

# LEGALS

## PUBLIC NOTICE

Millsap & Singer, LLC  
 8900 Indian Creek Parkway,  
 Suite 180  
 Overland Park, KS 66210  
 (913) 339-9132  
 (913) 339-9045 (fax)  
**IN THE DISTRICT COURT OF MIAMI COUNTY, KANSAS CIVIL DEPARTMENT**  
 Freedom Mortgage Corporation Plaintiff, vs. Jacob J Ritch, Julie A Ritch, Jane Doe, John Doe, and United States Secretary of Housing and Urban Development, et al., Defendants Case No. MI-2025-CV-00002 Title to Real Estate Involved Pursuant to K.S.A. §60  
**NOTICE OF SUIT**  
 STATE OF KANSAS to the above named Defendants

## PUBLIC NOTICE

and The Unknown Heirs, executors, devisees, trustees, creditors, and assigns of any deceased defendants; the unknown spouses of any defendants; the unknown officers, successors, 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; and the unknown guardians, conservators and trustees of any defendants that are minors or are under any legal disability and all other person who are or may be concerned:

## PUBLIC NOTICE

You are hereby notified that a Petition has been filed in the District Court of Miami County, Kansas by Freedom Mortgage Corporation, praying to foreclose a mortgage on the following described real estate:  
**TRACT I:**  
 A PART OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 2, TOWNSHIP 19, RANGE TWENTY-THREE (23), MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 20.5 FEET WEST OF A POINT 180 FEET SOUTH OF THE SOUTHWEST CORNER OF LOT 10, BLOCK 17, IN THE CITY OF FONTANA, THENCE SOUTH 9 RODS AND 1 FOOT,

## PUBLIC NOTICE

THENCE EAST 160.5 FEET; THENCE NORTH 9 RODS AND 1 FOOT, THENCE WEST 160.5 FEET TO THE PLACE OF BEGINNING, IN MIAMI COUNTY, KANSAS.  
**TRACT II:**  
 PART OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 2, TOWNSHIP 19, RANGE 23, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 60 FEET SOUTH AND 140 FEET EAST OF THE SOUTHWEST CORNER OF LOT 10, BLOCK 17, IN THE TOWN OF FONTANA, THENCE SOUTH 269.5 FEET; THENCE EAST 50 FEET; THENCE NORTH 269.5 FEET; THENCE WEST

## PUBLIC NOTICE

50 FEET TO THE PLACE OF BEGINNING, IN MIAMI COUNTY, KANSAS. EXCEPT THE NORTH 120 FEET OF THE FOLLOWING DESCRIBED TRACT:  
**PART OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 2, TOWNSHIP 19, RANGE 23, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 60 FEET SOUTH AND 140 FEET EAST OF THE SOUTHWEST CORNER OF LOT 10, BLOCK 17, IN THE TOWN OF FONTANA, THENCE SOUTH 269.5 FEET, THENCE EAST 50 FEET, THENCE NORTH 269.5 FEET, THENCE WEST 50 FEET TO THE PLACE**

## PUBLIC NOTICE

OF BEGINNING, IN MIAMI COUNTY, KANSAS. Parcel ID No. 2310200028006000. Commonly known as 309 S Osage Street, Fontana, KS 66026 ("the Property") MS 225709 and *all those defendants who have not otherwise been served* are required to plead to the Petition on or before April 8, 2025 in the District Court of Miami County, Kansas. If you fail to plead, judgment and decree will be entered in due course upon the request of plaintiff.  
  
 MILLSAP & SINGER, LLC  
 By: Dwayne A. Duncan,  
 #27533  
 dduncan@msfirm.com  
 612 Spirit Dr.

