

LEGAL NOTICES

"NOTICE OF Miller & Flynn's intent to sell and/or otherwise dispose of items left at 619 S. Chestnut St., Olathe KS, 66061 by Noe Rodriguez as tenant. Pursuant to KSA 58-2565, items left are considered abandoned property, and will be sold and/or disposed of privately beginning on July 7, 2025. Items to be disposed of include all items left by tenants including, but not limited to the following items: furniture, kitchen utensils, toys, yard equipment, and a van.
06/23/2025

IN THE DISTRICT COURT OF JOHNSON COUNTY, KANSAS
Capital One Auto Finance, Plaintiff
VS.
Soukanh Chantavong, Defendant
Case No. 24LA09234 K.S.A. Chapter 61
NOTICE OF SUIT

Capital One Auto Finance, ("Plaintiff") states this claim:

Describe the personal property at issue: 2019 Toyota Tundra, VIN 5TFDY-5F15KX843709 (the "Collateral"). The collateral's estimated value is \$37,425.00. Plaintiff is the owner or the person entitled to possession of the collateral. The collateral is wrongfully held by the Defendant. Plaintiff is lawfully entitled to possession because: In consideration of monies loaned, Soukanh Chantavong ("Defendant") made executed, and delivered in favor of Plaintiff, that certain Retail Installment Contract and Security Agreement dated October 21, 2022, in the principal amount of \$42,862.78 (hereinafter referred to as the "Contract"). The Contract provides the Plaintiff with a security interest in Collateral and said security interest was properly perfected as is evidenced by the Kansas Vehicle Record and the Lien and Title Information to the Collateral. Defendant is in default under the terms and conditions of the Contract by virtue of Defendant's failure to make the payments as they became due and owing. Plaintiff gave the proper notice of right to cure and Defendant has failed to properly cure the default within the time period provided. Defendant has defaulted in the terms and conditions of the Contract and has failed to make the payments due since October 5, 2023. The Collateral, which is possession of Defendant and to which Plaintiff has a qualified ownership interest in and an immediate right to possession of, was neither taken from Plaintiff under an order of Court or a judgment of a Court, nor under an execution or attachment against Plaintiff for the Collateral. The facts constituting the alleged cause of detention, according to the best belief of Plaintiff, is Defendant's refusal to peacefully surrender the Collateral back to Plaintiff, and it is Plaintiff's belief that Defendant has no legal basis whatsoever for the retention of the Collateral. You are hereby required to file your written defenses to said petition on or before the 10th day of July, 2025, in said Court at the Johnson County Courthouse, 150 W. Santa Fe St., Olathe, KS 66061 in Olathe. Should you fail therein, judgment will be entered in due course upon said petition.
Katie Hartung #29335
974 - 73rd Street, Suite 20
West Des Moines, IA 50324
Telephone (515) 223-1336
Facsimile (515) 223-6011
ATTORNEYS FOR PLAINTIFF
KHartung@midwestlaw-group.com

06/23, 06/30, 07/07/2025

IN THE DISTRICT COURT OF JOHNSON COUNTY, KANSAS
PROBATE DEPARTMENT
In the Matter of the Estate of THOMAS J. PRICE, JR., Deceased.
Case No. JO-2025-PR-000685

NOTICE OF HEARING
The State of Kansas to All Persons Concerned:
You are hereby notified that a Petition for Probate of Will and Issuance of Letters Testamentary has been filed in this Court by Thomas J. Price, III and Teresa J. Kuhn. You are hereby required to file your written objections to Issuance of Letters Testamentary to Thomas J. Price, III and Teresa J. Kuhn on or before July 16, 2025 at 9:30 a.m. of said day, in said court in the City of Olathe, in Johnson County, Kansas, at which time and place said cause will be heard.
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.
Respectfully Submitted: /s/ Ellen S. Goldman, KS. Bar #17040, Seigfreid Bingham P.C., 2323 Grand Ave. ST 1000, Kansas City, MO 64106. Attorney for Thomas J. Price, III, Co-Executor. Approved, /s/ Michelle Burge, KS. Bar No. 21551, 4200 Somerset Drive, Suite 22, Prairie Village, KS 66208, Attorney for, Teresa J. Kuhn, Co-Executor.
06/23, 06/30, 07/07/2025

