

LEGAL NOTICE

115922 / HARR00156 10
Cause of Action 168
Lot 8, Block 2, BARNES ADDITION, an addition in Kansas City, Wyandotte County, Kansas. (Approx. Add. 1531 Haskell Avenue) (I) Taxes from 2019 thru 2022= \$2,311.80

170570 / SAUC00015 80
Cause of Action 179
Lots 25, 26, 27, 28, 29 and 30, Block 22, in WEST END ADDITION to Argentine, now in and a part of Kansas City, Wyandotte County, Kansas. (Approx. Add. 1105 South 40th Street) (V) Taxes from 2019 thru 2022= \$1,658.23

132190 / SUNF00007 10
Cause of Action 187
The North 1/2 of Lot 3, in Block 11, COBB HEIGHTS, an addition in and a part of Kansas City, Wyandotte County, Kansas. (Approx. Add. 2829 North Allis Street) (V) Taxes from 1966 thru 2022= \$32,098.29

140346 / BRUN00064 10
Cause of Action 191
Lot 28, in IRVING PLACE, an addition now in and a part of Kansas City, Wyandotte County, Kansas. (Approx. Add. 1957 North Hallock Street) (V) Taxes from 2020 thru 2022= \$332.18

140347 / CLEM00020 10
Cause of Action 192
Lot 29, IRVING PLACE, an addition in Kansas City, Wyandotte County, Kansas. (Approx. Add. 1959 North Hallock Street) (V) Taxes from 2018 thru 2022= \$623.09

149606 / HAUK00001 10
Cause of Action 203
All of Lot 58, in WYANDOTTE PARK, a subdivision of land in Kansas City, Wyandotte County, Kansas. (Approx. Add. 2815 South 24th Street) (I) Taxes from 2021 thru 2022= \$5,713.88

156348 / BELL00167 10
Cause of Action 211
All of Lot Eleven (11) and Lot Twelve (12) Block Two (2), SCAMMON PLACE, an addition now in and a part of Kansas City, Wyandotte County, Kansas. (Approx. Add. 2203 North 9th Street) (I) Taxes from 2020 thru 2022= \$1,334.03

195811 / DOUG00036 10
Cause of Action 239
Lots 8 and 9, Block 5, Resurvey of Part of Blocks 4 and 5, KENSINGTON, an addition in Kansas City, Wyandotte County, Kansas. (Approx. Add. 1962 North 28th Street) (I) Taxes from 2019 thru 2022= \$1,855.59

156813 / DOWN00044 10
Cause of Action 243
The South 33 1/3 feet of the East ? of Lot 7 and the South 33 1/3 feet of Lot 8, Block 3, in ROCKINGHAM PLACE, an addition in Kansas City, Wyandotte County, Kansas. (Approx. Add. 2200 North 11th Street) (I) Taxes from 2008 thru 2022= \$4,244.16

158118 / PRUD00007 480
Cause of Action 252
Lot 17 and 18, Block 1, CARPENTER PLACE, a subdivision of land in Kansas City, Wyandotte County, Kansas. (Approx. Add. 1500 Lafayette Avenue) (V) Taxes from 2019 thru 2022= \$4,031.45

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909608 / MARR00048 10
Cause of Action 282
Commencing at a point 1592 1/2 feet West of the Northeast corner of the Southeast 1/4 of Section 5, Township 11 South, Range 25 East of the Six P.M. in Kansas City, Wyandotte County, Kansas; Thence South 164 feet; thence East 41.5 feet; thence North 164 feet; thence West 41.5 feet to point of beginning, except that part now lying in Wood Avenue. (Approx. Add. 2219 Wood Avenue) (V) Taxes from 2020 thru 2022= \$20,320.78

917902 / JONE00313 10
Cause of Action 284
Beginning 660 feet South of the Northwest corner of the Northwest quarter of Section 1, Township 11, Range 24, thence South 498.3 feet, thence East 699.6 feet, thence North 498.3 feet, thence West 699.6 feet to the point of beginning, less those parts used for road purposes. (Approx. Add. 1814 North 54th Street) (V) Taxes from 1998 thru 2022= \$27,727.63

