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PUBLIC NOTICE

Published in the Butler County Times-Gazette
Apr 19, 26 , May 3, 2025
IN THE THIRTEENTH JUDICIAL DISTRICT, DISTRICT COURT, BUTLER COUNTY, KANSAS

In the Matter of the Estate of JOHN HAMMER a/k/a JOHN WESLEY HAMMER Deceased.

CASE NO. BU-2025-PR-000061
(Pursuant to K.S.A. Chapter 59)

NOTICE TO CREDITORS

THE STATE OF KANSAS TO ALL PERSONS CONCERNED: You are hereby notified that a Petition for Appointment of Administrator under the Kansas Simplified Estates Act was filed on April 9, 2025, in this Court by Joshua Hammer, the sole heir, devisee and legatee, of John Hammer a/k/a John Wesley Hammer, deceased. 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. Joshua Hammer, Petitioner

JAMES L. HARGROVE
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3372460

Published in the Butler County Times-Gazette
Apr 19, 26 , May 3, 2025
IN THE THIRTEENTH JUDICIAL DISTRICT DISTRICT COURT, BUTLER COUNTY, KANSAS PROBATE DEPARTMENT

IN THE MATTER OF THE ESTATE OF CHAD A. DEVENA, a/k/a CHAD DEVENA Deceased

Case No. BU-2025-PR-000064
PURSUANT TO K.S.A. CHAPTER 59

NOTICE OF HEARING

THE STATE OF KANSAS TO

PUBLIC NOTICE

ALL PERSONS CONCERNED:

You are notified that a Petition has been filed in this Court by Tonya J.A. Devena, surviving spouse and an heir-at-law of Chad A. Devena, a/k/a Chad Devena, deceased, requesting:

Descent be determined of the following described real estate situated in Butler County, Kansas: **A one-half interest in the Lot Numbered 1, Third Addition to Smith Tracts, a subdivision in the Southeast Quarter of Section Numbered 31, Township Numbered 28 South, Range Numbered 3 East of the 6 th P.M., in Butler County, Kansas, commonly known as 522 N. Morris Street, Rosehill, Kansas 67133.**

and all personal property and other Kansas real estate owned by decedent at the time of death. And that such property and all personal property and other Kansas real estate owned by the decedent at the time of death be assigned pursuant to Kansas laws of intestate succession.

You are required to file your written defenses to the Petition on or before the 16th day of May, 2025, at 11:00 a.m. in the city of El Dorado, Butler County, Kansas, at which time and place the cause will be heard. Should you fail to file your written defenses, judgement and decree will be entered in due course upon the Petition.

TONYA J.A. DEVENA, Petitioner

Dennis P. Wetta, #15027 MARTIN, PRINGLE, OLIVER, WALLACE & BAUER, L.L.P. 645 E Douglas, Suite 100 Wichita, Kansas 67202 (316) 265-9311 (phone) (316) 265-2955 (fax) dpwetta@martinpringle.com
Attorneys for Petitioner 3384840

Published in the Butler County Times-Gazette
Apr 26, May 3 , 10, 2025
In the Thirteenth Judicial District Court of Butler County, Kansas

BOARD OF COUNTY COMMISSIONERS OF BUTLER COUNTY, KANSAS, Plaintiffs vs.

CASE NO. BU-2025-CV-00051
Beverly A. Booker, et al.

NOTICE OF SUIT

STATE OF KANSAS TO:

COA # 9
Timothy G. Baker
Lot 6 and 8, Block B, Original Town of Keighley, Butler County, Kansas

COA # 10
Timothy G. Baker
Lot 2 in Block "B" in original town of Keighley, Butler County, Kansas

COA # 11

PUBLIC NOTICE

Timothy G. Baker
Lots 14, 16, and 18 in Block "B" in original town of Keighley, Butler County, Kansas

COA # 12
Timothy G. Baker
Lot 20, Block "B" in the original town of Keighley, Butler County, Kansas

COA # 15
Denise Beardslee
Lot Numbered 155, in Liberty Park Addition to the City of El Dorado, In Butler County, Kansas

