Notice of Suit for Norton County Tax Foreclosure Cases

First published in The Norton Telegram, Friday, April 5, 2013, Friday, April 12, 2013, and Friday, April 19, 2013 3(T)

IN THE DISTRICT COURT OF NORTON COUNTY, KANSAS
BOARD OF COUNTY COMMISSIONERS
OF NORTON COUNTY, KANSAS,

Plaintiff,

vs.

Daniel Cowhick; G & G Properties & Investments, LLC; Leroy Hanes and Siobhan Hanes, husband and wife; Charles Wesley Riley and Linda Benton Riley, husband and wife; Charles R. Riley and Norma J. Riley, husband and wife; Everett Seabolt; E. Eugene Towery; Martha Ann Towery; Brooks Ford, Inc.; Lyman L. Troutner and Lavon E. Troutner, husband and wife; Randall R. Shearer and Deanna M. Shearer, husband and wife; The Bank, Norton, Kansas; Collection Bureau of Grand Island, Nebraska; Credit Management Services, Inc.; State of Kansas, Department of Labor and Department of Revenue; Fred C. Landis and JoAnne Landis, husband and wife; Hal Hansen and Catherine Hansen, husband and wife; First State Bank, Norton, Kansas; Connie Lillich; Ted Duane White and Sherry Lynn White, husband and wife; Chris S. Jakubowski, also known as Chris Stewart Jakubowski and Kim M. Jakubowski, Mike Jimenez, Patty Jensen, John Paul Jimenez, Phyllis M. Annon, Robert D. Annon, Kathleen J. Beckman, LaTierra, Inc., United States of America acting through the Internal Revenue Service, and all of the unknown heirs, devisees, legatees, administrators, executors, guardians, conservators, trustees successors and assigns of any and all of the above named defendants who may be deceased, incompetent, disabled or minors; and all of the unknown spouses of any of the above named defendants who may be married; creditors and assigns of the above named defendants as may be deceased or dissolved; the unknown executors, administrators, devisees, creditors, successors and assigns of the defendant or defendants as are or were partners or in partnership; the unknown guardians and trustees of the defendants as are minors or are in any way under legal disability,

Defendants

Case No. 2013 CV-12

NOTICE OF SUIT

THE STATE OF KANSAS TO THE ABOVE NAMED DEFENDANTS AND ALL OTHERS CONCERNED:

YOU ARE HEREBY NOTIFIED that a Petition has been filed in the District Court of Norton County, Kansas, by the Board of County Commissioners of Norton County, Kansas, praying for judicial foreclosure and sale of real property upon which there is unpaid delinquent real estate taxes, and you are hereby required to plead to the said Petition on or before **May 16, 2013**, in said Court in Norton, Kansas. Should you fail therein, judgment and decree will be entered in due course upon said Petition. The following are descriptions of all properties which shall be subject to foreclosure and sale and the names of such of you as are the owner(s), or a party having some interest therein:

* See attached Tracts numbered 1 through 17.

BOARD OF COUNTY COMMISSIONERS
OF NORTON COUNTY, KANSAS

R. Douglas Sebelius #09157
Norton County Attorney
105 South Norton Street, P.O. Box 10, Norton, KS 67654-0010
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Attorney for Plaintiff

Tract 1

PARCEL DESCRIPTION:

Lots Seventeen (17), Eighteen (18), Nineteen (19), Twenty (20) and Twenty-one (21) in Block "D" of Burwell's Addition to the City of Lenora, Norton County, Kansas.

OWNER(S):
Daniel Cowhick, 3500 NE Loop 820, #1005, Fort Worth, TX 76137-3609

TAX YEAR	TAX AMOUNT	TRACT NO.
2011	$433.21	5641-00
2011 Mowing	$428.89	
2010	$435.42	
2010 Mowing	$456.96	
2009	$416.67	
2009 Mowing	$290.99	
2008	$460.87	
2008 Mowing	$309.75	
TOTAL	$3,232.76	

MORTGAGES and OTHER LIENS: None of record.

