

This Notice was first published in the Lawrence Journal World on October 15, 2020,

IN THE DISTRICT COURT OF DOUGLAS COUNTY, KANSAS

THE BOARD OF COUNTY COMMISSIONERS OF)
DOUGLAS COUNTY, KANSAS,)
Plaintiff,) Case No. 2019-CV-344
vs.) Div. No. 4
)
REDEEMED, Cause No. 1) **Title to Real**
REDEEMED, Cause No. 2) **Estate Involved**
REDEEMED, Cause No. 3)
HOMER D. FICKEL, Cause No. 4)
DONNA MEGGISON, Cause No. 4)
STEVEN MEGGISON, Cause No. 4)
WILLIAM SHELBY JOHNSON, Cause No. 4)
MARK E. JOHNSON, Cause No. 4)
ERINN B. JOHNSON, Cause No. 4)
LINDA CONNELL, Cause No. 4)
LINDA WARRENER, Cause No. 4)
NANCY PROCTOR COLE, Cause No. 4)
BARBARA HEMELSTRAND, Cause No. 4)
BENNIE D. FICKEL, Cause No. 4)
KAROLYN BERGMAN, Cause No. 4)
RICK FICKEL, Cause No. 4)
SHARON FICKEL, Cause No. 4)
BEVERLY BROUGHTON, Cause No. 4)
JOHN A. FLETCHER, Cause No. 5)
JOHN DOE #3, Cause No. 5)
REDEEMED, Cause No. 6)
ARTHUR A. OLSON, Cause No. 7)
CITY OF LAWRENCE, KANSAS, Cause No. 7)
JOHN DOE #5, Cause No. 7)
MERRILL F. STEELE, also possibly known as Merrill F. Steele III,)
Cause No. 8)
WOODCREEK CONDOMINIUM ASSOCIATION, INC,)
Cause No. 8)
JOHN DOE #6, Cause No. 8)
)
and the unknown heirs, executors, administrators, devisees,)
trustees, creditors, and assigns of such of the defendants as may)
be deceased; the unknown spouses of any defendant, the)
unknown officers, successors, trustees, creditors, and assigns of a)
defendant that is an existing, dissolved or dormant corporation; the)
unknown executors, administrators, devisees, trustees, creditors,)
successors and assigns of a defendant that is or was in partnership;))
the unknown tenants of any of the defendants herein possessing)
any part of the real estate in controversy herein; and the unknown)
guardians, conservators and trustees of a defendant that is a minor)

September 8, 2020.

Cause No. 8:

Tax AIN #: U14272CC
Situs Address: 255 N. MICHIGAN STREET 11-56, LAWRENCE, KANSAS 66049
Legal Description: Unit 11-56, as shown by Plat of Survey of Woodcreek Condominium, in the City of Lawrence, Douglas County, Kansas, as shown by the Plat of Survey thereof filed in Condominium Book 1, Page 61, in the office of the Register of Deeds of Douglas County, Kansas, together with the undivided percentage of common element appurtenant to said condominium apartment as set forth in the Declaration of Woodcreek Condominium.
Judgment: \$4,335.24, plus statutory interest and costs from and after September 8, 2020.

Said real estate will be sold to satisfy a lien for delinquent taxes, special assessments, charges, penalties, interest, and costs in the amounts as set forth following each of the above tracts of real estate, as above described, said lien for delinquent taxes, special assessments, charges, penalties, interest, and costs having been determined and assessed by judgment against the above-described tracts of real estate. The real estate described in each of the separately numbered causes of action will be sold separately.

The above-described real estate is to be sold without appraisalment, and if such sale for want of time cannot be completed on the stated day, it shall be adjourned from day to day until completed. The real estate will be sold subject only to real estate taxes and installments of special assessments for 2020 and subsequent years, and shall be subject to valid covenants running with the land and to valid easements of record in use, if any there shall be.

Pursuant to K.S.A. 79-2804g and K.S.A. 79-2812, no tract, lot, or piece of real estate offered for sale shall be sold, either directly or indirectly, to: (1) Any person having a statutory right to redeem such real estate prior to such sale, pursuant to the provisions of K.S.A. 79-2803, and amendments thereto, except that this paragraph (1) shall not prohibit sale to any person or such person's assignee who held an interest in such real estate as mortgagee of record at the time of the sale; (2) any parent, grandparent, child, grandchild, spouse, sibling, trustee or trust beneficiary

who held an interest in a tract as owner or holder of the record title or who held an interest at any time when any tax constituting part of the judgment became due; (3) with respect to a title holding corporation, any current or former stockholder, current officer or director, or any person having a relationship enumerated in paragraph (2) to such stockholder, officer or director; or (4) any person that is the record owner of other real estate upon which there are delinquent taxes of a general ad valorem tax nature or delinquent special assessments in existence as reflected by the records of the Douglas County Treasurer. Pursuant to K.S.A. 79-2804h, any purchaser of any tract of said real estate will be required to sign and file an Affidavit with the Clerk of the District Court, affirming that the purchase of the real estate was not made directly, or indirectly, for any person having the statutory right to redeem, other than any person or such person's assignee who held an interest in such real estate as mortgagee of record at the time of the sale.

Provided, that in the event the highest bid of any tract, lot, or piece of real estate above-described does not equal the delinquent taxes, special assessments, charges, penalties, interest, and costs charged to it, the Sheriff may, at the direction of the Board of County Commissioners, bid in said tract, lot, or piece of real estate in the name of the County.

Provided further, that the terms of the sale shall be cash or certified check. Successful bidders must pay the total amount due in cash or by certified check within two hours of the end of the sale.

Randy Roberts,
Sheriff of Douglas County, Kansas

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TO THE PUBLISHER: Please publish for 3 consecutive weeks commencing on October 15, 2020.

*****IMMEDIATELY after the third publication, please make your proof of publication to the District Court, Courthouse, with a copy to this office.**