

This Notice was first published in Lawrence Journal World on Saturday, June 16, 2018

IN THE DISTRICT COURT OF DOUGLAS COUNTY, KANSAS

THE BOARD OF COUNTY COMMISSIONERS OF	)	
DOUGLAS COUNTY, KANSAS,	)	
Plaintiff,	)	Case No. 2017-CV-306
vs.	)	Div. No. 4
	)	
REDEEMED, Cause No. 1	)	Title to Real
REDEEMED, Cause No. 2	)	Estate Involved
EBRPH LLC, Cause No. 3	)	
EMPRISE BANK, Cause No. 3	)	
EBRPH LLC, Cause No. 4	)	
EMPRISE BANK, Cause No. 4	)	
EBRPH LLC, Cause No. 5	)	
EMPRISE BANK, Cause No. 5	)	
EBRPH LLC, Cause No. 6	)	
EMPRISE BANK, Cause No. 6	)	
EBRPH LLC, Cause No. 7	)	
EMPRISE BANK, Cause No. 7	)	
REDEEMED, Cause No. 8	)	
KDL, INC., Cause No. 9	)	
EMPRISE BANK, Cause No. 9	)	
JJ KRUM, Cause No. 10	)	
JOHN ALLAN KRUM, Cause No.10	)	
JOHN ALLAN KRUM, Cause No. 11	)	
PAMELA S. MARTINEZ, Cause No. 12	)	
JOHN D. MARTINEZ, Cause No. 12	)	
STATE OF KANSAS, DEPARTMENT OF REVENUE, Cause No. 12	)	
JOHN DOE #4, Cause No. 12	)	
REDEEMED, Cause No. 13	)	
REDEEMED, Cause No. 14	)	
ED STRODA, Cause No. 15	)	
CAULETAUS N. STRODA, Cause No. 15	)	
EDMOND PAUL STRODA, JR. Cause No. 15	)	
LAWRENCE P. STRODA II, Cause No. 15	)	
VICKI D. STRODA-SMITH, Cause No. 15	)	
SHERRY L. CHAPPELL-DICKENS, Cause No. 15	)	
ED STRODA, Cause No. 16	)	
CAULETAUS N. STRODA, Cause No. 16	)	
EDMOND PAUL STRODA, JR. Cause No. 16	)	
LAWRENCE P. STRODA II, Cause No. 16	)	
VICKI D. STRODA-SMITH, Cause No. 16	)	
SHERRY L. CHAPPELL-DICKENS, Cause No. 16	)	
DAVID R. THEEL, Cause No. 17	)	
JUDY K. THEEL, Cause No. 17	)	
	)	
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.*

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. 4, Case No. 2017-CV-306 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 19th day of July, 2018, at 1:00 p.m., offer at public auction in the Pro Tem Courtroom, on the first floor 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. 3:

Tax AIN #: U18530-009A
Situs Address: 2530 EXCHANGE PL, LAWRENCE, KS 66046
Legal Description: Lot 2, Block 1, A Final Plat of Fairfield East Addition No. 1, a Replat of Fairfield Farms East Addition No. 2, in the City of Lawrence, Douglas County, Kansas.
Judgment: \$131,967.31, plus statutory interests and costs from and after April 6, 2018.

Cause No. 4:

Tax AIN #: U18530-002
Situs Address: 2460 EXCHANGE PL, LAWRENCE, KS 66046
Legal Description: Lot 3, Block 1, A Final Plat of Fairfield East Addition No. 1, a Replat of Fairfield Farms East Addition No. 2, in the City of Lawrence, Douglas County, Kansas.
Judgment: \$129,508.24, plus statutory interests and costs from and after April 6, 2018.

Cause No. 5:

Tax AIN #: U18530-003
Situs Address: 2430 EXCHANGE PL, LAWRENCE, KS 66046

Legal Description: Lot 4, Block 1, A Final Plat of Fairfield East Addition No. 1, a Replat of Fairfield Farms East Addition No. 2, in the City of Lawrence, Douglas County, Kansas.

Judgment: \$129,508.24, plus statutory interests and costs from and after April 6, 2018.

Cause No. 6:

Tax AIN #: U18530-004

Situs Address: 2360 EXCHANGE PL, LAWRENCE, KS 66046

Legal Description: Lot 5, Block 1, A Final Plat of Fairfield East Addition No. 1, a Replat of Fairfield Farms East Addition No. 2, in the City of Lawrence, Douglas County, Kansas.

Judgment: \$138,535.86, plus statutory interests and costs from and after April 6, 2018.

Cause No. 7:

Tax AIN #: U18530-005

Situs Address: 2330 EXCHANGE PL, LAWRENCE, KS 66046

Legal Description: Lot 6, Block 1, A Final Plat of Fairfield East Addition No. 1, a Replat of Fairfield Farms East Addition No. 2, in the City of Lawrence, Douglas County, Kansas.

Judgment: \$162,919.15, plus statutory interests and costs from and after April 6, 2018.

Cause No. 9:

Tax AIN #: U09232A

Situs Address: 2447 W. 6th STREET, LAWRENCE, KS 66049

Legal Description: Lots 1, 2 and the West 25 feet of Lot 3, in Block 9, in Sunset Hill Estate Subdivision, an Addition to the City of Lawrence, in Douglas County, Kansas.

Judgment: \$39,469.67, plus statutory interests and costs from and after April 6, 2018.

Cause No. 10:

Tax AIN #: N07073

Situs Address: 200 MAPLE ST BLK 3, LAWRENCE, KS 66044

Legal Description: Lot 184 less the North 20 feet, and also less Railroad Right of Way, in Addition No. 2, in that part of the City of Lawrence known as North Lawrence, Douglas County, Kansas.

Judgment: \$264.98, plus statutory interests and costs from and after April 6, 2018.

Cause No. 11:

Tax AIN #: N07072

Situs Address: 200 MAPLE ST BLK 2, LAWRENCE, KS 66044

Legal Description: The North 20 feet of Lot 184 in Addition No. 2 in that part of the City of Lawrence known as North Lawrence, Douglas County, Kansas.

Judgment: \$211.34, plus statutory interests and costs from and after April 6, 2018.

Cause No. 12:

Tax AIN #: U13915M

Situs Address: 301 BOULDER ST, LAWRENCE, KS 66049

Legal Description: Lot 13, in Block 1, in Westridge Heights, an Addition to the City of Lawrence, as shown by the recorded plat thereof, in Douglas County, Kansas.

Judgment: \$19,266.17, plus statutory interests and costs from and after April 6, 2018.

Cause No. 15:

Tax AIN #: U09615

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: \$266.65, plus statutory interests and costs from and after April 6, 2018.

Cause No. 16:

Tax AIN #: U09616

Situs Address: 1600 DELAWARE ST, LAWRENCE, KS 66044

Legal Description: Lot 8, Block D, in Brookdale, an Addition to the City of Lawrence, Douglas County, Kansas.

Judgment: \$267.01, plus statutory interests and costs from and after April 6, 2018.

Cause No. 17:

Tax AIN #: E00519

Situs Address: 1021 SPRUCE ST, EUDORA KS 66025

Legal Description: Lot 15 and the South One-half of Lot 16, in Block 36, in the City of Eudora, Douglas County, Kansas.

Judgment: \$5,953.08, plus statutory interests and costs from and after April 6, 2018.

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 2018 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 Saturday, June 16, 2018.

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