CLASSIFIEDS/PUBLIC NOTICES

PUBLIC NOTICE

Published in the Butler County Times-Gazette
Mar 24, 31 , Apr 7, 2026

IN THE DISTRICT COURT OF BUTLER COUNTY, KANSAS
CIVIL DEPARTMENT

Rocket Mortgage, LLC f/k/a Quicken Loans, LLC
Plaintiff,
vs.
Jason H. White; Unknown Spouse, if any, of Jason H. White
Defendants.
Case No. BU-2025-CV-000203
Court Number:
Pursuant to K.S.A. Chapter 60

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, at the Inside the front door of the Historic Courthouse on the 2nd floor at 205 West Central Street, El Dorado, Kansas of the Courthouse at El Dorado Butler County, Kansas, on April 16, 2026, at 10:00 AM, the following real estate:

LOTS 37, 38, 39, 40, 41 AND 42, IN BLOCK 2, LECKLITER ADDITION TO THE CITY OF AUGUSTA, IN BUTLER COUNTY, KANSAS, commonly known as 1232 Money Ave, Augusta, KS 67010 (the "Property")
to satisfy the judgment in the above-entitled case. The sale is to be made without appraisement and subject to the redemption period as provided by law, and further subject to the approval of the Court. For more information, visit www.Southlaw.com
Monty Hughey, Sheriff
Butler County, Kansas
Prepared By:

Classified shoppers are smart consumers. The ones with money call the good ads first.

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SouthLaw, P.C.
Blair T. Gisi (KS #24096)
13160 Foster, Suite 100
Overland Park, KS 66213-2660
(913) 663-7600
(913) 663-7899 (Fax)
Attorneys for Plaintiff
(253594)
4350790

Published in the Butler County Times-Gazette
Mar 31, 2026

NOTICE OF HEARING
You are hereby notified that the Planning Commission of the City of El Dorado, Kansas, will hold a public hearing on April 23, 2026, located in the City Commission Room of City Hall, at 220 East First, El Dorado, Kansas, at 5:30 P.M. or as soon thereafter as feasible. The hearing will determine the advisability of rezoning 118 & 122 N Taylor St. in El Dorado, Kansas, from C-1 General Business District to R-3 Multiple Family Dwelling District and 126, 128, 134 N Taylor St. and 423 W 1 st Ave. in El Dorado, Kansas, from R-1 Residential Low-Density Dwelling District to R-3 Multiple Family Dwelling District. A full legal description of the subject property is available for review in the Planning & Zoning Office at El Dorado City Hall during normal business hours, Monday through Friday.

You may appear at said public hearing in person, by agent or attorney, and be heard on this matter or you may submit your comments in writing. After hearing from all interested persons, the Chairman will close the public hearing, and the Planning Commission will consider what recommendation to forward to the City Commission. The Planning Commission may, by vote, continue the hearing from time to time

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with no further notice.

For more information, please call 316-321-9100 or email engineering@eldoks.gov.

Scott Rickard
Director of Engineering
4394230

Published in the Butler County Times-Gazette
Mar 24, 31 , Apr 7, 2026

IN THE DISTRICT COURT OF BUTLER COUNTY, Kansas CIVIL DEPARTMENT

Equity Prime Mortgage LLC
Plaintiff,
vs.
Robert Henderson; Unknown Spouse, if any, of Robert Henderson,
Defendants.
Case No. BU-2026-CV-000012
Court Number:
Pursuant to K.S.A. Chapter 60

NOTICE OF SUIT

The State Of Kansas, to the above-named defendants and the unknown heirs, executors, administrators, 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; the unknown guardians, conservators and trustees of any defendants that are minors or are under any legal disability; and the unknown heirs, executors, administrators, devisees, trustees, creditors and assigns of any person alleged to be deceased, and all other persons who are or may be concerned.
You are notified that a Petition has been filed in the District Court of Butler County, Kansas, praying to foreclose a real estate mortgage on the following described real estate:
Lot 24, Block 2, NORMAN ADDITION, City of Towanda, Butler County, Kansas, commonly known as 543 N 9th St, Towanda, KS 67144 (the "Property")
and all those defendants who have not otherwise been served are required to plead to the Petition on or before the May 4, 2026, in the District Court of Butler County, Kansas. If you fail to plead, judgment and decree will be entered in due course upon the Petition.

NOTICE

Pursuant to the Fair Debt Collection Practices Act, 15 U.S.C. §1692c(b), no information concerning the collection of this debt may be given without the prior consent of the consumer given directly to the debt collector or the express permission of a court of competent jurisdiction. The debt collector is attempting to collect a debt and any information obtained will be used for that purpose.
Prepared By:
SouthLaw, P.C.
Blair T. Gisi (KS # 24096)
13160 Foster, Suite 100
Overland Park, KS 66213-2660
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(913) 663-7899 (Fax)
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Attorneys for Plaintiff
(255483)
4402220

Published in the Butler County Times-Gazette
Mar 24, 31 , Apr 7, 2026

IN THE DISTRICT COURT OF BUTLER COUNTY, KANSAS
CIVIL COURT DEPARTMENT

FREEDOM MORTGAGE CORPORATION

Plaintiff,
vs.