Tract 2

PARCEL DESCRIPTION:

Subtract 1:

A tract of land in the Northeast Quarter (NE/4) of Section Thirty-four (34), Township Two (2) South, Range Twenty-three (23) West of the Sixth Principal Meridian, Norton County, Kansas, beginning at a point 5 feet East of that point where the West line of Lot Seven (7), Block Four (4), McCune's Addition to the City of Norton, Kansas, intersects the North right-of-way line of U.S. Highway 36, running thence North 80 feet, thence West 5 feet, thence North 25 feet, thence West 135 feet, thence South to the North right-of-way line of U.S. Highway 36, thence Easterly on said North right-of-way line a distance of 140 feet, more or less, to the point of beginning, including all interest in the approach easement used in connection with the said described property.

Subtract 2:

A tract of land commencing at a point where the North right-of-way line of U.S. Highway 36 intersects the East line of the Northwest Quarter of the Northeast Quarter (NW/4 NE/4) of Section Thirty-four (34), Township Two (2) South, Range Twenty-three (23) West of the Sixth Principal Meridian, Norton County, Kansas, thence North 105 feet to the place of beginning, thence North 95 feet, thence West 200 feet, thence South to the North line of U.S. Highway 36, thence Easterly along the North right-of-way of said U.S. Highway 36, 65 feet, more or less, thence North 105 feet, more or less to a point directly West of the place of beginning, thence East 135 feet, more or less, to the point of beginning.

EXCEPT a tract of land located in the Northeast Quarter (NE/4) of Section Thirty-four (34), Township Two (2) South, Range Twenty-three (23) West of the Sixth Principal Meridian, Norton County, Kansas, more particularly described as follows: Commencing at the Southeast corner of the Northeast Quarter of the Northeast Quarter (NE/4 NE/4) of said section, thence on an assumed bearing of N 90º00'00" W along the South line of said Northeast Quarter of the Northeast Quarter (NE/4 NE/4), a distance of 1,452.21 feet and N 00º00'00" E for a distance of 41.53 feet to the point of beginning, said point of beginning being located on the North right-of-way boundary of U.S. Highway 36. From the point of beginning, thence N 89º56'22" W, along said highway right-of-way, for a distance of 43.00 feet, thence N 00º00'00" E for a distance of 24.02 feet, thence S 90º00'00" W for a distance of 17.00 feet, thence N 00º00'00" E for a distance of 175.79 feet, thence N 90º00'00" E for a distance of 60.00 feet, thence S 00º00'00" W for a distance of 199.85 feet to the point of beginning, containing 0.27 acres, said tract shall be conjugated to a perpetual ingress-egress easement adjoining to its East boundary, more particularly commencing at the point of beginning of said tract, thence N 00º00'00" E for a distance of 199.85 feet, thence N 90º00'00" E for a distance of 20.00 feet, thence S 00º00'00" W for a distance of 199.87 feet to the North right-of-way boundary of said U.S. Highway 36, thence N 89º56'22" W, along said Highway right-of-way, for a distance of 20.00 feet to the point of beginning, containing 0.09 acres.

AND subject to an easement for driveway dated November 26, 1955, recorded in Book O of Miscellaneous Records, Page 416;

AND also subject to a lease agreement in favor of Rural Telephone Service Co., Inc., for a period of twenty (20) years from June 28, 2000, recorded in Book 114A of Records, Pages 321-323;

AND also subject to a perpetual easement in favor of Larry J. Enfield, Sr., dated September 2, 2004, recorded in Book 135A of Records, Pages 568-570.