COA # 16
Gwendolyn A. Broom
Beginning at a point that is 297 feet East of the Northwest Corner of the Northwest Quarter of Section Numbered 34, Township Numbered 26 South, Range Numbered 3 East of the 6th P.M., thence running South 363 feet, East 480 feet, North 363 feet, West 480 feet to the point of beginning in Butler County, Kansas

COA # 17
Gladys M. Brown
Revised Crescent Heights Addition, Lot 13, Block 5, East Half 28-27-3, Butler County, Kansas

COA # 18
Mark L. Carroll, Karen K. Carroll, State of Kansas
The East 66 feet of Lot Numbered 12, in Block Numbered 7, Benson Heights Addition to the City of El Dorado, in Butler County, Kansas

COA # 23
Michael A. Cohorn
Brandi J. Calvin
Beginning at the Southwest Corner of Eighth and Orient Street in Riverside Addition to the City of El Dorado; thence West 100 feet, thence South to the center of the West branch of the Walnut River, thence South-easterly following the center of said West branch of the Walnut River to a point that is South of beginning, thence North to the point of beginning, all in the Southeast Quarter of Section 35, Township 25 South, Range 5 East of the 6th P.M., Butler County, Kansas

COA # 24
The Lester R. Damon Trust
Being situated on Lots 3 and 4 and East Half of the Southwest Quarter of Section Numbered 30, Township Numbered 29 South, Range Numbered 5 East of the 6th P.M., to the amount of one acre on Southeast Corner of the above described land and to run 14 rods North and South, thence East and West with the right angles to make the above amount. Subject to public road.

COA # 26
Marvin L. Davis, Jr.
The North Half of Lots 38, 40, and 42, in Block 16, in Mooney's Addition to the City of Towanda, in Butler County, Kansas.

COA # 27
Edward L. DeLeon
Beginning at a point on the west line of Block numbered Seven (7) in North El Dorado, an addition to the City of El Dorado, Kansas, which point of beginning is eighty- three and one half (83 1/2) feet north of the southwest corner of said Block numbered Seven (7) in said North El Dorado, thence running north to a point which is fifty (50) feet south of the northwest corner of said Block numbered Seven (7), thence running due east to the east line of said Block numbered Seven (7), thence running south-east along the east line of said Block numbered (7) to a point which is due east of the point of beginning, thence running west to the point of beginning, together with any and all land that may have reverted to and become of the said described land by reason of the vacation of any street or alley or part of any street or alley, all in Butler County, Kansas.

COA # 30
Jeffrey C. Fast, Karen L. Fast, Intrust Bank, N.A., The Course at Green Valley Greens 8 th HOA
Lot Numbered 8, In Block Numbered 6, THE COURSE AT GREEN VALLEY GREENS 8TH ADDITION to the City of Andover, In Butler County, Kansas.

COA # 34
Robert J. Gardenhire
Kathy E. Gardenhire
Lot Numbered 4, in Block Numbered 2, in LOWE'S SECOND ADDITION to the City of El Dorado, Butler County, Kansas.

COA # 38
Dale A. Holt

PUBLIC NOTICE

Lots Numbered Four (4) and Seven (7) in Allen Addition to the City of Leon, Butler County, Kansas.

COA # 40
Wesley Adam Howard
Elizabeth Raeann Hennessy
The North 4 feet of Lot 1 and all of Lot 2 Except that part of said Lot 2 as described in Warranty Deed filed in Deed Book 162, at Page 569 and Deed Book 168, at Page 170; all in Block 28, Original Town, now City of Augusta, Butler County, Kansas.

COA # 48
The Howard M. Lachenmayr Revocable Trust dated Feb. 25, 1998
SURFACE ONLY Beginning at a point that is 1080 feet North and 168 feet West of the Southeast Corner of the Northeast Quarter (NE/4) of the Northwest Quarter (NW/4) of Section Four (4), Township Twenty-six (26) South, Range Five (5) East of the 6th P.M., Butler County, Kansas; thence West 133 feet; thence North 107.5 feet; thence East 133 feet; thence South 107.5 feet to the point of beginning; sometimes described as Lot Thirty-two (32) and the South Half of Lot Thirty-three (33), in Block One (1), TOWNSHIP VILLAGE, Butler County, Kansas.

