

Thomas County delinquent tax sale tracts

Public Notice

IN THE DISTRICT COURT OF THOMAS COUNTY, KANSAS

BOARD OF COUNTY COMMISSIONERS OF THOMAS COUNTY, KANSAS, PLAINTIFF,

VS. ACKARD NORTH, LTD, A COLORADO LIMITED PARTNERSHIP, et.al. CASE NO. 2010-CV-1

NOTICE OF SHERIFF'S SALE

Public notice is hereby given that under and by virtue of an Order of Sale issued and delivered to me for execution by the Clerk of the District Court of Thomas County, Kansas, in the above entitled action. I will, on December 17, 2010, at 10:00 a.m. on said day, in the Thomas County Courtroom of the Thomas County Courthouse, 3300 North Court, Colby, Kansas, offer at public sale, and sell to the highest and best bidder for cash in hand, all of the real estate, mineral interests and leasehold interests described on Exhibit A attached hereto situated in Thomas County, Kansas; to satisfy a lien for delinquent taxes, charges, penalties, interest, and costs in the amounts as set forth following each of the tracts of real estate, mineral interests, and leasehold interests, as described on Exhibit A attached hereto, said lien for delinquent taxes, charges, penalties, interest, and costs having been determined and assessed by judgment of the above titled Court against each of the above described tracts of real estate, mineral interests, and leasehold interests. The real estate, mineral interests, and leasehold interests described in the attached Exhibit A designated as a separately numbered tract will be sold separately.

The real estate, mineral interests, and leasehold interests described in attached Exhibit A 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 above described real estate taxes, mineral interests, and leasehold interests will be sold subject only to real estate and special assessments for 2010, 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.

Any tract, lot, or piece of real estate, mineral interests, and leasehold interests offered for sale at public auction shall not be sold, either directly or indirectly, to the following: (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 a 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 county's judgment became due; or (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 (2) above to such stockholder, officer, or director. In compliance with K.S.A. 79-2804h, any purchaser of any tract of said real estate shall file with the Clerk of the Court, an Affidavit stating that the purchase of the real estate was not made, either directly or indirectly, for any person or other entity having the statutory right to redeem, other than any person or such persons assignee who held an interest in such real estate, mineral interests, or leasehold interest as mortgagee of record at the time of the sale.

Provided, that in the event the highest bid on any tract, lot or piece of real estate described on Exhibit A does not equal the delinquent taxes, 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 terms only. Cash shall mean only actual cash or a certified check. Successful bidders may leave the place of auction and acquire a certified check in the amount of the successful bid(s).

Rod Taylor, Thomas County Sheriff

Kim Wagoner, Clerk of the District Court

Bruce Flipse, Thomas County Attorney

"EXHIBIT A"

Tract #1: Parcel: 040WH73. Description of land: Perpetual One-half of One-eighth (1/2 of 1/8) Mineral Interest in and to the Southeast Quarter (SE/4) of Section Thirty-five (35), Township Eight (8) South, Range Thirty-six (36), West of the Sixth Principal Meridian, Thomas County, Kansas.

Table with columns: Year, General, Other, Interest, Publication, Total. Rows for years 2005-2009 and Abstract Fee.

Names of Owners, Supposed Owners and Parties Having or Claiming to Have Some Interest Therein or Thereto: Ackard North, LTD, a Colorado Limited Partnership

Tract #2: Parcel: 040WH74. Description of land: Perpetual One-half of One-eighth (1/2 of 1/8th) Mineral Interest in and to the Southwest Quarter (SW/4) of Section Thirty-five (35), Township Eight (8) South, Range Thirty-six (36), West of the Sixth Principal Meridian, Thomas County, Kansas.

Table with columns: Year, General, Other, Interest, Publication, Total. Rows for years 2005-2009 and Abstract Fee.

Names of Owners, Supposed Owners and Parties Having or Claiming to Have Some Interest Therein or Thereto: Ackard North, LTD, a Colorado Limited Partnership

Tract #3: Parcel: 141SR73. Perpetual Undivided One-fourteenth (1/14) Mineral Interest in and to the North Half of the Northeast Quarter (N/2 of NE/4) of Section Eleven (11), Township Ten (10) South, Range Thirty-one (31), West of the Sixth Principal Meridian, Thomas County, Kansas.

Table with columns: Year, General, Other, Interest, Publication, Total. Rows for years 2003-2009 and Abstract Fee.

