

LEGALS

(First published in The Morning Sun on June 18th, 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 CRAWFORD COUNTY, KANSAS CIVIL DEPARTMENT

Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc.

Plaintiff,

vs.

Shanett Jones, Jane Doe, John Doe, Kathleen P. Gronau aka Kathleen F. Gronau nka Kathleen F. Terral, and United States Secretary of Housing and Urban Development, et al.,

Defendants

Case No. CRP-2025-CV-000109

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 Crawford County, Kansas by Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc., praying to foreclose a mortgage on the following described real estate:

ALL THAT PART OF THE NORTH ONE HUNDRED SEVENTY (170) FEET OF LOT NUMBER SIX (6) IN BLOCK NUMBER ONE (1) IN HIGGIE’S ADDITION TO THE CITY OF GIRARD, CRAWFORD COUNTY, KANSAS, ACCORDING TO THE RECORDED PLAT THEREOF, LYING NORTH OF HOWARD STREET AS SAID STREET IS NOW OPENED OVER AND ACROSS SAID LOT. Parcel ID No. 019-136-13-0-30-01-007.00-0. Commonly known as 700 N Summit St., Girard, KS 66743 (“the Property”) MS 223534

and *all those defendants who have not otherwise been served* are required to plead to the Petition on or before July 29, 2025 in the District Court of Crawford County, Kansas. If you fail to plead, judgment and decree will be entered in due course upon the request of plaintiff.

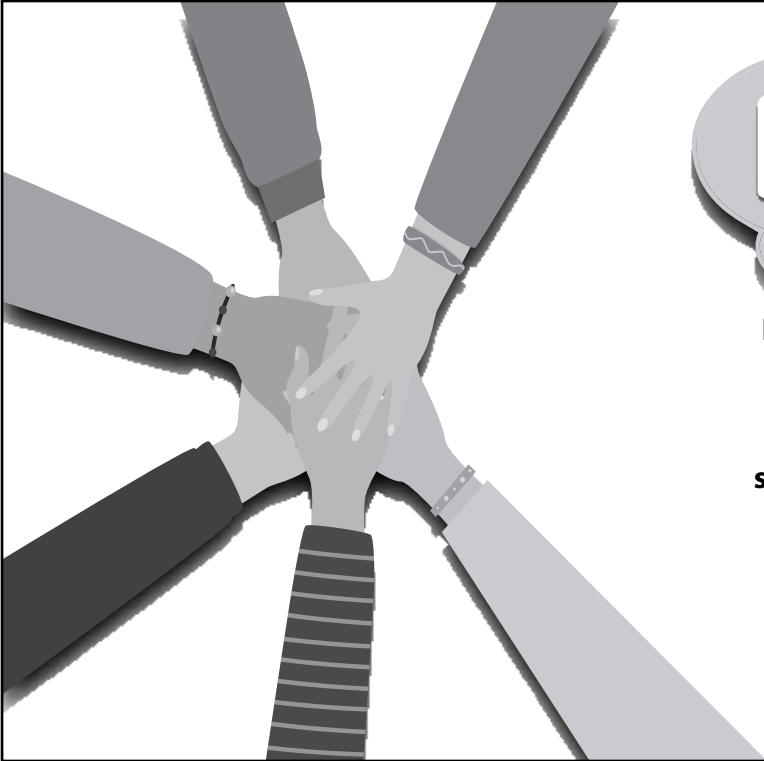
MILLSAP & SINGER, LLC

By: _____
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St. Louis, MO 63005
(636) 537-0110
(636) 537-0067 (fax)

ATTORNEYS FOR PLAINTIFF

MS 223534.447941 KJFC

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



(First published in The Morning Sun on June 11th, 2025)

Millsap & Singer, LLC
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IN THE DISTRICT COURT OF CRAWFORD COUNTY, KANSAS CIVIL DEPARTMENT

Flat Branch Mortgage, Inc

Plaintiff,

vs.

Ashton Brown aka Ashton Skye Brown, Lane Brown aka Lane Montana Brown, Equity Bank, and United States Secretary of Housing and Urban Development, et al.,

Defendants

Case No. CRP-2025-CV-000028

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 Crawford County, Kansas by Flat Branch Mortgage, Inc, praying to foreclose a mortgage on the following described real estate:

PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION THIRTY FIVE (35), TOWNSHIP TWENTY EIGHT (28) SOUTH, RANGE TWENTY FIVE (25) EAST OF THE SIXTH PRINCIPAL MERIDIAN, CRAWFORD COUNTY, KANSAS, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4); THENCE WEST TWO HUNDRED SIXTY FIVE (265) FEET, MORE OR LESS, TO A POINT BEING ONE THOUSAND NINETY NINE AND NINETY ONE HUNDREDTHS (1099.91) FEET EAST OF THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4); THENCE NORTH 02 DEGREES 21 MINUTES 32 SECONDS WEST PARALLEL TO THE EAST LINE OF SAID SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) EIGHT HUNDRED FORTY (840) FEET; THENCE NORTH 87 DEGREES 34 MINUTES 59 SECONDS EAST PARALLEL TO THE SOUTH LINE A DISTANCE OF TWO HUNDRED SIXTY FIVE (265) FEET; THENCE SOUTH EIGHT HUNDRED FORTY (840) FEET, MORE OR LESS, TO THE POINT OF BEGINNING. Parcel ID No. 107-35-0-00-00-005.00-0. Commonly known as 1170 E 650th Ave., Mulberry, KS 66756 (“the Property”) MS 219388

and *all those defendants who have not otherwise been served* are required to plead to the Petition on or before July 22, 2025 in the District Court of Crawford County, Kansas. If you fail to plead, judgment and decree will be entered in due course upon the request of plaintiff.

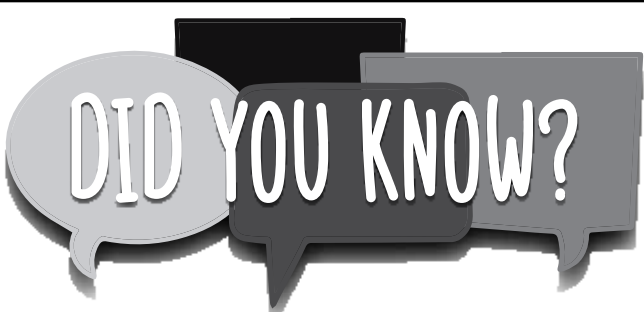
MILLSAP & SINGER, LLC

By: _____
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ATTORNEYS FOR PLAINTIFF

MS 219388.456147 KJFC

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



Local newspapers like The Morning Sun play a pivotal role in keeping residents connected to the local community. Newspapers have the ability to strengthen communities. They showcase local events, theater productions, local businesses, highlight special projects and local economic information. Be a part of the solution and support the Local Journalism Project. <http://morningsun.net/donate/>

(First published in The Morning Sun on June 4th, 2025)

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IN THE DISTRICT COURT OF CRAWFORD COUNTY, KANSAS

In the Matter of the Adoption of:

MICHAEL NELSON
Case No. CRG-23-AD-33

NOTICE OF HEARING

TO ALL KNOWN AND UNKNOWN FATHERS:

You are hereby notified that on the 24th day of August 2023, a Petition for Adoption was filed in this Court by Dani Burns, the Guardian and Conservator for Michael Nelson, a minor, praying that the Petitioner be allowed to adopt said minor child,

You are required to file your written defenses thereto on or before the 9th day of July, 2025 at 9:30 a.m. of such day , in this court in the City of Pittsburg Kansas, with the Clerk of the District Court located at the Crawford County Judicial Center, 602 North Locust, Pittsburg, Ks 66762 at which time the cause will be heard. Should you fail judgment and decree will be entered in due course upon the Petition.

/s/ Sara S. Beezley
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(First published in The Morning Sun on June 11th, 2025)

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IN THE DISTRICT COURT OF CRAWFORD COUNTY, KANSAS CIVIL DEPARTMENT

Village Capital & Investment LLC

Plaintiff,

vs.

Jenna M Parker, et al.

Defendants,

Case No.CRP-2025-CV-000046

Court No.

Title to Real Estate Involved

Pursuant to K.S.A. §60

NOTICE OF SALE

Under and by virtue of an Order of Sale issued to me by the Clerk of the District Court of Crawford County, Kansas, the undersigned Sheriff of Crawford County, Kansas, will offer for sale at public auction and sell to the highest bidder for cash in hand on July 2, 2025 at the time of 10:00 AM at the Pittsburg Judicial Center front steps, 602 N. Locust, Pittsburg, Kansas, the following real estate:

LOTS NUMBERED SEVENTEEN (17) AND EIGHTEEN (18) IN BLOCK NUMBER ELEVEN (11) IN THE PITTSBURG TOWN COMPANY’S FOURTH ADDITION TO PITTSBURG, CRAWFORD COUNTY, KANSAS, ACCORDING TO THE RECORDED PLAT THEREOF., Parcel ID No. 204-20-0-30-15-012.00-0. Commonly known as 409 E 8th St., Pittsburg, KS 66762 (“the Property”) MS225274

to satisfy the judgment in the above-entitled case. The sale is to be made without appraisalment and subject to the redemption period as provided by law, and further subject to the approval of the Court.

Crawford County Sheriff

MILLSAP & SINGER, LLC

By: _____
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ATTORNEYS FOR PLAINTIFF

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Please notify The Morning Sun at least two days before you wish to stop your paper.

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