OWNER(S): G & G Properties & Investments, LLC
P. O. Box 117, Norcatur, KS 67653-0117

TAX YEAR	TAX AMOUNT	TRACT NO.
2011	$5,917.56	7067-00
2010	$6,381.70	7067-01
2009	$3,286.64	
TOTAL	$15,585.90	

MORTGAGES and OTHER LIENS:

Mortgage executed by Tim J. Leffler, President of G & G Properties & Investments, LLC, a Kansas Corporation, to the United Northwest Federal Credit Union, Norton, Kansas, dated June 6, 2006, in the amount of $75,000.00 and filed of record in the office of the Register of Deeds of Norton County, Kansas, on October 4, 2006, at 10:30 a.m. in Book 146A of Records, Pages 177-186.

Notice of Tax Lien, State of Kansas Department of Labor vs. G & G Properties & Investments, LLC, State Lien No. 20121720 and filed of record in the office of the Register of Deeds of Norton County, Kansas, on May 21, 2012, at 9:30 a.m. in Book 3, page 100.

Tract 3

PARCEL DESCRIPTION:

Lots Six (6) and Seven (7) and the North Two (2) feet of Lot Eight (8) in Block Six (6) of the Original Town of Almena, Norton County, Kansas; subject to party wall agreements recorded in Book F of Miscellaneous Records at Page 491 and Book G of Miscellaneous Records at Page 50.

OWNER(S): Leroy Hanes and Siobhan Hanes
11472 Timberwood Avenue, Weeki Wachee, FL 34614-0603

TAX YEAR	TAX AMOUNT	TRACT NO.
2011	$489.23	5267-00
2010	$502.58	
2009	$664.18	
2008	$147.94	
TOTAL	$1,803.93	

MORTGAGES and OTHER LIENS: None of record.

Tract 4

PARCEL DESCRIPTION:

Lot Two (2) in Block Thirteen (13) of Golf Addition to the City of Norton, Norton County, Kansas.

OWNER(S):
Mike Jimenez, 5053 West Mesa Avenue, Fresno, CA 93722-3301
John Paul Jimenez, Patty Jensen, Phyllis M. Annon, Robert D. Annon

TAX YEAR	TAX AMOUNT	TRACT NO.
2011	$775.25	6293-00
2010	$747.34	
2009	$757.02	
2008	$773.68	
2007	$805.94	
2006	$833.93	
TOTAL	$4,693.16	

LIENS:

None of record.

Tract 5

PARCEL DESCRIPTION:

Lot Eleven (11), Block Two (2), VanDerWege's Addition to the City of Norton,
Norton County, Kansas.

OWNER(S): Kathleen J. Beckman
1102 North Wabash, Norton, KS 67654,
LaTierra, Inc., 20100 U.S. Highway 36, Norton, KS 67654

TAX YEAR	TAX AMOUNT	TRACT NO.
2011	$231.29	5851-00
2009	$142.67	
TOTAL	$373.96	

MORTGAGES and OTHER LIENS:

Notice of Federal Tax Lien No. 421, Department of the Treasury, Internal Revenue Service; balance of assessment against Kathleen J. Beckman $18,376.62, filed April 2, 2012, in Book 3 of Federal Tax Liens at Page 97.

Tract 6

PARCEL DESCRIPTION:

Lots Seven (7) and Eight (8) in Block "D" of the Original Town Addition to the Town of Edmond, Norton County, Kansas.

OWNER(S):
Charles Wesley Riley and Linda Benton Riley
P.O. Box 433
Ace, TX 77326-0433

TAX YEAR	TAX AMOUNT	TRACT NO.
2011	$21.93	5562-00
2010	$22.65	
2009	$32.22	
TOTAL	$76.80	

MORTGAGES and OTHER LIENS: None of record.

Tract 7

PARCEL DESCRIPTION:

Lots Three (3) and Four (4) in Block "A" of the Original Town Addition to the Town of Edmond, Norton County, Kansas.

OWNER(S): Charles R. Riley and Norma J. Riley
HC 63, Box 64, Edmond, KS 67645

TAX YEAR	TAX AMOUNT	TRACT NO.
2011	$17.28	5550-00
2010	$17.48	
2009	$17.45	
TOTAL	$52.21	

MORTGAGES and OTHER LIENS:

None of record.

