

This Notice was first published in Lawrence Journal World on Thursday, February 23, 2017

IN THE DISTRICT COURT OF DOUGLAS COUNTY, KANSAS

THE BOARD OF COUNTY COMMISSIONERS OF DOUGLAS COUNTY, KANSAS,

Plaintiff,

vs.

BILLIE AMYX, Cause No. 1
CARL AMYX, Cause No. 1
CHARLES AMYX, Cause No. 1
LEE AMYX, Cause No. 1
RUTH RIGGS, Cause No. 1
HAZEL COLEMAN, Cause No. 2
EASTSIDE ACQUISITIONS, L.L.C., Cause No. 3
REDEEMED, Cause No. 4
REDEEMED, Cause No. 5
REDEEMED, Cause No. 6
TRIPLE E ENTERPRISES, L.L.C., Cause No. 7
EDMOND P. STRODA, SR., Cause No. 7
BETTY A. STRODA, Cause No. 7
EDMOND PAUL STRODA, JR., Cause No. 7
LAWRENCE P. STRODA, II, Cause No. 7
VICKI D. STRODA-SMITH, Cause No. 7
SHERRY L. CHAPPELL-DICKENS, Cause No. 7

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 or is under a legal disability; and all other persons who are or may be concerned,

Defendants.

Pursuant to K.S.A. Chapter 60 and K.S.A. 79-2801 et. seq.

Case No. 16-CV-281
Div. No. 1

Title to Real Estate Involved

NOTICE OF SHERIFF'S SALE

Under and by virtue of an Order of Sale directed, delivered and issued out of the District Court of Douglas County, Kansas, Division No. 1, Case No. 16-CV-281 in which the Board of

County Commissioners of Douglas County, State of Kansas, is Plaintiff and the several persons whose names are listed above are Defendants, I will, on the 11th day of April, 2017, at 10:00 a.m., offer at public auction in the Jury Assembly Room, in the basement of the Douglas County Judicial and Law Enforcement Center, 111 E. 11th Street, Lawrence, Kansas, to the highest and best bidder for cash in hand, all of the following described real estate situated in Douglas County, Kansas:

Cause No. 1:

Tax AIN #: N07967C

Situs Address: 700 Blk Locust St., Lawrence, Kansas

Legal Description: The East 20 feet of the following described tract of land in the Northwest Quarter of the Southwest Quarter of Section 29, Township 12 South, Range 20 East of the 6th P.M, Douglas County, Kansas:

Beginning at the point of intersection of the westerly line of that certain tract of land conveyed by Arthur L. Goody and wife to the Union Pacific Railroad Company, by Quit Claim Deed dated July 19, 1905, and recorded in Book 76, Page 155, of the records of said Douglas County, with a line that is parallel with and 56 feet distant Southeasterly, measured radially, from the center line of the Southerly or East-bound, main track of the Union Pacific Railroad Company as now constructed and operated, being the second track, counting from South to North, of the existing tracks of said Railroad Company, said point being 132 feet, more or less, distant Easterly and 120 feet, more or less, distant Southerly from the West Quarter corner of said Section 29; thence Southerly along said Westerly line of the tract of land heretofore conveyed in Book 76, Page 155, a distance of 51 feet, more or less, to the Southwest corner thereof; thence Easterly along the Southerly line of said tract of land heretofore conveyed in Book 76, Page 155, a distance of 100 feet to the Southeast corner of said tract of land; thence Northerly along the Easterly line of said tract of land heretofore conveyed in Book 76, Page 155, a distance of 89 feet, more or less, to a point that is 56 feet distant Southeasterly, measured radially, from said center line of Southerly, or Eastbound, main track; thence Southwesterly along a line curving to the right, having a radius of 3,901.83 feet, concentric with and 56 feet distant Southeasterly, measured radially, from said center line of Southerly, or East-bound, main track, a distance of 107 feet, more or less, to the point of beginning.

Judgment: \$849.10, plus statutory interests and costs from and after January 6, 2017.

Cause No. 2:

Tax AIN #: 800512A06

Situs Address: VACANT LAND
Legal Description: The East half of the Southeast Quarter of the Northwest Quarter of the Southeast Quarter of Section 28, Township 13 South, Range 19 East of the 6th P.M., in Douglas County, Kansas, more particularly described as follows:

Beginning at the point which is North 00°07'14" West, 1329.69 feet along the East line, and South 89°48'36" West, 1330.93 feet from the Southeast corner of said Quarter Section, said point being the Southeast corner of the Northwest Quarter of said Quarter Section; thence continuing South 89°49'36" West along the South line of the Northwest Quarter of said Quarter Section, 346.75 feet to the Southwest corner of the East one-half of the Southeast Quarter of the Northwest Quarter of said Quarter Section; thence North 00°10'46" West, along the West line of said East one-half, 664.09 feet to the Northwest corner thereof; thence North 89°48'02" East, 347.38 feet to the East line of the Northwest Quarter of said Quarter Section; thence South 00°07'30" East, along the East line of the Northwest Quarter of said Quarter Section, 664.25 feet to the point of beginning.

Judgment: \$2,157.21, plus statutory interests and costs from and after January 6, 2017.

Cause No. 3:

Tax AIN #: U18530-001
Situs Address: 2460 Fairfield Street, Lawrence, Kansas
Legal Description: Lot 2, Fairfield East Addition No. 2 Minor Subdivision, a Replat of Lot 1, Block 1, Fairfield East Addition No. 1, a subdivision in the City of Lawrence, Douglas County, Kansas.

Judgment: \$176,747.77, plus statutory interests and costs from and after January 6, 2017.

Cause No. 7:

Tax AIN #: U14310N
Situs Address: 0 Sunchase Drive, Lawrence, Kansas
Legal Description: Tract A, Block 1, of Rock Ridge Addition, a Subdivision in the City of Lawrence, Douglas County, Kansas, LESS those tracts labeled 32-18D and 32-18E deeded to The State of Kansas, by and through the Kansas Turnpike Authority, in Warranty Deed recorded February 9, 2007, in Book 1018, Page 2406.

Judgment: \$167.58, plus statutory interests and costs from and after January 6, 2017.

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 items above set forth designated as a separately numbered cause of action will be sold separately.

The above-described real estate is to be sold without appraisal, 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 2017 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 who 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.

Ken M. McGovern,
Sheriff of Douglas County, Kansas

TO THE PUBLISHER: Please publish for 3 consecutive weeks commencing on Thursday, February 23, 2017.

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