

Tax Sale

Leavenworth County Board of County Commissioners

vs. RICHARD JEFFRIES, *et al*

LV-2025-CV-000269

June 15, 2026

10:00 AM

Leavenworth County Courthouse

Basement Conference Room

INFORMATION SHEET Judicial Tax Foreclosure Sale

Sale Date:	Monday, June 15, 2025 Sale begins at 10:00 a.m.
Registration Requirements:	Online Registration prior to the day of the sale is encouraged. In person Sale Day Registration begins at 8:15 a.m. and stops at 9:45 a.m. NO LATE REGISTRATIONS
Sale Location:	Basement Conference Room Leavenworth County Courthouse 300 Walnut Street, Leavenworth, Kansas 66048
Disclaimer:	The map images provided as part of the sale list information are only meant to assist you in your research. Do not rely on them to accurately depict the property being offered for sale. We are selling the property identified in the legal description only.

FOR ALL BIDDERS:

1. Before being allowed to bid, each bidder must identify the person for whom, or entity for which, he or she is bidding, and have a bidding number.
2. K.S.A. 79-2804j provides that the following are excluded from purchasing either directly or indirectly tracts sold at the auction:
 - a. Any person having the statutory right to redeem prior to sale pursuant to K.S.A. 79-2803; and amendments thereto except that this paragraph shall not prohibit sale to any person or such person's assignee who held an interest in such real estate as mortgagee of record at the time of the sale.
 - b. Any person who held an interest in a tract as owner or holder of the record title or any mortgagee or assignee who held an interest at any time when any tax constituting part of the county's judgment became due.
 - c. Any parent, grandparent, child, grandchild, spouse, sibling, trustee, or trust beneficiary of any of the previously named persons prohibited from buying.
 - d. As to a title holding corporation, any current or former stockholder, current officer or director, or any person related to such stockholder, officer, or director as previously described.
3. K.S.A. 79-2812 provides that no person shall be eligible to purchase real estate at the sale if such person is the record owner of real estate upon which there are delinquent taxes (ad valorem or special assessments) in existence as reflected by the records of the county treasurer.
4. Any person buying real estate must sign an affidavit or declaration under penalty of perjury stating that the purchase of the real estate was not made, either directly or indirectly, for any person having the statutory right to redeem or otherwise prohibited from buying as provided in K.S.A. 79-2804j or 79-2812.
5. The minimum bid on each parcel (or multiple parcels offered as a single unit) will be \$150.00. The \$150.00 minimum bid may be waived by the County.

6. Payment will be on the date of sale within three hours after the sale concludes. Payments, **only by cash**, money order, or certified check. **Personal checks will not be accepted – No Exceptions.**
7. The 2026 taxes are not included in the total judgment liens listed against the property, and all sales are subject to 2026 tax assessments. If you are the purchaser of the property you will be responsible to pay the 2026 taxes, inclusive of specials, when they become due.
8. Order Confirming Sale: approximately two weeks after the sale, the District Court will issue an order confirming the sale. Once the Court approves the sale as "regular" the buyer will receive a Sheriff's Deed ("fee simple" title) to the property purchased at the auction.
9. Owner Redemption Period: After the sale at auction, the owner of record cannot redeem the property; unlike sales for mortgage foreclosures, this sale is final.
10. The sale of the respective tracts is subject to pending nuisance abatement actions, applicable zoning regulations, easements, restrictions, and mineral interests of record, if any.
11. **In addition to the purchase price**, the County will collect a fee in the amount of \$21.00 to record the deed. If your deed exceeds one page, you will be required to pay an additional recording fee of \$17.00 per page. Each parcel, or single unit of multiple parcels, sold will be recorded on a separate Sheriff's Deed.
12. After approval of the sale by the Court, and execution of the deeds by the Sheriff, the Sheriff's Deeds will be filed with the Register of Deeds and then the recorded deeds will be mailed to the buyers.
13. Additional information about the tax sale process, including access to the Bidder Registration Form is available on the Leavenworth County website: www.leavenworthcounty.gov/information/tax_sale.

