

LEGAL NOTICES

IN THE DISTRICT COURT OF JOHNSON COUNTY, KANSAS

PROBATE DIVISION
IN THE MATTER OF THE ESTATE OF
IVA JANE HAMILTON, Deceased.

Case No. JO-2026-PR-000527
Division No. 8

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

You are notified that on May 5, 2026, a petition was filed in this Court by Jeffrey S. Hamilton, one of the heirs and legatees of Iva Jane Hamilton, deceased, and as the nominated Administrator C.T.A. of the decedent, praying that the instrument filed with the petition dated July 7, 2005, be admitted to probate, and for the appointment of Jeffrey S. Hamilton as Administrator C.T.A. of the will 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 as provided by law, and if their demands are not thus exhibited, they shall be forever barred.

/s/ Jeffrey S. Hamilton
Jeffrey S. Hamilton, Petitioner
PREPARED BY:
/s/ Erik M. Rome
Erik M. Rome #25422
SAGE LAW, LLP
12980 Metcalf Ave., Ste 500
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05/18, 05/25, 06/01/2026

IN THE DISTRICT COURT OF JOHNSON COUNTY, KANSAS

CIVIL COURT DEPARTMENT
MOVEMENT MORTGAGE, LLC Plaintiff,

vs
LUIS A VIVEROS, TRISHA NICOLE VIVEROS, JOHN DOE (UNKNOWN TENANT/OCCUPANT), JANE DOE (UNKNOWN TENANT/OCCUPANT), ET AL.

Defendants.
Case No.: JO-2026-CV-000988
Division No. 4

Pursuant to KSA, Chapter 60 Title to Real Estate Involved

NOTICE OF SUIT

THE STATE OF KANSAS, to the above-named defendants and the unknown heirs, executors, administrators, devisees, trustees, creditors and assigns of any deceased defendants; the unknown spouses of any defendants; the unknown officers, successor 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; the unknown guardians, conservators and trustees 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 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 Johnson County, Kansas, praying to foreclose a real estate mortgage on the following described real estate:

Lot 15, Block 4, Stagecoach Meadows-Fourth Plat, a subdivision in the City of Olathe, Johnson County, Kansas.

COMMONLY KNOWN AS: 1716 E Sheridan Bridge Lane, Olathe, KS 66062 ("Property") and all those defendants who have not otherwise been served are required to plead to the Petition on or before June 22, 2026, in the District Court of Johnson County, Kansas. If you fail to plead, judgment and decree will be entered in due course upon the Petition.

NOTICE

Pursuant to the Fair Debt Collection Practices Act, 15 U.S.C. § 1692c(b), no information concerning the collection of this debt may be given without the prior consent of the consumer given directly to the debt collector or the express permission of a court of competent jurisdiction. The debt collector is attempting to collect a debt and any information will be used for that purpose.

Pursuant to Local Rule 3.7, the undersigned hereby certifies that no portion of the Notice of Suit was drafted/prepared using Generative A.I.

Respectfully submitted, MARINOSCI LAW GROUP, P.C.
/s/ David V. Noyce
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Leawood, KS 66211
Phone: (913) 800-2021
Fax: (913) 257-5223
dnoyce@mlg-defaultlaw.com
ATTORNEY FOR PLAINTIFF
MARINOSCI LAW GROUP, P.C. AS ATTORNEYS FOR THE PLAINTIFF IS ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
05/11, 05/18, 05/25/2026

RESOLUTION NO. 161-25

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF JOHNSON COUNTY, KANSAS, APPROVING A SUBMITTED DETACHMENT PETITION AND ORDERING THE DETACHMENT OF CERTAIN LAND FROM THE BOUNDARIES OF JOHNSON COUNTY CONSOLIDATED FIRE DISTRICT NO. 1 AND THE TRANSFER OF SUCH LAND TO THE CITY OF OLATHE, KANSAS, FOR FIRE PROTECTION SERVICES

At a regular meeting of the Board of County Commissioners of Johnson County, Kansas, on Thursday, March 26, 2026, there came before the Board for consideration the matter of approving a submitted fire district detachment petition and ordering the detachment of certain land from the boundaries of the Johnson County Consolidated Fire District No. 1 (Fire District) and the transfer of such land to the City of Olathe, Kansas, (City) for fire protection services.

