

IN THE DISTRICT COURT OF DOUGLAS COUNTY, KANSAS

THE BOARD OF COUNTY COMMISSIONERS)
OF DOUGLAS COUNTY, KANSAS)

Plaintiff,)

vs.)

SWISSHELM FAMILY LIMITED PARTNERSHIP,)
A MISSOURI LIMITED PARTNERSHIP,)
Cause No. 1)
REDEEMED, Cause No. 2)
REDEEMED, Cause No. 3)
REDEEMED, Cause No. 4)
DISMISSED, Cause No. 5)
REDEEMED, Cause No. 6)
LILLIAN COOPER, Cause No. 7)
GARY W. COOPER, Cause No. 7)
THE HEIRS, DEVISEES, SUCCESSORS,)
AND ASSIGNS of GARY W. COOPER, deceased,)
Cause No. 7)
WELLS FARGO BANK, N.A., Cause No. 7)
REDEEMED, Cause No. 8)
REDEEMED, Cause No. 9)
KILL CREEK SPECIALTY LLC, Cause No. 10)
ANDY DELGADO, Cause No. 10)
KILL CREEK SPECIALTY CONSTRUCTION)
LTD (WHITEMAN) LLC, Cause No. 10)
KILL CREEK SPEC-BILT LLC, Cause No. 11)
ANDY DELGADO, Cause No. 11)
SUMMITCORP SERVICES, INC., Cause No. 12)
SANDRA SWISHER, Cause No. 12)
DARRYL A. SWISHER, Cause No. 12)
ARMENUS THOMAS, Cause No. 13)
THE HEIRS, DEVISEES, SUCCESSORS, AND)
ASSIGNS of ARMENUS THOMAS, deceased,)
Cause No. 13)
MARY M. THOMAS, Cause No. 13)
REDEEMED, Cause No. 14)
DARRYL LAWRENCE STONE, Cause No. 15)
THE HEIRS, DEVISEES, SUCCESSORS,)
AND ASSIGNS of DARRYL LAWRENCE STONE,)
deceased, Cause No. 15)
FRANCES DARLEENE OVERSTREET A/K/A)
FRANCES D.S. OVERSTREET, Cause No. 15)

Case No.: DG-2025-CV-000-258
Div. No.: 5

Title to Real Estate Involved

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

KANSAS DEPARTMENT OF HEALTH AND)
 ENVIRONMENT, through its designee and agent,)
 THE KANSAS ESTATE RECOVERY)
 CONTRACTOR, Cause No. 15)
 JOHN DOE/JANE DOE)
 (Unknown Tenant/Occupant), Cause Nos. 1 to 15)
)
 and)
)
 ALL OF THE UNKNOWN HEIRS, SPOUSES,)
 DEVISEES, CREDITORS, GRANTEEES,)
 ASSIGNS, DONEES, ALIENEES, LEGATEES,)
 ADMINISTRATORS, EXECUTORS, TENANTS)
 GUARDIANS, CONSERVATORS,)
 MORTGAGEES, TRUSTEES, AND LEGAL)
 REPRESENTATIVES AND ALL OTHER)
 PERSONS CORPORATIONS OR SUCCESSORS)
 CLAIMING BY, THROUGH, OR UNDER ANY)
 ONE OR MORE OF THE AFORE NAMED)
 PARTIES;)
)
 and)
)
 ALL OTHER PERSONS, KNOWN OR)
 UNKNOWN, CLAIMING, POSSESSING,)
 HOLDING, OCCUPYING, OR IN ANY OTHER)
 WAY INTERESTED IN, THE REAL ESTATE)
 DESCRIBED HEREIN.)
)
 Defendants.)

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. 5 in Case No. DG-2025-CV-000-258 in which the Board of County Commissioners of Douglas County, Kansas, is Plaintiff and the several persons whose names are listed above are Defendants, I will, on the 12th day of August, 2026, at 10:00 a.m., offer at public auction in the County Commission Chambers, on the second 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. 1:

Quick Ref ID: R4776
Situs Address: MISSOURI STREET, LAWRENCE, KANSAS 66046
Legal Description: Lot 152, in Block 55, in that part of the City of Lawrence known as West Lawrence, in Douglas County, Kansas, LESS the South 7.90 feet thereof previously conveyed by Deed recorded July 30, 1993, in Book 497, Page 240.
Judgment: \$6,880.22, plus statutory interest and costs from and after May 17, 2026.

Cause No. 7:

Quick Ref ID: R23002
Situs Address: 2139 PENNSYLVANIA ST, LAWRENCE, KANSAS 66046
Legal Description: Lot 10, in Block 3, in India Addition, an Addition to the City of Lawrence, Douglas County, Kansas.
Judgment: \$31,317.49, plus statutory interest and costs from and after May 17, 2026.

Cause No. 10:

Quick Ref ID: R18590
Situs Address: 1219 W 13TH TER, EUDORA, KANSAS 66025
Legal Description: Lot 1, Block 2, in Wakarusa Ridge Estates No. 2, an addition to the City of Eudora, Douglas County, Kansas.
Judgment: \$5,551.37, plus statutory interest and costs from and after May 17, 2026.

Cause No. 11:

Quick Ref ID: R18499
Situs Address: 1228 GREENBRIER DR, EUDORA, KANSAS 66025
Legal Description: Lot 3, Block 1, in Wakarusa Ridge Estates No. 2, an addition to the City of Eudora, Douglas County, Kansas.
Judgment: \$5,405.83, plus statutory interest and costs from and after May 17, 2026.

Cause No. 12:

Quick Ref ID: R18362
Situs Address: 909 OAK ST, EUDORA, KANSAS 66025
Legal Description: Lot 18, and the South 10 feet of Lot 19, in Block 95, in the City of Eudora, in Douglas County, Kansas.
Judgment: \$4,825.74, plus statutory interest and costs from and after May 17, 2026.

Cause No. 13:

Quick Ref ID: R15315
Situs Address: 225 N 5TH ST, LAWRENCE, KANSAS 66044
Legal Description: Lots Numbered One hundred Ninety Two (192), One hundred Ninety Four (194), One hundred Ninety Six (196), One hundred Ninety Eight (198), Two

hundred (200), Two hundred Two (202), Two hundred Four (204), Two hundred Six (206), Two hundred Eight (208), Two hundred ten (210), Two hundred Twelve (212), and Two hundred Fourteen (214) on Mill Street in the Northeast Quarter (1/4) of Block Eleven (11) in that part of the City of Lawrence formerly known as North Lawrence, in Douglas County, Kansas. \$14,231.31, plus statutory interest and costs from and after May 17, 2026.

Judgment:

Cause No. 15:

Quick Ref ID: R11282

Situs Address: W 6TH ST, LAWRENCE, KANSAS 66044

Legal Description: Beginning at Northeast corner of the Northeast Quarter (NE 1/4) of Section Thirty-four (34), Township Twelve (12), Range Nineteen (19) East, in the City of Lawrence, Douglas County, Kansas, thence West 16.5 feet; thence South 257 feet; thence East 16.5 feet; thence North 257 feet, to point of beginning, located East of and adjacent to Lots 1 and 2, in Block 2, in Kasold Terrace, an Addition to the City of Lawrence.

Judgment: \$211.47, plus statutory interest and costs from and after May 17, 2026.

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 2026 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

SEYFERTH BLUMENTHAL & HARRIS LLC

John T. Bullock, Kan. S. Ct. No. 15119

Matthew C. Miller, Kan. S. Ct. No. 18879

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(By appointment only)

(816) 756-0700

Attorneys for Plaintiff Board of County

Commissioners for Douglas County, Kansas