

IN THE DISTRICT COURT OF GEARY COUNTY, KANSAS
(Pursuant to Chapter 60 and 79 of K.S.A.)

THE BOARD OF COUNTY COMMISSIONERS)	
OF GEARY COUNTY, KANSAS,)	
	Plaintiff,	
)	
vs.)	Case No. GE-2019-CV-000215
)	Division DJ5
VERA BEAVERS, et al,)	
	Defendants.	
)	
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NOTICE OF SALE OF REAL ESTATE BY SEALED BID

THE STATE OF KANSAS, COUNTY OF GEARY, TO ALL PARTIES NAMED HEREIN AND TO ALL INTERESTED PARTIES AND TO THE GENERAL PUBLIC:

1. The District Court of Geary County, Kansas, has entered a judgment against each of the properties herein set forth, for unpaid taxes, interest, penalties, charges, and costs. On May 12, 2021, the Judge of the District Court of Geary County, Kansas, issued an execution directed to me, the Sheriff of Geary County, Kansas, ordering me to sell as advertised the parcels of real estate hereinafter described, whereon the judgment has not been paid and discharged, to the highest eligible bidder.

2. That a public tax sale was held on June 30, 2021, and that certain properties did not receive a bid. That in accordance with K.S.A. 79-2804f(b) unsold properties may be sold by sealed bid to the highest cash bidder.

3. That each prospective buyer is cautioned to make his own inquiry as to the exact location of each property.

4. At the time of sale, no tract, lot, or piece of real estate offered for sale shall be sold, either directly or indirectly, to any person having a statutory right under the laws of Kansas to redeem said real estate prior to the sale held on June 30, 2021. Any person owing delinquent taxes, ad valorem or special assessments, may not purchase property advertised herein for sale.

5. The purchaser of any tract of said real estate at this auction sale must execute and file with the Sheriff on the day of the sale, for delivery to the Clerk of the District Court, an affidavit stating that the purchase of the real estate was not made directly, or indirectly, by or for any party as defined by the laws of Kansas as having a statutory right to redeem the property, and if any purchaser shall violate this provision, then such person shall be liable to the County for an amount equal to the original judgment lien and interest thereon from the date of the auction sale to the date payment is made to the County. All property sold is without the right of redemption.

6. Notice is hereby given that the Sheriff of Geary County, Kansas will offer for sale the listed properties by sealed bid. Said sealed bids for each parcel of property are due to the Geary County Clerk (200 E. 8th Street, Junction City, KS) on **March 18, 2022, at noon (12:00 p.m.)**. Said sealed bids will be opened at the regular meeting of the Geary County Commission held on **March 21, 2022, at 3:00 p.m.** Sealed bids should contain the following: bid; property description; COA number; buyer's name; buyer's address; buyer's telephone number. Successful bidders need not be present at the bid opening and will be notified by phone. Successful bidders shall make payment to Geary County

C/O Edna Kidwell, Tax Sale Clerk, at the Geary County Sheriff's Department no later than 2:00 p.m. on March 22, 2022. Please direct any questions to the Geary County Counselor at 785-238-3126. Each property will be sold to the highest eligible bidder for cash, free and clear of all encumbrances and free and clear of all liens for taxes and special assessments which became a lien against the property prior to the date of judgment, subject only to covenants running with the land, to easements of record, municipal liens, and in use to taxes and special assessments that become a lien on the property after the date of judgment.

7. Each particular "parcel" of property as advertised has been assigned a Cause of Action number. The abbreviation COA means Cause of Action within 2019-CV-000215. Interest from the date of judgment on each individual parcel, will be added to the judgment to determine the total amount due, at the time of sale.