PHILLIP VERGARA LIM, MALLORY R LIM, JOHN DOE (UNKNOWN TENANT/OCCUPANT), JANE DOE (UNKNOWN TENANT/OCCUPANT), THE HERITAGE COMMONS HOA, INC., ET AL.

Defendants.

Case No.: BU-2026-CV-000074
Division No.

Pursuant to K.S.A. Chapter 60
Title to Real Estate Involved

NOTICE OF SUIT

THE STATE OF KANSAS, to the above-named defendants and the unknown heirs, executors, administrators, devisees, trustees, creditors and assigns of any deceased defendants; the unknown spouses of any

PUBLIC NOTICE

defendants; the unknown officers, successor 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; the unknown guardians, conservators and trustees of any defendants that are minors or are under any legal disability; and the unknown heirs, executors, administrators, devisees, trustees, creditors and assigns of any person alleged to be deceased and all other 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, praying to foreclose a real estate mortgage on the following described real estate:

Lot 2, Block 5, THE HERITAGE FIRST, an Addition to Andover, Butler County, Kansas.

COMMONLY KNOWN AS: 435 E Park Pl, Andover, KS 67002 ("Property")

and all those defendants who have not otherwise been served are required to plead to the Petition on or before May 4, 2026, in the District Court of Butler County, Kansas. If you fail to plead, judgment and decree will be entered in due course upon the Petition.

NOTICE

Pursuant to the Fair Debt Collection Practices Act, 15 U.S.C. § 1692c(b), no information concerning the collection of this debt may be given without the prior consent of the consumer given directly to the debt collector or the express permission of a court of competent jurisdiction. The debt collector is attempting to collect a debt and any information will be used for that purpose.

Respectfully submitted,

MARINOSCI LAW GROUP, P.C.

/s/ David V. Noyce
David V. Noyce, #20870
11111 Nall Avenue, Suite 104
Leawood, KS 66211
Phone: (913) 800-2021
Fax: (913) 257-5223
dnoyce@mlg-defaultlaw.com
ATTORNEY FOR PLAINTIFF

MARINOSCI LAW GROUP, P.C. AS ATTORNEYS FOR THE PLAINTIFF IS ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
4404930

Published in the Butler County Times-Gazette
Mar 31, 2026

NOTICE OF HEARING
You are hereby notified that the Planning Commission of the City of El Dorado, Kansas, will hold a public hearing on April 23, 2026, located in the City Commission Room of City Hall, at 220 East First, El Dorado, Kansas, at 5:30 P.M. or as soon thereafter as feasible. The hearing is to determine the advisability of rezoning 2825 N Main St, from A-R Agricultural Residential District to R-S Residential Suburban District. A full legal description of the subject property is available for review in the Planning & Zoning Office at El Dorado City Hall during normal business hours Monday through Friday.

You may appear at said public hearing in person, by agent or attorney, and be heard on this matter or submit your comments in writing. After hearing from all interested persons, the Chairman will close the public hearing, and the Planning Commission will consider what recommendation to forward to the City Commission. The Planning Commission may, by vote, continue the hearing from time to time with no further notice.

For more information, please call 316-321-9100 or email engineering@eldoks.gov.

Scott Rickard
Director of Engineering
4417480

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PUBLIC NOTICE

Published in the Butler County Times-Gazette
Mar 31, Apr 7 , 14, 2026

IN THE THIRTEENTH JUDICIAL DISTRICT
DISTRICT COURT, BUTLER COUNTY, KANSAS

In the Matter of the Estate of RITA LENORE RUSH, a/k/a RITA B. RUSH, Deceased.
CASE NO. BU-2025-PR-000180
(Pursuant to K.S.A. Chapter 59)

NOTICE OF SALE BY PUBLIC AUCTION

THE STATE OF KANSAS TO ALL PERSONS CONCERNED: You are notified that Stanley L. Seymour, executor of the above entitled Estate ("Seller"), will offer for sale at public auction the following described real estate situated in BUTLER County, Kansas:

Lot Numbered 2, Block Lettered "B" in LAKESIDE ESTATES, a Subdivision in the East Half of Section Numbered 10, Township Numbered 27 South, Range Numbered 4 East of the 6th P.M., Butler County, Kansas, (more commonly known as 25 N. Lakeside Drive, Augusta, Kansas 67010).

The public auction will be held online by SunGroup Real Estate and Appraisals ("SunGroup Inc."), beginning on Tuesday, May 5, 2026 at 9:00 a.m. and ending on Thursday, May 7, 2026 at 2:00 p.m. The sale will be held online and awarded to the highest bidder for cash, pursuant to the established terms of sale. Interested parties may access and participate in such sale at:
sungrouprealestate.com.
The successful bidder is required to pay $5,000.00 down at the conclusion of the auction, balance to be paid in certified funds on the day of closing which shall take place on or before June 8, 2025, or upon such terms as may be acceptable to Seller. Possession shall take place the day of closing. All parties interested should take notice and govern themselves accordingly.