Auction Procedures

Before the Auction

- Several properties are offered for sale at the tax lien foreclosure auction. Most will be offered individually.
- YOU ARE RESPONSIBLE FOR RESEARCHING THE PROPERTIES WHICH INTEREST YOU TO DETERMINE IF THEY ARE SUITABLE FOR YOUR USE. Some examples of research: determine the location and type of property; check with the city and county for zoning, building restrictions and special assessments; check with the county appraiser for appraised value and current tax rates; check with the Register of Deeds for easements and restrictive covenants; and, view the property.
- Please note: Ownership of the property remains with the current owner(s) until the sale has been confirmed by the court. THEREFORE, YOU MAY NOT ENTER THE PROPERTY WITHOUT THE PERMISSION OF THE OWNER(S).
- For a fee, you may obtain a paper copy of the Tax Sale Auction List at the Leavenworth County Counselor's Office.
- All properties are offered for sale by legal description only. The County Tax and CAMA identification numbers and GIS map images are also provided, but those numbers and images are for reference purposes only.
- PARCEL LOCATION ADDRESSES ARE LISTED WHERE AVAILABLE BUT ARE NOT WARRANTED AS ACCURATE. THE MAPS AND MAP IMAGES ARE NOT WARRANTED AS ACCURATE.
- The amount of tax listed for each property in the auction notice is the amount of delinquent taxes owed, plus interest, NOT the appraised value.
- The current owner(s) may redeem the property at any time prior to the time of sale. The sale list posted on the County's website is subject to change as properties are redeemed or taken out of the tax sale prior to the auction. Redeemed properties will not be offered for sale at the auction.

The Auction

- Properties are sold at public auction to the highest qualified bidder. The County may bid on properties up to the amount of taxes and interest it is owed, but the County is not required to bid on any properties.
- Some properties may sell for less than the taxes owed; some may sell for more. Excess proceeds, if any, will be distributed as directed by an order of the Court and pursuant to K.S.A. 79-2803.
- Registration of bidders is required in order to insure that the bidder is legally qualified to bid/purchase property at the auction. Bidders are encouraged to pre-register prior to the auction, or on the day of the auction between 8:15 A.M. and 9:45 A.M.
- All purchasers of a property at the auction must execute a declaration under penalty of perjury that they meet the statutory qualifications for purchasing a tax lien foreclosure property.
- Properties will be sold by legal description only.

- **PROPERTIES ARE SOLD "AS IS." THERE ARE NO WARRANTIES.** Leavenworth County will not guarantee nor make any warranties, express or implied, as to the validity or marketable title, or condition of any property, or its fitness for any use or purpose. Any expense involved in perfecting title or obtaining title evidence or title insurance shall be the responsibility of the purchaser.
- All purchasers are advised to consult with independent legal counsel prior to bidding on any property. The Leavenworth County's attorneys cannot give any purchaser legal advice concerning these proceedings.
- All the properties must be paid for by the stated time on the day of the sale. Only cash, cashier's check, or money order will be accepted.
- On the day of the sale, the buyer must pay the fee for filing the deed with Register of Deeds. Overcharges will be returned to the buyer. Undercharges must be paid prior to recording.
- The buyer will receive a receipt for payment on the day of the sale.

After the Auction

- The Leavenworth County District Court will hold a hearing approximately two weeks after the auction to determine whether to confirm the sales.
- Liens which were of record and included in tax lien foreclosure proceedings will be extinguished upon confirmation of the sale; **HOWEVER, COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD ARE NOT EXTINGUISHED, AND THE BUYER TAKES THE PROPERTY SUBJECT TO THOSE ENCUMBRANCES.**
- Frequently, properties offered for sale at the auction are subject to special assessments for nuisance abatement (e.g. mowing, demolition) being imposed by a municipal government subsequent to the auction date. The buyer may be responsible for such special assessments imposed after the date of the auction, even if the charges were imposed on the property prior to the sale of the property at the auction.
- The buyer is responsible for any taxes and assessments, including special assessments, which are not included in the judgment, including the full amount assessed against the property for the calendar year in which the auction is held.
- **Leavenworth County makes no assurances that you can obtain title insurance** guaranteeing the marketability of the property purchased at the tax sale, nor title insurance for a bank to which you may grant a mortgage, or title insurance to a subsequent buyer from you. You should contact a title company for information concerning the availability of title insurance.
- Leavenworth County will not furnish any abstract of title, any commitments to insure from any title insurance company, nor will Leavenworth County furnish any title evidence.
- **THE BUYER IS RESPONSIBLE FOR TAKING ANY NECESSARY LEGAL ACTION TO OBTAIN POSSESSION OF THE PROPERTY, SUCH AS, FILING AN EVICTION PROCEEDING.**
- Kansas statutes state that after the confirmation of sale, a legal challenge may still be made questioning the foreclosure procedures. If a challenge is successful, the property could revert to the original owner, and the court could order the purchase price refunded.

- For ten years from the date of the sale, property purchased at a tax lien foreclosure auction may not be transferred to anyone who had a statutory right to redeem. If such a transfer occurs, the person is liable for the amount of the judgment plus interest.
- Properties that do not sell at auction may be offered again at a later auction or may be sold pursuant to K.S.A. 79-2803a and 79-2803b.