Respectfully Submitted: /s/ Ellen S. Goldman, KS. Bar #17040, Seigfreid Bingham P.C., 2323 Grand Ave. ST 1000, Kansas City, MO 64106. Attorney for Thomas J. Price, III, Co-Executor. Approved, /s/ Michelle Burge, KS. Bar No. 21551, 4200 Somerset Drive, Suite 22, Prairie Village, KS 66208, Attorney for, Teresa J. Kuhn, Co-Executor.
06/23, 06/30, 07/07/2025

IN THE DISTRICT COURT OF JOHNSON COUNTY, KANSAS
PROBATE DIVISION
In the Matter of the Estate of John Bradley Grant, Deceased. Estate No. JO-2025-PR-000675, Division 8

The State of Kansas to All Persons Concerned:

You are hereby notified that on June 10, 2025, a Petition for Issuance of Letters of Administration was filed in this Court by Janet Sue White, mother of John Bradley Grant, deceased. All creditors of the above-named decedent are notified to exhibit their demands against the estate within four months from the date of first publication of this notice, as provided by law, and if their demands are not thus exhibited, they shall be forever barred.

Janet Sue White

Submitted by:
/S/ Lewis B. Leflar
Lewis B. Leflar, KS Bar #27884
Heartland Estate Law, LLC
10955 Lowell Ave, Ste. 512
Overland Park, KS 66210
PH: 913/663-3159
lewis@heartlandestatelaw.com
Attorney for Petitioner
06/16, 06/23, 06/30/2025

IN DISTRICT COURT OF JOHNSON COUNTY, KANSAS
PROBATE DIVISION
In Matter of Adult Adoption of Shea Marie Sullivan
DOB: 04/30/1998

Case No. JO-2025-AD-000065 | Chapter 7 | Division 8

NOTICE OF PETITION TO TERMINATE PARENTAL RIGHTS
STATE OF KANSAS, TO:
Jana L Peterson, biological mother of the above-named child and others who are or may be concerned.

TAKE NOTICE Cody S Beltram, has filed a Petition in the above action seeking termination of the parental rights of the biological father(who passed away September 10, 2021) of the above named adult child, & requesting permission to proceed with the adoption of the above named adult child, born to Joseph P Sullivan and Jana L Peterson. If the Petition is granted, it will proceed to adoption without the need of consent.
You are hereby required to file your written defenses thereto on or before the 14th day of July 14, 2025 in Johnson County, Kansas, at which time & place the Petition will be heard by the court remotely, and should you fail therein, judgment will be entered in due course upon the Petition. If you wish to participate in the zoom hearing, you must contact the probate judge's AA. /s/ Amy S. Vinton
Vinton|Moore
15700 College Blvd, Ste 102
Lenexa, KS 66219
amyvinton@gmail.com | 913-317-8999
ATTORNEY FOR PETITIONERS
06/23, 06/30, 07/07/2025

IN THE DISTRICT COURT OF JOHNSON COUNTY, KANSAS
In the Matter of the Estate of BRADEN A CASTANER, Deceased, Case No. JO-2025-PR-00020

NOTICE TO CREDITORS
THE STATE OF KANSAS
TO ALL PERSONS CONCERNED:
You are notified that on February 24th, 2025, a Petition for Probate of Will and Issuance of Letters Testamentary Under the Kansas Simplified Estates Act was filed in this Court by Deborah Castaner, an heir, devisee, and legatee, and Administrator for the estate of Braden A Castaner, deceased. All creditors of the decedent 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.

tainable, 30 days after actual notice was given as provided by law, and if their demands are not thus exhibited, they shall be forever barred.

