

Published in The Washington County News on **September 12, 2024, September 19, 2024 and September 26, 2024**

**IN THE TWELFTH JUDICIAL DISTRICT
DISTRICT COURT, WASHINGTON COUNTY, KANSAS
CIVIL DEPARTMENT**

THE BOARD OF COUNTY COMMISSIONERS)
OF THE COUNTY OF WASHINGTON, KANSAS)
Plaintiff,)
)
vs.)
)
JAMES COATES ALLEN, et al.,)
Defendants.)

Case No. WS-2024-CV-000004

PURSUANT TO CHAPTER 60 AND 79 OF
KANSAS STATUTES ANNOTATED

NOTICE OF SUIT

THE STATE OF KANSAS TO DEFENDANTS WHOSE ADDRESSES ARE KNOWN:

PARCEL NOS. 1, 2: James Coates Allen, 801 N 19th St., Beatrice, NE 68310; Darin Lee Allen, 801 N 19th St., Beatrice, NE 68310; James Coates Allen, 2036 Sunflower Rd., Washington, KS 66968; Darin Lee Allen, 2036 Sunflower Rd., Washington, KS 66968; James Coates Allen, 613 Woodland Dr., Washington, KS 66968; Darin Lee Allen, 613 Woodland Dr., Washington, KS 66968; James Coates Allen, 611 Sunset Ln., Washington, KS 66968; Daren Lee Allen, 611 Sunset Ln., Washington, KS 66968

PARCEL NO. 4: David Busby, 313 E. 1st St., Washington, KS 66968

PARCEL NO. 6: Pauline Eaton, PO Box 7, Barnes, KS 66933; Pauline Eaton, 111 N Main St., Barnes, KS 66933; Debora P. Garner, 111 N. Main St., Barnes, KS 66933

PARCEL NO. 7: Susan Estes, 401 W. 3rd St., Washington, KS 66968; Susan Estes, 110 N. Hollenberg St., Hanover, KS 66945

PARCEL NO. 8: Thaine Harris, 313 E. 1st St., Washington, KS 66968; Thaine Harris, 211 S. 17th St., Apt. 114, Marysville, KS 66508; Kansas Secretary of Transportation, 700 SW Harrison, 2nd Fl. W, Topeka, KS 66603-3745; Kansas Department of SRS, NKA KS Dept for Children & Families, 555 S. Kansas Ave., Topeka, KS 66603

PARCEL NO. 9: Craig Heuer, 202 W. Elm St., Hanover, KS 66945; Craig Heuer, 509 S. Hanover St., Hanover, KS 66945

PARCEL NOS. 10, 11: Steven Iverson, 4401 Crown Knoll Circle, Flower Mound, TX 75028; Steven Iverson, 201 Berry St., Clifton, KS 66937; Steven Iverson, 206 Clyde St., Clifton, KS 66937; Sherri J. Iverson, 206 Clyde St., Clifton, KS 66937; Scott K. Iverson, 206 Clyde St., Clifton, KS 66937; Sherri J. Iverson, 201 Berry St., Clifton, KS 66937; Scott K. Iverson, 201 Berry St., Clifton, KS 66937; Sherri Iverson, 101 NW Shoal Creek Pkwy, Kansas City, MO 64156; Scott K. Iverson, 12825 N. Prospect, Kansas City, MO 64166

PARCEL NOS. 12, 13: Dale Kearns, 303 S. Main St., Mahaska, KS 66955; Sue-Alton E. Kearns, 303 S. Main St., Mahaska, KS 66955; Kansas Housing Resources Corporation, 611 S. Kansas Ave., #300, Topeka, KS 66603

PARCEL NO. 24: Norman Rippe, 307 E. 4th St., Washington, KS 66938; Kansas Department of Revenue, P.O. Box 12005, Topeka, KS 66612-2005

PARCEL NO. 25: Christopher Russek, 925 5th St., Fairbury, NE 68352; Christopher Russek, 111 S. Pine St., Mahaska, KS 66955; Christopher Snider, 2819 Delmar Ave., Odin, IL 62870-2428; Christopher Snider, 103 S. Pine St., Mahaska, KS 66956; Christopher Snider, 111 S. Pine St., Mahaska, KS 66956

