

IN THE DISTRICT COURT OF MIAMI COUNTY, KANSAS

THE BOARD OF COUNTY COMMISSIONERS
OF MIAMI COUNTY, KANSAS,

Plaintiffs,

vs.

Case No. 16 CV 33

AMG ACQUISITION, LLC, 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:

You are hereby notified that under and by virtue of an Order of Sale issued, directed and delivered to me out of the above Court and cause, I will offer for sale and sell at public auction to the highest and best bidder, for cash in hand, to be held in the Commission Chambers of the Miami County Administrative Building, 201 South Pearl, City of Paola, Miami County, Kansas on the 9th day of September, 2016 at 10:00 a.m., the tracts, lots, parcels, real estate or mineral rights described in Exhibit A, all being situated in Miami County, Kansas, for the tax liens in the amounts set out in Exhibit A, attached hereto, to satisfy said tax liens, all pursuant to the judgment of the above Court rendered July 18, 2016. Registration for the sale will begin at 9:00 a.m. on the date and at the location above described.

FRANK W. KELLY
Sheriff of Miami County, Kansas

ATTEST:
STEPHANIE J. GERKEN
Clerk of the District Court

DAVID R. HEGER
Miami County Counselor

TRACT # 6**CAMA # 067-26-0-00-01-021.00-0-01**

LEGAL DESCRIPTION: Tract 17, Turkey Creek Ranch: The North Half of the Northwest Section part
Quarter of the Northeast Quarter of the Northwest Quarter of 26, Township 16, Range 21, Miami County, Kansas except that thereof in roads.

APPRAISED VALUE: \$35,700
2011-2015
DELINQUENT YEARS:

TAX & INTEREST: \$2,192.11
STATUTORY COSTS: \$219.21

SITUS ADDRESS: 41015 W. 271st Street, Wellsville, Kansas 66092

RECORD OWNER: Joe Bonner

TAX LIENS: Internal Revenue Service

TRACT # 10**CAMA #132-04-0-00-03-006.00-0-01**

LEGAL DESCRIPTION: Lot 16, Rockwood Estates II, a subdivision in the City of Paola, Miami County, Kansas.

APPRAISED VALUE: \$10,000
2011-2015
DELINQUENT YEARS:

TAX & INTEREST: \$12,892.36
STATUTORY COSTS: \$1,289.23

SITUS ADDRESS: 24110 W. 293rd Street, Paola, Kansas 66071

RECORD OWNER: Choice Property Company

MORTGAGE: CoreFirst Bank & Trust

OTHER: Rockwood Estates and Villas Home Owners Association liens.

TRACT #11**CAMA #132-04-0-00-03-008.00-0-01**

LEGAL DESCRIPTION: Lot 14, Rockwood Estates II, a subdivision in the City of Paola, Miami County, Kansas.

APPRAISED VALUE: \$10,000
2011-2015
DELINQUENT YEARS:

TAX & INTEREST: \$15,436.51
STATUTORY COSTS: \$1,543.65

SITUS ADDRESS: 24148 W. 293rd Street, Paola, Kansas 66071

RECORD OWNER: Choice Property Company

MORTGATE: CoreFirst Bank & Trust

OTHER: Rockwood Estates and Villas Home Owners Association liens

APPRAISED VALUE: \$10,000 DELINQUENT YEARS:
2011-2015
TAX & INTEREST: \$11,663.98 STATUTORY COSTS: \$1,166.39
SITUS ADDRESS: 29358 Palmer Drive, Paola, Kansas 66071
RECORD OWNERS: AMG Acquisition LLC
OTHER: Rockwood Estates and Villas Home Owners Association liens

