

**INFORMATION FOR BIDDERS**  
**Judicial Tax Foreclosure Sale – August 18, 2021 (Case No. 2020-CV-186)**

1. All bidders must register and obtain a number to be used during the auction. Do not register under any name but your own. Registration of any partnership, limited liability company, corporation, trust, or other entity must disclose all of the partners, officers, directors, stockholders, members, trustees, beneficiaries, and other owners, as applicable. All bidders must be present in person to bid at the auction.

2. 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. **Successful bidders must complete an Affidavit evidencing qualification, the form of which is available to review prior to the auction.**

3. If, within a period of 10 years after the auction, you sell, give or convey any property purchased at this sale to any person who is not eligible to purchase at this sale, you may be liable for an amount equal to the tax judgment lien and interest thereon from the date of this sale. (K.S.A. 79-2804g(c))

4. Terms of the sale: The purchaser must deliver the total amount due in the form of **CASH OR A CERTIFIED CHECK** to the Douglas County Treasurer's Office within two hours of the end of the sale. Certified Checks must be made payable to the "**Clerk of the Douglas County District Court.**"

5. The real estate will be sold free of all 2020 and prior year's taxes and installments of special assessments. **The purchaser will be responsible for payment of all taxes and installments of special assessments for 2021 and subsequent years.** Bidders should make an independent determination as to the amounts of any future special assessments.

6. The sale is for real estate only. The sale does not include personal property left on the premises. If there is personal property upon the premises, you may wish to seek the advice of your attorney regarding your rights to it.

7. A Sheriff's Deed will be issued in the name of the successful registered bidder only. A Sheriff's Deed is similar to a Quit Claim Deed and marketable title is not guaranteed. The title acquired is only as good as the legal procedures of the suit and sale – **no warranties are given. LOCAL TITLE INSURANCE COMPANIES ARE RELUCTANT TO ISSUE TITLE POLICIES FOR PROPERTY THAT IS ACQUIRED THROUGH A JUDICIAL TAX FORECLOSURE SALE SUCH AS THIS.** The property remains subject to valid easements, covenants, and restrictions of record.

8. **An additional \$38.00 fee will be collected from each purchaser for the recording fee for each Sheriff's Deed.** The \$38.00 fee can be in the form of cash or a personal check made payable to the "Douglas County Register of Deeds". Your deed (or deeds) will be filed directly with the Register of Deeds on your behalf after the sale has been confirmed by the Court. After recording, the original deed will be forwarded to you at the address you provide on your registration form. **Expect three to four weeks before the Court confirms the sale and your deed is filed with the Register of Deeds.**

9. Douglas County, Kansas, the Douglas County Treasurer, the Board of County Commissioner of Douglas County, nor any of their agents, make any representation concerning the value, quality, condition, or potential of property offered for sale. **Property is sold AS IS, with no warranties whatsoever, either express or implied.** The purchaser should make any such determination independently of these proceedings.

10. If you have any questions regarding your eligibility to bid or the terms of sale, please ask any representative of Douglas County or the auctioneers prior to commencement of the auction.