

620-442-4200

CTnewsonline.com

Classifieds

03 Notices

AD LEGITIMACY: We cannot verify the credibility of each help wanted, situation wanted, and business opportunity offered. We recommend you investigate any company that requests advance payment of money.

ALL REAL ESTATE advertised herein is subject to the Federal Fair Housing Act, which makes it illegal to advertise "any preference, limitation or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation or discrimination." We will not knowingly accept any advertising for real estate which is in violation of the law. All persons are hereby informed that all dwellings advertised are available on an equal opportunity basis. If you believe that you may have been discriminated against in connection with the sale, rental or financing or housing, call The United States Department of Housing and Urban Development (HUD) at 1-800-669-9777.

01 Legal Publications

(First published in the Cowley CourierTraveler Thursday, 04 17, 2025.)

IN THE DISTRICT COURT OF COWLEY COUNTY, KANSAS SITTING IN WINFIELD, KANSAS

FILED PURSUANT TO K.S.A. CHAPTER 60

JOSEPH DANIEL BURGESS, Plaintiff

vs.

A 1999 Crown Victoria, VIN number: 2FAP74W5XX191526, FELICIA BLADES, KANSAS DEPARTMENT OF REVENUE, KANSAS HIGHWAY PATROL, and any other unknown former owners of said vehicle or any parts thereof, the unknown heirs, executors, administrators, devisees, trustees, creditors and assigns of such Defendants as may be deceased; the unknown spouses of the Defendants; the unknown officers, successors, trustees, creditors and assigns of such Defendants as are existing; dissolved or dormant corporations; the unknown executors, administrators, devisees, trustees, creditors, successors and assigns of such Defendants as are or were partners or were in partnership; and the unknown guardians, conservators, trustees of such of the Defendants as are minors or are in anywise under legal disability.

No. CLW-2025-CV-000035

NOTICE OF SUIT

THE STATE OF KANSAS to the above-named Defendants 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 Cowley County, Kansas, by Joseph Daniel Burgess, praying that title to a 1999 Crown Victoria with the following identification number: 2FAP74W5XX191526, be quieted against the known and unknown defendants and that the Department of Revenue, Division of Vehicles of the State of Kansas be ordered to issue to the Plaintiff a Kansas Certificate of Title to this vehicle and for all proper relief, and you are hereby required to plead to the petition on or before the 29th day of May, 2025, in the District Court of Cowley County, Kansas, at Winfield, Kansas. If you fail to plead, judgment and decree will be entered in due course upon the petition.

Joseph Daniel Burgess, Petitioner

David W. Andreas
Attorney at Law
104 1/2 W. 9th, Suite 303
Winfield, Kansas 67156
Ph: (620) 221-1610
Fax: (620) 221-1696
E-mail:
dwalaw@andreaslaw.kscoxmail.com
Pub 3x
Attorney for Plaintiff
4/17, 4/24, 5/01



01

Legal Publications

(First published in the Cowley CourierTraveler Thursday, 05 01, 2025.)

State of Kansas
Annual Report of Spring Creek Township Township
Cowley County, Kansas
The undersigned treasurer and trustee of Spring Creek Township Township, submit the following report for the year ending December 31, 2024.

Name of Fund	Cash Balance Jan. 1, 2024	Total Receipts 12/31/24	Total Expenditure 12/31/24	Cash Balance Dec. 31, 2024	
	1/26/25	1/28/25	1/29/25	1/30/25	
General	15,647.55	12,811.53	14,229.55	13,229.53	
Road Fund	185,373.39	272,716.00	344,930.00	7,071.99	
Spl Machinery	32,760.52	2,657.00	23,228.10	15,898.82	
Totals					
	Total Cash Balance for all Funds			23,671.13	
	Total Cash Balance for Township			23,671.13	

I certify that this financial report is a correct summary of all money received and expended for the township during the year ending December 31, 2024.

Date: 10-31-24
Treasurer

01 Legal Publications

(First published in the Cowley CourierTraveler Thursday, 04 24, 2025.)

IN THE DISTRICT COURT OF COWLEY COUNTY, KANSAS SITTING IN ARKANSAS CITY, KANSAS

COMMUNITY BANK & TRUST Plaintiff,
v.
JUSTIN MILLER Defendants.