The Board, upon a motion duly made, seconded, and carried, adopted Resolution No. 161-25, to wit:

RECITALS

A. The City of Olathe adopted ordinances that annexed certain land into the City.
B. On October 8, 2025, and December 2, 2025, the City submitted to the Board two detachment petitions requesting that the Board order the detachment of certain land from the Fire District and the transfer of such land to the City for fire protection services. On March 9, 2026, the City revised and resubmitted a single detachment petition in response to feedback from County staff.
C. The detachment petition is signed by the owners of over 99% of the land included in such petition.
D. A copy of the revised submitted detachment petition is attached to this Resolution as "Exhibit A" and incorporated herein by reference.
E. Pursuant to K.S.A. 19-3604, if the Board finds the petition is sufficient and in compliance with statutory requirements, then the Board may adopt a resolution detaching the lands from the Fire District.
F. The County Legal Department has reviewed the revised submitted petition and found it to be sufficient and in compliance with statutory requirements.
G. Having carefully reviewed and discussed the matter, the Board now deems that the revised submitted petition is sufficient and in compliance with statutory requirements, and as such, it is advisable and in the best interests of the public health, safety and welfare to order the detachment of the subject land and transfer said land to the City for fire protection services.

IT IS, THEREFORE, HEREBY RESOLVED by the Board of County Commissioners of Johnson County, Kansas, that:

1. The foregoing recitals are incorporated in and made a part of this Resolution.
2. SUBMITTED PETITION IS DEEMED SUFFICIENT. The Board hereby finds the revised submitted detachment petition (Exhibit A) to be sufficient and in compliance with state statutory requirements set forth in K.S.A. 19-3604.
3. ORDER OF DETACHMENT. In consideration of the detachment petition having been found to be sufficient and in compliance with statutory requirements, the tracts of land requesting detachment from the Fire District, the legal descriptions of which are more particularly described in Exhibit A, shall be and are hereby ordered to be detached from the boundaries of Johnson County Consolidated Fire District No. 1 and transferred to, and included within, the boundaries of the City of Olathe, Kansas, for fire protection services.
4. OFFICIAL TAX RECORDS. In accordance with state law, and subject to the requirements set forth in Paragraph 6, the books, records, tax rolls, and other official tax records of the county shall indicate the detachment effective for the 2026 tax roll to finance the 2027 budget.
5. PROVISION OF FIRE SERVICES. In consideration of the effective date of the detachment, and subject to the requirements in Paragraph 6 below, the Fire District shall continue to provide fire services to the subject land until and including December 31, 2026. Thereafter, the City shall provide fire services to the subject land.
6. PUBLICATION. Pursuant to K.S.A. 19-3604, this resolution, including the attached Exhibit A, shall be published once each week for two consecutive weeks in a newspaper of general circulation in the area where the subject land is located. If, within 30 days after the last publication of the resolution and exhibit, the landowners of more than 19% of the areas sought to be detached from the Fire District sign and file a protest petition with the county office of Treasury, Taxation and Vehicles (which acts as the former office of county clerk), then this resolution shall have no force or effect. If such a protest petition is not filed, then the detachment shall be effective pursuant to Paragraphs 4 and 5 above. ADOPTED THIS MARCH 26, 2026.
BOARD OF COUNTY COMMISSIONERS

OF JOHNSON COUNTY, KANSAS

/s/Mike Kelly
MIKE KELLY, Chairman
ATTEST:
/s/Megan Johnson

MEGAN JOHNSON, Deputy County Clerk

APPROVED AS TO FORM:
/s/Scott Abbott
SCOTT ABBOTT, Assistant County Counselor
BOCC RESOLUTION NO. 161-25 FILED

MAR 26 2026

DEPUTY COUNTY CLERK

JOHNSON COUNTY KANSAS

APPROVED 7-0

DETACHMENT PETITION

We, the undersigned landowners, hereby petition the Board of County Commissioners of Johnson County, Kansas, pursuant to K.S.A. 19-3604, to detach our land from the boundaries of Fire District No. 2 of Johnson County, Kansas (Fire District), and transfer such land into the City of Olathe, Kansas, for fire protection services. The legal description of our land that is the subject of this petition is set forth below, to-wit:

City of Olathe Annexation Ordinance 98-103 (ANX-06-98)

1908 W. Ironwood Street, 1445 S. Robinson Drive, Olathe, KS 66061

That part of the E½ of the SW4 of Section 3, Township 14, Range 23, lying North of the Atchison, Topeka and Santa Fe Railroad right-of-way, except that part in streets or roads; AND
The part of the NW4 of the SW4 of Section 3, Township 14, Range 23, lying South and East of Kansas Highway 56, except that part in streets or roads; AND

Beginning at a point on the East line of Section 4, Township 14, Range 23, 688.8 feet South of the East Quarter Corner, said point being the point of intersection with the centerline of Kansas Highway 56; thence S55°49'W 415 feet to the center of Cedar Creek Channel; thence S65°18'E along the center of Cedar Creek Channel a distance of 378.2 feet to the East line of Section 4; thence North along said East line a distance of 391.4 feet to the Point of Beginning, said tract lying in the NE½ of the SE¼ of Section, except that part in streets or roads; AND