920022 / LAMB00026 10
Cause of Action 286
Beginning at the Southeast corner of the Southwest 1/4 of the Northeast 1/4 of Section 11, Township 11, Range 24; thence West 491.6 feet; thence North 315.1 feet; thence East 491.6 feet; thence South 312.3 feet to the point of beginning. LESS AND EXECPT THE FOLLOWING: Beginning at a point 491.6 feet West of the Southeast corner of the Southwest 1/4 of the Northeast 1/4 of Section 11, Township 11, Range 24, thence North 315.1 feet, thence East 349.8 feet, thence South 313.1 feet, more or less, to the East and West center line of said Section 11, thence West 349.8 feet to the point of begging and less those parts used for road right of way. (Approx. Add. 608 North 57th Street) (V) Taxes from 1997 thru 2022= \$9,269.24

929502 / STEW00060 10
Cause of Action 290
A tract of land in Northwest Quarter of Section 28, Township 11, Range 24, in Kansas City, Wyandotte County, Kansas, described as follows; Commencing at a point on the South line of the Right of Way of the Union Pacific Railroad Company 300 feet North-easterly from the intersection of said right of way line with the West line of Section 28, Township 11, Range 24; thence South-westerly along said right of way line 475 feet, thence South-easterly at right angles to said right of way line to the North bank of the Kaw River, thence North-easterly along the North bank of the Kaw river to a point South of the beginning, thence North to the point of beginning, also described as Grinter Heights Park & Boat Landing. (Approx. Add. 7901 Kaw Drive) (V) Taxes from 1992 thru 2022= \$79,296.01

933710 / ALLE00093 40
Cause of Action 291
A tract of land in the Southwest 1/4 of the Northeast 1/4 and the Northwest 1/4 of the Southeast 1/4 of Section 30, Township 11, Range 24, in Kansas City, Wyandotte County, Kansas, described as follows:
Beginning at a point on the

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East and West center line of said Section 30, 626.13 feet West of the Northeast corner of said Northwest 1/4 and 707.49 feet East of the center of Section 30, thence North 0°01'30" West 208.71 feet, thence North 89°54'35" East 208.71 feet, thence South 0°01'30" East 208.71 feet to a point on the same East and West center line of said Section 30, thence North 89°54' East 417.42 feet to the Northeast corner of said Northwest 1/4 of the Southeast 1/4, thence South 0°07'28" West along the East line of said Northwest 1/4, 811.65 feet to a point on the North line of the Union Pacific Railroad's 400 foot right of way, thence Southwesterly along said North line 634.40 feet, thence North 0°07'28" East 910.82 feet to the point of beginning; less the tract beginning at a point 394.23 feet South of the Northeast corner of the Northwest 1/4 of the Southeast 1/4 of Section 30, Township 11, Range 24, thence West 417.42 feet, thence South 483.53 feet more or less to the Northerly right of way line of the Union Pacific Railroad, thence Easterly 422.62 feet more or less on a curve to the left to a point 417.42 feet South of the point of beginning, thence North 417.42 feet to the point of beginning; and less the following tract of land; Beginning at the Northeast corner of the Northwest 1/4 of the Southeast 1/4 of said Section 30; thence South 0°07'38" East 313.07 feet, along the East line of the Northwest 1/4 of the Southeast 1/4 of said Section 30; thence South 89°54'35" West 626.13 feet; thence North 0°07'28" East 313.07 feet, to a point on the East/West center line of said Section 30; thence North 0°01'03" West 208.71 feet; thence North 89°54'35" East 208.71 feet, thence South 0°01'30 East 208.71 feet to a point on the East/West center line of said Section 30; thence North 89°54'35" East 417.42 feet to the point of beginning, subject to all easements and right of ways of record. (Approx. Add. 8850 Kaw Drive) (V) Taxes from 2013 thru 2022= \$6,832.00

