

LEGAL NOTICE

IN THE MATTER OF THE  
MAGANA-MADRIGAL  
NAME CHANGE

IN THE DISTRICT COURT OF WY-  
ANDOTTE COUNTY, KANSAS  
IN THE MATTER OF THE PETI-  
TION OF:  
JAVIER MAGANA-MADRIGAL  
to change name to:  
JADE IZADI  
Case No.: WY-2025-CV-000458  
Division: 7  
K.S.A. 60-1402

NOTICE OF HEARING  
PUBLICATION

THE STATE OF KANSAS TO  
ALL WHO ARE OR MAY BE CON-  
CERNED:  
You are hereby notified that peti-  
tioner Javier Magana-Madrigal has  
filed a Petition in the above court on  
the 20th day of May, 2025, request-  
ing a judgment and order changing  
his/her name from JAVIER MAGA-  
NA-MADRIGAL to JADE IZADI.  
The Petition will be heard in Wy-  
andotte County District Court, via  
Zoom, 710 N. 7th Street Trafficway,  
Kansas City, Kansas 66101.  
If you have any objection to the  
requested name change, you are  
required to file a responsive pleading  
on or before September 11, 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.  
PREPARED AND SUBMITTED BY:  
/s/ Jackie Breen  
Jackie Breen - KS Bar #24711  
5800 NW Prairie View Road  
Kansas City, Missouri 64151  
(816) 844-3860 telephone  
(816) 587-4548 fax  
jackiebreen@gmail.com  
(First published 7-31-25)  
3t-The Wyandotte Echo-8-14-25

LEAPHEART V.  
LEAPHEART

IN THE DISTRICT COURT OF WY-  
ANDOTTE COUNTY, KANSAS  
CHARLES LEAPHEART, SR.,  
Plaintiff,  
vs.  
RALPH LEAPHEART,  
AND  
JACKIE PERKINS,  
AND  
GLORIA LEAPHEART,  
AND  
STEPHANIE GUESS,  
AND  
TRINA POST,  
AND  
DAVID EPPS,  
AND  
JOHN/JANE DOE (REAL NAME  
UNKNOWN; TENANT/OCCUPANT),  
2112 N. 13<sup>TH</sup> ST., KANSAS CITY,  
KS 66104, AND  
THE UNKNOWN HEIRS AND  
DEWISEES OF LILLIE MAE  
LEAPHEART,  
AND  
JOHN LEAPHEART,  
AND  
DAVID LEAPHEART,  
AND  
ALL OTHER PERSONS AND/OR  
LEGAL ENTITIES WHO ARE OR  
MAY BE CONCERNED, INCLUDING  
THE UNKNOWN SPOUSES OF ANY  
DEFENDANTS, TOGETHER WITH  
THE UNKNOWN HEIRS, DEWISEES,  
BENEFICIARIES, EXECUTORS,  
ADMINISTRATORS, TRUSTEES,  
GUARDIANS, CONSERVATORS,

LEGAL NOTICE

ASSIGNS, OFFICERS, SUCCESSORS  
AND CREDITORS OF ANY  
DEFENDANTS, INCLUDING ANY  
DEFENDANT THAT IS AN EXIST-  
ING, DISSOLVED, OR DORMANT  
CORPORATION, OR THAT IS OR  
WAS IN PARTNERSHIP, OR THAT  
IS A MINOR OR IS UNDER A LEGAL  
DISABILITY, WHOSE ADDRESSES  
ARE UNKNOWN TO PLAINTIFF.  
Case No. WY-2025-CV-000328  
Defendants.

NOTICE OF SUIT  
[K.S.A. 60-307]

THE STATE OF KANSAS TO THE  
ABOVE-NAMED DEFENDANTS;  
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 Wyandotte County, Kansas,  
by Charles Leapheart, Sr., Plaintiff,  
praying for an order quieting the  
title to the following described real  
estate, to-wit:  
Lot 2, Block 28, WESTERN HIGH-  
LANDS, a subdivision in Kansas City,  
Wyandotte County, Kansas, accord-  
ing to the recorded plat thereof, more  
commonly known as 2112 N. 13th  
St., Kansas City, Kansas 66104.  
The petition further seeks an order  
holding the Plaintiff to be the owner  
of fee simple title to the above-de-  
scribed real estate, free of all right,  
title and interest of the above-named  
Defendants, and ail other persons  
who are or may be concerned, and  
that they and each of them be forever  
barred and foreclosed of and 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 said petition on or before the 11th  
day of September, 2025, in said Court  
at Kansas City, Wyandotte County,  
Kansas. Should you fail therein,  
judgment and decree will be entered  
in due course upon said petition.  
Charles Leapheart, Sr.  
Plaintiff  
ANDERSON & PRICE, P.C.  
/s./ Graydon S. Price  
David B. Anderson, Jr.  
#14471  
Gray don S. Price #17815  
4218 Roanoke Rd., Suite 305  
Kansas City, MO 64111  
(816) 753-5900  
(816) 753-5920 FAX  
[david@andersonpricelaw.com](mailto:david@andersonpricelaw.com)  
[graydy@andersonpricelaw.com](mailto:graydy@andersonpricelaw.com)  
ATTORNEYS FOR PLAINTIFF  
CHARLES LEAPHEART, SR.  
(First published 7-31-25)  
3t-The Wyandotte Echo-8-14-25

Call 342-2444  
to Subscribe Today!

