

IN THE DISTRICT COURT OF MIAMI COUNTY, KANSAS

THE BOARD OF COUNTY COMMISSIONERS  
OF MIAMI COUNTY, KANSAS,

Plaintiffs,

vs.

Case No. 19 CV 000013

ABIMAEL ALVARADO, JR, et al,

Defendants.

**NOTICE OF SHERIFF'S SALE ON FORECLOSURE OF TAX LIENS**

NOTICE IS HEREBY GIVEN TO THE ABOVE NAMED DEFENDANTS AND ALL OTHER PERSONS CONCERNED:

Under and by virtue of an Order of Sale issued, directed and delivered out of the District Court of Miami County, Kansas, Case No. 19CV000013, on October 25, 2019, I will offer for sale at public auction those properties described in Exhibit A, all being situated in Miami County, Kansas, to satisfy delinquent tax liens, interest and costs, as stated in Exhibit A, if such properties have not been redeemed prior to the public auction to be held on the 10th day of December, 2019 at 10:00 a.m. in the Commission Chambers of the Miami County Administrative Building, 201 South Pearl, City of Paola, Miami County, Kansas; and will sell, free and clear of all unpaid tax liens preceding the 2019 taxes to the highest qualified bidder, for actual cash, money order or certified check, the following described real estate. Registration for the sale will begin at 9:00 a.m. on the date and at the location above described. Successful buyers must also pay fees for recording the Sheriff's Deed.

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FRANK W. KELLY  
Sheriff of Miami County, Kansas

ATTEST:  
STEPHANIE J. GERKEN  
Clerk of the District Court

DAVID R. HEGER  
Miami County Counselor

**EXHIBIT "A", CASE NO. 19 CV0013, 2019 TAX FORECLOSURE SALE**

**Properties not redeemed as of 4 p.m., December 9, 2019**

**(Taxes & interest as of October 25, 2019)**

**(There will be a \$120 abstract fee plus court costs of 5% of taxes & interest)**

**TRACT # 1****CAMA #026-23-0-30-01-005-00-0-01**

LEGAL DESCRIPTION: The West 80 feet of Lots 4, 5, and 6, Block 5, of First Addition to the Town of Bucyrus, Miami County, Kansas, as the same is designated on the recorded plat thereof.

TAX & INTEREST: \$15,169.72 DELINQUENT YEARS: 2009-2018

SITUS ADDRESS: 404 Main St., Bucyrus, KS 66013

RECORD OWNER: Calvin and Christie Britt

MORTGAGES: Beneficial Company f/k/a Beneficial Mortgage Co. of Kansas, Inc.

**TRACT # 2****CAMA #026-23-0-30-08-002-00-0-01**

LEGAL DESCRIPTION: Beginning at a point on the south line of Section 23, Township 15, Range 24,

in Miami County, Kansas, where said Section line intersects the East line of the Missouri Pacific Railroad right-of-way; thence East 81 feet on the South line of said Section; thence North 149 feet to the intersection of the East line of the railroad right-of-way; thence Southwesterly 169 feet along the railroad right-of-way to the place of beginning, all located in the Town of Bucyrus, and being a part of the Southwest Quarter of Section 23, Township 15, Range 24, subject to that part in roads.

TAX & INTEREST: \$612.02 DELINQUENT YEARS: 2014-2018

SITUS ADDRESS: 0 W. 223<sup>rd</sup> St, Bucyrus, KS 66013

RECORD OWNER: Growth Associates Ventures, Inc.

**TRACT # 5****CAMA #102-09-0-00-00-003-01-0-01**

LEGAL DESCRIPTION: All that part of the Northwest Quarter of Section 9, Township 16 South, Range 25 East, in Miami County, Kansas, described as follows: Commencing at the Northwest Corner of the Northwest Quarter of said Section 9; thence South 2°06'20" East, along the West line of said quarter section, a distance of 50.01 feet; thence North 88°55'13" East, parallel with the North line of the Northwest Quarter of Section 9, a distance of 40.00 feet, to a point on the Easterly right-of-way line of Rockville Road as now established, said point also being the True Point of Beginning; thence South 2°06'20" East along said right-of-way line, parallel with the West line of the Northwest Quarter of Section 9, a distance of 149.28 feet; thence South 87°53'40" West along said right-of-way line, a distance of 20.00 feet; thence South 2°06'20" East along said right-of-way line, parallel with the West line of the Northwest Quarter of section 9, a distance of 59.11 feet; thence North 88°55'13" East, departing from said right-of-way line parallel with the North line of the Northwest Quarter of section 9, a distance of 223.03 feet; thence North 2°06'20" West, parallel with the West line of the Northwest Quarter of section 9, a distance of 208.74 feet to a point on the Southerly right-of-way line of 247<sup>th</sup> Street, as now established; thence South 88°55'13" West along said Southerly right-of-way line, parallel with the North line of the Northwest Quarter of section 9, a distance of 203.03 feet to the Point of Beginning, subject to any part thereof in roads.