TRACT # 16 CAMA # 132-04-0-00-03-013.00-0-01

LEGAL DESCRIPTION: Lot 97, Rockwood Estates III, a subdivison in the City of Paola,
Miami County, Kansas
APPRAISED VALUE: \$10,000 DELINQUENT YEARS:
2011-2015
TAX & INTEREST: \$8,097.05 STATUTORY COSTS: \$809.70
SITUS ADDRESS: 29372 Palmer Drive, Paola, Kansas 66071
RECORD OWNERS: Choice Property Company
MORTGAGE: CoreFirst Bank & Trust
OTHER: Rockwood Estates and Villas Home Owners Associaton liens

TRACT # 17 CAMA # 132-04-0-00-03-014.00-0-01

LEGAL DESCRIPTION: Lot 96, Rockwood Estates, a subdivision in the City of Paola
Miami County, Kansas
APPRAISED VALUE: \$10,000 DELINQUENT YEARS:
2011-2015
TAX & INTEREST: \$8,111.41 STATUTORY COSTS: \$811.14
SITUS ADDRESS: 29378 Palmer Drive, Paola, Kansas 66071
RECORD OWNER: Choice Property Company
MORTGAGE: CoreFirst Bank & Trust
OTHER: Rockwood Estates and Villas Home Owners Association liens

TRACT #18 CAMA #132-04-0-00-06-002-00-0-01

LEGAL DESCRIPTION: Lot 6, Rockwood Estates III, a subdivision in the City of Paola,
Miami County, Kansas, as the same appear on the recorded plat
thereof.
APPRAISED VALUE: \$14,500 DELINQUENT YEARS: 2009-2015

TAX & INTEREST: \$16,276.22 STATUTORY COSTS: \$1,627.62
SITUS ADDRESS: 29345 Palmer Drive, Paola, KS 66071
RECORD OWNER: Pinnacle Construction Company, Inc.
OTHER: Rockwood Estates and Villas Home Owners Association liens

TRACT #19 CAMA # 132-04-0-00-06-003.00-0-01

LEGAL DESCRIPTION: Lot 7, Rockwood Estates III, a Subdivision in the City of Paola,
Miami County, Kansas.

APPRAISED VALUE: \$10,000 DELINQUENT YEARS:
2011-2015

TAX & INTEREST: \$10,016.53 STATUTORY COSTS: \$1,001.65
SITUS ADDRESS; 29359 Palmer Drive, Paola, Kansas 66071
RECORD OWNER: AMG Acquisition LLC
OTHER: Rockwood Estates and Villas Home Owners Association liens

TRACT # 20 CAMA # 132-04-0-00-06-004.00-0-01

LEGAL DESCRIPTION: Lot 8, Rockwood Estates III, a Subdivision in the City of Paola,
Miami County, Kansas.

APPRAISED VALUE: \$10,000 DELINQUENT YEARS:
2011-2015

TAX & INTEREST: \$10,209.32 STATUTORY COSTS: \$1,020.93
SITUS ADDRESS: 29371 Palmer Drive, Paola, Kansas 66071
RECORD OWNER: AMG Acquisition LLC
OTHER: Rockwood Estates and Villas Home Owners Association liens

TRACT # 21 CAMA # 132-04-0-00-06-005.00-0-01

LEGAL DESCRIPTION: Lot 105, Rockwood Estates, a subdivision in the City of Paola,
Miami County, Kansas

APPRAISED VALUE: \$10,000 DELINQUENT YEARS:
2011-2015

TAX & INTEREST: \$8,703.23 STATUTORY COSTS: \$870.32
SITUS ADDRESS: 29383 Palmer Drive, Paola, Kansas 66071
RECORD OWNER: Choice Property Company
MORTGAGE: CoreFist Bank & Trust

OTHER: Rockwood Estates & Villas Home Owners Association liens

TRACT #22 CAMA # 132-04-0-00-06-006.00-0-01

LEGAL DESCRIPTION: Lot 106, Rockwood Estates, a subdivision in the City of Paola, Miami County, Kanss