CASE NO. CLA-2023-CV-000032
Pursuant to K.S.A. Chapter 60

NOTICE OF SHERIFF'S SALE

By virtue of an Order of Sale issued out of the Cowley County District Court in the above-entitled action, I will, on the 15th of May 2025 at 10 o'clock a.m., on the front steps of the Cowley County Courthouse at 311 E. 9th Ave., Winfield KS, to sell at a public auction and sell to the highest bidder for cash in hand, all rights, title and interest of the defendants above-named in and to the following described real property situated in the County of Cowley, State of Kansas, to-wit: The Southwest Quarter of Section 26, Township 32 South, Range 5 East of the 6th P. M., Cowley County, Kansas, commonly known as 17536 161 st Road, Winfield, Kansas

The Southwest Quarter of the Northwest Quarter of Section 26, Township 32 South, Range 5 East of the 6th P. M., Cowley County, Kansas, commonly known as 17536 161st Road, Winfield, Kansas.

Said real property is levied on as the property of the defendants above-named and without appraisalment to satisfy said Order of Sale.

Sheriff of Cowley County, Kansas
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 AS ATTORNEYS FOR PLAINTIFF IS ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

4/24, 5/01, 5/08

35 Help Wanted

ACRC hiring for a Office Manager
Essential Responsibilities: Managing the front desk and serving as the primary point of contact for general inquiries by email, phone or in person. Manages facility reservations, program registrations, marketing, and promotion of events through social media, web and brochures. Applicant must be organized and detail-oriented, tech-savvy, a self-starter, and customer-service minded.
Full-Time Employment - Open until filled.
Great Benefits
Apply with application and resume to
ACRC,
225 E 5th Ave,
Arkansas City, KS 67005
EOE

01 Legal Publications

(First published in the Cowley CourierTraveler Thursday, 04 17, 2025.)

IN THE NINETEENTH JUDICIAL DISTRICT COURT, COWLEY COUNTY, KANSAS PROBATE DEPARTMENT

IN THE MATTER OF THE ESTATE OF
WILLIAM R. DOCKING, Deceased.

CASE NO. CLA-2025-PR-000009

NOTICE TO CREDITORS

TO ALL PERSONS CONCERNED:

YOU ARE HEREBY NOTIFIED that on the 14th day of April, 2025, a Petition for Probate of Will and Issuance of Letters Testamentary and Determination of a Valid "Consent of Spouse" was filed in this Court by Brian T. Docking, named Co-Executor, and Judy O. Docking, an heir, devisee and legatee, and named Co-Executor in the Last Will and Testament of William R. Docking, deceased, dated August 8, 2018, and First Codicil to Last Will and Testament dated October 18, 2022.

All creditors of the decedent are notified to exhibit their demands against the estate within the latter of four (4) months from the date of the first publication of this notice, 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.

BRIAN T. DOCKING
JUDY O. DOCKING
Petitioners

Robert K. Anderson
Shannon M. Braun
MORRIS, LAING, EVANS,
BROCK & KENNEDY,
CHARTERED
300 N. Mead, Suite 200
Wichita, Kansas 67202
(316) 262-2671
randerson@morrislaing.com
sbraun@morrislaing.com

Attorneys for Petitioners
4/17, 4/24, 5/01

01 Legal Publications

(First published in the Cowley CourierTraveler Thursday, 04 24, 2025.)

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 COWLEY COUNTY, KANSAS CIVIL DEPARTMENT

Lakeview Loan Servicing, LLC Plaintiff,
vs.
Justin T. Trott, Maricela Trott, Jane Doe, John Doe, and Amy M. Stone, et al., Defendants

CASE NO. CLA-2025-CV-000019
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 Cowley County, Kansas by Lakeview Loan Servicing, LLC, praying to foreclose a mortgage on the following described real estate:

LOTS 1, 2, 3 AND 4, BLOCK 9, SUMMIT ADDITION TO ARKANSAS CITY, COWLEY COUNTY, KANSAS. Parcel ID No. 3062403016001000. Commonly known as 1025 N 10th St, Arkansas City, KS 67005 ("the Property") MS 226081

and all those defendants who have not otherwise been served are required to plead to the Petition on or before June 4, 2025 in the District Court of Cowley 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)

ATTORNEYS FOR PLAINTIFF
MS 226081 454076 KJFC

MILLSAP & SINGER, LLC IS ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
4/24, 5/01, 5/08



01 Legal Publications

(First published in the Cowley CourierTraveler Thursday, 04 24, 2025.)