**IN THE DISTRICT COURT OF MIAMI COUNTY, KANSAS**

In the Matter of the Acquisition of Property by Eminent Domain

**RURAL WATER DISTRICT NO. 2, MIAMI COUNTY, KANSAS, A QUASI-MUNICIPAL CORPORATION**  
 Plaintiff,

v. Case No. MI-2025-CV-000030

**MAURICE W. BOURQUIN AND LINDA K. BOURQUIN, THE DEBRA S. GRIMES REVOCABLE TRUST, THE KATHLEEN I. GRIMES REVOCABLE TRUST AND THE DAMON M. GRIMES REVOCABLE TRUST, BRUCE HENCHEK, ROBERT J. KING AND PAMELA G. KING, JOSEPH D. MAHONEY AND PAMELA MAHONEY, STEPHEN PIERCE AND KATIE PIERCE, THE CYNTHIA J. PLAGMAN REVOCABLE TRUST, THE LOUIS K. STIASZNY TRUST, FRONTIER FARM CREDIT, BAY EQUITY, LLC, FIRST FEDERAL BANK OF KANSAS CITY, AND THE UNKNOWN HEIRS, EXECUTORS, ADMINISTRATORS, DEVISEES, TRUSTEES, CREDITORS, SUCCESSORS AND ASSIGNS of any DECEASED DEFENDANTS; the UNKNOWN SPOUSES of any DEFENDANTS; the UNKNOWN OFFICERS, SUCCESSORS, TRUSTEES, CREDITORS and ASSIGNS of any DEFENDANTS, including EXISTING, DISSOLVED or DORMANT CORPORATIONS or other legal entities; the UNKNOWN EXECUTORS, ADMINISTRATORS, DEVISEES, TRUSTEES, CREDITORS, SUCCESSORS and ASSIGNS of any DEFENDANTS, including those who 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.**

Defendants.

**NOTICE OF EMINENT DOMAIN PROCEEDINGS**

RWD #2 MIAMI COUNTY, KANSAS, A QUASI MUNICIPAL CORPORATION; TO ALL INTERESTED PARTIES:

Notice is hereby given that on the 25th day of February, 2025, RWD #2 Miami County, A Quasi-Municipal Corporation, filed with the District Court of Miami County, Kansas, its Petition for Eminent Domain Proceedings in regard to the following described real estate, to wit:

**TRACT I**

**Owners of Record:** Maurice W. and Linda K. Bourquin  
26630 Somerset Rd.  
Paola, KS 66071

**Contract Purchaser:** None.

**Lessees and Sublessees:** None.

**Lienholders of Record:** Frontier Farm Credit, FLCA  
5015 S. 118<sup>th</sup> Street, PO Box 2409  
Omaha, NE 68103-2409

**Party in Possession:** Owner.

**Easement:**  
A perpetual easement thirty (30) feet in width, adjacent to the road right-of-way line(s) or as close as practical due to other utilities or physical obstructions. In such case the easement shall be 30 feet in width, the centerline of which being the pipeline as constructed, upon the following property:  
  
East half of the Southeast Quarter (E ½ SE ¼) of Section 25, Township 16 South, Range 23 East, Miami County, Kansas.

**TRACT II**

**Owners of Record:** Deborah S. Grimes Revocable Trust,  
12504 Buena Vista  
Leawood, KS 66209

**Contract Purchaser:** None.

**Lessees and Sublessees:** None.

**Lienholders of Record:** None.

**Party in Possession:** Owners.

**Easement:**  
A perpetual easement thirty (30) feet in width, adjacent to the road right-of-way line(s), or as close as practical due to other utilities or physical obstructions. In such case the easement shall be 30 feet in width, the centerline of which being the pipeline as constructed, upon the following property:  
  
The East Half of the Southeast Quarter of Section 28, Township 16, Range 24 and one acre off the South end of the East half of the Northeast Quarter of Section 28, Township 16, Range 24, except that part in roads.