APPRAISED VALUE: \$10,000 DELINQUENT YEARS: 2011-2015

TAX & INTEREST: \$8,431.33 STATUTORY COSTS: \$843.13

SITUS ADDRESS; 29389 Palmer Drive, Paola, Kansas 66071

RECORD OWNER: Choice Property Company

MORTGAGE: CoreFirst Bank & Trust

OTHER: Rockwood Estates & Villas Home Owners Association liens

TRACT #23 CAMA # 132-04-0-00-06-007.00-0-01

LEGAL DESCRIPTION: Lot 107, Rockwood Estates, a subdivision in the City of Paola, Miami County, Kansas

APPRAISED VALUE: \$10,000 DELINQUENT YEARS: 2011-2015

TAX & INTEREST: \$4,976.30 STATUTORY COSTS: \$497.63

SITUS ADDRESS: 29397 Palmer Drive, Paola, Kansas 66071

RECORD OWNER: AMG Acquisition LLC

OTHER: Rockwood Estates & Villas Home Owners Association liens

TRACT #24 CAMA # 132-04-0-00-06-026.00-0-01

LEGAL DESCRIPTION: Lot 13, Rockwood Estates II, a subdivision in the City of Paola, Miami County, Kansas

APPRAISED VALUE: \$10,000 DELINQUENT YEARS: 2011-2015

TAX & INTEREST: \$12,476.50 STATUTORY COSTS: \$1,247.65

SITUS ADDRESS: 29330 Rockwood Avenue, Paola, Kansas 66071

RECORD OWNER: Choice Proeprty Company

MORTGAGE: CoreFirst Bank & Trust

OTHER: Rockwood Estates & Villas Home Owners Association liens

APPRAISED VALUE: \$10,000 DELINQUENT YEARS:
2011-2015
TAX & INTEREST: \$11,914.32 STATUTORY COSTS: \$1,191.43
SITUS ADDRESS: 23991 W. 293rd Street, Paola, Kansas 66071
RECORD OWNER: Choice Property Company
MORTGAGE: CoreFirst Bank & Trust
OTHER: Rockwood Estates & Villas Home Owners Association liens

TRACT #29 CAMA #132-04-0-00-07-005.00-0-01

LEGAL DESCRIPTION: Lot 28, Rockwood Estates II, a subdivision in the City of Paola,
Miami County, Kansas

APPRAISED VALUE: \$10,000 DELINQUENT YEARS:
2011-2015
TAX & INTEREST: \$12,060.84 STATUTORY COSTS: \$1,206.08
SITUS ADDRESS: 24013 W. 293rd Street, Paola, Kansas 66071
RECORD OWNER: Choice Property Company
MORTGAGE: CoreFirst Bank & Trust
OTHER: Rockwood Estates & Villas Home Owners Association liens

TRACT #30 CAMA #132-04-0-00-07-007.00-0-01

LEGAL DESCRIPTION: Lot 30, Rockwood Estates II, a subdivision in the City of Paola,
Miami County, Kansas

APPRAISED VALUE: \$10,000 DELINQUENT YEARS:
2011-2015
TAX & INTEREST: \$14,678.16 STATUTORY COSTS: \$1,467.81
SITUS ADDRESS: 24061 W. 293rd Street, Paola, Kansas 66071
RECORD OWNER: Choice Property Company
MORTGAGE: CoreFirst Bank & Trust
OTHER: Rockwood Estates & Villas Home Owners Association liens

TRACT # 31 CAMA #132-04-0-00-08-001.00-0-01

LEGAL DESCRIPTION: Lot 23, Rockwood Estates II, a subdivision in the City of Paola,
Miami
County, Kansas

APPRAISED VALUE: \$10,000 DELINQUENT YEARS:
2011-2015
TAX & INTEREST: \$12,167.49 STATUTORY COSTS: \$1,216.74
SITUS ADDRESS: 23922 W. 293rd Street, Paola, Kansas 66071
RECORD OWNER: Choice Property Company
MORTGAGE: CoreFirst Bank & Trust
OTHER: Rockwood Estates & Villas Home Owners Association liens