Official Auction Listing

**Property Listing for June 15, 2026 Leavenworth County Tax Sale
(Property Listing Subject To Change Up To Day Of Sale)**

\$_____ COA # 01

Lots 16 and 17, Block 16, Central Subdivision, City of Leavenworth, according to the recorded plat thereof, in Leavenworth County, Kansas.

Tax ID: 1-03727

_____ Bidder Number

Parcel Location:
910 SHERMAN AVE
LEAVENWORTH 66048

\$_____ COA # 02

Lots 19, 20, 21, and 22, Block 61, Leavenworth City Proper, City of Leavenworth, Leavenworth County, Kansas.

Tax ID: 1-02298

_____ Bidder Number

Parcel Location:
525 PAWNEE ST LEAVENWORTH
66048

\$_____ COA # 03

Lot 26, Block 15, Central Subdivision In The City Of Leavenworth, Leavenworth County, Kansas.

Tax ID: 1-04067

_____ Bidder Number

Parcel Location:
213 S 10TH ST LEAVENWORTH
66048

**Property Listing for June 15, 2026 Leavenworth County Tax Sale
(Property Listing Subject To Change Up To Day Of Sale)**

\$ _____ COA # 04

Tax ID: 1-02720

_____ Bidder Number

Parcel Location:
00000 POTTAWATOMIE ST
LEAVENWORTH 66048

Block 80, Central Subdivision, City of Leavenworth, Leavenworth County, Kansas, EXCEPT tract in Kelly and Lowes Subdivision, City of Leavenworth, Leavenworth County, Kansas LESS A tract of land in Block 80, Central Subdivision, City of Leavenworth, Leavenworth County, Kansas more fully described as follows: Beginning at the Southwest corner of said Block 80; thence South 89°43' East 26.8 feet along the South line of said Block 80 to the True Point of Beginning, thence South 89°43' East 81.00 feet along said South line; thence North 00° East 172.57 feet to the North line of said Block 80; thence South 88°58'55" West 81.00 feet along said North line; thence South 00° West 170.72 feet to the point of beginning. All in Leavenworth County, Kansas. ALSO LESS The West 26.8 feet of Block 80, Central Subdivision, City of Leavenworth, Leavenworth County, Kansas. ALSO LESS A tract of land in Block 80, Central Subdivision, City of Leavenworth, Leavenworth County, Kansas described as follows: Beginning at a point 107.8 S 89°43' E from the Southwest corner of said Block 80, thence N 00° E 172.58 feet to the North line of said Block 80, thence N 88°58'55" E 75.00 feet; thence S 00°00'11" E 174.27 feet to the South line of said Block; thence N 89°43' W 75.00 feet to the point of beginning. ALSO LESS A tract of land in Block 80, Central Subdivision, City of Leavenworth, Leavenworth County, Kansas described as follows: Beginning at a point 182.8 feet S 89°43' E from the Southwest corner of said Block 80, thence S 89°43' E 75.00 feet along the South line of said Block; thence N 00°01'33" E 175.98 feet to the North line of said Block, thence S 88°58'55" W 75.1 feet, thence S 00°00'11" E 174.27 feet to the point of beginning.

\$ _____ COA # 05

Tax ID: 1-06090

_____ Bidder Number

Parcel Location:
00000 MAPLE ST LEAVENWORTH
66048

Lot 5, Block 21, Fackler's Addition, a subdivision in the City of Leavenworth, Leavenworth County, Kansas.

\$ _____ COA # 06

Tax ID: 1-06572

_____ Bidder Number

Parcel Location:
407 N 20TH ST LEAVENWORTH
66048

A part of the West Half of the Southwest Quarter of Section 27, Township 8 South, Range 22, described as follows: Beginning at a point 1320 feet North and 999.96 feet East of the Southwest corner of said Section 27; thence East parallel with the South line of said Section 27, 290.40 feet to the West line of 20th Street; thence South along said West line of 20th Street 109 feet; thence West 290.40 feet; thence North 109 feet to the point, the place of beginning, reference being hereby made to a survey made by H.V. Parr, County Surveyor, shown at Page 213, Volume H of Record of Surveys for Leavenworth County, in Leavenworth County, Kansas.

**Property Listing for June 15, 2026 Leavenworth County Tax Sale
(Property Listing Subject To Change Up To Day Of Sale)**

\$_____ COA # 07

Lot Nine (9), in Block Two (2), Mix's Subdivision of the City of Leavenworth, Leavenworth County, Kansas.