Deborah Castaner, *Petitioner*

Submitted by:
STOCKTON & KANDT, LLC
By: /s/ Riley T. Schumacher
Riley T. Schumacher, Kansas Bar No. 29319
952 E. Lincoln Lane
Gardner, Kansas, 66030
Telephone: (913) 856-2828
Facsimile: (913) 856-5666
riley@stocktonlaw.com
ATTORNEYS FOR PETITIONER
06/16, 06/23, 06/30/2025

First published in The Johnson County Post, June 16, 2025
IN THE DISTRICT COURT OF JOHNSON COUNTY, KANSAS

In the Matter of the Estate of DENTON E. LOUDERMILL, JR., deceased

Case No. JO-2025-PR-000682, Division No: 8

Petition Pursuant to K.S.A. Chapter 59)
NOTICE TO CREDITORS

THE STATE OF KANSAS TO ALL PERSONS CONCERNED:

You are notified that on June 11, 2025, a Petition for Issuance of Letters of Administration Under the Kansas Simplified Estates Act was filed in this Court by Reba Paul, surviving sibling of DENTON E. LOUDERMILL, JR., deceased.

All creditors of the decedent 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.

Reba Paul, Petitioner

WALLACE SAUNDERS, CHARTERED

James M. McKain KS #26241

10111 West 87th Street
Overland Park, KS 66212
(913) 888-1000
(913) 888-1065/FAX

jmckain@wallacesaunders.com

ATTORNEYS FOR PETITIONER

06/16, 06/23, 06/30/2025

Unclaimed Vehicle Auction OPEN TO THE PUBLIC

Pursuant to KSA 8-1102 and KSA 58-211 the following vehicles will be sold at public auction on Monday, July 7 unless claimed by the owner after all outstanding towing, storage and/or other charges are paid in full.

Vehicles can be inspected at F & M Automotive LLC

6400 Carter Ave Suite #100, Merriam, KS 66203

The vehicles are:

1) 2017 Chrysler 300C VIN: 2C3CCAEG3HH570859.

2) 2001 Ford F150 VIN: F1501FTRX08W81KE92925.

3) 2019 Toyota Camry L VIN: 4T1B11HKXKU232551

4) 2017 Nissan Maxima VIN: 1N4AA6APXHC370484

Terms of Auction: All sales are final. No refunds! All sales are "as is" and "where is". There are NO GUARANTEES OR WARRANTIES. There will a paperwork charge to obtain the title, and there is NO GUARANTEE the paperwork we provide will obtain a title for you in your state. Please check with your state for title requirements. You must agree to all sale disclosures to qualify as a bidder for this sale.
06/23, 06/30, 07/07/2025

NOTICE OF HEARING AT JOHNSON COUNTY DISTRICT COURT
THE STATE OF KANSAS TO ALL WHO ARE OR MAY BE CONCERNED:
You are hereby notified that Christina Renee Sosko filed a Petition in the above court on the 6th day of June, 2025, requesting a judgment and

order changing his/her name from Christina Renee Sosko to Christina Renee Easton.

The Petition will be heard in Johnson County District Court, 150 W Santa Fe St, Olathe, Kansas, on the 23rd day of July, 2025, at 9:30 a.m.

If you have any objection to the requested name change, you are required to file a responsive pleading on or before July 23, 2025 in this court or appear at the hearing and object to the requested name change. If you fail to act, judgment and order will be entered upon the Petition as requested by Petitioner.
06/23, 06/30, 07/07/2025

IN THE DISTRICT COURT OF JOHNSON COUNTY, KANSAS
PROBATE DEPARTMENT

IN THE MATTER OF THE ESTATE OF ROBERT V. MOORE, DECEASED.

Case No. JO-2025-PR-000697
Chapter 59

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

You are hereby notified that on June 17, 2025, a Petition for Probate of Will and Issuance of Letters Testamentary was filed in this Court by Cindy L. Hadel and Karen K. Artman, heirs and Executors named in the Last Will and Testament of Robert V. Moore, deceased.

All creditors of Decedent are notified to exhibit their demands against the estate within the later of four (4) months from the date of first publication of this Notice under K.S.A. 59-2236 and amendments thereto, or if the identity of the creditor is known or reasonably ascertainable, thirty (30) days after actual notice was given as provided by law, and if their demands are not thus exhibited, they shall be forever barred.