**TRACT III**

**Owners of Record:** Kathleen I. Grimes Revocable Trust Dated March 25, 1994 and Damon M. Grimes Revocable Trust Dated March 25, 1994  
26920 Somerset Rd.  
Paola, KS 66071

**Contract Purchaser:** None.

**Lessees and Sublessees:** None.

**Lienholders of Record:** None.

**Party in Possession:** Owners.

**Existing Easements and Rights-of-Way:** RWD #2, Miami Co.; Kansas City Power & Light

**Easement:**  
A perpetual easement thirty (30) feet in width, adjacent to the road right-of-way line(s), or as close as practical due to other utilities or physical obstructions. In such case the easement shall be 30 feet in width, the centerline of which being the pipeline as constructed, upon the following property:  
  
The Southeast Quarter of the Southwest Quarter EXCEPTING THEREFROM the following tract: Beginning at a point 1342 feet East and 30 feet North from the Southwest corner of Section 29, Township 16 South, Range 24 East, thence East 633 feet; thence North 218 feet; thence West 633 feet; thence South 218 feet to the point of beginning, containing 3.17 acres more or less. And the East Half of the Northeast Quarter of the Southwest Quarter of Section 29, Township 16, Range 24, Miami County, Kansas.

**TRACT IV**

**Owners of Record:** Kathleen I. Grimes Revocable Trust Dated March 25, 1994 and Damon M. Grimes Revocable Trust Dated March 25, 1994  
26920 Somerset Rd.  
Paola, KS 66071

**Contract Purchaser:** None.

**Lessees and Sublessees:** None.

**Lienholders of Record:** None.

**Party in Possession:** Owners.

**Easement:**  
A perpetual easement thirty (30) feet in width, adjacent to the road right-of-way line(s), or as close as practical due to other utilities or physical obstructions. In such case the easement shall be 30 feet in width, the centerline of which being the pipeline as constructed, upon the following property:  
  
Southeast Quarter of Section 29, Township 16, Range 24, except 15 acres off the North end of the East Half of said Quarter Section

**TRACT V**

**Owners of Record:** Kathleen I. Grimes Revocable Trust Dated March 25, 1994 and Damon M. Grimes Revocable Trust Dated March 25, 1994  
26920 Somerset Rd.  
Paola, KS 66071

**Contract Purchaser:** None.

**Lessees and Sublessees:** None.

**Lienholders of Record:** None.

**Party in Possession:** Owners.

**Easement:**  
A perpetual easement thirty (30) feet in width, adjacent to the road right-of-way line(s), or as close as practical due to other utilities or physical obstructions. In such case the easement shall be 30 feet in width, the centerline of which being the pipeline as constructed, upon the following property:  
  
The Southwest Quarter of Section 28, Township 16, Range 24, Miami County, Kansas, Excepting Therefrom the East 40 Acres of said Quarter Section

And;  
South Half of the Northwest Quarter of Section 28, Township 16, Range 24, Miami County, Kansas.

**TRACT VI**

**Owners of Record:** Bruce Henchek  
27773 Block Rd.  
Paola, KS 66071

**Contract Purchaser:** None.

**Lessees and Sublessees:** None.

**Lienholders of Record:** Bay Equity, LLC  
770 Tamalpais Drive, Suite 207  
Corte Madera, CA 94925

**Party in Possession:** Owners.

**Easement:**  
A perpetual easement thirty (30) feet in width, adjacent to the road right-of-way line(s), or as close as practical due to other utilities or physical obstructions. In such case the easement shall be 30 feet in width, the centerline of which being the pipeline as constructed, upon the following property:  
  
A tract of land being part of the Southwest Quarter of Section 30, Township 16 South, Range 24 East, Miami County, Kansas, being described as commencing at the Southwest corner of said Southwest Quarter, thence North 02°43'00" West along the West line of said Southwest Quarter 644.19 feet to the point of beginning, thence North 86°51'45" East 501.78 feet, thence South 02°43'00" East 572.19 feet to a point on the North right of way line of Kansas Highway 68, thence Easterly along a curve to the left having an initial tangent bearing of North 86°59'08" East, a radius of 68679.94 feet, an arc length of 7.20 feet, thence North 88°29'41" East along the North right of way line of Kansas Highway 68 252.11 feet, thence North 02°43'00" West 836.57 feet, thence South 86°51'45" West 761.04 feet to a point on the West line of said Southwest Quarter, thence South 02°43'00" East along the West line of said Southwest Quarter 257.19 feet, in Miami County, Kansas.