Tax ID: 1-03399

_____ Bidder Number

Parcel Location:
918 OSAGE ST LEAVENWORTH
66048

\$_____ COA # 09

Lots 9, 10, 11 and 12, Block 1, Cherry Hill Subdivision, City of Leavenworth, Leavenworth County, Kansas.

Tax ID: 1-09406

_____ Bidder Number

Parcel Location:
506 SHERIDAN ST LEAVENWORTH
66048

\$_____ COA # 12

Lot 40, Rolling Meadows Subdivision #3, City of Leavenworth, Leavenworth County, Kansas.

Tax ID: 1-21103

_____ Bidder Number

Parcel Location:
2330 CAMBRIDGE ST
LEAVENWORTH 66048

**Property Listing for June 15, 2026 Leavenworth County Tax Sale
(Property Listing Subject To Change Up To Day Of Sale)**

\$ _____ COA # 15

Tax ID: 1-34822

_____ Bidder Number

Tract A, Final Plat of Carriage Hills Plaza, a re-plat of Lansing Estates First Plat, Lansing Estates Second Plat, Lansing Estates Third Plat and Gamble's Replat in the Northeast Quarter of Section 24, Township 9 South, Range 22 East, City of Lansing, Leavenworth County, Kansas.

Parcel Location:

00000 N MAIN ST LANSING 66043

\$ _____ COA # 16

Tax ID: 1-03504

_____ Bidder Number

Lot 9, Block 18, Ewing, Roelofson & Company Subdivision, City of Leavenworth, Leavenworth County, Kansas.

Parcel Location:

00000 SENECA ST LEAVENWORTH
66048

\$ _____ COA # 17

Tax ID: 1-18769

_____ Bidder Number

Lot 1, Dillon Subdivision, in the City of Tonganoxie, Leavenworth County, Kansas.

Parcel Location:

840 SMILEY RD TONGANOXIE
66086

\$ _____ COA # 18

Tax ID: 1-18373

_____ Bidder Number

The South 50 feet of Lot 7 and the South 50 feet of the West 1/2 of Lot 8, Block 37, Railroad Addition, to the City of Tonganoxie, according to the recorded plat thereof, in Leavenworth County, Kansas.

Parcel Location:

00000 SHAWNEE ST TONGANOXIE
66086

Reference Material

Cause of Action No. 01

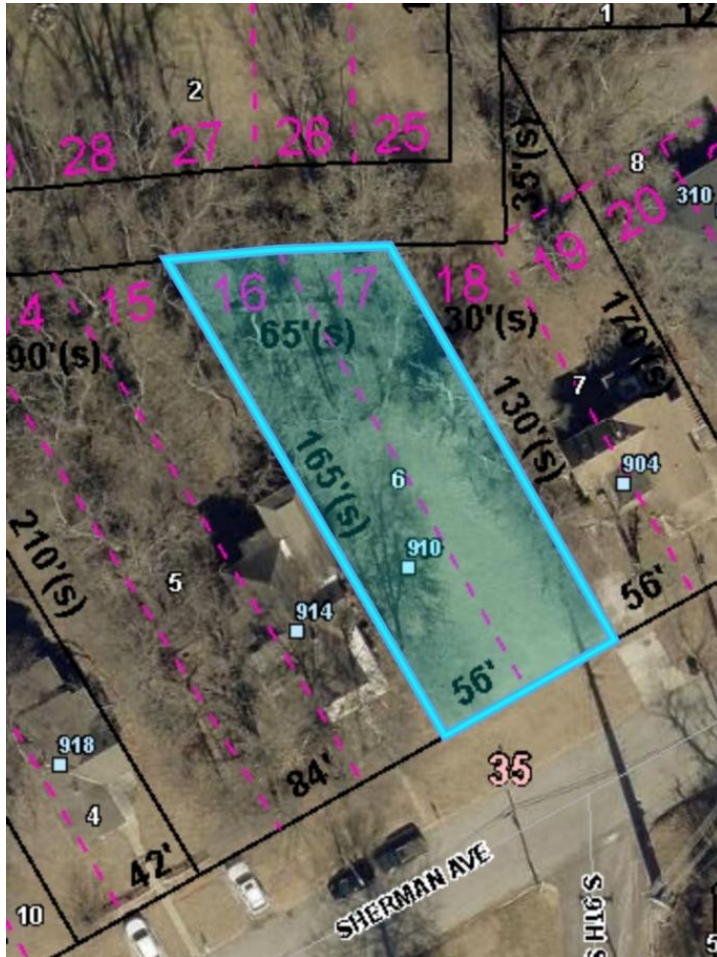
CAMA No: 077-35-0-10-15-006.00-0 **Tax ID No:** 1-03727 **Tax Lien Judgment:** \$19,264.67

Owner(s) of Record: RICHARD L JEFFRIES

Approximate Property Address: 910 SHERMAN AVE LEAVENWORTH 66048

Legal Description: Lots 16 and 17, Block 16, Central Subdivision, City of Leavenworth, according to the recorded plat thereof, in Leavenworth County, Kansas.