Tract 8

PARCEL DESCRIPTION:

Commencing at a point on the East line of Pine Street of Clayton, Kansas, 70 feet East of the Northeast corner of Lot Twenty-eight (28), Block Two (2), running thence East 282 feet, thence South 349 91/94 feet; thence West 282 feet to a point 70 feet East of the Southeast corner of Lot Twenty (20), Block Two (2), Original Town of Clayton, Norton County, Kansas, thence North to a point of beginning, EXCEPT a tract of land in the Northeast Quarter (NE/4) of Section Six (6), Township Four (4) South, Range Twenty-five (25) West of the Sixth Principal Meridian, Norton County, Kansas, described as follows: Commencing at a point on the East line of Pine Street, 21.336 meters (70.00 feet) East of the Northeast corner of Lot Twenty-eight (28), Block Two (2), Original Town of Clayton, Norton County, Kansas; thence on an assumed bearing of South 88º19'21" East, 25.116 meters (82.40 feet) to the point of beginning; FIRST COURSE, thence South 88º19'21" East, 60.838 meters (119.60 feet); SECOND COURSE, thence South 01º41'39" West, 39.776 meters (130.50 feet); THIRD COURSE, thence South 32º56'25" West, 78.270 meters (256.79 feet); FOURTH COURSE, thence North 88º19'21" West, 45.354 meters (148.80 feet) to a point, 21.336 meters (70.00 feet) East of the Southeast corner of Lot Twenty (20) of said Block Two (2); FIFTH COURSE, thence North 01º41'39" East, 35.404 meters (116.15 feet); SIXTH COURSE, thence North 32º45'54" East, 73.665, meters (241.68 feet); SEVENTH COURSE, thence North 55º54'13" West, 15.281 meters (50.13 feet) to the point of beginning, containing 6,354 square meters (68.390 square feet), which includes 5.673 square meters (61.064 square feet) of existing right-of-way, resulting in an acquisition of 681 square meters (7,327 square feet), more or less.

OWNER(S):
Everett Seabolt, 2145 140th Avenue, Morland, KS 67650-5023

TAX YEAR	TAX AMOUNT	TRACT NO.
2011	$34.45	5418-01
2010	$18.17	5418-00
2009	$34.82	
2008	$18.35	
2007	$35.03	
2006	$35.12	
TOTAL	$175.94	

MORTGAGES and OTHER LIENS: None of record.

Tract 9

PARCEL DESCRIPTION:

Lots Four (4) and Five (5) in Block Five (5) of the Original Town of Almena, Norton County, Kansas.

OWNER(S):
E. Eugene Towery, 520 Forest Avenue, River Forest, IL 60305-1708

TAX YEAR	TAX AMOUNT	TRACT NO.
2011	$0.00	5255-00
2010	$342.15	
2009	$173.29	
TOTAL	$515.44	

MORTGAGES and OTHER LIENS:

Case 1987-D-55, In the Matter of the Marriage of Yvonne Ann Stephens Towery vs. Eldon Eugene Towery, filed of record in the District Court of Norton County, Kansas, on June 25, 1987, at 4:04 p.m. **RENEWAL AFFIDAVIT** was filed of record on September 26, 2012, stating the balance due as of September 26, 2012, was $3,904.21 plus statutory judgment interest.

Case 2009-MV-6 In the Matter of the Marriage of Martha Ann Towery and Eldon E. Towery filed of record in the District court of Norton County, Kansas, on May 12, 2009, at 2:05 P.M.

Case 00-C-60, Brooks Ford, Inc., vs. Eldon Towery, filed of record in the District Court of Norton County, Kansas, on May 31, 2000, at 10:24 a.m.

Tract 10

PARCEL DESCRIPTION:

Lots One (1), Two (2) Three (3), Four (4), Five (5), Six (6) and Seven (7) in Block "A" of Lansing's Addition to the City of Lenora, Norton County, Kansas.