PARCEL NO. 26: Floyd Russell, PO Box 360, Shady Cove, OR 97539; Floyd Russell, 70 Maple St., Shady Cove, OR 97539; Toni Russell, 70 Maple St., Shady Cove, OR 97539; Toni Russell, PO Box 360, Shady Cove, OR 97539

PARCEL NO. 27: Schnuelle Charolais Sales, 71715 581st St. Ave., Jansen, NE 68377; Sonderup-Charlais Sales, L.L.C., 71715 581st St. Ave., Jansen, NE 68377; David Schuelle, 71715 581st Ave. , Jansen, NE 68377; Midstates Bank, N.A., 812 Durant St., Harlan, IA 51537

PARCEL NO. 31: Kyle Serrien, 114 E. 5th St., Washington, KS 66968; Bonnie Serrien, 114 E. 5th St., Washington, KS 66968; Kansas Department of Revenue, P.O. Box 12005, Topeka, KS 66612-2005; Tiffanie M. Silvester, NKA Tiffanie M. Ney, 1216 N. 10th St., Beatrice, NE 68310

Together with the unknown heirs, executors, administrators, devisees, trustees, creditors and assigns of such of Defendants as may be deceased; the unknown spouses of Defendants; the unknown officers, successors, trustees, creditors and assigns of such Defendants as are existing, dissolved or dormant corporations; the unknown executors, administrators, devisees, trustees, creditors, successors and assigns of such Defendants as are or were partners or in partnership; the unknown guardians, conservators, and trustees of such of Defendants as are minors or are in any way under legal disability; and the unknown heirs, executors, administrators, devisees, trustees, creditors and assigns of any person alleged to be deceased and made Defendants as such.

You are hereby notified that a Petition has been filed in the Twelfth Judicial District, District Court of Washington County, Kansas, by the Board of County Commissioners of Washington County, Kansas, praying that the Court determine the particular tract, lot or pieces of real estate described below, and the name of the owners and persons who have an interest therein; that the Court thereupon adjudge and decree such amount so found to be due to be the first and prior lien upon such property; that each Defendant be required to appear and establish their claim, estate, title or interest in said property, and that the Court shall adjudge and decree that such property be sold at public sale for the satisfaction of such lien, charges and costs, that Plaintiff be given such other necessary relief as it may be entitled to or shall be necessary and proper; and you are hereby required to plead to the Petition on or before October 23, 2024 in the Court at Washington County Courthouse, Clerk of the District Court, 214 C. Street, Suite 6,

Washington, KS 66968. If you fail to plead, judgment and decree will be entered in due course upon the Petition. The parcel number shown above each of the names of Defendants is the parcel number of each tract of real estate in which each Defendant is believed to claim such interest. The real estate identified by parcel number which is the subject matter of this action is as follows:

Michelle L. Brenwald #19287
Christopher A. McElgunn #13359
KLEND AUSTERMAN LLC
301 N. Main, Ste. 1600
Wichita, KS 67202
Telephone: (316) 267-0331
Facsimile: (316) 267-0333
mbrenwald@klendalaw.com
cmcelgunn@klendalaw.com
Attorneys for Plaintiff
2AA2133

EXHIBIT A

(The amount listed here are estimates at the time of filing. Please contact the treasurer's office for exact amount owed.)

PARCEL NUMBER: 1

TAX ID NUMBER: 094200000004000

Legal Description: The North Half of the West Half of the Southwest Quarter (N1/2W1/2SW1/4) of Section Twenty (20), Township Two (2) South, of Range Four (4), East of the 6th P.M., in Washington County, KS

Approximate Location: 2036 Sunflower Rd., Washington, KS 66968

Delinquent Years: 2019-2022

Redemptions Costs: \$3,322.57

Owners of Record: Allen, James Coates and Allen, Darin Lee

PARCEL NUMBER: 2

TAX ID NUMBER: 1310203002028000

Legal Description: Lot Eighteen (18), in Second Hillcrest Addition to the City of Washington, Washington County, KS