Cause of Action Description of Property

COA 35	Lot 6, Block 2, Replat of Lovelace Acres Addition, Unit 2, to Junction City, Geary County, Kansas, South Webster St, Junction City, KS;
COA 44	Lots 11 and 12, Block 3, Marston Addition to Junction City, 1426 W 18 th St, Junction City, KS;
COA 55	Lot 10, Block 9, Replat of all of Block 8 and of Lots 7, 8, 9 and 10, Block 9, Unit 1, First Addition to Lawndale Plaza Addition to Junction City, Westwood Blvd, Junction City, KS;
COA 254	S 98' of Lot 1 and Lot 2 of Block 1 of the Maggard Addition to the City of Junction City, Geary County, Kansas, and including a tract of land in Lot 1, Block 1, Maggard Addition to Junction City, Kansas, as more fully described, 1032 S Washington St, Junction City, KS;
COA 298	Lot 10, Block 8, Cuddy's Addition to Junction City, 639 W 14 th St, Junction City, KS;
COA 303	Lot 7, Block 9, Cuddy's Addition to Junction City, 523 West 14 th St, Junction City, KS;

COA 312	Lot 14, Block 11, Cuddy's Addition to Junction City, 428 West 12 th St, Junction City, KS;
COA 315	Lot 12, Block 12, Cuddy's Addition to Junction City, 538 W 12 th St, Junction City, KS;
COA 316	Lot 1, Block 14, Cuddy's Addition to Junction City, 1212 Clay St, Junction City, KS;
COA 317	Lot 16, Block 17, Cuddy's Addition to Junction City, 722 W 11 th St, Junction City, KS;
COA 318	Lot 3, Block 16, Cuddy's Addition to Junction City, 823 W 12 th St, Junction City, KS;
COA 322	Lot 12, Block 23, Cuddy's Addition to Junction City, 634 W 10 th St, Junction City, KS;
COA 348	Lot 2, Block 12, Replat of the First Addition to Grandview Plaza, 309 Jay St, Grandview Plaza, KS;
COA 366	Lots 8, 9, and 10, Block 6, Clarke's Plateau Addition to the City of Junction City, 125 E Elm St, Junction City, KS;
COA 458	Lot 7, Block 1, Ehlers Addition to the City of Junction City, Marshall Court, Junction City, KS;
COA 480	Lots 26 and 27 and the W 16' of Lot 28, Block 57, Railroad Addition to Junction City, 220 E 12 th St, Junction City, KS;
COA 481	Lots 10 and 11, Block 47, Railroad Addition to the City of Junction City, Geary County, Kansas, East 14 th St, Junction City, KS;
COA 482	Lots 17 and 18, Block 47, Railroad Addition to the City of Junction City, 201 E 14 th St, Junction City, KS;
COA 485	Lot 12, Block 7, Callen's Addition to Junction City, 238 W 12 th St, Junction City, KS;
COA 490	Lot 13, Block 9, Callen's Addition to Junction City, 1105 N Adams St, Junction City, KS;
COA 513	Lot 8, Block 2, Revised Plat of Valley Fort Addition to Junction City, 1042 Grant Ave, Junction City, KS;
COA 521 and 522	A portion of Addition "B" Junction City, Kansas, more particularly described, Section 12, Township 12 S, Range 5 E, E 19' vacated Monroe St and W 39' of Lot 6, more or less, Section 12, Township 12 S, Range 5 E, North Monroe St, Junction City, KS;
COA 526	That portion of Lot 2, Block 1, Village at Freedom Place, a Final Plat to Junction City, as recorded in the Register of Deeds Office of Geary County in Plat Book F Page 153, as more fully described therein, Fuller Circle, Junction City, KS;
COA 527	A part of Lot 2, Block 1, "Village at Freedom Place being a replat of Lots 1 thru 9, Block 1, and a portion of right-of-way, a replat of Commonwealth Addition and a portion of Lot 1, Block 1, Henderson Addition", a subdivision of land in the City of Junction City, Geary County, Kansas more particularly described, 77 Fuller Circle, Junction City, KS;
COA 528	A part of Lot 2, Block 1, "Village at Freedom Place being a replat of Lots 1 thru 9, Block 1, and a portion of right-of-way, a replat of Commonwealth Addition and a

