

# **Brandi Baily**

**Sedgwick County Treasurer** 

**Tax Foreclosure Sale** 

Case # 25CV001111, 25CV001114, 25CV001123, 25CV001139, 25CV001142, 25CV001147

Registration

Sept 29th thru Oct 16th

The auction begins Online at 8:00 AM on October 21st and closes at 5:00 PM.

Front Photo courtesy of William W. Olsen



### SEDGWICK COUNTY, KANSAS, TAX FORECLOSURE SALE

CASE # 25CV001111, 25CV001114, 25CV001123, 25CV001139, 25CV001142, 25CV001147

The maps in this booklet correspond to the properties in the above-captioned foreclosure lawsuit. This list may change prior to the tax auction. The properties as listed and identified at the auction shall supersede this list.

These maps are intended to provide a general description of the property and to assist in its location. The actual dimensions or legal descriptions may vary from those depicted or described on the map. The property will be sold by parcel number at auction. The legal description as stated in the related court records and as given on the day of the sale supersedes the maps depictions. It is your responsibility to determine and verify all information which you may need or which you will rely upon with respect to the property.

These are still private properties, so you may not trespass. We cannot give you permission to go on the property.

## TAX FORECLOSURE AUCTIONS

#### **GENERAL INFORMATION SEDGWICK COUNTY, KANSAS**

<u>LEGAL BASIS</u>: In the State of Kansas, Counties are allowed to sell real property having delinquent real estate taxes at the conclusion of the Judicial Tax Foreclosure Procedure via OPEN AUCTION (No sealed bids). Properties are sold to the highest QUALIFIED bidder.

<u>PUBLICATION NOTICES</u>: "Notice of Sale" is published in the officially designated County newspaper, THE ARK VALLEY NEWS. When the date of sale is set, the case can be accessed at Sedgwick County website: <a href="www.sedgwickcounty.org/treasurer">www.sedgwickcounty.org/treasurer</a>. The Sedgwick County Treasurer's Office has provided a digital Map Book for customers to download free of charge.

LOCATION, TIME, DATE: Tax foreclosure auctions are conducted online only. Kiosks are made available in the Sedgwick County Treasurer's office, 100 N Broadway, Suite 100, Wichita, KS to access the vendor site, https://www.civicsource.com. The date is determined four to six weeks prior to the sale date and is announced through publication in THE ARK VALLEY NEWS or may be obtained by calling the Treasurer's Office, 316-660-9000. You may also visit this web site: <a href="https://www.sedgwickcounty.org/treasurer">www.sedgwickcounty.org/treasurer</a> to register to have an e-mail notification sent to you when the sale dates are scheduled.

Owners, heirs, and lien holders of record have the right to redeem properties through close of business the day prior to the sale date. Therefore, PROSPECTIVE BIDDERS ARE CAUTIONED THAT THEY CANNOT BE SURE THAT ANY GIVEN PROPERTY WILL ACTUALLY BE SOLD AT AUCTION UNTIL THE SPECIFIED SALE DATE.

ALL SALES ARE FINAL UNLESS SUCCESSFULLY CHALLENGED IN COURT. Prospective bidders should adequately acquaint themselves with the properties in which they are interested prior to the auction. Suggested inquiries might be considered in the areas of: special assessments - County Clerk's Office (316-660-9200) or respective City Clerks' offices; zoning and building restrictions - respective County or City building, planning and inspection offices; plat maps - County Clerk's Office; deed information - County Clerk's Office or Register of Deeds' Office (316-660-9400).

If a person desires to purchase a property prior to auction, that transaction is strictly between that person and the owner of record. To stop the tax foreclosure process, the full amount of taxes and interest plus court costs must be paid. The mere transfer of title, even having the deed recorded, will not stop the proceedings or the sale. Only when all taxes and court costs are paid will the property be deleted from the sale.

BUYERS OF TAX FORECLOSURE PROPERTIES ARE RESPONSIBLE FOR THE FULL AMOUNT OF TAXES FOR THE YEAR OF THE SALE, REGARDLESS OF THE DATE OF SALE. <u>BUYERS ARE RESPONSIBLE FOR ALL CURRENT AND FUTURE SPECIAL ASSESSMENTS ON THE PROPERTY.</u> BUYERS ARE NOT RESPONSIBLE FOR ANY DELINQUENT TAXES.

Owners or lien holders of record can challenge the sale of properties sold at a tax foreclosure auction after the sale through District Court. The County may defend the sale with appointed counsel. Buyers may, at their own expense, engage their own attorney if they wish to be represented during such action. If the court should decide in favor of the plaintiff and set aside the sale of the property, the court will direct the County regarding refunding the full purchase price plus any fees paid.

### TERMS OF SALE SEDGWICK COUNTY, KANSAS

Bidders MUST BE REGISTERED AND HAVE TEASURER'S APPROVAL to participate in the bidding. Registration will begin approximately two (2) weeks prior to sale day. To register, a person must provide the requested information by completing the registration forms posted on the vendor site. Information includes name, address, telephone number, email address, and deed information. Completion of documents certifying they are not the record owner of any real estate upon which there are delinquent ad valorem or special assessment taxes due is also required.

SUCCESSFUL BIDDERS WILL BE HELD RESPONSIBLE FOR THEIR BIDS AND MUST MAKE PAYMENT IN FULL FOR THEIR PURCHASE(S) AT CLOSE OF AUCTION THROUGH CIVIC SOURCE. IF NOT, LEGAL ACTION MAY BE TAKEN AGAINST YOU TO ENFORCE YOUR BID AND YOU MAY BE INELIGIBLE TO BID AT FUTURE SALES.

According to K.S.A. 79-2804, the Sheriff is required to register the deeds for properties purchased at Tax Foreclosure auction prior to delivering them to the buyer. Therefore, collection of the \$21 filing fee for registration of the deed(s) from the buyer of each parcel at the time of sale is due at checkout.

A \$15 vendor fee will be due at the time of checkout for each parcel purchased.

A receipt of purchase will be given at time of payment. A Sheriff's deed will be mailed to successful bidders as soon as "Confirmation of Sale" is filed with the Clerk of the District Court and the deeds are recorded with the Register of Deeds office. This usually requires a waiting period of approximately 120 days after the date of sale. This waiting period allows all payments to clear and the settlement of any disputed sales (challenges) in court. The County desires to conclude the case in the most expeditious, legal manner possible. It also may take additional time for prior years' delinquent taxes to be purged from the property record.

If a successful bidder purchases property with an occupied building, the purchaser is responsible for handling this instance in a considerate manner. The County is NOT RESPONSIBLE FOR EVICTION.

PURCHASERS ARE RESPONSIBLE FOR PAYMENT OF THE FULL YEAR OF TAXES (ad valorem and any "specials") for any properties purchased through the tax foreclosure auction held during that year. The taxes are not pro-rated to sale dates. "Specials" can be added up to August 26th of each year. "Specials" which purchasers will pay as part of that year's taxes may be published on the bidding site, however <u>all</u> specials may not be listed.

Revised 9/25/2025































































































































































































































































































































































