

PUBLIC NOTICE

that a Petition for Sale of Real Estate at Private Sale, Approving County Appraised Value and for Confirmation of Sale has been filed in this Court by Cami R. Baker, Administrator of the Estate of Melissa A. Morton, deceased, requesting an order authorizing the private sale of the following described real estate situated in Butler County, Kansas: Lots 11 & 12, Block 4, KELLOGG HEIGHTS, a subdivision in the Southwest Quarter of Section 23, Township 27 South, Range 3 East of the 6th P.M., in Butler County, Kansas (commonly known as 0 SW Indianola Road, Andover, Kansas) and for an order confirming the private sale of the property to Lee V. Luinstra and Elizabeth A. Luinstra for \$3,800.00 cash, with closing to be held by May 31, 2026 and possession to be delivered upon closing. You are hereby required to file your written defenses to the Petition on or before May 22, 2026 at 11:00 a.m., in the District Court of Butler County, Kansas at 201 W. Pine, El Dorado, Kansas 67042, at which time and place the cause will be heard. Should you fail therein, judgment and decree will be entered in due course upon said Petition. Cami R. Baker, Administrator CAMI R. BAKER, #16147 CAMI R. BAKER & ASSOCIATES, P.A. 526 State St. Augusta, Kansas 67010 (316) 775-5418 (316) 775-5810-Fax cami@crbakelaw.com Attorneys for Administrator 4509720

Published in the Butler County Times-Gazette May 9, 16, 23, 2026
IN THE DISTRICT COURT OF BUTLER COUNTY, KANSAS
CIVIL DEPARTMENT
 Pentagon Federal Credit Union Plaintiff, vs. Katie Newell; Unknown Spouse, if any, of Katie Newell; John Doe (Tenant/Occupant); Mary Doe (Tenant/Occupant) Defendants. Case No. BU-2025-CV-000289 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 June 4, 2026, at 10:00 AM, the following real estate:
Lot 1, Block E, Sunnyview Addition to the City of Rose Hill, Butler County, Kansas, commonly known as 309 S Warren Ave, Rose Hill, KS 67133 (the "Property")
 to satisfy the judgment in

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!

• HELP WANTED •
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 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:

PUBLIC NOTICE

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. For more information, visit www.Southlaw.com
 Monty Hughey, Sheriff Butler County, Kansas Prepared By: 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 (254481) 4528400

Published in the Butler County Times-Gazette May 9, 16, 23, 2026
IN THE DISTRICT COURT OF BUTLER COUNTY, KANSAS
CIVIL DEPARTMENT
 Navy Federal Credit Union Plaintiff,

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 June 4, 2026, at 10:00 AM, the following real estate:
Lot 7, Block 1, Reflection Lake at Cloud City, to Andover, Butler County, Kansas, commonly known as 733 S Westview Cir, Andover, KS 67002 (the "Property")
 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. For more information, visit www.Southlaw.com
 Monty Hughey, Sheriff Butler County, Kansas Prepared By: 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 (252942) 4529890

Published in the Butler County Times-Gazette May 9, 16, 2026
 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 Butler County, KANSAS
CIVIL DEPARTMENT
 Freedom Mortgage Corporation Plaintiff, vs. Joel Westbrook aka Joel Westbrook Sr., Michelle Westbrook, Jane Doe, and John Doe, et al., Defendants
 Case No. BU-2026-

PUBLIC NOTICE

CV-000127 Court No. Title to Real Estate Involved Pursuant to K.S.A. §60

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 Butler County, Kansas by Freedom Mortgage Corporation, praying to foreclose a mortgage on the following described real estate:

BEGINNING 792.27 FEET SOUTH OF THE NORTHEAST CORNER OF RESERVE 1, RUSSELL AND BUCK'S ADDITION TO THE CITY OF AUGUSTA, KANSAS; THENCE WEST 140 FEET; THENCE NORTH 50 FEET; THENCE EAST 140 FEET; THENCE SOUTH 50 FEET TO THE POINT OF BEGINNING, IN BUTLER COUNTY, KANSAS. Parcel ID No. 008-295-22-0-40-09-017.00-0. Commonly known as 1103 State St., Augusta, KS 67010 ("the Property") MS 227489

and all those defendants who have not otherwise been served are required to plead to the Petition on or before June 22, 2026 in the District Court of Butler County, Kansas. If you fail to plead, judgment and decree will be entered in due