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
BPC File Code: WILMINAT
IN THE DISTRICT COURT OF COWLEY COUNTY, KANSAS
Wintrust Mortgage, a division of Barrington Bank & Trust Company, N.A.
Plaintiff,
vs.
Mickey E Williams Sr. (Deceased), et al., Defendants.

CASE NO. CLW23CV300005
K.S.A. 60

Mortgage Foreclosure
(Title to Real Estate Involved)
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 Cowley, State of Kansas, in a certain cause in said Court Numbered CLW23CV300005, 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 10:00am, on 5/20/2025, at the front door of Cowley County Courthouse, the following described real estate located in the County of Cowley, State of Kansas, to wit:

TRACT IN THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 31 SOUTH, RANGE 3 EAST OF THE 6TH P.M., DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 84 FEET SOUTH OF THE SOUTHWEST CORNER OF LOT 1, PLOT 1, MORGAN-HARRIS ADDITION, UDALL, KANSAS, AND ON THE WEST LINE OF PLOT 1 AND PLOT 2, PRODUCED; THENCE EAST, A DISTANCE OF 80.3 FEET TO A POINT 84 FEET SOUTH OF THE SOUTH LINE OF PLOT 1, MORGAN-HARRIS ADDITION; THENCE SOUTH A DISTANCE OF 69.38 FEET TO A POINT; THENCE WEST A DISTANCE OF 83 FEET TO WEST LINE OF PLOT 1 AND PLOT 2 OF MORGAN-HARRIS ADDITION; PRODUCED; THENCE NORTH ON SAID PRODUCED LINE, A DISTANCE OF 69.2 FEET TO POINT OF BEGINNING, COWLEY COUNTY, KANSAS.
SHERIFF OF COWLEY COUNTY, KANSAS
Respectfully Submitted,
By: /s/ Shari Ashner
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; Shawn.Scharenborg@bonialpc.com
Attorney for Plaintiff
4/24, 5/01, 5/08



63

Auction Sales

Auction
Saturday, May 3 - 9:30 AM
Winfield Fairgrounds • Winfield KS
Large Estate
Vintage Collectibles, Guns, Glassware, Household, Tools, and more!
Hope to see you there!
See list and photos at:
Roth Auction Service LLC Facebook page
Roth Auction Service LLC
Web 620-262-7296
RothAuction@cox.net
www.rothauction.us

The Classifieds Are the Cat's Meow.
The Cowley CourierTraveler
BUNDLING IT ALL TOGETHER

BUSINESS

REAL ESTATE SOLUTIONS!
Complete Property Leasing and Real Estate Services for Residential and Commercial Properties.

HOME OWNER
Property has been owned and is leased!! Both tenants leases and each \$400

INVESTMENT
(PLEX)- Both units (2 bdrms and 1 bath. have been completely renovated and is currently leased to two tenants are \$400 and \$450.

CIAL LOANS
For applications on property types: commercial construction, residential construction, etc.

WEY DOWN
Buyers to purchase with ZERO money down to put together an offer on your

AVAILABLE

SUITE??

Free Property Seminar
Topic covered: Buying procedures, tax issues, and property values. Seating is limited, so please REGISTER NOW!!!

REAL ESTATE

Home Inspection Service
5% off if you are a first time home buyer, Certified and Licensed home inspector. Call Now for 280\$

YOUR AD COULD BE HERE!
CALL 442-4200 OR 221-1050 TODAY TO FIND OUT THE DETAILS!



MORTGAGE SOLUTIONS!
We provide complete Property Management, Leasing and Real Estate Services for Residential and Commercial Properties.

HOROSCOPES

ASTRO-GRAPH

By
Eugenia
Last

TAURUS - April 20-May 20

TOMORROW'S BIRTHDAY - Friday, May 2, 2025

Put your energy where it counts. Refuse to let what others do or say cause confusion or distract you from getting the highest return. It's up to you to figure out what makes you tick and brings you joy. Refuse to give anyone the right to decide for you.

TAURUS (April 20-May 20) -- Take care of responsibilities before someone criticizes or complains. Efficiency is your key to keeping the momentum flowing and your social plans from being altered.

GEMINI (May 21-June 20) -- Step outside your comfort zone and expand your mind and pursuits. Showing all sides of your personality and your ability to accept a challenge will give you a competitive edge.