Names of Owners, Supposed Owners and Parties Having or Claiming to Have Some Interest Therein or Thereto: Walburga Albers, Bernard F. Albers, Joan Lobmeyr, Mary Jean Delzeit, Frances Ryan, Ann C. Albers, Henry J. Albers, Robert J. Albers, Rosanne LaBarge, Fred H. Albers, Carla H. Deckert, Reineette M. Scheopner, Ronald J. Albers, Nancy Ann Corona, Joseph C. Albers, Carla Sapp, M. Shane Albers, Frank A. Albers, Michael Shannon Albers

Tract #4: Parcel: 130KI79. Perpetual Undivided Nineteen (19) acre Mineral Interest in and to the Northwest Quarter (NW/4) of Section Thirty-two (32), Township Nine (9) South, Range Thirty-five (35), West of the Sixth Principal Meridian, Thomas County, Kansas.

Table with columns: Year, General, Other, Interest, Publication, Total. Rows for years 2006-2009 and Abstract Fee.

Names of Owners, Supposed Owners and Parties Having or Claiming to Have Some Interest Therein or Thereto: Clark G. Baker

Tract #5: Parcel: 12102040160040000000. Redeemed.

Tract #6: Parcel: 140SR107. Perpetual Undivided One Half (1/2) Mineral Interest as to the oil, gas and other minerals in and under the Northeast Quarter (NE/4) of Section Thirty-six (36), Township Ten (10) South, Range Thirty-two (32), West of the Sixth Principal Meridian, Thomas County, Kansas.

Table with columns: Year, General, Other, Interest, Publication, Total. Rows for years 2002-2009 and Abstract Fee.

Names of Owners, Supposed Owners and Parties Having or Claiming to Have Some Interest Therein or Thereto: Doris G. Langley a/k/a Doris Brumitt Langley a/k/a Mrs. Kenneth L. Langley a/k/a Mrs. Kenneth Doris Langley, Nellie A. Brumitt, Willard C. Brumitt, Evalyn L. Wood, Norman G. Wood, Ellen Harper, Ruth G. Boys, Alva O. Woolridge, Frank C. Woolridge, Ellen W. Roberts, Clyde Raymond Woolridge, Gertrude Kavelman.

Tract #7: Parcel: 140SR108. Perpetual Undivided One Half (1/2) Mineral Interest as to the oil, gas and other minerals in and under the Northwest Quarter (NW/4) of Section Thirty-six (36), Township Ten (10) South, Range Thirty-two (32), West of the Sixth Principal Meridian, Thomas County, Kansas.

Table with columns: Year, General, Other, Interest, Publication, Total. Rows for years 2002-2009 and Abstract Fee.

Names of Owners, Supposed Owners and Parties Having or Claiming to Have Some Interest Therein or Thereto: Doris G. Langley a/k/a Doris Brumitt Langley a/k/a Mrs. Kenneth L. Langley a/k/a Mrs. Kenneth Doris Langley, Nellie A. Brumitt, Willard C. Brumitt, Evalyn L. Wood, Norman G. Wood, Ellen Harper, Ruth G. Boys, Alva O. Woolridge, Frank C. Woolridge, Ellen W. Roberts, Clyde Raymond Woolridge, Gertrude Kavelman.

Tract #8: Parcel: 133KI91-1. Perpetual Undivided One Half (1/2) of Four-twelfths (4/12) Mineral Interest in and to Section Eighteen (18), Township Ten (10) South, Range Thirty-five (35), West of the Sixth Principal Meridian, Thomas County, Kansas.

Table with columns: Year, General, Other, Interest, Publication, Total. Rows for years 2005-2009 and Abstract Fee.

Names of Owners, Supposed Owners and Parties Having or Claiming to Have Some Interest Therein or Thereto: Marilyn J. Carmichael, Howard E. Carmichael

Tract #9: Parcel: 133KI91. Perpetual Undivided Five-Twenty-fourth (5/24) Mineral Interest in and to Section Eighteen (18), Township Ten (10) South, Range Thirty-five (35), West of the Sixth Principal Meridian, Thomas County, Kansas.

Table with columns: Year, General, Other, Interest, Publication, Total. Rows for years 2004-2009 and Abstract Fee.

Names of Owners, Supposed Owners and Parties Having or Claiming to Have Some Interest Therein or Thereto: Ferma C. Manweiler

Tract #10: Parcel: 10931040090090000000. All of Lots Eight (8), Nine (9) and Ten (10), in Block One Hundred Four (104), in the North Addition to the Town of Colby, Thomas County, Kansas, as shown by the recorded plat thereof.

Table with columns: Year, General, Other, Interest, Publication, Total. Rows for years 1999-2009 and Abstract Fee.

