FILED
DIVISION 15
02-Aug-2024 16:20
CIRCUIT COURT OF JACKSON COUNTY, MO
BY

IN THE CIRCUIT COURT OF JACKSON COUNTY, MISSOURI
AT KANSAS CITY

EAST 23RD STREET P.A.C. NEIGHBORHOOD ASSOCIATION	)	
	)	**Case No. 2216-CV15057**
Plaintiff,	)	
v.	)	**Div. 15: Hon Judge Jalilah Otto**
TERESA CURE, et al.,	)	
Defendants.	)	

ORDER

On this date, the Court having heard testimony and received evidence for the purpose of determining whether to grant Plaintiff East 23rd Street P.A.C. Neighborhood Association's request for temporary possession of the real property located at 2015 Spruce Avenue, Kansas City, Jackson County, Missouri 64127 (the "**Property**") in order to rehabilitate the premises, pursuant to sections 447.620 – 640, RSMo. Plaintiff appeared and was represented by counsel. Defendants except Missouri Healthnet Division did not appear and are in default. Missouri Healthnet Division has no objection. Being fully advised, the Court finds the following:

Findings of Fact and Conclusions of Law

1. Plaintiff is a Missouri nonprofit corporation validly organized and existing under Missouri law.

2. Plaintiff is validly organized and has existed under Missouri law for at least six months.

3. The conditions specified in section 447.622 exist in that:

   a. The Property has been continuously unoccupied by persons legally entitled to possession for at least six months prior to the date of the filing of the Petition;

   b. The taxes are delinquent on the Property, and were delinquent as of the date the Petition was filed;

c. The Property is a nuisance; and

d. Plaintiff intends to rehabilitate the Property.

4. On May 3, 2024, this Court found the Defendants except Missouri Healthnet Division to be in default and an Interlocutory Order of Default was entered against the Defendants.

5. The Defendants have failed to demonstrate that Plaintiff should not be allowed to rehabilitate the Property.

6. The plan for rehabilitation of the Property, attached hereto as **Exhibit A**, is feasible and Plaintiff has adequate resources to accomplish the rehabilitation and thereafter manage the Property.

IT IS NOW HEREBY ORDERED that the rehabilitation plan submitted to the Court is approved and that temporary possession of the property located at 2015 Spruce Avenue, Jackson County, Kansas City, Missouri 64127, legally described as:

Lot 116 and the South 35 feet of Lot 117, WINCHESTER PLACE, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

Parcel ID: 28-520-29-07-00-0-00-000

is hereby **GRANTED** to Plaintiff East 23rd Street P.A.C. Neighborhood Association for purposes of rehabilitation of the Property.

IT IS HEREBY ORDERED that this matter is set for a Case Management Conference on February 17, 2025, at 11:00 AM in Division 18.

August 2, 2024
Date

Honorable Jalilah Otto

CERTIFICATE OF MAILING

It is hereby certified that a copy of the forgoing was sent through the eFiling system to:

Drew Rogers
Attorney for Plaintiff
Via eFiling: drogers@lawmo.org

Don Cowan
Attorney for Defendant Missouri HealthNet Divisio
Via eFiling: don.cowan@ago.mo.gov

All Defendants are in Default

August 02, 2024
Date

Clerk/JAA