Cindy L. Hadel and Karen K. Artman, Petitioners
EVANS & MULLINIX, P.A.
Timothy J. Evans, KS #06992
tevans@emlawkc.com
7225 Renner Road, Suite 200
Shawnee, KS 66217
(913) 962-8700
Attorneys for Petitioners
06/23, 06/30, 07/07/2025

Lucas Dowling v. Nicholas Fontinelli and Squared Up Structures, LLC Service by Publication

On November 3rd, 2023 Plaintiff Lucas Dowling entered into an agreement with Defendant Nicholas Fontinelli and Squared Up Structures, LLC to have him complete a construction project at 4355 Murphy Creek Road Grants Pass, OR 97527. Plaintiff was quoted a flat fee of \$33,520.00 as an estimate to have the project completed.

Plaintiff paid the Defendant according to the fee schedule stipulated within the contract, however the construction ceased on the project leaving only about 80% of the primary and secondary framing completed incurring a \$2,140 bill in labor to finish the last 20% of the framing.

Defendant entered into the contract with the intent of failing to comply with the payment schedule. Plaintiff relied on this representation and performed the work and incurred costs based on these misrepresentations, to his detriment. Plaintiff Dowling is entitled to damages in the amount of \$34,240.00, on Plaintiff's claims, attorney fees and costs, and such other relief deemed just and equitable. You are hereby required to appear and defend the complaint filed against you in the above entitled cause within thirty (30) days from the date of service of this summons upon you, and in case of your failure to do so, for want thereof, Plaintiff will apply to the court for the relief demanded in the complaint.
You must "appear" in this case, or the other side will win automatically. To "appear" you must file with the court a legal document called a "motion" or "answer". The motion or answer or reply must be given to the court clerk or administrator within 30 days of the date of first publication specified herein along with the required filing fee. It must be in proper form and have proof of service on the Plaintiff's attorney or, if the Plaintiff does not have an attorney, proof of service upon the Plaintiff.
If you have any questions, you should see an attorney immediately. If you need help in finding an attorney, you may contact the Oregon State Bar's Referral Service online at www.oregonstatebar.org or by calling (503) 684-3763 (in the Portland metropolitan

area) or toll free elsewhere in Oregon at (800) 452-7636.
Service Attempt Locations:
Nicholas Fontinelli
• 607 W Allen St Spring Hill, KS 66083
• 175 SE 625th Rd Warrenburg, MO 64093
• 4689 South Coors Court Morrison, CO 80465
• Squared Up Structures, LLC 607 W Allen St Spring Hill, KS 66083
06/09, 06/16, 06/23, 06/30/2025

IN THE DISTRICT COURT OF JOHNSON COUNTY, KANSAS

In the Matter of the Estate of JOHN LEE CRAWFORD, Deceased
JO-2025-PR-000472

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

You are notified that on April 17, 2025, a Petition for Issuance of Letters Administration Under the Kansas Simplified Estates Act was filed in this Court by Carolyn Roth, an heir, devisee and legatee, and Administrator for the estate of John L. Crawford, deceased. All creditors of the decedent 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.

Carolyn Roth, *Petitioner*

Respectfully submitted by:

STOCKTON & KANDT, LLC
By: /s/ Riley T. Schumacher
Riley T. Schumacher, KS # 29319
952 E. Lincoln Lane
Gardner, KS 66030
Telephone: (913) 521-2828
Facsimile: (913) 856-5666
riley@stocktonlaw.com
ATTORNEYS FOR PETITIONER
06/16, 06/23, 06/30/2025

Notice is hereby given to Joshua Garcia and any unknown occupants of the addresses listed herein that you may have abandoned household goods, furnishings, fixtures and other personal property (hereinafter "Abandoned Property") located at 31790 W. 171 st Street, Gardner, KS 66030. The Abandoned Property may specifically include furniture, books, jewelry, household items, pictures, appliances, food, electronics, and clothing. This Abandoned Property will be disposed of on or about July 14, 2025. The Abandoned Property may be redeemed prior to July 14, 2025, by notifying your landlord, Mynd Management, Inc. that Abandoned Property is not, in fact, abandoned and upon payment to the landlord of the reasonable expenses incurred by the landlord of taking, holding, and preparing the property for sale and of any amounts due from the tenant to the landlord for rent or otherwise. Please contact Nick Claassen, Mynd Management, Inc., at 720-407-3914 or nick.claassen@mynd.co, before July 11, 2025, at 5:00 P.M. to inquire about redeeming the Abandoned Property.
06/23/2025