[Hyperlink to Leavenworth County GIS Map](#) QuickRef: R4135



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Cause of Action No. 02

CAMA No: 077-26-0-14-07-004.00-0 **Tax ID No:** 1-02298 **Tax Lien Judgment:** \$33,510.33

Owner(s) of Record: RICHARD L JEFFRIES

Approximate Property Address: 525 PAWNEE ST LEAVENWORTH 66048

Legal Description: Lots 19, 20, 21, and 22, Block 61, Leavenworth City Proper, City of Leavenworth, Leavenworth County, Kansas.

[Hyperlink to Leavenworth County GIS Map](#) QuickRef: R2715



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Cause of Action No. 03

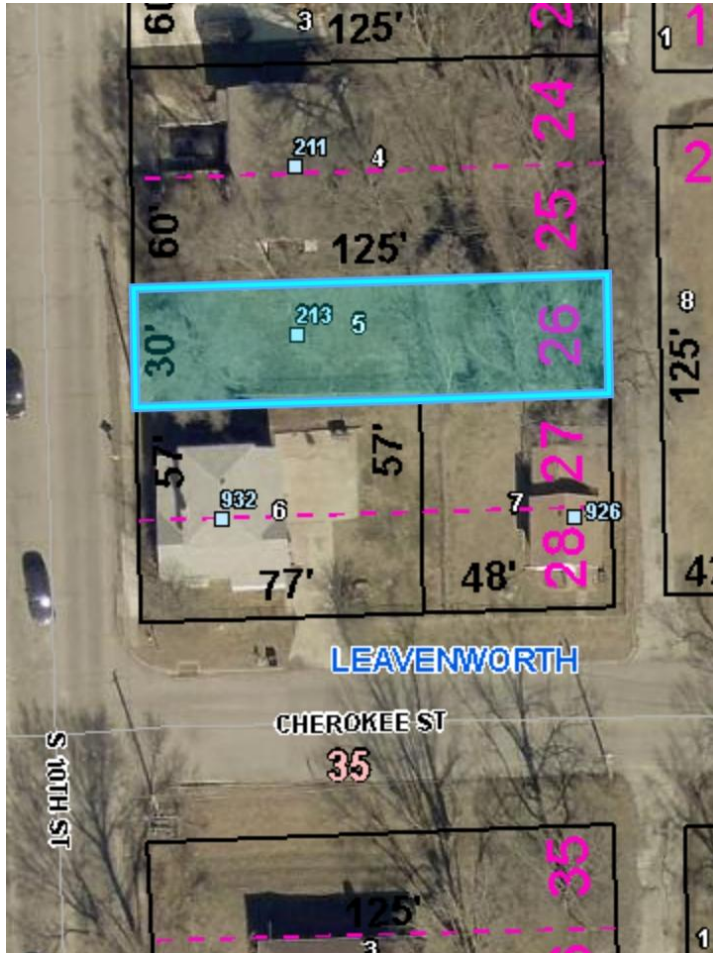
CAMA No: 077-35-0-20-10-005.00-0 **Tax ID No:** 1-04067 **Tax Lien Judgment:** \$41,078.08

Owner(s) of Record: MONTARIAL A WESLEY; LAKISHA WESLEY

Approximate Property Address: 213 S 10TH ST LEAVENWORTH 66048

Legal Description: Lot 26, Block 15, Central Subdivision In The City Of Leavenworth, Leavenworth County, Kansas.