AUCTIONED TO THE  
HIGHEST BIDDER

Impounded vehicles & private  
property will be Auctioned to the  
highest bidder for CASH on August  
14 th 2025, at 10:00 AM. Unit will  
be auctioned off at towlot.com.com  
If not claimed with all charges paid  
in full. The vehicle will be SOLD  
AS IS. All SALES ARE FINAL. NO  
REFUNDS.  
Year: 2018 Make: Stoughton  
Model: Trailer 53' VIN: 1DW1A-  
5322JSA09202  
MIDWEST TOW  
400 KANSAS AVE.  
(First published 7-31-25)  
1t-The Wyandotte Echo-7-31-25

LEGAL NOTICE

IN THE MATTER OF THE  
GAGNEBIN ESTATE

IN THE DISTRICT COURT OF WY-  
ANDOTTE COUNTY, KANSAS  
In the Matter of the Estate of  
RUSSELL BRANDON GAGNEBIN,  
Deceased.  
No WY-2025-PR-000302

NOTICE TO CREDITORS

THE STATE OF KANSAS TO ALL  
PERSONS CONCERNED:  
You are hereby notified that on  
July 18, 2025, a Petition was filed in  
this Court by, VICKI D. BARTON, an  
Heir, praying for Informal Adminis-  
tration. You are required to file your  
written defenses thereto on or before  
August 21, 2025, at 10:30 a.m., in  
this Court, in the City of Kansas  
City, Wyandotte County, Kansas, 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.  
VICKI D. BARTON  
Petitioner  
JENNIFER J. MARSHALL  
608 SW 3rd St.,  
Lee's Summit, MO 64063  
816-554-7500  
Attorney for Petitioner  
(First published 7-24-25)  
3t-The Wyandotte Echo-8-7-25

NON-APPEARANCE  
ADOPTION  
Z.A.S.J.

IN THE DISTRICT COURT OF WY-  
ANDOTTE COUNTY, KANSAS  
CIVIL COURT DEPARTMENT  
In The Matter of the Adoption of  
Z.A.S.J.  
Court No. 10  
Case No. WY-2025-AD-000057  
Chapter 59

NOTICE OF NON-APPEARANCE  
ADOPTION HEARING

TO ALL THOSE CONCERNED  
AND TO ZEFERINO AGUILAR  
SANTIAGO:  
PLEASE BE ADVISED that the  
above-captioned matter is set for a  
NON-APPEARANCE ADOPTION  
hearing with the District Court of  
Wyandotte County, Kansas City,  
Kansas, Division 10, on the 8th day  
of September 2025 at 9:00 a.m.  
By: /s/ Lauren Conard Young  
LAUREN CONARD YOUNG,  
#24442  
110 S. Cherry Street, Suite 103  
Olathe, Kansas 66061  
Phone: (913) 227-9336  
Fax: (877) 753-5550  
ATTORNEY FOR PETITIONER  
(First published 7-17-25)  
3t-The Wyandotte Echo-7-31-25

LEGAL NOTICE

IN THE MATTER OF THE  
EDEN ESTATE

IN THE DISTRICT COURT OF WY-  
ANDOTTE COUNTY, KANSAS  
PROBATE DIVISION  
In the Matter of the Estate of CLIF-  
FORD THOMAS EDEN, Deceased  
Case No.: WY-2025-PR-000295

NOTICE TO CREDITORS

THE STATE OF KANSAS TO ALL  
PERSONS CONCERNED:  
You are notified that on July 16,  
2025, a Petition for Appointment  
of Administrator and Issuance of  
Letters of Administration was filed  
in this Court by Mary Ann Alutaya  
Eden, an heir of Clifford Thomas  
Eden, 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 de-  
mands are not thus exhibited, they  
shall be forever barred.  
/s/ Mary Ann Alutaya Eden  
Mary Ann Alutaya Eden  
/s/ Jon K. Lowe  
Jon K. Lowe #07442  
10020 W. 52nd Street  
Merriam, KS 66203  
(913) 432-0863  
E-mail: [mailbox@jlowe.com](mailto:mailbox@jlowe.com)  
Attorney for Petitioner  
(First published 7-24-25)  
3t-The Wyandotte Echo-8-7-25

