

**IN THE DISTRICT COURT OF SHAWNEE COUNTY, KANSAS, DIVISION 7**  
*THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF SHAWNEE,*  
*KANSAS, Plaintiff, vs. CONNIE A. BAILEY, TRACT 1 (0382800001009000), et al.,*  
*Defendants, Shawnee County District Court Case No. 09-C-1444*

**NOTICE OF SALE**

**IMPORTANT NOTICE REGARDING REGISTRATION**

**The tax sale will be held at the Kansas Expocentre, Heritage Hall, 17th & Western, Topeka, Kansas, in Shawnee County, on the 31<sup>st</sup> day of March, 2010, at 9:00 A.M.** All bidders must be registered in order to bid at the sale. You may register in person at the Office of the Shawnee County Counselor, Shawnee County Courthouse, 200 SE 7th Street, Suite 100, Topeka, Kansas. No registrations will be accepted by mail or by telephone. Registration deadline is 4:30 P.M. on March 24, 2010. The County reserves the right to refuse bids from anyone registering after this date. Late registrations will be accepted. If you have delinquent taxes, you will not be allowed to bid at the sale. Pursuant to K.S.A. 79-2812, "no person shall be eligible to purchase real estate at any delinquent tax sale . . . if such person is the record owner of 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 county treasurer."

**Personal checks will be accepted. Please bring two (2) or more checks** – one will be made payable to the Clerk of the District Court for the purchase price of the property and the second check will be made payable to the Shawnee County Register of Deeds for the recording fee.

**NOTICE IS HEREBY GIVEN** that under and by the virtue of an Order of Sale issued by the Judge of the District Court of Shawnee County, Kansas, in a certain action pending in said Court numbered 09-C-1444, wherein the parties above-named were respectively plaintiff and defendants, and to be the undersigned Sheriff of said County, I will offer for public sale at auction and sell to the highest and best bidder for cash in hand at the **Kansas Expocentre, Heritage Hall, 17th & Western, Topeka, Kansas, in said County, on the 31<sup>st</sup> day of March, 2010, at 9:00 A.M.** of said day, and continue from day to day until completed, the following described real estate situated in the County of Shawnee, State of Kansas:

**Tract 1 (0382800001009000):** The South 200 feet of the Northwest Quarter of the Northwest Quarter of the Northwest Quarter of Section 28, Township 10 South, Range 14 East of the 6<sup>th</sup> P.M., Shawnee County, Kansas. Commonly known as 6120 Northwest Valencia Road. (Taxes \$4,209.97 + Costs \$300.00 = Lien \$4,509.97.)

**Tract 3 (0283401009004000):** Lot 5, Block B, Urban Hills Subdivision No. 14, Shawnee County, Kansas. Commonly known as 0000 Northwest Lana Court. (Taxes \$10,435.61 + Costs \$300.00 = Lien \$10,735.61.)

**Tract 4 (0283401010003010):** Tract 1: Lot 14, Block A, Urban Hills Subdivision No. 14, Shawnee County, Kansas. Tract 2: Lots 2, 3, and 4, Block C, Urban Hills Subdivision No. 15, Shawnee County, Kansas. Commonly known as 0000 Northwest Lana Court. (Taxes \$38,155.59 + Costs \$300.00 = Lien \$38,455.59.)

**Tract 6 (0841700002004000):** The West 500 feet of the South 195 feet of the West half of the Northwest Quarter of Section 17, Township 11 South, Range 14 East of the 6<sup>th</sup> P.M., in Shawnee County, Kansas. Commonly known as 11532 Northwest 25<sup>th</sup> Street. (Taxes \$4,379.93 + Costs \$300.00 = Lien \$4,679.93.)

**Tract 18 (0972502007014000):** Lots 59 and 61 on Story Street in Sam Cross Addition to the City of Topeka, Shawnee County, Kansas, LESS the West 35 feet to the City for right-of-way. Commonly known as 201 Northwest Story Street. (Taxes \$10,000.82 + Costs \$300.00 = Lien \$10,300.82.)

