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LEGAL PUBLICATION

**DISTRICT COURT, BOURBON COUNTY, KANSAS
CIVIL DEPARTMENT**

COMMUNITY NATIONAL BANK & TRUST,)
) CASE NO.
) BB-2026-CV-000022
v. LARRY P. GEORGE,)
)
) UNKNOW SPOUSE OF LARRY P. GEORGE,)
) et al.)

NOTICE OF SUIT

THE STATE OF KANSAS TO:

ALL UNKNOWN PARTIES and all other persons who are or may be concerned:

McGinnis Auction Service, LLC
Dalton Reid McGinnis
(620) 215-3159

Assistant Auctioneers: Marty Read, Charlie Johnson and Marvin Swickhammer



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You are hereby notified that a Petition for Foreclosure has been filed in the District Court of Bourbon County, Kansas, by Community National Bank and Trust, praying for foreclosure of certain real property described as follows:

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A portion of the West Half of the Southwest Quarter of Section Twenty-five (25), Township Twenty-six (26) South, Range Twenty-one (21) East of the Sixth Principal Meridian, Bourbon County, Kansas, bounded and described as follows: Beginning at the Southwest corner of said Section Twenty-five (25); thence North along the West line of said Southwest Quarter a distance of 901.5 feet; thence East 387 feet; thence South 901.5 feet; thence West 387 feet to the point of beginning. Except all the oil, gas and other minerals in and under and that may be produced from said land and of all future rentals and bonuses on said land for oil, gas and other mineral privileges. This reservation includes the right of ingress and egress over and across the above described real property. Commonly known as 605 20th St. Savonburg, KS 66772.

and you are required to plead to the Petition on or before the 22nd day of April 2026 in the District Court of Bourbon County, Kansas. If you fail to plead, judgment and decree will be entered in due course upon said Petition.

Respectfully Submitted:
/s/ Creath L. Pollak
Creath L. Pollak, #21681
MINTER & POLLAK, LC
800 E. 1st St., Suite 310
Wichita, Kansas 67202
(316) 265-0797
Creath@mp-firm.com
Attorneys for Plaintiff
MINTER & POLLAK, LC AS ATTORNEYS FOR PLAINTIFF IS ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Publication Dates: March 11, 18 and 25, 2026

LEGAL PUBLICATION

Millsap & Singer, LLC
8900 Indian Creek Parkway, Suite 180
Overland Park, KS 66210
(913) 339-9132
(913) 339-9045 (fax)

**IN THE DISTRICT COURT OF BOURBON COUNTY, KANSAS
CIVIL DEPARTMENT**

GITSIT Solutions, LLC, not in its individual capacity but solely in its capacity as Separate Trustee of GV Trust 2025-1)
) Case No. BB-2026-CV-000020
) Court No.
) Title to Real Estate Involved
Plaintiff,)
) Pursuant to K.S.A. §60
vs.)
)
Ronald Lee Rains (Deceased),)
Sharon Rains (Deceased), Unknown)
Heirs of Ronald Lee Rains)
(Deceased), Jane Doe, John Doe,)
Jill Evans aka Cecilia Jill Rains)
Evans, and Shannon Rains, et al.,)
Defendants)

NOTICE OF SUIT

STATE OF KANSAS to the above named Defendants and The Unknown Heirs, executors, 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; and the unknown guardians, conservators and trustees of any defendants that are minors or are under any legal disability and all other person who are or may be concerned:

You are hereby notified that a Petition has been filed in the District Court of Bourbon County, Kansas by GITSIT Solutions, LLC, not in its individual capacity but solely in its capacity as Separate Trustee of GV Trust 2025-1, praying to foreclose a mortgage on the following described real estate:

THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF KANSAS, COUNTY OF BOURBON, CITY OF FT SCOTT, AND IS DESCRIBED AS FOLLOWS:
LOT NINE (9), BLOCK FOUR (4), COUCH'S EAST SIDE ADDITION TO THE CITY OF FORT SCOTT, KANSAS Parcel ID No. 006-119-29-0-30-11-006.00-0. Commonly known as 317 S Broadway, Fort Scott, KS 66701 ("the Property") MS 230964

and all those defendants who have not otherwise been served are required to plead to the Petition on or before April 21, 2026 in the District Court of Bourbon County, Kansas. If you fail to plead, judgment and decree will be entered in due course upon the request of plaintiff.