934707 / DOMI00005 10
Cause of Action 292
The following described tract of land, less that part now platted as INDIAN WOODS LOTS 138 THRU 176; Commencing at the Northeast corner of the Northwest quarter of the Southeast quarter of Section 31, Township 10 South, Range 24 East, in Kansas City, Wyandotte County, Kansas, thence North 89° 53' 34" West 710.62 feet, thence South 0° 14' 56" West 484.4 feet to the point of beginning of the tract of land hereinafter described, said point being 50.62 feet South of the Northwest corner of Lot 134 as platted in INDIAN WOODS LOTS 113-137 INC., thence West 850.87 feet, thence South 84° 48' 35" West 911.19 feet, thence North 89° 47' 08" West 170.00 feet, thence South 0° 12' 52" West 181.11 feet, thence South 89° 47' 08" East 122.01 feet, thence South 19° 29' 54" East 331.06 feet to a point on the North line of Lot 58, INDIAN WOODS LOTS 38-80 INC., thence North 70° 30' 06" East 525.65 feet along the North line of said INDIAN WOODS LOTS 38-80 INC. and INDIAN WOODS

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LOTS 81-99 INC., thence East 691.91 feet along the North line of said INDIAN WOODS LOTS 81-99 INC., thence North 200.00 feet, thence East 430.00 feet, thence South 120.00 feet, thence East 97.75 feet along the North line of Lot 131 in INDIAN WOODS LOTS 113-137 INC., thence North 120.00 feet along the West line of Lot 132 in INDIAN WOODS LOTS 113-137 INC., thence West 22.97 feet along the said INDIAN WOODS LOTS 113-137 INC., thence North 0° 14' 56" East 200.00 feet along the said INDIAN WOODS LOTS 113-137 INC., to the point of beginning. (Approx. Add. 8822 Cleveland Avenue) (V) Taxes from 1992 thru 2022= \$22,321.92

933107 / WELL00035 40
Cause of Action 311
All of the following described tract of land to the East of Little Turkey Creek and the Union Pacific Railroad Right of Way; Beginning at the center of Section 29, Township 11, Range 24, in Kansas City, Wyandotte County, Kansas, thence North 449.5 feet; thence Southwesterly 890 feet, thence East 775 feet to the point of beginning (Approx. Add. 8237 Kaw Drive) (V) Taxes from 2010 thru 2022= \$1,023.98

933108 / WELL00035 40
Cause of Action 312
All of the following described tract of land to the East of Little Turkey Creek and the Union Pacific Railroad Right of Way; Beginning at the center of Section 29, Township 11, Range 24, in Kansas City, Wyandotte County, Kansas, thence North 449.5 feet; thence Southwesterly 890 feet, thence East 775 feet to the point of beginning, except that part that falls in the following tract of land; Beginning at a point on the North and South center line of Section 29, Township 11, Range 24, in Kansas City, Wyandotte County, Kansas; said point being 456.5 feet North of the center of said Section; thence South 59°50' West 140 feet; thence South 11°20' East 495.4 feet to a point 100 feet South and 25 feet West of the center of said Section 26; thence South 1376.6 feet; thence North 37° East 41.5 feet to the North and South line aforesaid; thence North 1897.5 feet to the point of beginning. (Approx. Add. 8215 Kaw Drive) (V) Taxes from 2011 thru 2022= \$1,332.46

920214 / WILC00035 10
Cause of Action 331
All of the following described tract of land to the Southwest of Meadowlark Lane; Beginning at the Northwest corner of the Northeast Quarter of Section 2, Township 11, Range 24, in Kansas City, Wyandotte County, Kansas; thence South along the West line of said Northeast Quarter 808.5 feet; thence East 269.42 feet; thence North 808.5 feet; thence West 269.42 feet to the point of beginning, less those parts taken or used for road purposes. (Approx. Add. 1831 North 59th Street) (V) Taxes from 1992 thru 2022= \$7,919.36

921506 / WILC00035 10
Cause of Action 332
Beginning at a point 1050.0 feet North and 878.96 feet West of the Southeast Corner of the Northwest 1/4 of Section 2, Town-

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ship 11, Range 24 in Kansas City, Wyandotte County, Kansas; said point being the intersection of the North line of Wilson Heights and the Center Line of 60th Street as platted, thence West 168.79 feet, thence North 0°09' West 315.15 feet, thence East 169.60 feet, thence South 315.15 feet to the point of beginning. (Approx. Add. 1900 North 60th Street) (V) Taxes from 1993 thru 2022= \$28,838.78
Respectfully Submitted,
/s/ Wendy M. Green
Wendy M. Green, #19505
Deputy Chief Counsel
Unified Government of Wyandotte County/
Kansas City, Kansas – Legal Department
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ATTORNEY FOR PLAINTIFF
UNIFIED GOVERNMENT
(First published 7-4-24)
3t-The Wyandotte Echo-7-18-24