Names of Owners, Supposed Owners and Parties Having or Claiming to Have Some Interest Therein or Thereto: Leonard C. Crane, as Trustee of the Leonard C. Crane Trust dated December 31, 1993, and his successors, Maxine Morin, Janet Wheeler, Mark Crane, Jerry Crane, Zella Crane Steven Crane, Daniel Crane, Sharon Jones

Tract #11: Parcel: 18418040090010000000. Lots One (1) and Two (2), Block Nine (9), Hans Madison Addition to the Town of Brewster, Thomas County, Kansas, lying North of the Highway right-of-way.

Table with columns: Year, General, Other, Interest, Publication, Total. Rows for years 2004-2009 and Abstract Fee.

Names of Owners, Supposed Owners and Parties Having or Claiming to Have Some Interest Therein or Thereto: Joe T. Elizey, Mary V. Elizey

Tract #12: Parcel: 18418010150090000000. Lots Twenty-one (21), Twenty-two (22) and Twenty-three (23), Block Twenty-one (21), in the Original Town of Brewster, Thomas County, Kansas, as shown by the recorded plat thereof.

Table with columns: Year, General, Other, Interest, Publication, Total. Rows for years 2002-2009 and Abstract Fee.

Names of Owners, Supposed Owners and Parties Having or Claiming to Have Some Interest Therein or Thereto: Joe T. Elizey, Mary V. Elizey

Tract #13: Parcel: 080SM121. Perpetual Undivided One-half (1/2) Mineral Interest in and to the Southeast Quarter (SE/4) of Section Twenty-one (21), Township Seven (7) South, Range Thirty-one (31) West of the Sixth Principal Meridian, Thomas County, Kansas.

Table with columns: Year, General, Other, Interest, Publication, Total. Rows for years 2003-2009 and Abstract Fee.

Names of Owners, Supposed Owners and Parties Having or Claiming to Have Some Interest Therein or Thereto: Jeffrey W. Fuller, Vicky Fuller

Tract #14: Parcel: 140SR81-DE. Redeemed.

Tract #15: Parcel: 09736010060010000000. Lot One (1), Block Two (2), El Chaparral, according to the recorded plat thereof, being a part of the North Half (N/2) of Section Thirty-six (36), Township Seven (7) South, Range Thirty-four (34) West of the Sixth Principal Meridian, Thomas County, Kansas.

Table with columns: Year, General, Other, Interest, Publication, Total. Rows for years 2005-2009 and Abstract Fee.

Names of Owners, Supposed Owners and Parties Having or Claiming to Have Some Interest Therein or Thereto: Todd Houseman, Sandy Houseman

Tract #16: Parcel: 13613040140050000000. Lots (10), Eleven (11) and Twelve (12), Block Seventeen (17), Town Of Menlo, Thomas County, Kansas, as shown by the recorded plat thereof.

Table with columns: Year, General, Other, Interest, Publication, Total. Rows for years 2007-2009 and Abstract Fee.

Table with columns: Year, General, Other, Interest, Publication, Total. Rows for years 2005-2009 and Abstract Fee.

Names of Owners, Supposed Owners and Parties Having or Claiming to Have Some Interest Therein or Thereto: Bertha Elmira Liestner

Tract #17: Parcel: 090ME151. Perpetual undivided One-half (1/2) Mineral Interest in and to the West Half (W/2) of Section Five (5), Township Eight (8) South, Range Thirty-one (31), West of the Sixth Principal Meridian, Thomas County, Kansas.

Table with columns: Year, General, Other, Interest, Publication, Total. Rows for years 2001-2009 and Abstract Fee.

Names of Owners, Supposed Owners and Parties Having or Claiming to Have Some Interest Therein or Thereto: Estate of Mary I. Ljungdahl, David J. Ljungdahl, Jeannine L. (Ljungdahl) Comstock, Marilyn L. (Ljungdahl) Vajert

Tract #18: Parcel: 140SR106. Perpetual Undivided One Half (1/2) of One-third (1/3) Mineral Interest in and to the West Half (W/2) of Section Thirty-two (32), Township Ten (10) South, Range Thirty-two (32) West of the Sixth Principal Meridian, Thomas County, Kansas.

Table with columns: Year, General, Other, Interest, Publication, Total. Rows for years 2003-2009 and Abstract Fee.

Names of Owners, Supposed Owners and Parties Having or Claiming to Have Some Interest Therein or Thereto: Roberta V. Meek

Tract #19: Parcel: 13613000000170040000. A Tract # of land in the Southeast Quarter of Section Thirteen (13), Township Eight (8) South, Range Thirty-one (31), West of the Sixth Principal Meridian, Thomas County, Kansas, more particularly described as follows:

Table with columns: Year, General, Other, Interest, Publication, Total. Rows for years 2003-2009 and Abstract Fee.