COA # 53
Clifford M. McKay, Betty J. McKay, State of Kansas, BMO Bank, Western Credit, Inc.
Beginning at the Northwest corner of Lot 19, in Block 3 in the Original Town, Now City of Potwin, Thence East 90 feet, thence South 100 feet, thence West 90 feet, thence North 100 feet to the Beginning, being the West 90 feet of lots 19 and 20 in said Block 3, Butler County, Kansas. EXCEPT The South 25 feet of the West 90 feet of Lot Numbered 20 in Block Numbered 3, in Original Town, now City of Potwin, in Butler County, Kansas

COA # 59
Shelly L. Parrett
Lot Numbered 29, in Block Numbered 9, First Addition to Prairie Village Addition in Section Numbered 24, Township Number 27 South, Range Numbered 3 East of the 6th P.M., in Butler County, Kansas; TOGETHER WITH Lot Numbered 30, in Block Numbered 9, First Addition to Prairie Village Addition in Section Numbered 24, Township Number 27 South, Range Numbered 3 East of the 6th P.M., in Butler County, Kansas.

COA # 61
Nancy Roberts, State of Kansas, The Bank of New York Mellon ast Trustee for CIT Mortgage Loan Trust 2007-1, MERS as nominee for FMF Capital LLC
Lot 15 EXCEPT the North 6 feet thereof in Houser Hoyt Addition to the City of El Dorado, Butler County, Kansas.

COA # 64
Cody Ross
Beginning at the Southeast corner of Block numbered 14, in Potwin & Jones North Addition to the town, now City of Potwin, thence North 75 feet, thence West 80 feet, thence South 75 feet, thence East 80 feet of the Point of Beginning, Butler County, Kansas.

COA # 65
Craig A. Scarlett, State of Kansas
Autumn N. Rector-Scarlett
Beginning at a point that is 55 feet East of the Southwest Corner of Block 18, Original Town, now City of El Dorado; thence North 132 feet, thence East 55 feet, thence South 132 feet, thence West 55 feet to the point of beginning, Butler County, Kansas.

COA # 67
Barbara A. Scofield
Merlin J. Pauler, Jr.
Law Office of Roger L. Fack, P.A.,
Lot 17, except the North 12 feet 7 inches thereof, and all of Lots 20, 21 and 24, in Block 4, in Second Addition, Town of Douglass, in Butler County, Kansas.

COA # 69
Lonnie W. Simmons
Legal Description: Lot 9, Block "F", Roseborough Addition to the City of Rose Hill, Butler County, Kansas.

COA # 75
Christopher J. Troyer
Cynthia M. Troyer
Beginning at a point that is 68 feet South of the Northeast Corner of Block 46, ORIGINAL Town, now City of EL DORADO; thence West 82.5 feet; thence South 68.75 feet; thence East 82.5 feet; thence North 68.75

PUBLIC NOTICE

feet to the point of beginning, Butler County, Kansas.

COA # 76
Robert N. Trumpower
The North 425.15 feet of the South 1275.45 feet of the West 1024.58 feet of the Governments Lots 1 and 2 in the Northwest Quarter of Section 31, Township 26 South, Range 5 East of the 6th P.M., Butler County, Kansas, except the road right of way.

COA # 83
Zachary R. Walls, State of Kansas
Lot 41, Houser-Hoyt Addition to the City of El Dorado, Butler County, Kansas.

COA # 84
Linda L. Walty Trust, under agreement dated March 13, 2018
Lot Numbered 16, Block 6, in KELLOGG HEIGHTS, in the Southwest Quarter of Section Numbered 23, Township Numbered 27 South, Range Numbered 3 East of the 6th P.M., in Butler County, Kansas.

COA # 90
Gayler D. Wilson
Sharon Ann Wilson
The North Fifteen (15) feet of Lot Numbered Fifty-four (54), and the South Forty-five (45) feet of Lot Numbered Fifty-five (55), in R.A. Morris Addition to the City of Augusta, Butler County, Kansas.