Approximate Location: 613 Woodland Dr., Washington, KS 66968

Delinquent Years: 2019-2022

Redemptions Costs: \$4,770.07

Owners of Record: Allen, James Coates and Allen, Darin Lee

PARCEL NUMBER: 4

TAX ID NUMBER: 1310103003002000

Legal Description: Lot Three (3), Four (4), and Five (5), Block Twelve (12) in the City of Washington, Washington County, KS

Approximate Location: 313 E. 1st St., Washington, KS 66968

Delinquent Years: 2019-2022

Redemptions Costs: \$2,902.17

Owners of Record: Busby, David

PARCEL NUMBER: 6

TAX ID NUMBER: 2020903005008000

Legal Description: The South Twelve and One-half feet of Lot Three (3) and all of Lot Four (4), in Block Two (2) of Bookwalter's First Addition to the City of Barnes, Washington County, Kansas; Subject to all restrictions, easements, and rights-of-way, both visible and of record, Washington County, KS

Approximate Location: 111 N Main St., Barnes, KS 66933

Delinquent Years: 2018-2022

Redemptions Costs: \$2,354.52

Owners of Record: Eaton, Pauline

PARCEL NUMBER: 7

TAX ID NUMBER: 1020902013005010

Legal Description: Lots Seven (7) and Six (6) and the West 25 feet of Lot Five (5), except for and not including the South 20 feet of Lots Seven (7) and Six (6) and the West 25 feet of Lot Five (5), in Block Three (3), in Thompson's First Addition to the City of Hanover, Washington County, KS

Approximate Location: 110 N. Hollenberg St., Hanover, KS 66945

Delinquent Years: 2018-2022

Redemptions Costs: \$2,489.02

Owners of Record: Estes, Susan

PARCEL NUMBER: 8

TAX ID NUMBER: 1311202001017000

Legal Description: Beginning at the southwest corner of the Northwest Quarter (NW1/4) of Section Twelve (12), in Township Three (3), South, Range Three (3) East; thence running east along the south line of said Northwest Quarter (NW1/4) to the west line of the right of way of the Waterville and Washington Railroad Company, thence in a northwesterly direction along the west line of said railroad right of way to the center of the channel of Mill Creek, thence in a westerly direction along the center of the channel of Mill Creek, to the west line of Section Twelve (12), thence South to the place of beginning; containing 5.15 acres, more or less; LESS A tract of land in the Northwest Quarter of Section 12, Township 3 South Range 3 East of the 6th P.M., described as follows BEGINNING at the Southwest corner of said Quarter Section; FIRST COURSE, thence on an assumed bearing of South 89 degrees 56 minutes 19 seconds East, 76.19 feet along the South line of said Quarter Section; SECOND COURSE, thence North 00 degrees 47 minutes 17 seconds East, 184.21 feet to the South line of a drainage easement described as parcel 44(d) in District Court Case Number 12593, in the District Court of Washington County, Kansas; THIRD COURSE thence North 89 degrees 18 minutes 48 seconds West 79.93 feet along said South line and the Westward extension thereof to the West line of said Quarter Section; FOURTH COURSE, thence South 00 degrees 22 minutes 16 seconds East, 185.07 feet along said West line to the POINT OF BEGINNING, The above described tract contains 0.33 are, which includes 0.15 acre of existing right of way resulting in an aquisition of 0.18 acre, more or less.

Approximate Location: Quivira Rd, Washington, KS 66968

Delinquent Years: 2019-2022

Redemptions Costs: \$3,380.15

EXHIBIT A

(The amount listed here are estimates at the time of filing. Please contact the treasurer's office for exact amount owed.)

Owners of Record: Harris, Thaine

PARCEL NUMBER: 9

TAX ID NUMBER: 1020903028008000

Legal Description: Lot Five (5), except Three (3) feet off the south side and the south half of Lot Six (6), in Block Thirty One (31), in the City of Hanover, Washington County, KS

Approximate Location: 509 S. Hanover St., Hanover, KS 66945

Delinquent Years: 2019-2022

Redemptions Costs: \$837.08

Owners of Record: Heuer, Craig

PARCEL NUMBER: 10

TAX ID NUMBER: 2573504003005000

Legal Description: The South Seventy Five (75) feet of Lots Eight (8), Nine (9), and Ten (10), in Block Six (6), in the City of Clifton, Washington County, Kansas, Washington County, KS