	portion of Lot 1, Block 1, Henderson Addition”, a subdivision of land in the City of Junction City, Geary County, Kansas more particularly described, 78 Fuller Circle, Junction City, KS;
COA 529	A part of Lot 2, Block One 1, “Village at Freedom Place being a replat of Lots 1 thru 9, Block 1, and a portion of right-of-way, a replat of Commonwealth Addition and a portion of Lot 1, Block 1, Henderson Addition”, a subdivision of land in the City of Junction City, Geary County, Kansas more particularly described, 72 Fuller Circle, Junction City, KS;
COA 530	A part of Lot 2, Block 1, “Village at Freedom Place being a replat of Lots 1 thru 9, Block 1, and a portion of right-of-way, a replat of Commonwealth Addition and a portion of Lot 1, Block 1, Henderson Addition”, a subdivision of land in the City of Junction City, Geary County, Kansas more particularly described, 73 Fuller Circle, Junction City, KS;
COA 531	A part of Lot 2, Block 1, “Village at Freedom Place being a replat of Lots 1 thru 9, Block 1, and a portion of right-of-way, a replat of Commonwealth Addition and a portion of Lot 1, Block 1, Henderson Addition”, a subdivision of land in the City of Junction City, Geary County, Kansas more particularly described, 74 Fuller Circle, Junction City, KS;
COA 532	A part of Lot 2, Block 1, “Village at Freedom Place being a replat of Lots 1 thru 9, Block 1, and a portion of right-of-way, a replat of Commonwealth Addition and a portion of Lot 1, Block 1, Henderson Addition”, a subdivision of land in the City of Junction City, Geary County, Kansas more particularly described, 75 Fuller Circle, Junction City, KS;
COA 533	A part of Lot 2, Block 1, “Village at Freedom Place being a replat of Lots 1 thru 9, Block 1, and a portion of right-of-way, a replat of Commonwealth Addition and a portion of Lot 1, Block 1, Henderson Addition”, a subdivision of land in the City of Junction City, Geary County, Kansas more particularly described, 76 Fuller Circle, Junction City, KS.

8. The above described real estate is to be sold without appraisal on the day above stated. The described real estate will be sold free and clear of all liens and subject only to real estate taxes and special assessments for 2020 and subsequent years, and subject to valid covenants running with the land, to valid easements of record in use, and to municipal liens if any there may be and it will be the obligation of the purchaser to pay such taxes and special assessments.

9. All sales, except sale to a City or the County, will be for payment by cash or check due to the Sheriff by 2:00 p.m. on March 22, 2022. On each parcel, the successful purchaser shall be required to pay an additional \$50.00 to the Sheriff with the purchase price to help the deed recording fees. After confirmation of the sale, the Sheriff shall cause to be prepared for each purchaser a deed to convey the property to the purchaser and as required by law, the Sheriff shall cause the deed to be recorded in the Office of the Register of Deeds and will pay the recording fee(s), with the above required additional payment and the recorded deed will be mailed to the purchaser.

This notice is prepared and published as authorized by the laws of Kansas as directed by the District Court of Geary County, Kansas, in Case No. GE-2019-CV-000215.

**DANIEL E. JACKSON, JR., SHERIFF OF
GEARY COUNTY, KANSAS**

**BETSY EDWARDS, GEARY COUNTY
COUNSELOR FOR THE BOARD OF
COUNTY COMMISSIONERS OF GEARY
COUNTY, KANSAS**

PUBLISH: Three times (March 1, March 8 and March 15) – send the affidavit of publication together with a copy of the publication notice to Betsy Edwards, Geary County Counselor, c/o Geary County Clerk’s Office, Geary County Office Building, 200 East 8th Street, Junction City, KS 66441 and send the statement direct to the Board of County Commissioners of Geary County, Kansas, Geary County Office Building, 200 East 8th Street, Junction City, KS 66441.

BE:Notice.Sale.County