OWNER(S): Lyman L. Troutner and Lavon E. Troutner
P.O. Box 427, Logan, KS 67646-0427

TAX YEAR	TAX AMOUNT	TRACT NO.
2011	$90.80	5874-00
2010	$92.82	
2009	$72.06	
TOTAL	$255.68	

MORTGAGES and OTHER LIENS: None of record.

Tract 11

PARCEL DESCRIPTION:

The North Ten (10) feet of Lot Nine (9) and all of Lot Ten (10) in Block One (1) of Central Addition to the City of Almena, Norton County, Kansas.

OWNER(S): Randall R. Shearer and Deanna M. Shearer
P.O. Box 66, Almena, KS 67622-0066

TAX YEAR	TAX AMOUNT	TRACT NO.
2011	$210.94	5066-00
2010	$215.93	
2009	$223.04	
2008	$225.42	
2007	$133.83	
TOTAL	$1,009.16	

MORTGAGES and OTHER LIENS:

Mortgage executed by Randal R. Shearer and Deana M. Shearer, husband and wife, to The Bank, Norton, Kansas, dated September 30, 2009, in the amount of $4,000.00 and filed of record in the office of the Register of Deeds of Norton County, Kansas, on October 9, 2009, at 2:30 p.m. in Book 162A of Records, Pages 326-334.

Mortgage executed by Randal R. Shearer and Deana M. Shearer, husband and wife, to The Bank, Norton, Norton, Kansas, dated February 24, 2009, in the amount of $6,000.00 and filed of record in the office of the Register of Deeds of Norton County, Kansas, on March 5, 2009, at 10:40 a.m. in Book 159A of Records, Pages 498-506.

Foreign Judgment Case No. 97-JD-117, Collection Bureau of Grand Island, Inc., a Nebraska Corporation, d/b/a Credit Management vs. Randall Shearer and Deanna Shearer, filed of record in the District Court of Norton County, Kansas, on August 20, 1997, at 9:48 a.m.

Civil Case No.2010-MV-7, Credit Management Services, Inc., vs. Randal Shearer and Deana Shearer, filed July 20, 2010, at 9:44 a.m.

Kansas Department of Revenue, State Tax Warrants 2011 ST-4, 2011-ST-15 and 2012-ST-3 vs. Randal R. Shearer, Hardluck Bar & Grill

Tract 12

PARCEL DESCRIPTION:

The North 62 ½ feet of Lot One (1) in Block "J" of Hendrick's Addition to Lenora, Norton County, Kansas.

OWNER(S): Fred C. Landis and JoAnne Landis
232 North 17th Street, Las Vegas, NV 89101-4416

TAX YEAR	TAX AMOUNT	TRACT NO.
2011	$300.79	5748-00
2010	$307.79	
2009	$294.78	
2008	$169.77	
2008 mowing	$154.81	
TOTAL	$1,227.94	

MORTGAGES and OTHER LIENS: None of record.

Tract 13

PARCEL DESCRIPTION:

A tract of land in the Northwest Quarter of the Southwest Quarter (NW/4 SW/4) of Section Thirty-five (35), Township Two (2) South, Range Twenty-three (23) West of the Sixth Principal Meridian, Norton County, Kansas. Commencing at the Southwest corner of said Northwest Quarter of the Southwest Quarter (NW/4 SW/4), running thence East 28 rods and 22 links; thence North 209 feet; thence West 165 feet; thence South 52 feet to the place of beginning; running thence West 109 feet, more or less to the East line of Kansas Avenue; thence South 52.5 feet; thence East 109 feet, more or less, to a point directly South of the place of beginning; thence North 52.5 feet to the place of beginning; together with all lands reverting thereto by vacation of alley by Ordinance 422 of the City of Norton, Kansas, less all lands taken by the City of Norton in opening and widening of Kansas Avenue in City of Norton, Kansas, by Ordinance 392 of City of Norton, Kansas