**TRACT VII**

**Owners of Record:** Robert J. and Pamela G. King  
13881 K-68 Hwy  
Louisburg, KS 66053

**Contract Purchaser:** None.

**Lessees and Sublessees:** None.

**Lienholders of Record:** None.

**Party in Possession:** Owners.

**Easement:**  
A perpetual easement thirty (30) feet in width, adjacent to the road right-of-way line(s), or as close as practical due to other utilities or physical obstructions. In such case the easement shall be 30 feet in width, the centerline of which being the pipeline as constructed, upon the following property:  
  
Beginning at a point 1320.00 feet East and 136.80 feet South of the Northwest (NW) corner of the Northwest Quarter (NW ¼) of Section 34, Township 16 South, Range 24 East, Miami County, Kansas, said point being on the South right-of-way line of Kansas State Highway 68; thence South 924.00 feet; thence East 330.00 feet; thence North 924.00 feet to a point on the South right-of-way line of said Kansas State Highway 68; thence West 330.00 feet and along said right-of-way line to the point of beginning, containing 7.00 acres, more or less.

**TRACT VIII**

**Owners of Record:** Joseph D. and Pamela Mahoney  
16950 K-68 Hwy  
Paola, KS 66071

**Contract Purchaser:** None.

**Lessees and Sublessees:** None.

**Lienholders of Record:** None.

**Party in Possession:** Owners.

**Easement:**  
A perpetual easement thirty (30) feet in width, adjacent to the road right-of-way line(s), or as close as practical due to other utilities or physical obstructions. In such case the easement shall be 30 feet in width, the centerline of which being the pipeline as constructed, upon the following property:  
  
Beginning at a point 1320.00 feet East and 136.80 feet South of the Northwest (NW) corner of the Northwest Quarter (NW ¼) of Section 34, Township 16 South, Range 24 East, Miami County, Kansas, said point being on the South right-of-way line of Kansas State Highway 68; thence South 924.00 feet; thence East 330.00 feet; thence North 924.00 feet to a point on the South right-of-way line of said Kansas State Highway 68; thence West 330.00 feet and along said right-of-way line to the point of beginning, containing 7.00 acres, more or less.

**TRACT IX**

**Owners of Record:** Stephen and Katie Pierce  
19624 W. 96th Terr.  
Lenexa, KS 66220

**Contract Purchaser:** None.

**Lessees and Sublessees:** None.

**Lienholders of Record:** First Federal Bank of Kansas City  
6900 Executive Drive  
Kansas City, MO 64120

**Party in Possession:** Owners.

**Easement:**  
A perpetual easement thirty (30) feet in width, adjacent to the road right-of-way line(s), or as close as practical due to other utilities or physical obstructions. In such case the easement shall be 30 feet in width, the centerline of which being the pipeline as constructed, upon the following property:  
  