[Hyperlink to Leavenworth County GIS Map](#) QuickRef: R4475



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Cause of Action No. 04

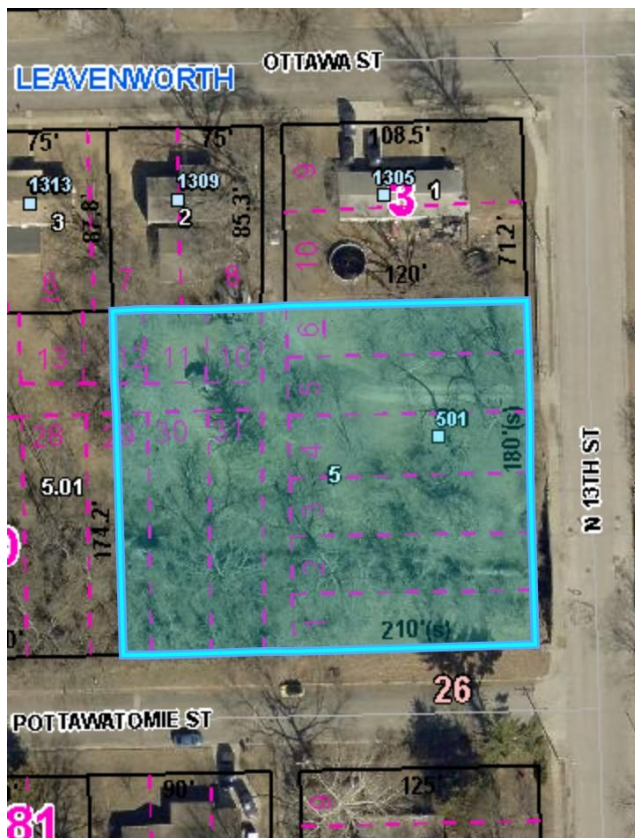
CAMA No: 077-26-0-30-11-005.00-0 **Tax ID No:** 1-02720 **Tax Lien Judgment:** \$8,351.42

Owner(s) of Record: HERBERT H JONES & MARY A JONES

Approximate Property Address: 00000 POTTAWATOMIE ST LEAVENWORTH 66048

Legal Description: Block 80, Central Subdivision, City of Leavenworth, Leavenworth County, Kansas, EXCEPT tract in Kelly and Lowes Subdivision, City of Leavenworth, Leavenworth County, Kansas LESS A tract of land in Block 80, Central Subdivision, City of Leavenworth, Leavenworth County, Kansas more fully described as follows: Beginning at the Southwest corner of said Block 80; thence South 89°43' East 26.8 feet along the South line of said Block 80 to the True Point of Beginning, thence South 89°43' East 81.00 feet along said South line; thence North 00° East 172.57 feet to the North line of said Block 80; thence South 88°58'55" West 81.00 feet along said North line; thence South 00° West 170.72 feet to the point of beginning. All in Leavenworth County, Kansas. ALSO LESS The West 26.8 feet of Block 80, Central Subdivision, City of Leavenworth, Leavenworth County, Kansas. ALSO LESS A tract of land in Block 80, Central Subdivision, City of Leavenworth, Leavenworth County, Kansas described as follows: Beginning at a point 107.8 S 89°43' E from the Southwest corner of said Block 80, thence N 00° E 172.58 feet to the North line of said Block 80, thence N 88°58'55" E 75.00 feet; thence S 00°00'11" E 174.27 feet to the South line of said Block; thence N 89°43' W 75.00 feet to the point of beginning. ALSO LESS A tract of land in Block 80, Central Subdivision, City of Leavenworth, Leavenworth County, Kansas described as follows: Beginning at a point 182.8 feet S 89°43' E from the Southwest corner of said Block 80, thence S 89°43' E 75.00 feet along the South line of said Block; thence N 00°01'33" E 175.98 feet to the North line of said Block, thence S 88°58'55" W 75.1 feet, thence S 00°00'11" E 174.27 feet to the point of beginning.

[Hyperlink to Leavenworth County GIS Map](#) QuickRef: R3135



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Cause of Action No. 05

CAMA No: 077-36-0-30-36-004.00-0 **Tax ID No:** 1-06090 **Tax Lien Judgment:** \$2,241.58

Owner(s) of Record: WANDA ARLENE BELL & KYLEA HOPE BAILEY

Approximate Property Address: 00000 MAPLE ST LEAVENWORTH 66048

Legal Description: Lot 5, Block 21, Fackler's Addition, a subdivision in the City of Leavenworth, Leavenworth County, Kansas.

[Hyperlink to Leavenworth County GIS Map](#) QuickRef: R6471



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Cause of Action No. 06

CAMA No: 078-27-0-30-03-042.00-0 **Tax ID No:** 1-06572 **Tax Lien Judgment:** \$33,611.40

Owner(s) of Record: NANCY J. CHAPMAN

Approximate Property Address: 407 N 20TH ST LEAVENWORTH 66048

Legal Description: A part of the West Half of the Southwest Quarter of Section 27, Township 8 South, Range 22, described as follows: Beginning at a point 1320 feet North and 999.96 feet East of the Southwest corner of said Section 27; thence East parallel with the South line of said Section 27, 290.40 feet to the West line of 20th Street; thence South along said West line of 20th Street 109 feet; thence West 290.40 feet; thence North 109 feet to the point, the place of beginning, reference being hereby made to a survey made by H.V. Parr, County Surveyor, shown at Page 213, Volume H of Record of Surveys for Leavenworth County, in Leavenworth County, Kansas.

