

IN THE DISTRICT COURT OF DOUGLAS COUNTY, KANSAS

THE BOARD OF COUNTY COMMISSIONERS OF
DOUGLAS COUNTY, KANSAS,

Plaintiff,

vs.

REDEEMED, Cause No. 1
REDEEMED, Cause No. 2
IVAN JOHNSON, Cause No. 3
LEON JOHNSON, Cause No. 3
NOLAN F. JOHNSON, Cause No. 3
KEITH JOHNSON, Cause No. 3
DEBORAH HORN, Cause No. 3
CITY OF EUDORA, KANSAS, Cause No. 3
REDEEMED, Cause No. 4
REDEEMED, Cause No. 5
CHERYL A. OLSEN, Cause No. 6
JOHN DOE #4, Cause No. 6
REDEEMED, Cause No. 7
REDEEMED, Cause No. 8
ED STRODA, Cause No. 9
CAULETAUS N. STRODA, Cause No. 9
EDMOND PAUL STRODA, JR., Cause No. 9
LAWRENCE P. STRODA II, Cause No. 9
VICKI D. STRODA-SMITH, Cause No. 9
SHERRY L. CHAPPELL-DICKENS, Cause No. 9

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. DG-2023-CV-193
) Div. No. 3
)
) **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. 3 in Case No. DG-2023-CV-193 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 16th day of July, 2024, at 10:00 a.m., offer at public auction in the foyer (*i.e.*, the open space between the County Clerk's office and the Treasurer's office) on the first floor of the Douglas County Historic Courthouse, 1100 Massachusetts 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. 3:

Quick Ref ID: R18648
Situs Address: 1035 MAPLE STREET, EUDORA, KANSAS 66025
Legal Description: Lot 9, 11 and 12, in Block 113, and a portion of the vacated alley adjacent to said lots, in the City of Eudora, Douglas County, Kansas.
Judgment: \$9,246.14 plus statutory interest and costs from and after March 29, 2024.

Cause No. 6:

Quick Ref ID: R2696
Situs Address: 3206 TAYLOR DRIVE, LAWRENCE, KANSAS 66049
Legal Description: A portion of Lot One, Deerfield Woods Subdivision No. 5, a Subdivision in the City Of Lawrence, Douglas County, described as follows: beginning at a point which is North 75°18'33" East, along the North Line of said Lot One, 253.53 feet, and South 14°41'27" East, 17.00 feet from the Northwest corner of said Lot One; thence North 75°18'33" East, 46.49 feet; thence South 13°18'16" East, 76.47 feet; thence South 76°17'51" West, 46.46 feet; thence North 13°18'53" West, 75.66 feet to the point of beginning.
Judgment: \$19,063.45 plus statutory interest and costs from and after March 29, 2024.

Cause No. 9:

Quick Ref ID: R21696
Situs Address: 1600 DELAWARE ST, LAWRENCE, KS 66044

Legal Description: Lot 7, Block D, in Brookdale, an Addition to the City of Lawrence, Douglas County, Kansas.

Judgment: \$363.81 plus statutory interest and costs from and after March 29, 2024.

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 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 2024 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.

Jay T. Armbrister,
Sheriff of Douglas County, Kansas

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