**Tract 19 (0972503015007000):** Commencing at a point 460 feet South of a point that is 432 feet due West of a point 23 rods and 6 inches South and 360 feet West of the center of Section 25, Township 11 South, Range 15 East of the 6<sup>th</sup> P.M.; thence running East at right angles 128 feet 5 inches, more or less, to the West line of The Drive; thence Southeasterly along the West line of The Drive, to the North line of Laurel Avenue; thence West on the North line of Laurel Avenue, 159 feet, more or less, to a point South of the point of beginning; thence North 45 feet, more or less, to a point of beginning, all in the City of Topeka, being a part of the East One-Half of the Southwest One-Quarter of aforesaid Section 25, Shawnee County, Kansas. Commonly known as 129 Northwest The Drive. (Taxes \$3,797.22 + Costs \$300.00 = Lien \$4,097.22.)

**Tract 29 (0973603010015000):** Lot 415 and the North Half of Lot 417, Woodward Avenue, John Norton's Addition to the City of Topeka, Shawnee County, Kansas. Commonly known as 1141 Southwest Woodward Avenue. (Taxes \$4,034.10 + Costs \$300.00 = Lien \$4,334.10.)

**Tract 31 (0973603018021000):** The South Half of Lot 451 and all of Lot 453 on Garfield Avenue, in Elmhurst, an addition to the City of Topeka, Shawnee County, Kansas. Commonly known as 1179 Southwest Garfield Avenue. (Taxes \$6,375.50 + Costs \$300.00 = Lien \$6,675.50.)

**Tract 32 (0973603021014000):** The East 35 feet of Lots 470 and 472, on Jewell Avenue, formerly Brooks Avenue, John Norton's Addition to the City of Topeka, Shawnee County, Kansas. Commonly known as 1912 Southwest 12<sup>th</sup> Street. (Taxes \$1,247.80 + Costs \$300.00 = Lien \$1,547.80.)

**Tract 37 (0973604027018000):** Lots 473 and 475 on Clay Street, in Block 15, in Kings Addition to the City of Topeka, Shawnee County, Kansas. Commonly known as 1231 Southwest Clay Street. (Taxes \$2,152.36 + Costs \$300.00 = Lien \$2,452.36.)

**Tract 38 (0973604028022000):** Lot 463 on Buchanan Street, in Block 16, Kings Addition to the City of Topeka, Shawnee County, Kansas. Commonly known as 1219 Southwest Buchanan Street. (Taxes \$1,285.71 + Costs \$300.00 = Lien \$1,585.71.)

**Tract 40 (0983404009004000):** Lots 326, 328, 330, and 332 on McAlister Avenue, formerly Jewell Street, in Replat of Boyntons Addition to the City of Topeka, Shawnee County, Kansas. Commonly known as 1164 Southwest McAlister Avenue. (Taxes \$1,373.46 + Costs \$300.00 = Lien \$1,673.46.)

**Tract 47 (1041703004003000):** Lot 13, Block 3, Seaman Square Subdivision, in the City of Topeka, Shawnee County, Kansas. Commonly known as 2315 Northwest Topeka Boulevard. (Taxes \$36,430.60 + Costs \$300.00 = Lien \$36,730.60.)

**Tract 48 (1041902025001000):** Lots 445 and 447, West Street, Cross Addition to the City of Topeka, Shawnee County, Kansas. Commonly known as 1835 Northwest West Street. (Taxes \$3,632.05 + Costs \$300.00 = Lien \$3,932.05.)

**Tract 49 (1041904014011000):** Lots 425 and 427 on Polk Street, in Stringham's Addition to the City of Topeka, Shawnee County, Kansas. Commonly known as 1307 Northwest Polk Street. (Taxes \$1,747.67 + Costs \$300.00 = Lien \$2,047.67.)

**Tract 51 (1041904018006000):** Lots 20 and 22, Block B, Eugene Street, formerly Topeka Avenue, Park's Addition to the City of Topeka, Shawnee County, Kansas. Commonly known as 1320 Northwest Eugene Street. (Taxes \$243.65 + Costs \$300.00 = Lien \$543.65.)

**Tract 52 (1042001005017000):** A tract in the East Half of Section 20, Township 11 South, Range 16 East of the 6<sup>th</sup> P.M., in the City of Topeka, Shawnee County, Kansas, described as: All of the West Half of the East 100 feet of the following described tract of land: Beginning at the intersection of the centerline of Kansas Avenue and the South line of Burgess Street in Garfield Place Addition; thence running East on the South line of Burgess Street, 256 feet described and 260.4 feet measured; thence South to the center of Soldier Creek; thence Northwesterly, following the center of said Creek to the center of Kansas Avenue; thence Northerly, following the center of Kansas Avenue, to the place of beginning. Commonly known as 0000 Northeast Burgess Avenue. (Taxes \$571.21 + Costs \$300.00 = Lien \$871.21.)