[Hyperlink to Leavenworth County GIS Map](#) QuickRef: R6960



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Cause of Action No. 07

CAMA No: 077-26-0-43-03-010.00-0 **Tax ID No:** 1-03399 **Tax Lien Judgment:** \$5,699.21

Owner(s) of Record: GRACE M HAAS (Dec'd)

Approximate Property Address: 918 OSAGE ST LEAVENWORTH 66048

Legal Description: Lot Nine (9), in Block Two (2), Mix's Subdivision of the City of Leavenworth, Leavenworth County, Kansas.

[Hyperlink to Leavenworth County GIS Map](#) QuickRef: R3800



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Cause of Action No. 12

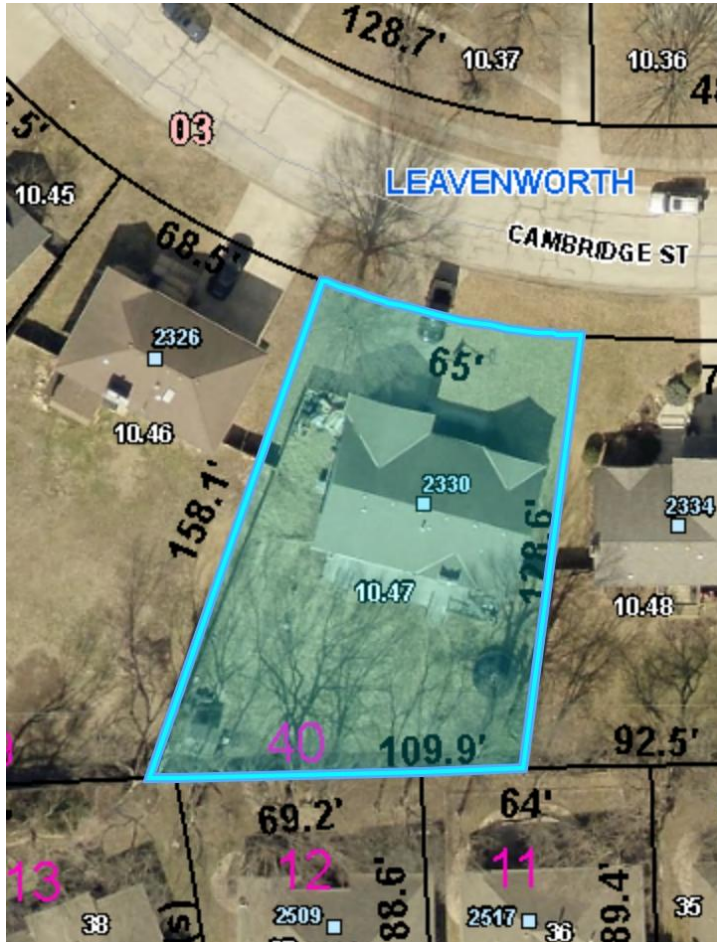
CAMA No: 102-03-0-30-01-010.47-0 **Tax ID No:** 1-21103 **Tax Lien Judgment:** \$29,203.04

Owner(s) of Record: MICHAEL WAKE & FRED H WAKE, IV

Approximate Property Address: 2330 CAMBRIDGE ST LEAVENWORTH 66048

Legal Description: Lot 40, Rolling Meadows Subdivision #3, City of Leavenworth, Leavenworth County, Kansas.