Published in the Butler County Times-Gazette May 9, 16, 2026
CHARTER ORDINANCE NO. 22
 A CHARTER ORDINANCE EXEMPTING THE CITY OF AUGUSTA KANSAS, FROM THE PROVISIONS OF K.S.A. 12-834 AND PROVIDING SUBSTITUTE AND ADDITIONAL PROVISIONS ON THE SAME SUBJECT RELATING TO IMPROVEMENTS FOR GAS, WATER, ELECTRIC LIGHT, HEATING AND STREET RAILWAY OR TELEPHONE SERVICE AND THE ISSUANCE OF BONDS FOR THE PURPOSE OF PAYING FOR SAID IMPROVEMENTS.
 WHEREAS, Article 12, Section 5 of the Constitution of the State of Kansas (the "Act"), provides that cities may exercise certain home rule powers, including passing charter ordinances which exempt such cities from non-uniform enactments of the Kansas Legislature; and WHEREAS, the City of Augusta, Kansas (the "City") is a city, as defined in the Act, duly created and organized, under the laws of the State of Kansas; and WHEREAS, K.S.A. 12-834 is an enactment of the Kansas Legislature relating to the issuance of bonds for the purposes of purchasing, constructing or extending works for natural gas, water, electric light, heating, or street-railway or telephone service, which enactment is applicable to the City, but is not uniformly applicable to all cities within the State of Kansas; and WHEREAS, the governing body of the City desires, by charter ordinance, to exempt the City from the provisions of K.S.A. 12-834, and to provide substitute and additional provisions therefor.
 NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF AUGUSTA, KANSAS:
 Section 1. Exemption. The City, by virtue of the powers vested in it by the Act, hereby elects to exempt itself from and make inapplicable to it the provisions of K.S.A. 12-834, and shall be governed by the substitute and additional provisions contained herein.
 Section 2. Bonds for gas, water, light, heat, street-railway or telephone service. (a) Except as prescribed in subsection (b) of this Section 2, whenever and as often as a majority of the electors voting at an election heretofore held or hereafter called and held in the City shall vote in favor of the issuance of bonds of the City for the purpose of purchasing, extending and improving, or purchasing, constructing or extending works, for the purpose of supplying the City and its inhabitants with natural gas, water, electric light, or heating, or street-railway or telephone service, it shall be lawful for the governing body of the City, by ordinance duly passed, to direct the issuance of the bonds so voted, which said bonds shall be issued according to law. (b) To pay the costs of a "South Augusta Voltage Conversion Project," which will fully convert the South Augusta electric distribution system from 4,160V to 12,470V and for an electric controls project (collectively, the "Project"), the City is authorized to issue its general obligation bonds, as described in subsection (a), except that no election on the Project or such bonds for the Project shall be required, so long as the principal amount of general obligation bonds for such Project does not exceed \$7,000,000 and such bonds and Project are authorized and directed by Ordinance of the governing body of the City passed by not later than December 31, 2027. (c) The provisions of this Charter Ordinance are supplemental to other statutes relating to the purchase, reconstruction, acquisition, improvement or extension of such improvements and shall not prevent the City from using other available statutes.
 Section 3. Severability. If any provision or section of this Charter Ordinance is deemed or ruled unconstitutional or otherwise illegal or invalid by any court of competent jurisdiction, such illegality or invalidity shall not affect any other provision of this Charter Ordinance. In such instance, this Charter Ordinance shall be construed and enforced as if such illegal or invalid provision had not been contained herein.
 Section 4. Effective Date. This Charter Ordinance shall be published once a week for two consecutive weeks in the official City newspaper, and shall take effect sixty (60) days after final publication, unless a petition signed by a number of electors of the City equal to not less than ten percent (10%) of the number of electors who voted at the last preceding regular City election shall be filed in the office of the City Clerk demanding that this Charter Ordinance be submitted to a vote of the electors, in which event this Charter Ordinance shall take effect when approved by a majority of the electors voting at an election held for such purpose.
 PASSED with at least a two-thirds (2/3) vote of the entire governing body of the City of Augusta, Kansas, on May 4, 2026 and APPROVED AND SIGNED by the Mayor. /S/Mike L. Rawlings, Mayor ATTEST: /s/Erica L. Jones, City Clerk

PUBLIC NOTICE

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)

ATTORNEYS FOR PLAINTIFF
 MS 227489.456762 KJFC

MILLSAP & SINGER, LLC IS ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 4531750

Published in the Butler County Times-Gazette May 9, 16, 23, 2026

IN THE THIRTEENTH JUDICIAL DISTRICT DISTRICT COURT, BUTLER COUNTY, KANSAS
 In the Matter of the Estate of LARRY L. ABRAHAM A/K/A LARRY ABRAHAM, Deceased. CASE NO. BU-2026-PR-000056 (Pursuant to 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 a Petition has been filed on April 28, 2026, in this Court by James L. Hargrove, as the executor named in the will of the decedent, praying that the instrument attached to the petition dated April 11, 2023, be admitted to probate, and for the appointment of James L. Hargrove as executor of the will without bond. You are further advised that the petitioner in this matter has requested administration pursuant to the Kansas Simplified Estates Act, and if such request is granted the Court may not supervise administration of the estate and no further notice of any action of the executor or other proceedings in the administration