IN THE MATTER OF THE RODRIGUEZ/MATUTE MARRIAGE

IN THE DISTRICT COURT OF WYANDOTTE COUNTY, STATE OF KANSAS
CIVIL DIVISION
IN THE MATTER OF THE MARRIAGE OF:
MIRNA ADELY RODRIGUEZ
Petitioner,
Case No. 24DM1334
vs.
Division No. 2
BERNARDO AVILEZ MATUTE
Respondent

NOTICE OF SUIT
You are notified that a Petition for Divorce was filed in the District Court of Wyandotte County, Kansas, by Petitioner against Respondent asking that the person filing the petition be granted a divorce and sole legal and physical custody of the minor child. You must file an answer to the Petition with the court and provide a copy to the Petitioner's Attorney, Jessica A. Gregory, at 2544 W 47th Ave, Kansas City, Kansas 66103, phone (913) 956-7000, on or before 45 days after first publication of this Notice or Suit, or the court will enter judgment against you on that Petition.

/s/ Jessica A. Gregory
Jessica A. Gregory #24111
Attorney for Petitioner
2544 W 47th Ave
Kansas City, KS 66103
(913) 956-7001 phone
(First published 7-4-24)
3t-The Wyandotte Echo-7-18-24

IN THE MATTER OF THE WILLIAMS ESTATE
IN THE DISTRICT COURT OF WYANDOTTE COUNTY, KANSAS PROBATE DEPARTMENT
In the Matter of the Estate of: Mary L. Williams, Deceased.
Case No.: WY-2024-PR-000269
K.S.A. Chapter 59
NOTICE OF HEARING AND NOTICE TO CREDITORS
THE STATE OF KANSAS TO ALL PERSONS CONCERNED:
You are notified that on June 25, 2024, a petition was filed in this Court by Cherie De Coster, sister of Mary L. Williams, de-

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ceased, requesting that petitioner be appointed as administrator, and petitioner be granted Letters of Administration.
You are required to file your written defenses to the petition on or before July 25, 2024, at 9:00 a.m. in the District Court, Kansas City, Wyandotte 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.
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.
Cherie De Coster, Petitioner
William W. Hutton
Attorney at Law
509 Armstrong Ave.
Kansas City, Kansas 66101
913-371-1944
913-281-1320 Facsimile
Wwhutton54@gmail.com
ATTORNEY FOR PETITIONER
(First published 7-4-24)
3t-The Wyandotte Echo-7-18-24

IN THE MATTER OF THE COOPER ESTATE
IN THE DISTRICT COURT OF WYANDOTTE COUNTY, KANSAS PROBATE DEPARTMENT
IN THE MATTER OF THE ESTATE OF JAMES LEON COOPER, Deceased.
Case No. WY-2024-PR-000267
NOTICE OF HEARING
THE STATE OF KANSAS TO ALL PERSONS CONCERNED:
You are hereby notified that on June 24, 2024, a Petition was filed in this Court by Bruce Edwin Larson, surviving spouse of James Leon Cooper, deceased, praying that the foreign-probated Last Will and Testament of James Leon Cooper dated April 11, 2019 be admitted to probate and record in this Court; that the Court find that no administration in the estate is necessary; that the Last Will and Testament of James Leon Cooper dated April 11, 2019 be construed and the residue of the estate, including decedent's interest in all Kansas real estate owned by the decedent (as described in the Petition) be assigned to Bruce Edwin Larson.
You are required to file your written defenses thereto on or before July 30, 2024 at 9:00 o'clock A.M. in this Court, 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 on the Petition.
Bruce Edwin Larson
Petitioner
Clifton B. DeMoss, Jr. #12964
16582 Douglas
Basehor, KS 66007
913-724-4010
Fax: 724-8352
chip@chipdemoss.com
Attorney for Petitioner
(First published 7-4-24)
3t-The Wyandotte Echo-7-18-24