That part of the N½ of the SW4 of the SW4 of Section 3, Township 14, Range 23, lying West of the Atchison, Topeka and Santa Fe Railroad right-of-way, except that part in streets or roads.
[DP53620000 0001, DP54160000 0001A]

City of Olathe Annexation Ordinance 23-7 (ANX23-0001)

No Address

Property ID#: DP31410000 0001-0122, DP31410000 DP31410000 0T0A, DP31410000 0T0B, DP31410000 0T0C, DP31410000 0T0D, DP31410000 0T0E, DP31410000 0T0F, DP31410000 0T0G, DP72310000 0060A, DF241417-3001, DF241417-3005, DF241417-3006, DF241417-3009, DF241417-3010, within the described boundary of Olathe Ordinance No. 23-27 (ANX23-0001), more particularly described as follows:
Legal Description:

All of Lots 1-99 and Tracts A-G, HERITAGE RANCH FIRST PLAT, a subdivision in the City of Olathe, Johnson County, Kansas, according to the recorded plat thereof;

AND

All of Lots 100-122, HERITAGE RANCH SECOND PLAT, a subdivision in the City of Olathe, Johnson County, Kansas, according to the recorded plat thereof;

[DP31410000 0001-0122 AND 0T0A, 0T0B, 0T0C, 0T0D, 0T0E, 0T0F, 0T0G]

AND

Lot 60A, Stonebridge Park, Replat of Lot 60, a Subdivision in the City of Olathe, Johnson County, Kansas, according to the recorded plat thereof;

[DP72310000 0060A]

AND

The North 148.02 feet of the South 10 acres of the East 30 acres of the Northeast 1/4 of the Northeast 1/4 of Section 17, Township 14, Range 24, in the City of Olathe, Johnson County, Kansas. EXCEPT the East 408 feet of the North 148.02 feet thereof;

AND

All that part of the Northeast Quarter of Section 17, Township 14, Range 24, in the City of Olathe, Johnson County, Kansas, described as follows: Beginning at the Northwest corner of said Northeast 1/4 Section; thence North 87 degrees 52 minutes 11 seconds East along the North line thereof, a distance of 1639.14 feet to the Northeast corner of the West 1/2 of the Northeast 1/4 of the Northeast 1/4 of said Section 17; thence South 1 degree 50 minutes 04 seconds East along the East line thereof, and its prolongation South, a distance of 1415.87 feet to a point which is 83.25 feet South of the Southeast corner of said 1/2, 1/2, 1/4. 1/4 Section as measured along the prolongation South of said East line; thence South 88 degrees 00 minutes 24 seconds West, a distance of 1641.46 feet to a point on the West line of the Northeast Quarter of said Section 17; said point being 83.25 feet South of the Southwest corner of the Northwest 1/4 of the Northeast 1/4 of said Section 17. as measured along the West line of said Northeast 1/4 Section; thence North 1 degree 44 minutes 23 seconds West along said West line, a distance of 1411.97 feet to the Point of Beginning. EXCEPT that part in public right of way or roadway;

AND

The South Half of the Northeast Quarter of Section 17. Township 14. Range 24,

EXCEPT the North 83.25 feet of the West 1641.46 feet AND EXCEPT the South

990 feet thereof, in the City of Olathe, Johnson County, Kansas;

AND

All of the South 990 feet of the South half of the Northeast Quarter of Section 17.

Township 14, Range 24, in the City of Olathe. Johnson County, Kansas, EXCEPT

any part thereof in roadway.

[DF241417-3006, DF241417-3005, DF241417-3001, DF241417-3009, &

DF241417-3010]

City of Olathe Annexation Ordinance 23-31 (ANX 23-0002)

No Address

Property ID#: DP54210000 0001, DP54210000 0T0A within the described

boundary of Olathe Ordinance No. 23-31 (ANX23-0002), more particularly

described as follows: Legal Description:

That part of the Southeast Quarter of Section 16, Township 14, Range 23,

Johnson County, Kansas, lying South and East of the A.T.&S.F. Railroad,

except for railroad right-of-way and that part in highway.

AND EXCEPT all that part lying East/South of Interstate Highway 35.