OWNER(S): Hal Hansen and Catherine Hansen
307 North Kansas Avenue, Norton, KS 67654

TAX YEAR	TAX AMOUNT	TRACT NO.
2011	$748.60	6874-00
2010	$733.05	
2009	$563.05	
TOTAL	$2,044.70	

MORTGAGES and OTHER LIENS:

Mortgage executed by Hal L. Hansen and Catherine A. Hansen, husband and wife, to The First State Bank, Norton, Kansas, dated April 25, 2000, and filed of record in the office of the Register of Deeds of Norton County, Kansas, on April 10, 2003, at 1:55 p.m. in Book 127A of Records, Pages 206-209.

Correction Mortgage executed by Hal L. Hansen and Catherine A. Hansen, husband and wife, to Connie Lillich, dated April 25, 2000, in the amount of $14,000.00 and filed of record in the office of the Register of Deeds of Norton County, Kansas, on April 11, 2003, at 3:15 p.m. in Book 127A of Records, Pages 296-302.

Tract 14

PARCEL DESCRIPTION:

Lots Four (4) and Five (5) in Block Two (2) of Kirk's Addition to the City of Norton, Norton County, Kansas.

OWNER(S): Ted Duane White, Jr., and Sherry Lynn White
310 North Jones Avenue, Norton, KS 67654

TAX YEAR	TAX AMOUNT	TRACT NO.
2011	$715.66	6931-00
2010	$720.41	
2009	$186.39	
TOTAL	$1,622.46	

MORTGAGES and OTHER LIENS: None of record.

Tract 15

PARCEL DESCRIPTION:

Lot One (1), Block "J" Leonard's Addition to the City of Almena, Norton County, Kansas.

OWNER(S): Chris S. Jakubowski,
209 Brown Avenue, Osawatomie, KS 66064-1315
Other party in interest: Kim M. Jakubowski

TAX YEAR	TAX AMOUNT	TRACT NO.
2011	$84.58	5204-00
2010	$116.53	
2009	$81.89	
TOTAL	$283.00	

MORTGAGES and OTHER LIENS:

None of record.

Tract 16

PARCEL DESCRIPTION:

A tract of land in the Southeast Quarter of the Southwest Quarter (SE/4 SW/4) of Section Thirty-five (35), Township Two (2) South, Range Twenty-three (23) West of the Sixth Principal Meridian, Norton County, Kansas, described as commencing at the Southeast corner of Block Twelve (12) in the Norton Town Association Addition to the City of Norton, Kansas, thence East along the North line of Lincoln Street 457 feet to the place of beginning, thence North 140 feet, thence East 111 feet, thence South 165.5 feet, thence Northwesterly 114.5 feet, to the place of beginning subject to sewer line easement to the City of Norton, Kansas, recorded in Book S of Miscellaneous Records at Page 281.

OWNER(S): Kim M. Jakubowski
615 East Lincoln, Norton, KS 67654
Mailing: 209 Brown Avenue, Osawatomie, KS 66064-1315
Chris Stewart Jakubowski

TAX YEAR	TAX AMOUNT	TRACT NO.
2011	$209.38	6884-00
2010	$210.14	
2009	$106.10	
TOTAL	$525.62	

MORTGAGES and OTHER LIENS:

None of record.

Tract 17

PARCEL DESCRIPTION:

Lot Two (2), Block "J" Leonard's Addition to the City of Almena, Norton County, Kansas, subject to water line easement to the City of Almena, Kansas, recorded in Book 73A of Records at Pages 362-363.

OWNER(S): Kim Jakubowski and Chris Jakubowski
209 Brown Avenue, Osawatomie, KS 66064-1315

TAX YEAR	TAX AMOUNT	TRACT NO.
2011	$19.48	5205-00
2010	$20.62	
TOTAL	$40.10	

MORTGAGES and OTHER LIENS: None of record.