CANCER (June 21-July 22) -- Think before you say something you will regret. Emotions are running high, and calming the storm brewing within isn't easy when dealing with people who don't share your beliefs and values.

LEO (July 23-Aug. 22) -- Let your actions, discipline and dedication speak for you, and finish what you start before you move on to more enjoyable pastimes. A personal pick-me-up will feed your ego.

VIRGO (Aug. 23-Sept. 22) -- Distance yourself from people creating havoc or confusion. A change will do you good. Study, research and test drive something you are considering or want to pursue.

LIBRA (Sept. 23-Oct. 23) -- Align yourself with people who have something to offer. An opportunity to travel, learn or expand your interests will open doors to individuals who can clear up any misconception or doubt you have.

SCORPIO (Oct. 24-Nov. 22) -- Get out and see what life has to offer. Engage in events or activities that provide insight into what others think and do to overcome boredom or to harness and employ their gifts, skills and passion.

SAGITTARIUS (Nov. 23-Dec. 21) -- Fix your surroundings to accommodate what you want to work toward and share your thoughts with someone you love. Take the input you receive to heart.

CAPRICORN (Dec. 22-Jan. 19) -- Pay attention to what's happening at home. A domestic shift can be beneficial if you are true to yourself and those you live with. It's best to handle an emotional issue before it becomes unmanageable.

AQUARIUS (Jan. 20-Feb. 19) -- A gentle nudge, compliment and sound alternative will help you gain approval. Choose physical activity over getting involved in a no-win situation.

PISCES (Feb. 20-March 20) -- Streamline your plans. Refrain from overdoing it or letting someone take advantage of your kindness and generosity. A conversation with someone offering alternative suggestions will spark your imagination.

ARIES (March 21-April 19) -- An emotional challenge will surface if you get into a scuffle. Focus on activities that depend on putting your

time and energy toward self-improvement, health and living the life that makes you feel good.

TOMORROW'S BIRTHDAY - Saturday, May 3, 2025

Test the water before jumping in, and initiate changes that improve your life and surroundings. An energetic approach to keeping up, taking care of business and pursuing your goals will pay off, leading to unexpected opportunities that encourage you to expand your attributes, skills and expertise.

TAURUS (April 20-May 20) -- Take on whatever you encounter and turn a negative interaction into a positive one. Your gratitude will inspire others and encourage them to take advantage of their attributes and good fortune.

GEMINI (May 21-June 20) -- What you learn and the skills you master will help guide you in a positive direction that offers long-term benefits. Group events will offer unique and unexpected prospects.

CANCER (June 21-July 22) -- Uncover new possibilities. Focus on what interests and concerns you most, and you'll discover how to counter what you don't like and enhance what you cherish.

LEO (July 23-Aug. 22) -- Put pressure where needed to ensure you get what you want when you want it. Use positive tactics that motivate rather than deplete people you're counting on for support.

VIRGO (Aug. 23-Sept. 22) -- An open mind will help you gather and retain information. Learning and flexibility will bring about positive change. Invest in yourself, and you'll gain stability.

LIBRA (Sept. 23-Oct. 23) -- Build momentum and become the driving force. Don't sit back waiting for someone else to make the first move. Show everyone how efficient and hard-working you can be.

SCORPIO (Oct. 24-Nov. 22) -- Problems will surface if you are stubborn, possessive or take aggressive action. Turn your attention inward and critique yourself rather than condemning others.

SAGITTARIUS (Nov. 23-Dec. 21) -- Get to know someone who interests you. Communication, sharing knowledge and intentions, and making proposals will leave you in a cushy position that offers security and stability.

CAPRICORN (Dec. 22-Jan. 19) -- Put a halt on plans if you don't have everything in place. Put your time and effort into preparation and locating the best help you can receive. Listen, ask questions and verify facts before you proceed.

AQUARIUS (Jan. 20-Feb. 19) -- Pay attention to where your money goes. Work with a budget you can live with and make a plan that addresses your essential needs. Don't fear taking the road less traveled.

PISCES (Feb. 20-March 20) -- Refuse to let your cravings take charge; they will lead only to indulgent behavior or expenses you cannot afford. Stick close to friends and family who support and look out for you.

ARIES (March 21-April 19) -- Rev your engine and start an adventure. Whether you travel, socialize or challenge yourself mentally, physically or otherwise, fill your day with excitement and joy.

COPYRIGHT 2025 United Feature Syndicate, Inc.