TERMINATION  
OF PARENTAL RIGHTS  
WILLIAMS-CANNON

IN THE DISTRICT COURT OF WY-  
ANDOTTE COUNTY, KANSAS  
JUVENILE DEPARTMENT  
IN THE INTEREST OF:  
Name NONI I. WILLIAMS-CAN-  
NON  
DOB: XX/XX/2017 A Female  
Case No. 2022JC0088

NOTICE OF PUBLICATION TER-  
MINATION

OF PARENTAL RIGHTS

TO: Kedrae Williams and Travon  
Todd, and to all other persons who  
are or may be concerned:  
A MOTION has been filed in the Ju-  
venile Department of the Wyandotte  
County District Court requesting  
that the Court find:  
KEDRAE WILLIAMS AND TRAVON  
TODD  
the natural parents of the above  
named minor child, to be an unfit  
parent and enter an order perma-  
nently terminating the parental  
rights of the above named parents.  
The above named minor child,  
Noni I. Williams-Cannon was found  
to be a Child in Need of Care on the  
16th day of May, 2022.  
You are required to appear before  
this court on the 15th day of August,  
2025, at 9:00 a.m. or prior to that  
time file your written defenses to the  
pleading with the Clerk of this Court.  
Elizabeth Mellor, an attorney,  
has been appointed as Guardian ad  
Litem for the child. Each parent or  
other legal custodian of the child has  
the right to appear and be heard per-  
sonally with or without an attorney.  
The court will appoint an attorney  
for a parent who is financially unable  
to hire an attorney.  
CLERK OF THE DISTRICT COURT  
(First published 7-24-25)  
2t-The Wyandotte Echo-7-31-25

LEGAL NOTICE

IN THE MATTER OF THE  
NORMAN-LANG ESTATE

IN THE DISTRICT COURT OF WY-  
ANDOTTE COUNTY, KANSAS  
PROBATE DIVISION  
In the Matter of the Estate of:  
RITA J. NORMAN-LANG, Deceased.  
Case No. WY-2025-PR-298

NOTICE OF NON-APPEARANCE  
HEARING

The State of Kansas to All Persons  
Concerned:  
You are hereby notified that a  
Petition was filed in this Court by  
Robert C. Lang, III, July 17, 2025,  
praying for the determination of the  
descent on the real estate owned by  
the decedent at the time of death;  
and you are hereby required to file  
your written defenses thereto on or  
before August 19, 2025, at 9 a.m. of  
said day, in said Court, in the City  
of Kansas City, Wyandotte County,  
Kansas, at which time and place said  
cause will be heard. This hearing  
is set for Non-Appearance. Should  
you fail to file your written defenses,  
judgment and decree will be entered  
in due course upon the Petition.  
Robert C. Lang, III  
Petitioner  
Submitted by:  
JOE B. KOB'S, #28814  
520 South 4th Street, Suite 101  
Leavenworth, Kansas 66048  
Phone: (913) 605-3051  
E-mail: [Joe@KobsLaw.com](mailto:Joe@KobsLaw.com)  
Attorney for Petitioner  
(First published 7-24-25)  
3t-The Wyandotte Echo-8-7-25

TERMINATION  
OF PARENTAL RIGHTS  
CRUZ-SANCHEZ

IN THE DISTRICT COURT OF WY-  
ANDOTTE COUNTY, KANSAS  
JUVENILE DEPARTMENT  
IN THE INTEREST OF:  
Name GUADALUPE CRUZ-SAN-  
CHEZ  
DOB: XX/XX/2015 A Female  
Case No. 2022JC0239

NOTICE OF PUBLICATION TER-  
MINATION

OF PARENTAL RIGHTS

TO: Emiliano Cruz-Sanchez, John  
Doe and to all other persons who are  
or may be concerned:  
A MOTION has been filed in the Ju-  
venile Department of the Wyandotte  
County District Court requesting  
that the Court find:  
EMILIANO CRUZ-SANCHEZ AND  
JOHN DOE  
the putative fathers of the above  
named minor child, to be an unfit  
parent and enter an order perma-  
nently terminating the parental  
rights of the above named putative  
fathers.  
The above named minor child was  
found to be a Child in Need of Care  
on the 22nd day of February, 2023.  
You are required to appear before  
this court on the 21st day of August,  
2025, at 1:00 p.m. or prior to that  
time file your written defenses to the  
pleading with the Clerk of this Court.  
Christopher Cuevas, an attorney,  
has been appointed as Guardian ad  
Litem for the children. Each parent  
or other legal custodian of the chil-  
dren has the right to appear and be  
heard personally with or without an  
attorney. The court will appoint an  
attorney for a parent who is finan-  
cially unable to hire an attorney.  
CLERK OF THE DISTRICT COURT  
(First published 7-24-25)  
2t-The Wyandotte Echo-7-31-25