TRACT # 32 CAMA # 132-04-0-00-08-002.00-0-01

LEGAL DESCRIPTION: Lot 22, Rockwood Estates II, a subdivision in the City of Paola,
Miami County, Kansas

APPRAISED VALUE: \$10,000 DELINQUENT YEARS:
2011-2015
TAX & INTEREST: \$10,808.80 STATUTORY COSTS: \$1,080.88
SITUS ADDRESS: 23940 W. 293rd Street, Paola, Kansas 66071
RECORD OWNER: Choice Property Company
MORTGAGE: CoreFirst Bank & Trust
OTHER: Rockwood Estates & Villas Home Owners Association liens

TRACT # 33 CAMA #132-04-0-00-08-003.00-0-01

LEGAL DESCRIPTION: Lot 21, Rockwood Estates II, a subdivision in the City of Paola,
Miami County, Kansas

APPRAISED VALUE: \$10,000 DELINQUENT YEARS:
2011-2015
TAX & INTEREST: \$10,808.74 STATUTORY COSTS: \$1,080.87
SITUS ADDRESS: 23962 W. 293rd Street, Paola, Kansas 66071
RECORD OWNER: Choice Property Company
MORTGAGE: CoreFirst Bank & Trust
OTHER: Rockwood Estates & Villas Home Owners Association liens

TRACT # 34 CAMA #132-04-0-00-08-004.00-0-01

LEGAL: Lot 20, Rockwood Estates II, a subdivision in the City of Paola,
Miami County, Kansas

APPRAISED VALUE: \$10,000 DELINQUENT YEARS:
2011-2015

TAX & INTEREST: \$11,514.22 STATUTORY COSTS: \$1,151.42
SITUS ADDRESS: 23980 W.294rd Street, Paola, Kansas 66071
RECORD OWNER: Choice Property Company
MORTGAGE: CoreFirst Bank & Trust
OTHER: Rockwood Estates & Villas Home Owners Association liens

TRACT # 35 CAMA #132-04-0-00-008-005.00-0-01

LEGAL: Lot 19, Rockwood Estates II, a subdivision in the City of Paola,
Miami County, Kansas
APPRAISED VALUE: \$10,000 DELINQUENT YEARS:
2011-2015

TAX & INTEREST: \$12,074.11 STATUTORY COSTS: \$1,207.41
SITUS ADDRESS: 24000 W. 293rd Street, Paola, Kansas
RECORD OWNER: Choice Property Company
MORTGAGE: CoreFirst Bank & Trust
OTHER: Rockwood Estates & Villas Home Owners Association liens

TRACT # 36 CAMA # 132-04-0-00-08-006.00-0-01

LEGAL: Lot 18, Rockwood Estates II, a subdivision in the City of Paola,
Miami County, Kansas
APPRAISED VALUE: \$10,000 DELINQUENT YEARS:
2011-2015

TAX & INTEREST: \$15,641.01 STATUTORY COSTS: \$1,564.10
SITUS ADDRESS: 24024 W. 293rd Street, Paola, Kansas 66071
RECORD OWNER: Choice Property Company
MORTGAGE: CoreFirst Bank & Trust
OTHER: Rockwood Estates & Villas Home Owners Associaton liens

TRACT # 37 CAMA # 132-04-0-00-08-007.00-0-01

LEGAL: Lot 17, Rockwood Estates II, a subdivision in the City of Paola,
Miami County, Kansas
APPRAISED VALUE: \$10,000 DELINQUENT YEARS:
2011-2015

TAX & INTEREST: \$17,478.85 STATUTORY COSTS: \$1,747.88

SITUS ADDRESS: 24064 W. 293rd Street, Paola, Kansas 66071
RECORD OWNER: Choice Property Company
MORTGAGE: CoreFirst Bank & Trust
OTHER: Rockwood Estates & Villas Home Owners Association liens

TRACT # 45 CAMA #135-16-0-30-39-027-00-0-01

LEGAL DESCRIPTION: Commencing at the Southeast corner of Lot 7 in Block 1, Angier's Addition to the City of Paola; thence Northerly 65 feet along the East line of said Block 1; thence Easterly parallel to the North line of Delaware Street 30 feet; thence Southerly parallel to the East line of said Block 1 a distance of 65 feet to the place of beginning, also known as Lot 7, Block 1, of Angier's Addition to the City of Paola, Miami County, Kansas.

