

This Notice was first published in the Lawrence Journal World on Saturday, December 4, 2021,

IN THE DISTRICT COURT OF DOUGLAS COUNTY, KANSAS

THE BOARD OF COUNTY COMMISSIONERS OF DOUGLAS COUNTY, KANSAS, Plaintiff, vs.

RICHARD B. BORTON, Cause No. 1 WEST MEADOWS CONDOMINIUM ASSOCIATION, INC., Cause No. 1 JOHN DOE #1, Cause No. 1 DISMISSED, Cause No. 2 REDEEMED, Cause No. 3 JAMES F. ROOD, Cause No. 4 FRANCIS C. ROOD, Cause No. 4 STATE OF KANSAS, DEPARTMENT OF REVENUE, Cause No. 4 JOHN DOE #3, Cause No. 4 REDEEMED, Cause No. 5 REDEEMED, Cause No. 6 REDEEMED, 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.

**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. 2021-CV-188 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 11<sup>th</sup> day of January, 2022, 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:**

Tax AIN #: U15337T  
Situs Address: 1316 Westbrooke Street, Lawrence, Kansas 66049  
Legal Description: 1316 Westbrooke, as shown by the Plat of Survey of West Meadows Condominium, recorded in Condominium Book 1, Pages 1 - 5, in the records of the Register of Deeds of Douglas County, Kansas, in the City of Lawrence, Douglas County, Kansas, together with a percentage of the common element appurtenant to said apartment as set forth in the Declaration of West Meadows Condominium.  
Judgment: \$7,705.14, plus statutory interest and costs from and after October 8, 2021.

**Cause No. 4:**

Tax AIN #: U08050  
Situs Address: 1344 Maple Lane, Lawrence, Kansas 66044  
Legal Description: Lot 26, in Block 1, in Belmont Addition, an Addition to the City of Lawrence, in Douglas County, Kansas.  
Judgment: \$9,795.00, plus statutory interest and costs from and after October 8, 2021.

for a point of beginning; thence at right angles 290.40 feet North, thence 150.00 feet East; thence 290.40 feet South, thence 150.00 feet West to the point of beginning, in Douglas County, Kansas.

Judgment: \$2,955.29, plus statutory interest and costs from and after October 8, 2021.

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 2021 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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**TO THE PUBLISHER: Please publish for 3 consecutive weeks commencing on Saturday, December 4, 2021.**

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