Names of Owners, Supposed Owners and Parties Having or Claiming to Have Some Interest Therein or Thereto: Heirs of Tommy L. Moss, Sr., Terry L. Moss, Jennifer Moss, Farmers State Bank

Tract #20: Parcel: 060M0204-C. Perpetual Undivided .00625 interest in and to the oil, gas and other minerals that may be produced from the Northeast Quarter (NE/4) of Section Thirty-six (36), Township Eight (8) South, Range Thirty-three (33), West of the Sixth Principal Meridian, Thomas County, Kansas.

Table with columns: Year, General, Other, Interest, Publication, Total. Rows for years 2005-2009 and Abstract Fee.

Names of Owners, Supposed Owners and Parties Having or Claiming to Have Some Interest Therein or Thereto: Resource Management, Inc.

Tract #21: Parcel: 132KI110. Perpetual Undivided One-eighth (1/8) Mineral Interest in and to Section Twenty-three (23), Township Nine (9) South, Range Thirty-six (36), West of the Sixth Principal Meridian, Thomas County, Kansas.

Table with columns: Year, General, Other, Interest, Publication, Total. Rows for years 2005-2009 and Abstract Fee.

Names of Owners, Supposed Owners and Parties Having or Claiming to Have Some Interest Therein or Thereto: Pauline Rickly

Tract #22: Parcel: 11521040100010000000. Lots Nine (9), Ten (10), and Eleven (11), Block Nineteen (19), Ellsworth Addition in the City of Gem, Thomas County, Kansas.

Table with columns: Year, General, Other, Interest, Publication, Total. Rows for years 2001-2009 and Abstract Fee.

Names of Owners, Supposed Owners and Parties Having or Claiming to Have Some Interest Therein or Thereto: James L. Rogers, Joyce K. Garcia

Tract #23: Parcel: 11521040100020000000. Lots Eighteen (18), Nineteen (19), Twenty (20) and Twenty-one (21), Block Nineteen (19), Ellsworth Addition in the City of Gem, Thomas County, Kansas.

Table with columns: Year, General, Other, Interest, Publication, Total. Rows for years 2001-2009 and Abstract Fee.

Names of Owners, Supposed Owners and Parties Having or Claiming to Have Some Interest Therein or Thereto: James L. Rogers, Joyce K. Garcia

Tract #24: Omit.

Tract #25: Parcel: 11521040150020000000. Lots Sixteen (16), Seventeen (17), Eighteen (18), Nineteen (19), Twenty (20), Twenty-one (21), Twenty-two (22), Twenty-three (23), Twenty-four (24), Twenty-five (25), Twenty-six (26), Twenty-seven (27), Twenty-eight (28), Twenty-nine (29) and Thirty (30), in Block One (1), in the Original Townsite of Gem, Thomas County, Kansas.

Table with columns: Year, General, Other, Interest, Publication, Total. Rows for years 1998-2009 and Abstract Fee.

Names of Owners, Supposed Owners and Parties Having or Claiming to Have Some Interest Therein or Thereto: Mark Zoller, Lawrence J. Zoller, Lawrence J. Zoller Trust

Abstract Fee \$125.00 \$125.00 TOTAL \$46.24

Names of Owners, Supposed Owners and Parties Having or Claiming to Have Some Interest Therein or Thereto: T. D. Spencer

Tract #26: Parcel: 133K198. An undivided one-fourth (1/4) interest perpetual mineral interest in and to all of the oil, gas and other minerals in and under and that may be produced from the following described real estate, to wit:

Southwest Quarter (SW/4) of Section Twenty-eight (28), Township Ten (10) South, Range Thirty-five (35), West of the Sixth Principal Meridian, Thomas County, Kansas; Northeast Quarter (NE/4) of Section Twenty-eight (28), Township Ten (10) South, Range Thirty-five (35), West of the Sixth Principal Meridian, Thomas County, Kansas; and East Half of the Southeast Quarter (E/2 of SE/4) of Section Twenty-eight (28), Township Ten (10) South, Range Thirty-five (35), West of the Sixth Principal Meridian, Thomas County, Kansas.

Table with columns: Year, General, Other, Interest, Publication, Total. Rows for years 2000-2009 and Abstract Fee.

Names of Owners, Supposed Owners and Parties Having or Claiming to Have Some Interest Therein or Thereto: Carol Stover, Trustee under Trust Agreement dated May 21, 1994, for the benefit of Carol Stover Revocable Trust, and undivided one-half (1/2) interest, John E. Stover, Trustee under Trust Agreement dated May 21, 1994, for the benefit of John E. Stover Revocable Trust, an undivided one-half (1/2) interest.