TAX & INTEREST: \$11,300.01 DELINQUENT YEARS: 2010-2018

SITUS ADDRESS: 0 W. 247<sup>th</sup> St., Louisburg, KS 66053

RECORD OWNER: Central States Energy, L.L.C, c/o James L. Osborn Jr.  
OTHER: State of Kansas Tax Lien

**TRACT # 7 REDEEMED: CAMA #131-02-0-00-00-004-09-0-01**

**TRACT # 9 CAMA #135-16-0-40-02-004-00-0-01**

LEGAL DESCRIPTION: Beginning at the Southwest corner of Lot Twelve (12), in Brook's Addition to the City of Paola; thence West 64 feet to a point 76 feet West of the East line of Lot 16 in said Brook's Addition; thence North 10 feet to the North line of Lot 16 in said Brook's Addition; thence East a distance of 64 feet along the North line of said Lot 16 of Brook's Addition to the West line of Lot 12 of said Brook's Addition; thence South a distance of 10 feet to the place of beginning, and all being in Lot 16 of Brook's Addition to the City of Paola; The West half of Lot 12 in Brook's Addition to the City of Paola; all in Miami County, Kansas.

TAX & INTERST: \$562.99 DELINQUENT YEAR: 2014-2018  
SITUS ADDRESS: 0 E. Peoria St., Paola KS 66071  
RECORD OWNER: Jeffrey L. Riebe

**TRACT # 10 CAMA #135-16-0-40-02-005-00-0-01**

LEGAL DESCRIPTION: Lot 13 in Brook's Addition to the City of Paola, Miami County, Kansas.

TAX & INTEREST: \$5,825.82 DELINQUENT YEARS: 2014-2018  
SITUS ADDRESS: 905 E. Peoria St., Paola, KS 66071  
RECORD OWNER: Jeffrey L. Riebe

**TRACT # 11 REDEEMED: CAMA #141-12-0-00-00-006-10-0-01**

**TRACT # 13 CAMA #171-11-0-20-17-010-00-0-01**

LEGAL DESCRIPTION: Lot Twenty-three (23), in Block Twenty-five (25), in the City of Osawatomie, Miami County, Kansas, according to the recorded plat thereof.

TAX & INTERST: \$22,889.96 DELINQUENT YEARS: 2014-2018  
SITUS ADDRESS: 334 Main St., Osawatomie, KS 66064  
RECORD OWNER: Ronda G and Gerald O. Chase  
OTHER: State of Kansas Department of Children and Families

**TRACT # 14 CAMA #171-11-0-20-19-021-00-0-01**

LEGAL DESCRIPTION: A part of Lot 27 in Block 23, in the City of Osawatomie, Miami County, Kansas, and described as follows: Commencing 50 feet West of the Southeast corner of Lot 27, thence North 100 feet parallel to the East line of Lot 27 to the South line of Lot 28; thence West on the South line of Lot 28, 30 feet; thence South 100 feet; thence East on North line of Main Street, 30 feet to the place of beginning; Also a part of Lot 28, in Block 23, in the City

of Osawatomie, Miami County, Kansas, and described as follows: Commencing 50 feet West of the Southeast corner of Lot 28, thence North 44 feet parallel to the East line of Lot 28 to alley; thence West on South line of alley 30 feet; thence South 44 feet to South line of Lot 28; thence East on South line of Lot 28, 30 feet to the place of beginning. Said parts of Lots 27 and 28 has a frontage on Main Street of 30 feet by 144 feet deep to alley, according to the recorded plat thereof.

TAX & INTERST: \$15,360.72 DELINQUENT YEARS: 2014-2018  
SITUS ADDRESS: 510 Main St., Osawatomie, KS 66064  
RECORD OWNER: Old Country Store, LLC  
OTHER: First Option Bank

**TRACT # 15**

**CAMA #171-11-0-20-21-003-00-0-01**

LEGAL DESCRIPTION: Lot 3, Block 21, in the City of Osawatomie, Miami County, Kansas, according to the recorded plat thereof.

TAX & INTERST: \$11,020.14 DELINQUENT YEARS: 2012-2018  
SITUS ADDRESS: 709 Parker St., Osawatomie, KS 66064  
RECORD OWNER: INOC, LLC

**TRACT # 17**

**CAMA #171-11-0-30-19-003-00-0-01**

LEGAL DESCRIPTION: Lot Ten (10), Block Four (4) of J.C. Chestnut's Addition to the City of Osawatomie, Miami County, Kansas, as shown on the recorded plat thereof.