APPRAISED VALUE: \$1,940 DELINQUENT YEARS: 2011-2015
TAX & INTEREST: \$235.17 STATUTORY COSTS: \$23.51
SITUS ADDRESS: East. Delaware St., Paola, KS 66071
RECORD OWNER: The Estate of Mildred M. Mitchell, Amy C. Winterscheid, Administrator
MORTGAGES: HomeAmerican Credit Inc, dba Upland Mortgage, Book 667, page 91

TRACT #49 CAMA # 171-11-0-30-19-002.00-0-01

LEGAL DESCRIPTION: Lot 11, in Block 4, City of J.C. Chestnut's Addition to the City of Osawatomie, Miami County, Kansas.

APPRAISED VALUE: \$8,170 DELINQUENT YEARS: 2011-2015
TAX & INTEREST: \$950.86 STATUTORY COSTS: \$95.08
SITUS ADDRESS: 805 Chestnut Street, Osawatomie, KS 66064
RECORD OWNER: Shannon Spillman as purchaser under contract from William G. Smith and Merle Jean Smith

TRACT # 50 CAMA #171-11-0-30-23-046-00-0-01

LEGAL DESCRIPTION: A part of Lots 2 and 3, in Block 1 of Martin's First Addition to the City of Osawatomie, Miami County, Kansas, described as follows: Beginning at a point on the East line 121 feet South of the Northeast corner of said Lot 3, thence running West to a point on the West line of said Lot 2, 105 feet South of the Northwest corner of said Lot 2 of the Southwest

corner thereof, thence East along the South line of Lots 2 and 3 to the Southeast corner of said Lot 3, thence North along along the East line of said Lot 3 to the place of beginning of said plat, Miami County, Kansas.

APPRAISED VALUE: \$75,900 DELINQUENT YEARS: 2009-2015
TAX & INTEREST: \$12,077.82 STATUTORY COSTS: \$1,207.78
SITUS ADDRESS: 910 5th St., Osawatomie, KS 66064
RECORD OWNER: William Friend aka William F. Friend and William Floyd Friend
MORTGAGES: First Community Financial Services, Book 474, page 112; Household Finance Corporation III, Book 614, page 15;

TRACT #51 CAMA #171-11-0-40-01-020-00-0-01

LEGAL DESCRIPTION: Lot 4, Block 5, Youman's Addition to the City of Osawatomie, Miami County, Kansas, with the mobile home thereon.
APPRAISED VALUE: \$2,260 DELINQUENT YEARS: 2010-2015
TAX & INTEREST: \$1,021.07 STATUTORY COSTS: \$102.10
SITUS ADDRESS: 137 E. Pacific, Osawatomie, KS 66064
RECORD OWNER: Lonnie McCoy c/o June Chaney
TAX LIEN: City of Osawatomie liens

TRACT #52 CAMA #171-11-0-40-04-004-00-0-01

LEGAL DESCRIPTION: Lot 5, Block 2, Blaine's Addition to the City of Osawatomie, Miami County, Kansas, according to the recorded plat thereof.
APPRAISED VALUE: \$14,860 DELINQUENT YEARS: 2010-2015
TAX & INTEREST: \$6,798.72 STATUTORY COSTS: \$679.87
SITUS ADDRESS: 317 Mill, Osawatomie, KS 66064
RECORD OWNER: U.S. Bank National Association, as Trustee of the Security National Mortgage Loan Trust 2006-2