Tract #27: Parcel: 133K196. An undivided one-fourth (1/4) interest perpetual mineral interest in and to all of the oil, gas and other minerals in and under and that may be produced from the following described real estate, to wit:

Southwest Quarter (SW/4) of Section Twenty-eight (28), Township Ten (10) South, Range Thirty-five (35), West of the Sixth Principal Meridian, Thomas County, Kansas; Northeast Quarter (NE/4) of Section Twenty-eight (28), Township Ten (10) South, Range Thirty-five (35), West of the Sixth Principal Meridian, Thomas County, Kansas; and East Half of the Southeast Quarter (E/2 of SE/4) of Section Twenty-eight (28), Township Ten (10) South, Range Thirty-five (35), West of the Sixth Principal Meridian, Thomas County, Kansas.

Table with columns: Year, General, Other, Interest, Publication, Total. Rows for years 2000-2009 and Abstract Fee.

Names of Owners, Supposed Owners and Parties Having or Claiming to Have Some Interest Therein or Thereto: Sarah C. Stover Trust No. 1 dated January 1, 1981, c/o John E. Stover, B.E. Criss and Judith P. Withers, Trustees

Tract #28: Parcel: 030BA24-A. An undivided one-third (1/3) interest in and to an undivided 2/20th perpetual mineral interest in the Northwest Quarter (NW/4) of Section Nine (9), Township Six (6) South, Range Thirty-six (36), West of the Sixth Principal Meridian, Thomas County, Kansas.

Table with columns: Year, General, Other, Interest, Publication, Total. Rows for years 2006-2009 and Abstract Fee.

Names of Owners, Supposed Owners and Parties Having or Claiming to Have Some Interest Therein or Thereto: Mary Roberta Sweat

Tract #29: Parcel: 17102030070030000000. Lots Twenty-five (25) and Twenty-six (26) in Block Eight (8), all in the Townsite of Levant, Thomas County, Kansas.

Table with columns: Year, General, Other, Interest, Publication, Total. Rows for years 2001-2009 and Abstract Fee.

Names of Owners, Supposed Owners and Parties Having or Claiming to Have Some Interest Therein or Thereto: J. F. Waters

Tract #30: Parcel: 11521030060010000000. Outlot Numbered Five (5) Gem, Thomas County, Kansas, as shown by the recorded plat thereof.

Table with columns: Year, General, Other, Interest, Publication, Total. Rows for years 2001-2009 and Abstract Fee.

Names of Owners, Supposed Owners and Parties Having or Claiming to Have Some Interest Therein or Thereto: James L. Rogers, Joyce K. Garcia

Tract #31: Parcel: 080SM127 and Parcel 080SM127-4. 16.666% in and to an Undivided One-eighth (1/8th) interest in and to the Northwest Quarter (NW/4) of Section Thirty-five (35), Township Seven (7) South, Range Thirty-one (31), West of the Sixth Principal Meridian, Thomas County, Kansas.

Table with columns: Year, General, Other, Interest, Publication, Total. Rows for years 2004-2009 and Abstract Fee.

Names of Owners, Supposed Owners and Parties Having or Claiming to Have Some Interest Therein or Thereto: Mark Zoller, Lawrence J. Zoller, Lawrence J. Zoller Trust

Tract #32: Parcel: 080SM127-4. 16.666% in and to an Undivided One-eighth (1/8th) interest in and to the Northwest Quarter (NW/4) of Section Fifteen (15), Township Six (6) South, Range Thirty-one (31), West of the Sixth Principal Meridian, Thomas County, Kansas.

Table with columns: Year, General, Other, Interest, Publication, Total. Rows for years 2005-2009 and Abstract Fee.

Names of Owners, Supposed Owners and Parties Having or Claiming to Have Some Interest Therein or Thereto: Mark Zoller, Lawrence J. Zoller, Lawrence J. Zoller Trust

Tract #33: Parcel: 11521040100020000000. Lots Eighteen (18), Nineteen (19), Twenty (20) and Twenty-one (21), Block Nineteen (19), Ellsworth Addition in the City of Gem, Thomas County, Kansas.

Table with columns: Year, General, Other, Interest, Publication, Total. Rows for years 2001-2009 and Abstract Fee.

Names of Owners, Supposed Owners and Parties Having or Claiming to Have Some Interest Therein or Thereto: Mark Zoller, Lawrence J. Zoller, Lawrence J. Zoller Trust

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