clude furniture, books, jewelry, household items, pictures, appliances, food, electronics, and clothing. This Abandoned Property will be disposed of on or about July 14, 2025. The Abandoned Property may be redeemed prior to July 14, 2025, by notifying your landlord, Mynd Management, Inc. that Abandoned Property is not, in fact, abandoned and upon payment to the landlord of the reasonable expenses incurred by the landlord of taking, holding, and preparing the property for sale and of any amounts due from the tenant to the landlord for rent or otherwise. Please contact Nick Claassen, Mynd Management, Inc., at 720-407-3914 or nick.claassen@mynd.co, before July 11, 2025, at 5:00 P.M. to inquire about redeeming the Abandoned Property.
06/23/2025

IN THE DISTRICT COURT OF JOHNSON COUNTY, KANSAS
CIVIL SECTION
TODD RANDOL, Administrator of the Estate of Kathryn J. Kennedy, deceased
Petitioner
vs.
THE UNKNOWN BENEFICIARIES OF THE KATHRYN J KENNEDY LIVING TRUST
Defendants

Case No. JO-2025-CV-001292, Division No. 7

NOTICE TO UNKNOWN TRUST BENEFICIARIES
TO THE UNKNOWN BENEFICIARIES OF THE KATHRYN J KENNEDY LIVING TRUST and to all persons known or unknown who claim any interest in the Kathryn J Kennedy Living Trust. You are hereby notified that Petition has been filed in the District Court of Johnson County, Kansas by TODD RANDOL, Administrator of the Estate of Kathryn J. Kennedy, deceased, praying the Court to declare the Kathryn J Kennedy Trust revoked. You are required to plead to the Petition on or before July 25, 2025 in the District Court of Johnson County, Kansas. If you fail to answer or otherwise defend, the petition will be taken as true, judgment and decree will be entered in due course upon the request of plaintiff.
Heartland Estate Law, LLC
Lewis B. Leflar, KS Bar 27884
Heartland Estate Law, LLC
10955 Lowell Ave, Suite 512
Overland Park, KS 66212
Phone (913) 663-3159
lewis@heartlandestatelaw.com
ATTORNEYS FOR PLAINTIFF
06/16, 06/23, 06/30/2025

Published in Johnson County Post on June 9, 2025

Location
Johnson County, Kansas
Notice Text
IN THE DISTRICT COURT OF JOHNSON COUNTY, KANSAS
PROBATE DIVISION
IN THE MATTER OF THE ESTATE OF CAROL LOUISE LYNN, Deceased.
Case No. JO-2025-PR-000206
Court 8

NOTICE TO CREDITORS
The State of Kansas to All Persons Concerned:

You are notified that on May 20, 2025, a petition was filed in this Court by Dennis J. Lynn, a son of Carol Lousie Lynn, deceased, praying for the appointment of Dennis J. Lynn as administrator of the Carol Louise Lynn Estate, to serve without bond.

All creditors are notified to exhibit their demands against the estate within four months from the date of the first publication of this notice, and if their demands are not thus exhibited, they shall be forever barred.

/s / Dennis J. Lynn
Dennis J. Lynn, Petitioner
PREPARED BY:

/s / Dennis J Lynn
Dennis J Lynn
2102 Vista Ridge CT
Arlington, TX 76013
Telephone: (817) 832-1541
djlynn1@yahoo.com
06/9, 06/16, 06/23/2025
06/09, 06/16, 06/23/2025

IN THE DISTRICT COURT OF JOHNSON COUNTY, KANSAS
PROBATE DIVISION

IN THE MATTER OF THE ESTATE OF ANDREA HOERL, Deceased.
Case No. JO-2025-PR-000037 Div. No. 8

NOTICE TO CREDITORS
The State of Kansas to All Persons Concerned: You are notified that on January 21, 2025, an order was issued by the court appointing Amy Pessetto, heir of Andrea Hoerl, deceased, as special administrator of the estate. All creditors are notified to exhibit their demands against the estate within four months from the date of the first publication of this notice, and if their demands are not thus exhibited, they shall be forever barred.
/s/ Amy M. Pessetto
8208 W. 57 th St.
Shawnee Mission, KS 66202
913-831-0690
ampessetto@aol.com

06/09, 06/16, 06/23/2025

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