIA PAULINE BRITTON, a/k/a JULIA P. BRITTON, Deceased.

PURSUANT TO K.S.A. CHAPTER 59

REAL ESTATE INVOLVED

Case No. SG-2025-PR-000959

NOTICE TO CREDITORS

THE STATE OF KANSAS TO ALL PERSONS CONCERNED: You are notified that a Petition for Probate of Will and Issuance of Letters Testamentary was filed on June 30, 2025, in this Court by Deana Lawless, an heir, devisee and legatee, and Executor named in the Last Will and Testa

ment of Julia Pauline Britton, deceased. All creditors of the decedent 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

Deana Lawless, Petitioner

Public notice

(First published in The Ark Valley News on July 24, 2025. Subsequently published July 31, 2025, and Aug. 7, 2025.)

IN THE EIGHTEENTH JUDICIAL DISTRICT DISTRICT COURT, SEDGWICK COUNTY, KANSAS PROBATE DEPARTMENT

IN THE MATTER OF THE ESTATE) CASE NO. SG-2024-PR-001114 ALICIA J. WIDDOWS, Deceased.

NOTICE OF HEARING

THE STATE OF KANSAS TO ALL PERSONS CONCERNED: You are notified that a Petition for Final Settlement has been filed in this Court by Gregory R. Hoffman, the duly appointed, qualified and acting Executor of the Estate of Alicia J. Widdows, deceased, requesting that Petitioner's acts be approved; account be settled and allowed; the heirs be determined; the Last Will and Testament be construed and the Estate be

assigned to the persons entitled thereto; the Court find the allowances requested for Executor's fees, and attorneys' fees and expenses are reasonable and should be allowed; the costs be determined and ordered paid; the administration of the Estate be closed; upon the filing of receipts the Petitioner be finally discharged as the Executor of the Estate of Alicia J. Widdows, deceased, and the Petitioner be released from further liability.

You are required to file your written defenses to the Petition on or before August 19, 2025, at 10:00 a.m. in the District Court, in Wichita, Sedgwick County, Kansas, at which time and place the cause will be heard. Should you fail to file your written defenses, judgment and decree will be entered in due course upon the Petition.

/s/ Gregory R. Hoffman, Petitioner

SUBMITTED BY:

BEVER DYE, LC **Epic Center** 301 N. Main Street, Ste. 600 Wichita, Kansas 67202-4806 (316) 263-8294 Attorneys for Petitioner

Maps and detailed analysis of the revision can be reviewed at the City of Valley Center Community Development Department, 545 W. Clay Street, Valley Center, KS 67147. Interested persons may call may contact Josh Yarrow of WSP USA Inc at 785-207-3184.

(Published in The Ark Valley News July 31, 2025.)

The City of Valley Center and Sedgwick County

Community Development, in accordance with National

Flood Insurance Program regulation 65.7(b)(1),] hereby

gives notice of the City of Valley Center and Sedgwick

County's intent to revise North Seneca Street along

Trailsview Slough to the confluence with West Chisholm

Creek. Specifically, the flood hazard information shall be

revised along Trailsview Slough from the confluence with

West Chisholm Creek, to just downstream of North

As a result of the revision, the floodway shall widen and

narrow, the 1% annual chance water-surface elevations

shall increase and decrease, and the 1% annual chance

floodplain shall widen and narrow within the area of