COA # 91
Winters Living Trust dated May 7, 1993
Beginning 881 1/2 feet South and 280 feet East of the Northwest Corner of the East Half of the Southeast Quarter of Section 3, Township 26 South, Range 5 East of the 6th P.M., Kansas; thence North 4 feet, thence East 130 feet, thence South 4 feet, thence West 130 feet to the place of beginning, being a part of Lot Numbered 14, Block Numbered 2, Gillespies Addition to the City of El Dorado, in Butler County, Kansas.

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 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. Defendants

You are hereby notified that a petition has been filed in the District Court of Butler County, Kansas, by the Board of County Commissioners of Butler County, praying for judicial foreclosure and sale of real property upon which there is unpaid delinquent real estate taxes, and you are hereby required to plead to the said petition on or before May 30, 2025 in said Court in Butler County Kansas. Should you fail therein, judgment and decree will be entered in due course upon said petition. Included in the caption are descriptions of all properties which shall be subject to foreclosure and sale and the names of such of you as are the owner or a party having some interest therein.

BOARD OF COUNTY COMMISSIONERS
Butler County, Kansas
APPROVED:
Keyta D. Kelly, 11139
Kelly Law Office, L.L.P.
512 E 4th St.
Tonganoxie, KS 66086
(913) 845-8780

3397120

Published in the Butler County Times-Gazette
Apr 26, May 3 , 10, 2025
IN THE THIRTEENTH JUDICIAL DISTRICT DISTRICT COURT, BUTLER COUNTY, KANSAS PROBATE DEPARTMENT

IN THE MATTER OF THE ESTATE OF **Case No. BU-2025-PR-000057 JOSEPHINE V. RIDELL, (a.k.a. Josephine V. Rydell)**
Pursuant to K.S.A. Chapter 59

NOTICE OF HEARING

THE STATE OF KANSAS TO

PUBLIC NOTICE

ALL PERSONS CONCERNED: You are notified that a Petition has been filed in this Court by Nancy R. Strakes, a sister and only living heir of Josephine V. Ridell, deceased, requesting:

Descent be determined for the surface rights of the following described real estate situated in Butler County, Kansas:

East Half of the Northwest Quarter of Section 16, Township 25 South Range 3 East of the 6th P.M., Butler County, Kansas.

and of all personal property and other Kansas real estate owned by Decedent at the time of death. And that such property and all personal property and other Kansas real estate owned by the Decedent at the time of death be assigned and distributed under the laws of intestate succession.

You are required to file your written defenses to the Petition on or before May 23, 2025 at 11:00 a.m. in the city of El Dorado in Butler 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.

Nancy R. Strakes, Petitioner

SUBMITTED BY:
Susan M. Locke, #28595
ADAMS JONES LAW FIRM, P.A.
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El Dorado, KS 67042
Phone: (316) 265-8591
Fax: (316) 265-9719
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Attorneys for Petitioner 3398050

Published in the Butler County Times-Gazette
Apr 26, May 3 , 10, 2025
IN THE THIRTEENTH JUDICIAL DISTRICT DISTRICT COURT, BUTLER COUNTY, KANSAS

In the Matter of the Estate of PATRICIA ANN KUNKLE, Deceased

CASE NO. BU-2025-PR-000068
(Pursuant to K.S.A. Chapter 59)

NOTICE TO CREDITORS

THE STATE OF KANSAS TO ALL PERSONS CONCERNED: You are hereby notified that on April 18, 2025, a Petition for Probate of Will and Appointing Executor under the Kansas Simplified Estates Act was filed in this Court by James L. Hargrove, as executor named in the Last Will and Testament of Patricia Ann Kunkle, deceased.

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
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(316) 321-2802

3399920

Published in the Butler County Times-Gazette
Apr 26, May 3 , 10, 2025
IN THE THIRTEENTH JUDICIAL DISTRICT DISTRICT COURT, BUTLER COUNTY, KANSAS PROBATE DEPARTMENT

IN THE MATTER OF THE ESTATE OF JULIA R. GREEN, deceased

Case No. BU-2025-PR-000047

NOTICE TO CREDITORS

THE STATE OF KANSAS TO ALL PERSONS CONCERNED:

You are hereby notified that on March 20, 2025, a Petition was filed in this Court by Alex Dawson, as an heir at law of Julia R. Green, deceased.

All creditors 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.

ALEX DAWSON,

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