~~**Tract 54 (1042003017006000):** Lot 2, Block A, EXCEPT the North 14 feet thereof, Henkensiefken Tillman Subdivision, in the City of Topeka, Shawnee County, Kansas. Commonly known as 1410 Northwest Logan Street. (Taxes \$4,488.52 + Costs \$300.00 = Lien \$4,788.52.)~~

**Tract 55 (1042003019013000):** The North 7 ½ feet of Lot 126 and all of Lot 127 on Central Avenue, in Firey's Addition to the City of Topeka, Shawnee County, Kansas. Commonly known as 1407 Northwest Central Avenue. (Taxes \$2,187.14 + Costs \$300.00 = Lien \$2,487.14.)

**Tract 57 (1042004004004000):** Lots 204, 206, 208, 210, and 212 on Paramore Street in Paramore's 2<sup>nd</sup> Addition to the City of Topeka, Shawnee County, Kansas. Commonly known as 504 Northeast Paramore Street. (Taxes \$14,528.11 + Costs \$300.00 = Lien \$14,828.11.)

**Tract 60 (1072602003001000):** A tract of land lying in part of the Northwest Quarter of Section 26, Township 11 South, Range 16 East of the 6<sup>th</sup> P.M., Shawnee County, Kansas, and described as follows: Beginning at the Southeast corner of said Quarter Section; thence North 155.41 feet along the East line of said Quarter Section to the Westerly right-of-way of the Oakland Ring Dike; thence West 20.00 feet along said right-of-way; thence along said right-of-way in a Northerly direction to a point 385.41 feet North and 50.00 feet West of the Southeast corner of said Quarter Section; thence North 38 degrees 16 minutes 00 seconds West 440.00 feet along said right-of-way; thence North 54 degrees 12 minutes 43 seconds West 291.21 feet along said right-of-way; thence South 51 degrees 46 minutes 00 seconds West 305.00 feet along said right-of-way; thence South 24 degrees 31 minutes 23 seconds West 196.77 feet along said right-of-way; thence North 88 degrees 21 minutes 23 seconds East 56.57 feet to the center line of Shunganunga Creek; thence Southeasterly along the center line of said creek to the South line of said Quarter Section; thence East 412.50 feet along the South line of said Quarter Section to the place of beginning and subject to all easements of public record. EXCEPT part described as follows: Beginning at a point 90 rods (1,485.0 feet) South of the Northwest Quarter of Section 26, Township 11 South, Range 16 East, said point being on the East line of said Quarter Section; thence West 20 feet, thence South to a point 20 feet West of the Southeast corner of the Northwest Quarter of said Section 26, Township 11 South, Range 16, East of the 6<sup>th</sup> P.M., said point being on the South line of said Quarter Section; thence East 20 feet to the Southeast corner of the Northwest Quarter of said Section 26, Township 11 South, Range 16 East of the 6<sup>th</sup> P.M.; thence North on the East line of said Quarter Section to the point of beginning. Commonly known as 729 Northeast Kincaid Road. (Taxes \$3,194.79 + Costs \$300.00 = Lien \$3,494.79.)

**Tract 62 (1082801007016000):** Lots 223, 225, 227, and 229 on Forest Avenue in Jenkin W. Morris' Addition to the City of Topeka, Shawnee County, Kansas. Commonly known as 1127 Northeast Forest Avenue. (Taxes \$2,041.45 + Costs \$300.00 = Lien \$2,341.45.)

**Tract 64 (1082801030014000):** Lots 377 and 379 on Arter Avenue, Jenkin W. Morris' Addition to the City of Topeka, Shawnee County, Kansas. Commonly known as 823 Northeast Arter Avenue. (Taxes \$9,406.89 + Costs \$300.00 = Lien \$9,706.89.)

**Tract 65 (1082803005012000):** Lots 443, 445, and 447, Ohio Avenue, John Norton's 2<sup>nd</sup> Addition to the City of Topeka, Shawnee County, Kansas. Commonly known as 703 Northeast Ohio Avenue. (Taxes \$6,267.26 + Costs \$300.00 = Lien \$6,567.26.)

