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All classified ads are subject to the applicable rate card, copies of which are available from our Advertising Dept. All ads are subject to approval before publication. The Topeka Capital-Journal reserves the right to edit, refuse, reject, classify or cancel any ad at any time. Errors must be reported in the first day of publication. The Topeka Capital-Journal shall not be liable for any loss or expense that results from an error in or omission of an advertisement. No refunds for early cancellation of order.

Community Announce

lost, found, happy ads, novena...

Announcements

AGING ROOF? NEW HOMEOWNER? STORM DAMAGE? You need a local expert provider that proudly stands behind their work. Fast, free estimate. Financing available. Call 1-877-589-0093 Have zip code of property ready when calling!

Adopt Me Pets

all your favorites...

Domestic Pets



Yorkipoo and Teddybear Puppies Beautiful puppies for sale! Contact Diane at (785)-747-7683

Garage sales Market

neighborly deals...

Garage Sales

Topeka, 4/10 thru 4/13. 8 a.m. to 6 p.m. , 3312 N Kansas Ave, camping gear, glass antiques, kitchenware, toys, books, music, holiday, decorations, clothes, and appliances. FCFS. Rain or shine.



Topeka, Friday and Saturday, April 11th and 12th 8:00 AM, 4108 SW Post Oak Drive (Clarion Lakes), Large Yard Sale: Furniture, New Barstool Sets, Small Appliances, Seasonal and Home Decor, Florals and Crafting, Clothing, Golf Many items are new or like new!

Auctions

AUCTION SAT. APRIL 12TH 9:30 AM SHARP 8244 S.E. STUBBS RD. BERRYTON, KS John Deere Tractor, Gator, Mower, Guns, Household, Tools, Horse Trailer (LIKE NEW). See kooserauction.com for complete list.

Professional Service

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Home Improvement

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Weed eating/trimming included. Also offering Dirt & Gravel Work
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Real Estate Homes

starting fresh...

Farms for Sale

Pottawatomie County River Front Farm
237 Acres with almost 1 mile of Kansas River Frontage with 110 acres of wildlife habitat ideal for white tail deer and other wildlife. There is 127 acres of Kansas River bottom crop ground that is open to farm in the 2025 growing season. Crop ground was planted last year to corn that yielded 187 bu per acre. Price \$1,400,000. For more info go to Pearl-realestate.org or contact **Mike Pearl** **785-256-5174** Pearl Real Estate & Appraisal Service., Inc.

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Your Source Public Notices

for the latest...

Legal Notice
IN THE DISTRICT COURT OF SHAWNEE COUNTY, KANSAS
PROBATE DIVISION

In the Matter of the Estate of RICHARD LEE DUNCAN, Deceased Case No. SN-2025-PR-160

NOTICE OF HEARING AND NOTICE TO CREDITORS
THE STATE OF KANSAS TO ALL PERSONS CONCERNED:

You are hereby notified that on April 2, 2025, a Petition was filed in this Court by Brian P. Duncan and Tennille R. Kress, interested parties of the estate of Richard Lee Duncan, deceased; praying that Brian P. Duncan and Tennille R. Kress be appointed as executor and executrix and be granted Letters Testamentary.

You are required to file your written defenses thereto on or before May 8, 2025 at 9 AM in the District Court, Shawnee County Courthouse, 200 SE. 7th St., Topeka, KS at which time and place the cause will be heard. Should you fail therein, judgment and decree will be entered in due course upon the petition.

All creditors are notified to exhibit their demands

Public Notices

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.

Brain P. Duncan, Petitioner 901 S. Gretchen Chanute, KS 66720

Tenille R. Kress, Petitioner 3410 SE Golden Ave. Topeka, KS 66605 April 11, 18, 25 2025 LHUT0276444

Public Sale

Notice of Hearing
IN THE DISTRICT COURT OF SHAWNEE COUNTY, KANSAS
PROBATE DIVISION
In the Matter of the Estate of)
) DIANNE KAY SCHMITZ,)
) Case No. SN-2025-PR-000030)
) Division 12)
) Deceased.) K.S.A. Chapter 59)
NOTICE OF HEARING THE STATE OF KANSAS TO ALL PERSONS CONCERNED:

You are hereby notified that on March 27, 2025, a Petition for Approval of Appraiser, for Sale of Real Estate at Private Sale and for Confirmation of Sale was filed herein by Mark A. Schmitz, Executor of the Estate of Dianne Kay Schmitz, Deceased, requesting that the Court approve the private sale of real estate owned by the Estate, located in Shawnee County, Kansas, legally described as follows, to-wit:

A tract of land being part of Lot # 1, in Section 10, Township 11 South, Range 15 East of the 6th P. M., in Shawnee County, Kansas, described as follows: Beginning at the Northeast corner of said Lot #1; thence West on the North line of said Lot, 340 feet; thence South parallel with the East line of said Lot #1, 185 feet; thence East 340 feet to the East line of said Lot #1; thence North 185 feet to the point of beginning. Commonly known as 3847 NW Brickyard Road, Topeka, KS 66618

and a further Order confirming the private sale of the property to Terry M. Schmitz and Shirley J. Schmitz, husband and wife, for \$150,000.00 cash, with taxes prorated to date of sale, abstract of title or policy of title insurance to be furnished by seller, and with closing to be held promptly upon entry of an Order, and possession to be delivered upon closing; and a further Order authorizing the Administrator to pay the costs of the sale including an abstract of title or policy of title insurance, and attorney's fees.