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 IN THE DISTRICT COURT OF BUTLER COUNTY, KANSAS LAKEVIEW LOAN SERVICING, LLC PLAINTIFF vs. HUNTER TROTTER, et al. DEFENDANTS Case No. BU-2026-CV-000010 Div. No. K.S.A. 60 TITLE TO REAL ESTATE INVOLVED NOTICE OF SUIT The State of Kansas to: KAY-LA TROTTER and the unknown heirs, executors, administrators, devisees, trustees, creditors, and assigns of such defendants as are existing, dissolved or dormant corporations; the unknown guardians and trustees of such of the defendants as are minors or are in anywise under legal disability; 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, by Lakeview Loan Servicing, LLC for judgment in the sum of \$123,338.68, plus interest, costs and other relief; judgment that plaintiff's lien is a first lien on the said real property and sale of said property to satisfy the indebtedness, said property described as follows, to wit: LOT 14, BLOCK 3, ADLESBERGER ADDITION TO

Published in the Butler County Times-Gazette May 2, 9, 16, 2026
IN THE THIRTEENTH JUDICIAL DISTRICT

DISTRICT COURT OF BUTLER COUNTY, KANSAS

PROBATE DEPARTMENT
IN THE MATTER OF THE ESTATE OF DONALD L. FASSNACHT, Deceased
 Case No. BU-2026-PR-000054

Pursuant to K.S.A. Chapter 59
NOTICE OF HEARING
 THE STATE OF KANSAS TO ALL PERSONS CONCERNED:
 You are notified that on April 24, 2026, a Petition was filed in this Court by Diane M. Bale, as Executor named in the Last Will and Testament of Donald L. Fassnacht, deceased, dated July 15, 2010, requesting that the Will filed with the Petition be admitted to probate and record; Diane M. Bale be appointed as Executor, and that Letters Testamentary be issued to the Executor to serve without bond. You are required to file your written defenses to the Petition, if any, on or before June 5, 2026, at 11:00 a.m. (via Zoom), in the District Court, Butler County, Kansas, at which time and place the cause will be heard. If there are objections, please call Butler County District Court at 316-322-4396 at least three (3) days prior to hearing. Should you fail to file your written defenses, judgment and decree will be entered in due course upon the Petition.
Diane M. Bale
 Petitioner 4512340

Published in the Butler County Times-Gazette May 2, 9, 16, 2026

IN THE DISTRICT COURT OF BUTLER COUNTY, KANSAS Angelica Marie Gomez, Plaintiff, V.

Priced Right Used Cars, Rusty Eck Ford, Inc., Kansas Auto Group, Global Autos and Resources LLC, and all persons who may claim some right, title or interest in and to such property, KANSAS DEPT OF REVENUE, KANSAS HIGHWAY PATROL Defendants.

Case No. BU-2026-CV-000056
 NOTICE OF SUIT
 TO PRICED RIGHT USED CARS, GLOBAL AUTOS AND RESOURCES LLC, ALL OTHER PARTIES CLAIMING AN INTEREST IN THE PROPERTY DESCRIBED HEREIN and all other concerned persons: You are notified that a Petition has been filed in the District Court of Butler County by Plaintiff praying that title to property stated in the Petition be awarded to the Plaintiff and you are hereby required to plead to the Petition on or before June 13, 2026. If you fail to plead, judgment will be entered upon the Petition. Respectfully submitted, /s/ Adam Mack Adam Mack, # 24443 Mack & Associates, LLC 2850 SW Mission Woods Drive Topeka, Kansas 66614 P: (888) 506-7029 F: (888) 506-7021 admin.amack@kansasjustice.com Attorney for Plaintiff

PUBLIC NOTICE

will be given except for notice of final settlement of the decedent's estate. Should written objections to simplified administration be filed with the Court, the Court may order supervised administration to ensue. You are hereby required to file your written defenses to the admission of the decedent's will thereto to probate on or before June 12, 2026, at 11:00 a.m. in this Court in the city of El Dorado in Butler County, Kansas, at which time and place the cause will be heard via Zoom. Should you fail therein, judgment and decree will be entered in due course upon the petition. All creditors are notified to exhibit their demands against the estate within four months from the date of the first publication of this notice as provided by law, and if their demands are not thus exhibited they shall be forever barred. James L. Hargrove, Petitioner JAMES L. HARGROVE Attorney at Law 115 West Pine P.O. Box 31 El Dorado, KS 67042 (316) 321-2802 4533620

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