**Tract 66 (1082803019027000):** Lots No. 133 and 135 on Ohio Avenue, in Broadmoor Addition to the City of Topeka, Shawnee County, Kansas. Commonly known as 409 Northeast Ohio Avenue. (Taxes \$1,695.41 + Costs \$300.00 = Lien \$1,995.41.)

**Tract 68 (1082803030012000):** The North 12 feet of Lot 90, all of Lot 88, and the South 9 feet of Lot 86, on Poplar Street, in Horton's Addition to the City of Topeka, Shawnee County, Kansas. Commonly known as 408 Northeast Poplar Street. (Taxes \$5,367.96 + Costs \$300.00 = Lien \$5,667.96.)

**Tract 69 (1082804020023000):** Lots 1, 3, and 5 on Winfield Avenue in Garden Park Addition in the City of Topeka, Shawnee County, Kansas. Commonly known as 571 Northeast Winfield Avenue. (Taxes \$3,632.70 + Costs \$300.00 = Lien \$3,932.70.)

**Tract 71 (1093102009020000):** Lots 133, 135, and 137, Tyler Street, (Original Town), in the City of Topeka, Shawnee County, Kansas. Commonly known as 427 Southwest Tyler Street. (Taxes \$3,379.05 + Costs \$300.00 = Lien \$3,679.05.)

**Tract 73 (1330603011007000):** Lot 20 and the West 15 feet of Lot 18 on Hampton Street, in Daniel's Subdivision to the City of Topeka, Shawnee County, Kansas. Commonly known as 118 Southwest Hampton Street. (Taxes \$1,179.62 + Costs \$300.00 = Lien \$1,479.62.)

**Tract 87 (1351604014015000):** Lots 15 and 16, Block O, Shawnee Lake Subdivision C, in the City of Topeka, Shawnee County, Kansas. Commonly known as 0000 Southeast 36<sup>th</sup> Street. (Taxes \$435.29 + Costs \$300.00 = Lien \$735.29.)

**Tract 89 (1410104018012000):** Lot 725 and 727 on Clay Street, formerly Buchanan Street, in Martin and Dennis Subdivision in the City of Topeka, Shawnee County, Kansas. Commonly known as 1933 Southwest Clay Street. (Taxes \$339.63 + Costs \$300.00 = Lien \$639.63.)

**SAID SALE** to be without right of redemption.  
/s/Richard W. Barta, Shawnee County Sheriff

**FAX TO COUNTY COUNSELOR'S OFFICE AT (785) 291-4902  
OR  
HAND-DELIVER TO 200 SE 7<sup>TH</sup> STREET, ROOM 100, TOPEKA, KANSAS**

**BIDDER NO.** \_\_\_\_\_

**JUDICIAL TAX FORECLOSURE AUCTION REGISTRATION FORM**

(Please Print Legibly)

**BIDDER INFORMATION:**

\_\_\_\_\_  
Name

\_\_\_\_\_  
Address

\_\_\_\_\_  
City

\_\_\_\_\_  
State

\_\_\_\_\_  
Zip

\_\_\_\_\_  
Telephone (Home)

\_\_\_\_\_  
(Work)

**Do you own real estate in Shawnee County, Kansas?** Yes \_\_\_\_\_ No \_\_\_\_\_

Address(es) \_\_\_\_\_

**DEED INFORMATION:**

The filing fee per deed is \$8.00 for the first page and \$4.00 for each additional page. If you are the successful bidder for more than one (1) parcel of real estate, do you wish to have all of the items recorded on one (1) deed or on separate deeds? One Deed \_\_\_\_\_ Separate Deeds \_\_\_\_\_

\_\_\_\_\_  
Name as it is to appear on deed

\_\_\_\_\_  
Mailing address for tax statement

\_\_\_\_\_  
City

\_\_\_\_\_  
State

\_\_\_\_\_  
Zip

\_\_\_\_\_  
Signature

Date: \_\_\_\_\_

\*\*\*\*\*

**FOR OFFICE USE ONLY** ---- Check for delinquent real estate taxes made this date.  
Delinquent taxes found? Yes \_\_\_\_\_ No \_\_\_\_\_ [Attach identification code(s)]

\_\_\_\_\_  
SHAWNEE COUNTY TREASURER'S OFFICE

Date: \_\_\_\_\_