You are required to file your written defenses to the Petition for Approval of Appraiser, for Sale of Real Estate at Private Sale and for Confirmation of Sale on or before May 8, 2025, at 9:00 a.m. in the District Court, in the City of Topeka, Shawnee County, Kansas, at which time and place the cause will be heard. This hearing will occur remotely. If you wish to participate in the hearing by video or conference call, please contact Division 12 at 785-251-6230 before the date of the hearing so you can be invited to join the hearing. Should you fail to file your written defenses, judgment and decree will be entered in due course upon the Petition.
ZIMMERMAN & DOERING, P.A.
/s/ Michael D. Doering
Michael D. Doering, #13832
5819 Nieman Road
Shawnee, KS 66203
Phone: 913-268-8877
Fax: 913-300-9380
m.d.d.zimmermanlaw@gmail.com
Attorney for Petitioner
April 4, 11, 18 2025
LHUT0269076

Summons

IN THE DISTRICT COURT OF SHAWNEE COUNTY, KANSAS

GOPPERT STATE SERVICE BANK, Plaintiff,

vs. Case No. SN-2025-CV-000194

SERIES A EQUITY TRUST; and WATCH GUARD MINISTRIES CDC, INC.; and devisees, trustees, creditors, and assigns of such defendants; 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 existing, dissolved or dormant corporations; the unknown guardians, conservators and trustees of any defendants that are under any legal disability; and the unknown heirs, executors, administrators, devisees, trustees, creditors, and assigns of any person alleged to be deceased, Defendants.

TITLE TO REAL ESTATE INVOLVED

NOTICE OF SUIT

THE STATE OF KANSAS TO SERIES A EQUITY TRUST, 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 Shawnee County, Kansas, by Goppert State Service Bank, Plaintiff, praying for an order quieting the title to the following tract of real estate, situated in Shawnee County, Kansas, to-wit:

Lot 2, Hughes Subdivision in the City of Topeka, Shawnee County, Kansas. Commonly known as 2103 SW Burnett Road, Topeka, Kansas 66604.

The Petition further seeks an order holding the Plaintiff to be the owner of fee simple title in and to the above described tract of real estate, free of all right, title and interest of the above named Defendants, and all other persons who are or may be concerned, and that they, and each of them, be forever barred and foreclosed from all right, title, interest, lien, estate, or equity of redemption in or to the above described real estate, or any part thereof.

You are hereby required to plead to the Petition on or before May 22, 2025, in the District Court of Shawnee County, Kansas, sitting at Topeka, Kansas. If you fail to plead, judgment and decree will be entered in due course upon the petition as filed by the Plaintiff.

Goppert State Service Bank 106 East 5th Street PO Box 329 Garnett, Kansas 66032 Plaintiff.

Prepared by:
Timothy L. Fielder Attorney at Law 112 South Ozark- PO Box 99 Girard, KS 66743 (620) 724-4214 (620) 724-8679 FAX timfielder@ckt.net Attorney for Plaintiff. April 11, 18, 25 2025 LHUT0274754

IN THE DISTRICT COURT OF SHAWNEE COUNTY, KANSAS.

GOPPERT STATE SERVICE BANK Plaintiff,

vs. Case No. SN-2025-

Summons

CV-000170

COURTLAND B. WILLIAMS, and KARY L. WILLIAMS, husband and wife; and MAURICE LAMONT GLENN, also known as MAURICE GLENN, also known as LAMONT GLENN; and JANE DOE (REAL NAME UNKNOWN), The unknown spouse, if any, of Defendant Maurica Lamont Glenn; and TROPHY PROPERTIES, LLC; and WILLIAMS OUTDOORS INC.; and the unknown heirs, executors, administrators, devisees, trustees, creditors, and assigns of such defendants; the unknown spouses of the defendants; the 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 existing, dissolved or dormant corporations; the unknown guardians, conservators and trustees of any defendants that are under any legal disability; and the unknown heirs, executors, administrators, devisees, trustees, creditors, and assigns of any person alleged to be deceased, Defendants.

TITLE TO REAL ESTATE INVOLVED

NOTICE OF SUIT

THE STATE OF KANSAS TO ALL persons who are or may be concerned:

You are hereby notified that a Petition has been filed in the District Court of Shawnee County, Kansas, by Goppert State Service Bank, Plaintiff, praying for an order quieting the title to the following tract of real estate, situated in Shawnee County, Kansas, to-wit:

Lots 11 and 12 on California Avenue, formerly Division Street, Block A, in Swygart's Subdivision, City of Topeka, Shawnee County, Kansas. Commonly known as 522 SE California Avenue, Topeka, KS 66607

The Petition further seeks an order holding the Plaintiff to be the owner of fee simple title in and to the above described tract of real estate, free of all right, title and interest of the above named Defendants, and all other persons who are or may be concerned, and that they, and each of them, be forever barred and foreclosed from all right, title, interest, lien, estate, or equity of redemption in or to the above described real estate, or any part thereof.

You are hereby required to plead to the Petition on or before May 22, 2025, in the District Court of Shawnee County, Kansas, sitting at Topeka, Kansas. If you fail to plead, judgment and decree will be entered in due course upon the petition as filed by the Plaintiff.

Goppert State Service Bank 106 East 5th Street PO Box 329 Garnett, Kansas 66032 Plaintiff.

Prepared by:
Timothy L. Fielder Attorney at Law 112 South Ozark- PO Box 99 Girard, KS 66743 (620) 724-4214 (620) 724-8679 FAX timfielder@ckt.net Attorney for Plaintiff. April 11, 18, 25 2025 LHUT0274766

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