Approximate Location: 201 Berry St., Clifton, KS 66937

Delinquent Years: 2019-2022

Redemptions Costs: \$2,563.61

Owners of Record: Iverson, Steven

PARCEL NUMBER: 11

TAX ID NUMBER: 2573504008003000

Legal Description: Lots Four (4), Five (5), and Six (6) in Block Eighteen (18), in the City of Clifton, Washington County, Kansas, Washington County, KS

Approximate Location: 206 Clyde St., Clifton, KS 66937

Delinquent Years: 2019-2022

Redemptions Costs: \$3,155.96

Owners of Record: Iverson, Steven

PARCEL NUMBER: 12

TAX ID NUMBER: 0530701007001000

Legal Description: Lots One (1) and Two (2) in Block Three (3) in Cook's Addition to the City of Mahaska, formerly Town of Bonham, in Washington County, KS

Approximate Location: 303 S. Main St., Mahaska, KS 66955

Delinquent Years: 2018-2022

Redemptions Costs: \$1,216.29

Owners of Record: Kearn, Dale

PARCEL NUMBER: 13

TAX ID NUMBER: 0530701007003000

Legal Description: Lots Nine (9) and Ten (10), in Block Three (3) in Cook's Addition to the City of Mahaska, Washington County, KS

Approximate Location: S Main St, Mahaska, KS 66955

Delinquent Years: 2019-2022

Redemptions Costs: \$662.75

Owners of Record: Kearn, Dale

PARCEL NUMBER: 24

TAX ID NUMBER: 1310103007004000

Legal Description: Lots Five (5), Six (6), and Seven (7), in Block Twenty-five (25), in the City of Washington, Washington County, KS

Approximate Location: 307 E. 4th St., Washington, KS 66968

Delinquent Years: 2019-2022

Redemptions Costs: \$3,399.03

Owners of Record: Rippe, Norman

EXHIBIT A

(The amount listed here are estimates at the time of filing. Please contact the treasurer's office for exact amount owed.)

PARCEL NUMBER: 25

TAX ID NUMBER: 0530701003010010

Legal Description: Beginning at a point 1490 feet west and 215 feet South of the Northeast corner of the Northeast Quarter (NE 1/4) of Section 7, Township 1, Range 1 East, in Washington County, Kansas, thence West 176 feet, thence South 145 feet, thence East 176 feet, thence North 145 feet to the place of beginning, all being part of Outlot 7 in the Northeast Quarter of Section 7, Township 1 South, Range 1 East of the 6th P.M., in Washington County, Kansas

Approximate Location: 111 S. Pine St., Mahaska, KS 66955

Delinquent Years: 2018-2022

Redemptions Costs: \$722.72

Owners of Record: Russek, Christopher

PARCEL NUMBER: 26

TAX ID NUMBER: 2130800000001010

Legal Description: A tract of 4 acres described as: Commencing at a point 80 rods West and 80 rods South of the Northeast corner of Section 8, Township 5, Range 5, thence East 8 rods/thence West 8 rods; thence North 80 rods to the place of beginning, Washington County, KS

Approximate Location: No Access, Barnes, KS 66933

Delinquent Years: 2018-2022

Redemptions Costs: \$658.61

Owners of Record: Russell, Floyd

PARCEL NUMBER: 27

TAX ID NUMBER: 0311200000002000

Legal Description: The Northwest quarter (NW1/4) and the South half of the Northeast Quarter (S1/2NE1/4) of section Twelve (12), Township One (1) South, Range Three (3) east of the 6th P.M., in Washington County, Kansas, less and except any part taken or used for roads, streets or highways.

Approximate Location: 29th Rd., Hollenberg, KS 66946

Delinquent Years: 2016-2022

Redemptions Costs: \$9,090.24

Owners of Record: Schnuelle Charolais Sales

PARCEL NUMBER: 31

TAX ID NUMBER: 1310204018013000

Legal Description: Lot Twenty-One (21), in Block Twenty-Seven (27), in the City of Washington, Washington County, KS

Approximate Location: 114 E. 5th St., Washington, KS 66968

Delinquent Years: 2019-2022

Redemptions Costs: \$4,178.69

Owners of Record: Serrien, Kyle