The property is being sold "AS IS, WHERE IS" and with all faults. The Seller and SunGroup Inc. make no warranties or representations, express or implied, concerning the physical condition of the property. It is the sole responsibility of the bidder to perform all inspections and due diligence prior to the auction.
Stanley L. Seymour a/k/a
Reverend Stan Seymour,
Executor
JAMES L. HARGROVE
Attorney at Law
115 West Pine
P.O. Box 31
El Dorado, KS 67042
(316) 321-2802
4417490

Published in the Butler County Times-Gazette
Mar 31, 2026

RESOLUTION NO. 26-10

A RESOLUTION ALLOWING A CONDITIONAL USE PERMIT ON CERTAIN PROPERTY IN BUTLER COUNTY, KANSAS

WHEREAS, proper application seeking a Conditional Use Permit by **Applicant/ Dustin Raupe,** having been timely filed, and all required notices having been given, the Butler County Planning Commission did on March 3rd, 2026, conduct a Public Hearing on said application, and after hearing from all interested parties, examining documents and maps, and being advised by staff, did recommend approval of said conditional use permit subject to such contingencies, limitations and restrictions as may have been applied, and

WHEREAS, this Board has reviewed the minutes of said Planning Commission meeting and thoroughly discussed the recommendation made therein to approve said Conditional Use Permit, and

WHEREAS, this Board has found that the Planning Commission's approval was warranted;

NOW, THEREFORE BE IT RESOLVED, that Resolution 19-39, a Conditional Use Permit for the operation of Livestock Trailer Sales, is hereby amended by Resolution 26-10 to include the sale of pickup trucks, for the following described property:

Legal: The North 1327.47 feet of the West 664.42 feet of the East Half of the

PUBLIC NOTICE

Northwest Quarter of Section 22, Township 29 South, Range 3 East of the 6 th P.M., Butler County, Kansas. Subject to public road.

General Location: 13623 SW 210 th St., Douglass, KS

NOW, THEREFORE, BE IT RESOLVED, that a Conditional Use Permit for the operation of Livestock Trailer Sales is approved subject to the following conditions:
1) Section 22-503-The Planning Commission may revoke any CUP upon finding that a Violation of any of the following Conditions has occurred:

a. If no Building Permit is required for the use allowed under the CUP or if the use has not been commenced within twelve (12) months of the approval of the CUP, or twelve (12) months following the final resolution of any litigation pertaining to the issuance of a CUP (whichever is later).

b. Hours of operation will be limited to Monday through Friday, 9:00 am to 5 pm. Saturday will be by appointment only.
c. All Livestock Trailer & Truck Parking will occur at the designated Parking Area, on the east side of the large building, as noted on the aerial photo provided by the Applicant.
d. The applicant will have no more than 5 pickup trucks stored for sale on the property at any one time.
BE IT FURTHER RESOLVED, that the reasons for the recommendation of approval as detailed in the minutes of the Planning Commission meeting are hereby adopted by this Board as the basis for approving said Conditional Use Permit.
EXECUTED this 24th day of March, 2026
BOARD OF COUNTY COMMISSIONERS
/s/Marc Murphy, Chairman
ATTEST:
/s/Tatum Stafford, County Clerk
4422700

Published in the Butler County Times-Gazette
Mar 31, 2026

RESOLUTION No. 26-16 AND PROCLAMATION
PROCLAMATION of a State of Local Disaster Emergency for Butler County, Kansas:
WHEREAS on the 21 st day of March, 2026, the Board of Commissioners of Butler County, Kansas found that dangerous fire weather conditions and wildfires caused, or imminently threatened to cause widespread or severe damage, injury or loss of life or property in disaster proportion in Butler County, Kansas;
WHEREAS such conditions created obstructions that endangered health, safety and welfare of persons and property within the border of Butler County, Kansas;
NOW, THEREFORE the Chair of the Board of Commissioners of Butler County, Kansas, under and by virtue of the authority vested by K.S.A. 48-932, hereby PROCLAIMS that a State of Local Disaster Emergency existed.
That the response and recovery aspects of all local disaster plans which are applicable to Butler County, Kansas were activated to enact the rendering of aid and assistance thereunder.
That any rights or powers lawfully exercised or any actions taken pursuant to local disaster emergency plans continue and have full force and effect as authorized by law for the length of this declaration unless modified or terminated in the manner prescribed by law.
IT IS FURTHER RESOLVED AND PROCLAIMED that this resolution shall remain in effect for a period of seven (7) days unless terminated earlier or renewed by consent of the governing body.
SIGNED THIS 24 th DAY OF MARCH, 2026.
/s/Marc Murphy
Butler County Board of Commissioners
ATTEST:
/s/Tatum Stafford
Butler County Clerk
4422740

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