[DP54210000 0001, DP54210000 0T0A]

City of Olathe Annexation Ordinance 24-15 (ANX 24-0001)

No Address

Property ID#: DF231421-3001, within the described boundary of Olathe

Ordinance No. 24-15 (ANX24-0001), more particularly described as follows:

Legal Description:

A PART OF THE NORTH ½ OF THE NORTHEAST 14 OF SECTION 21,

TOWNSHIP 14, RANGE 23, JOHNSON COUNTY, KANSAS DESCRIBED

AS: THAT PART LYING SOUTHERLY OF THE I-35 HIGHWAY RIGHT-OF

WAY AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID NORTH 2

WHICH IS 1321.33 FEET EAST OF THE SOUTHWEST CORNER THEREOF,

THENCE NORTH 970.48 FEET TO A POINT ON THE SOUTHERLY RIGHT-

OFWAY OF SAID I-35 HIGHWAY; THENCE SOUTH 51°25'56" EAST

ALONG SAID RIGHT-OFWAY FOR 363.45 FEET, THENCE NORTH 62°21'17" EAST ALONG SAID RIGHT-OF-WAY FOR 1091.99' TO A POINT ON THE EAST LINE OF SAID NORTH ½; THENCE SOUTHERLY ALONG SAID EAST LINE 1239.35' TO THE SOUTHEAST CORNER OF SAID NORTH ½; THENCE SOUTH 89°29'10" WEST ALONG SAID SOUTH LINE APPROXIMATELY 1251.55' TO THE POINT OF BEGINNING, EXCEPT THAT PART IN STREETS AND ROADS.

City of Olathe Annexation Ordinance 24-16 (ANX 24-0002)

No Address

Property ID#: DF231428-4001, DF231422-4005, DF231422-4004, within the described boundary of Olathe Ordinance No. 24-16 (ANX24-0002), more particularly described as follows:

Legal Description:

The Southeast 1/4 of Section 28, Township 14, Range 23, Johnson County, Kansas, except that part in roads and streets;

[DF231428-4001]

AND

TRACT 1:

ALL THAT PART OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 14, RANGE 23, JOHNSON COUNTY, KANSAS, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 22; THENCE NORTH 0° 14' 25" EAST, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 22, A DISTANCE OF 449.04 FEET, TO THE POINT OF BEGINNING; THENCE NORTH 89° 37' 39" EAST, A DISTANCE OF 2144.85 FEET; THENCE SOUTH 0° 14' 25" WEST, A DISTANCE OF 388.60 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 175TH STREET AS NOW ESTABLISHED; THENCE NORTH 85° 01' 03" EAST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 501.60 FEET; THENCE NORTH 2° 16' 44" EAST, ALONG THE WESTERLY RIGHT-OF-WAY MNE OF LONE ELM ROAD AS NOW ESTABLISHED, A DISTANCE OF 200.37 FEET; THENCE NORTH 26° 20' 58" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 11.18 FEET; TO A POINT 45.00 FEET WEST OF THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 22; THENCE NORTH 0° 12' 56" WEST, PARALLEL TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 22, AND ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2298.33 FEET, TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 22; THENCE NORTH 89° 49'

07" WEST, ALONG THE NORTH MNE OF THE SOUTHEAST QUARTER OF

SAID SECTION 22, A DISTANCE OF 2638.01 FEET, TO THE NORTHWEST

CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 22;

THENCE SOUTH 0° 14' 25" WEST, ALONG THE WEST LINE OF THE

SOUTHEAST QUARTER OF SAID SECTION 22, A DISTANCE OF 2185.82

FEET, TO THE POINT OF BEGINNING, EXCEPT ANY PART IN ROADS.

TRACT 2:

ALL THAT PART OF THE SOUTHEAST QUARTER OF SECTION 22,

TOWNSHIP 14, RANGE 23, JOHNSON COUNTY, KANSAS, DESCRIBED

AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE

SOUTHEAST QUARTER OF SAID SECTION 22; THENCE NORTH 0° 14'

25" EAST, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF

SAID SECTION 22, A DISTANCE OF 20 FEET, TO THE POINT OF

BEGINNING, SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY

LINE OF 175TH STREET AS NOW ESTABLISHED; THENCE CONTINUING

NORTH 0° 14' 25" EAST ALONG THE WEST MNE OF THE SOUTHEAST

QUARTER OF SAID SECTION 22, A DISTANCE OF 429.04 FEET; THENCE

NORTH 89° 37' 39" EAST, A DISTANCE OF 2144.85 FEET; THENCE

SOUTH 0° 14' 25" WEST, A DISTANCE OF 388.60 FEET, TO A POINT ON

SAID NORTHERLY RIGHT-OF-WAY LINE; THENCE SOUTH 88° 51' 36"

WEST, ALONG SAID RIGHT-OF-WAY MNE, A DISTANCE OF 503.88 FEET; THENCE SOUTH 87° 46' 54" WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 201.29 FEET; THENCE SOUTH 81° 50' Ordinance

No. 24-16 ANX24-0002 Page2 10" WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 198.00 FEET, TO A POINT 20 FEET NORTH OF

THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 22;

THENCE SOUTH ag0 36' 39" WEST, PARALLEL TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 22, AND ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 1244.09 FEET TO THE POINT OF BEGINNING, EXCEPT ANY PART IN ROADS.

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