TAX & INTERST: \$1,930.35 DELINQUENT YEARS: 2014-2018  
SITUS ADDRESS: 809 Chestnut, Osawatomie, KS 66064  
RECORD OWNER: Betty Jenkins and Roy Reed

**TRACT # 18**

**CAMA #171-11-0-40-02-016-00-0-01**

LEGAL DESCRIPTION: All of Lot 22, Block 8, Youman's Addition, Osawatomie, Kansas, Miami County, Kansas, according to the recorded plat thereof.

TAX & INTERST: \$653.07 DELINQUENT YEARS: 2014-2018  
SITUS ADDRESS: 132 E. Pacific, Osawatomie, KS 66064  
RECORD OWNER: Arthur D. Inscore Jr.

**TRACT # 23**

**CAMA #172-10-0-40-26-001-02-0-01**

LEGAL DESCRIPTION: Lot 1, in Block 2, Robert's Second Addition, a subdivision in the City of Osawatomie, Miami County, Kansas, according to the recorded plat thereof.

TAX & INTERST: \$4,843.08 DELINQUENT YEARS: 2014-2018  
SITUS ADDRESS: 901 Chestnut St., Osawatomie, KS 66064  
RECORD OWNER: Randall S. Page

**TRACT # 27****CAMA #205-15-0-00-00-001-00-0-01**

**LEGAL DESCRIPTION:** All that part of the Northeast Quarter of Section 15, Township 18 South, Range 25 East, Miami County, Kansas described as follows: Beginning at the Northeast corner of the Northeast Quarter of Section 15, Township 18 South, Range 25 East; thence South 2°00'16" East along the East line of the Northeast Quarter of said Section 15 a distance of 1,534.86 feet to a point; thence South 87°40'43" West a distance of 1,225.07 feet to a point; thence North 1°58'17" West a distance of 1,528.47 feet to a point on the North line of the Northeast Quarter of said Section 15; thence North 87°22'45" East along the North line of the Northeast Quarter of said Section 15 a distance of 1,224.25 feet to the point of beginning. Excepting therefrom the Northeast Quarter of the Northeast Quarter of Section 15, Township 18 South, Range 25 East. Subject to any part thereof in roads. ALSO, All of the West 85.65 feet of the Southeast Quarter of the Northeast Quarter of Section 15, Township 18 South, Range 25 East, Miami County, Kansas, subject to any part thereof in roads.

**TAX & INTERST:** \$1,447.68 **DELINQUENT YEARS:** 2010-2018  
**SITUS ADDRESS:** 0 Cold Water Springs Rd, Louisburg, KS 66053  
**RECORD OWNER:** Osborn Properties, L.L.C., c/o James L. Osborn, Jr.  
**OTHER:** Foreign Judgement, Pacific Western Bank v. James L. Osborn, Jr., Kansas Department of Revenue Tax Warrant

**TRACT # 28****CAMA #245-16-0-00-00-012-00-0-01**

**LEGAL DESCRIPTION:** Beginning at the Northeast corner of the Northwest Quarter of the Southeast Quarter of Section 16, Township 19 South, Range 22 East of the 6th P.M.; thence West 50 rods to the middle of the state road; thence South along said state road 8 rods to a point opposite a hedge fence; thence along said hedge fence and continuing on a line with the hedge fence to the East line of said Northwest Quarter of the Southeast Quarter of Section 16; thence North on said line 14 rods to the place of beginning; also Three (3) acres of land in square form and being in the immediate Northwest corner of the Northeast Quarter of the Southeast Quarter of Section 16, Township 19 South, Range 22 East of the 6th Principal Meridian, in Miami County, Kansas.

**TAX & INTERST:** \$6,965.99 **DELINQUENT YEARS:** 2013-2018  
**SITUS ADDRESS:** 33915 W. 403<sup>rd</sup> St., Osawatomie, KS 66064  
**RECORD OWNER:** Seamus Monahan  
**OTHER:** State of Kansas Department for Children and Families, U.S. Treasury

**TRACT #41****CAMA #172-10-0-40-25-001-00-0-01**

**LEGAL DESCRIPTION:** Lots 10 and 11 in Block 8 of Caffery and Sheldon's Addition to the City of Osawatomie, Miami County, Kansas, as the same are designated on the recorded plat thereof.

**TAX & INTEREST:** \$23,420.32 **DELINQUENT YEARS:** 2009-2018  
**SITUS ADDRESS:** 1003 Chestnut, Osawatomie, Ks 66064  
**RECORD OWNER:** Floyd D. Stephens and Phyllis K. Stephens

TAX LIENS:

Federal Tax Lien, Department of the Treasury, Internal Revenue Service, Book 2011, page 03058; Tax Warrant, Kansas Dept. of Revenue, P.O. Box 12005, Topeka, Ks 66612-2005, Case No. 12ST2.