All that part of the Southwest Quarter of Section 30, Township 16 South, Range 24 East, Miami County, Kansas, described as follows: Commencing at the Southwest Corner of the Southwest Quarter of said Section 30; thence North 86 degrees 51 minutes 26 seconds East, along the South line of the Southwest Quarter of said Section 30, a distance of 1015.16 feet; thence North 2 degrees 32 minutes 05 seconds West, a distance of 58.62 feet to a point on the North right-of-way line of K-68 Highway; thence North 88 degrees 44 minutes 55 seconds East, along the North right-of-way line of said K-68 Highway, a distance of 53.92 feet; thence North 84 degrees 56 minutes 22 seconds East, continuing along the North right-of-way line of said K-68 Highway, a distance of 202.36 feet; thence North 2 degrees 32 minutes 06 seconds West, a distance of 837.69 feet; thence South 86 degrees 51 minutes 45 seconds West, a distance of 294.27 feet; thence South 8 degrees 18 minutes 15 seconds East, a distance of 323.50 feet; thence North 84 degrees 11 minutes 41 seconds East, a distance of 39.93 feet; thence South 0 degrees 55 minutes 17 seconds West, a distance of 86.00 feet; thence South 11 degrees 41 minutes 33 seconds East, a distance of 9.36 feet; thence South 8 degrees 04 minutes 11 seconds West, a distance of 18.66 feet; thence South 1 degree 45 minutes 14 seconds West, a distance of 362.09 feet; thence South 2 degrees 32 minutes 05 seconds East, a distance of 48.22 feet to the point of beginning, containing 4.92 acres, more or less.

**TRACT X**

**Owners of Record:** Cynthia J. Plagman Revocable Trust  
11608 S. 181 Cir.  
Gretna, NE 68028

**Contract Purchaser:** None.

**Lessees and Sublessees:** None.

**Lienholders of Record:** None.

**Party in Possession:** Owners.

**Easement:**  
A perpetual easement thirty (30) feet in width, adjacent to the road right-of-way line(s), or as close as practical due to other utilities or physical obstructions. In such case the easement shall be 30 feet in width, the centerline of which being the pipeline as constructed, upon the following property:  
  
The North half of the Southwest Quarter of Section 27, Township 16, Range 24, Miami County, Kansas, except that part in roadway and  
  
The Southeast Quarter of the Southwest Quarter of Section 27, Township 16, Range 24, Miami County, Kansas, except that part in roadway.

**TRACT XI**

**Owners of Record:** Louis K. Stiaszny Trust  
10734 Walner  
Overland Park, KS 66211

**Contract Purchaser:** None.

**Lessees and Sublessees:** None.

**Lienholders of Record:** None.

**Party in Possession:** Owners.


**Easement:**  
A perpetual easement thirty (30) feet in width, adjacent to the road right-of-way line(s), or as close as practical due to other utilities or physical obstructions. In such case the easement shall be 30 feet in width, the centerline of which being the pipeline as constructed, upon the following property:  
  
The East 10 acres of the following described tract:  
Beginning at a point 136.80 feet South and 1320.00 feet East of the Northwest corner of the Northwest 1/4 of Section 34, Township 16, Range 24, Miami County, Kansas, said point being on the South right-of-way line of Kansas State Highway 68; thence South 1320.00 feet; thence East 660.00 feet; thence North 1320.00 feet to a point of the South right-of-way line of said Kansas State Highway 68; thence West 660.00 feet and along said right-of-way line to the point of beginning.

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You are required to file your written defenses thereto on or before the 1<sup>st</sup> day of April, 2025, at 11:30 a.m. in the District Court of Miami County, Kansas, before the Honorable Judge Elizabeth H. Sweeney-Reeder, Division 06 at which time and place the subject Petition will be taken up and considered by the Court, as provided in K.S.A. 26-501 *et seq.*

At the time set out for consideration in this Petition, the Court will examine the Petition, and if it is found that RWD #2 Miami County, Kansas has the power of eminent domain, and that the subject taking its necessary for the Plaintiff's lawful purposes, then appraisers will be appointed and a date set for filing the appraisers' reports.

**RWD #2 MIAMI COUNTY, KANSAS**

By: /s/ Todd A. Luckman   
**TODD A. LUCKMAN #16535**  
 2887 SW MacVicar Ave.  
 Topeka, KS 66611  
 (785) 267-3410  
 todd@stumbolow.com  
 Attorney for RWD #2 Miami County, Kansas