TRACT #53 CAMA #171-11-0-40-09-009-00-0-01

LEGAL DESCRIPTION: Lot 9, in Block 9, Youman's Second Addition to the City of Osawatomie, Miami County, Kansas, according to the recorded plat thereof, except the South 57 feet thereof, except and subject to easements, restrictions, covenants and reservations of record.
APPRAISED VALUE: \$19,466 DELINQUENT YEARS: 2011-2015

TAX & INTEREST: \$2,555.48 STATUTORY COSTS: \$255.54
SITUS ADDRESS: 337 Walnut St., Osawatomie, KS 66064
RECORD OWNER: Glenn R. Minden

TRACT # 54 CAMA #171-11-0-40-09-022.00-01

LEGAL: The East 50 feet of Lot 12, Block "A", County Clerk's Addition to the City of Osawatomie, in Miami County, Kansas.

APPRAISED VALUE: \$1,970 DELINQUENT YEARS: 2011-2015

TAX & INTEREST: \$929.60 STATUTORY COSTS: \$92.96
SITUS ADDRESS: 300 Martin, Osawatomie, Kansas 66064
RECORD OWNER: Claud Blackmon

TRACT #55 CAMA #171-11-0-40-10-006-00-0-01

LEGAL DESCRIPTION: Lot 7, in Block "B" of County Clerk's Addition to the City of Osawatomie, Miami County, Kansas, as the same is designated on the recorded plat thereof.

APPRAISED VALUE: \$2,350 DELINQUENT YEARS: 2010-2015
TAX & INTEREST: \$2,349.41 STATUTORY COSTS: \$234.94
SITUS ADDRESS: 316 Reed, Osawatomie, KS 66064
RECORD OWNER: William Pelkey

TRACT # 57 CAMA #171-11-0-40-11-024.00-0-01

LEGAL: Lot 18, Block "C", County Clerk's Subdivision in the City of Osawatomie, Miami County, Kansas

APPRAISED VALUE: \$26,260 DELINQUENT YEARS: 2011-2015

TAX & INTEREST: \$2,271.75 STATUTORY COSTS: \$227.17
SITUS ADDRESS: 1134 3rd Street, Osawatomie, Kansas 66064
RECORD OWNER: Beulah Christine Smith and Doris Ann Johns

TRACT # 59 CAMA #172-10-0-40-18-006.00-0-01

LEGAL: Lot 5, Block 3 of Mary P. Smith's Subdivision of Lots 8, 9, 10, 14 and 19 of Mary G. Crane's Addition to the City of Osawatomie, Miami County, Kansas, as shown on the record plat thereof.

APPRAISED VALUE: \$10,810 DELINQUENT YEARS:
2011-2015

TAX & INTEREST: \$3,329.72 STATUTORY COSTS: \$332.97

SITUS ADDRESS: 917 Pacific, Osawatomie, Kansas 66064

RECORD OWNER: Derrick Gould

TRACT #62

CAMA #178-33-0-00-00-014.00-0-01

LEGAL: Beginning at the Northwest corner of the Southwest Quarter of Section 33, Township 18, Range 22, Miami County, Kansas, running thence East along the North line of said Southwest Quarter 632.22 feet; thence South parallel to the West line of said Southwest Quarter 689.00 feet, thence West parallel to the North line of said Southwest Quarter 632.22 feet to the West line of the Southwest Quarter of said Section 33; thence North along the said West line 689.00 feet to the point of beginning. Subject to any part thereof in roads.

APPRAISED VALUE: \$161,100 DELINQUENT YEARS:
2011-2015

TAX & INTEREST: \$12,137.75 STATUTORY COSTS: \$1,213.77

SITUS ADDRESS: 37991 Bethel Church Road, Osawatomie, Kansas 66064

RECORD OWNER: Scott L. Smith