MILLSAP & SINGER, LLC

By: _____
Dwayne A. Duncan, #27533
dduncan@msfirm.com
612 Spirit Dr.
St. Louis, MO 63005
(636) 537-0110
(636) 537-0067 (fax)

ATTORNEY FOR PLAINTIFF
MS 230964.464606 KJFC

MILLSAP & SINGER, LLC IS ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Publication Dates: March 11, 18 and 25, 2026

INVITATION FOR DEMOLITION BIDS – STRUCTURE

Sealed bids will be received until 2 PM on Wednesday, February 18, 2026, at the office of the City Clerk, City Hall, 123 S. Main Street, or P. O. Box 151, Fort Scott, KS for the demolition and lot cleaning at:

1815 E. Oak, Fort Scott, KS 66701

The structure is legally described as: PARCEL #006-119-29-0-10-07-010.00-0 LEGALLY DESCRIBED AS CAMERONS ADDITION SUBDIVISION ORIG BLK 5, LOTS 22, 23 24, BLK 2 IN BOURBON COUNTY, IN THE CITY OF FORT SCOTT, KANSAS.

Contractors' insurance requirements are Contractor's Liability Insurance with limits of \$100,000 and \$500,000 to protect the Contractor and his subcontractors against claims due to accidents which may occur or result from operations under the contract. Property Insurance shall cover the use of all equipment, hoist, and motor vehicles on the site, or hauling materials or debris from the site and Demolition Insurance.

- PLEASE ACKNOWLEDGE THE FOLLOWING IN YOUR BID:**
- 1.) All building materials are to be removed including house, foundation, fence and lot scraped clean.
 - 2.) Any basements, under structure, or accessory structure must be filled with compacted compatible soil.
 - 3.) Furnish acceptable fill material (black dirt) to leave lot with proper slope for water runoff and mowable condition.
 - 4.) Lot shall be seeded for grass to be able to grow.
 - 5.) All utilities must be properly disconnected prior to demolition per City requirements. Checklist available at signing of agreement.
 - 6.) Work should be completed within 20 days from acceptance of bid.
 - 7.) The contractor will bring in all landfill receipts from the Bourbon County Landfill to the Codes Department to ensure payment after completion.

SEALED BIDS ONLY will be received by the City Clerk until the stated time and date and publicly opened by the proper agent located at City Hall, 123 S. Main Street in Fort Scott, Kansas. **NO EMAILED BIDS WILL BE ACCEPTED AND MUST BE SEALED AND SUBMITTED SEPARATELY IF BIDDING ON MULTIPLE OPPORTUNITIES.**

Please contact Norman Nation, or Leroy Kruger in the Codes Department at 620-223-0550 or at the above address between 8:00 A.M. and 5:00 P.M. except Saturdays and Sundays.

THE CITY RESERVES THE RIGHT TO REFUSE ANY AND ALL BIDS
Publication Dates: March 11, 2026

INVITATION FOR DEMOLITION BIDS – STRUCTURE

Sealed bids will be received until 2 PM on Wednesday, March 18, 2026, at the office of the City Clerk, City Hall, 123 S. Main Street, or P. O. Box 151, Fort Scott, KS for the demolition and lot cleaning at:

406 Horton, Fort Scott, KS 66701

The structure is legally described as: PARCEL #006-127-25-0-40-09-011.00-0 LEGALLY DESCRIBED AS C70 COUCH'S ADDITION, LOT 4 BLK 7, IN BOURBON COUNTY, IN THE CITY OF FORT SCOTT, KANSAS


Contractors' insurance requirements are Contractor's Liability Insurance with limits of \$100,000 and \$500,000 to protect the Contractor and his subcontractors against claims due to accidents which may occur or result from operations under the contract. Property Insurance shall cover the use of all equipment, hoist, and motor vehicles on the site, or hauling materials or debris from the site and Demolition Insurance.

- PLEASE ACKNOWLEDGE THE FOLLOWING IN YOUR BID:**
- 1.) All building materials are to be removed including house, foundation, fence and lot scraped clean.
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Publication Dates: March 11, 2026



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