[Hyperlink to Leavenworth County GIS Map](#) QuickRef: R12998



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Cause of Action No. 15

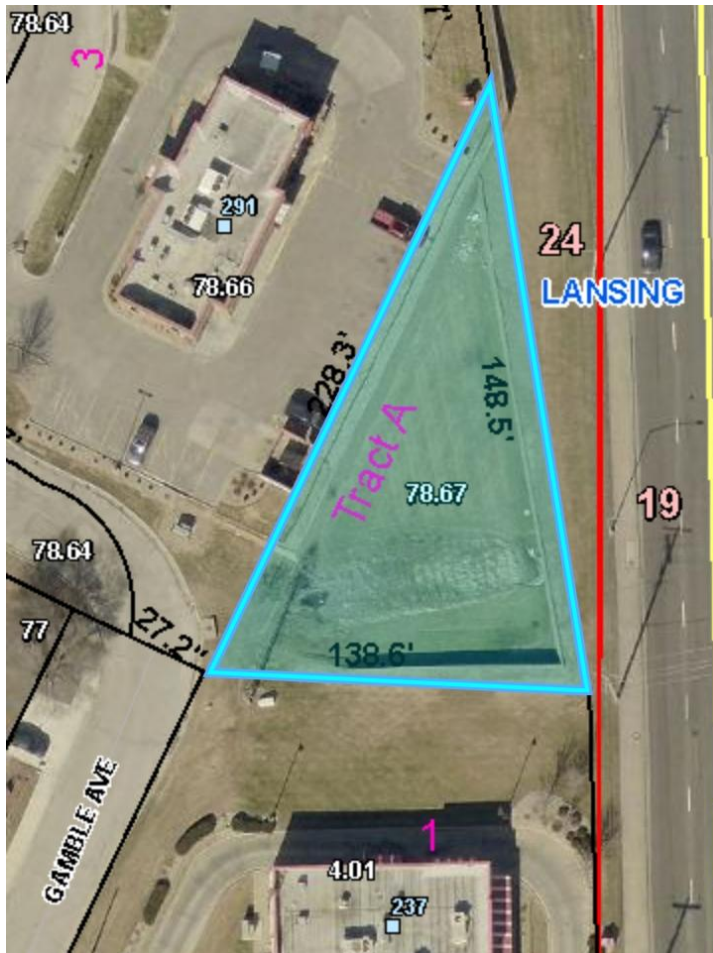
CAMA No: 106-24-0-10-07-078.67-0 **Tax ID No:** 1-34822 **Tax Lien Judgment:** \$115.18

Owner(s) of Record: CARRIAGE HILLS LLC

Approximate Property Address: 00000 N MAIN ST LANSING 66043

Legal Description: Tract A, Final Plat of Carriage Hills Plaza, a re-plat of Lansing Estates First Plat, Lansing Estates Second Plat, Lansing Estates Third Plat and Gamble's Replat in the Northeast Quarter of Section 24, Township 9 South, Range 22 East, City of Lansing, Leavenworth County, Kansas.

[Hyperlink to Leavenworth County GIS Map](#) QuickRef: R15738



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Cause of Action No. 16

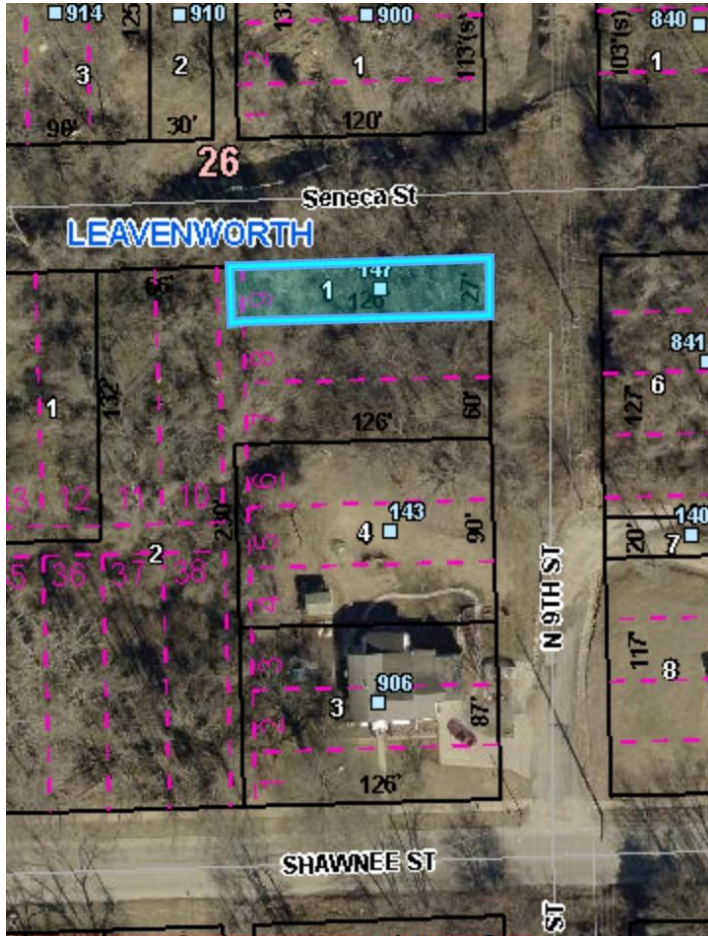
CAMA No: 077-26-0-43-14-001.00-0 **Tax ID No:** 1-03504 **Tax Lien Judgment:** \$184.81

Owner(s) of Record: NEXIA HOLDINGS, INC

Approximate Property Address: 00000 SENECA ST LEAVENWORTH 66048

Legal Description: Lot 9, Block 18, Ewing, Roelofson & Company Subdivision, City of Leavenworth, Leavenworth County, Kansas.

[Hyperlink to Leavenworth County GIS Map](#) QuickRef: R3903



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Cause of Action No. 17

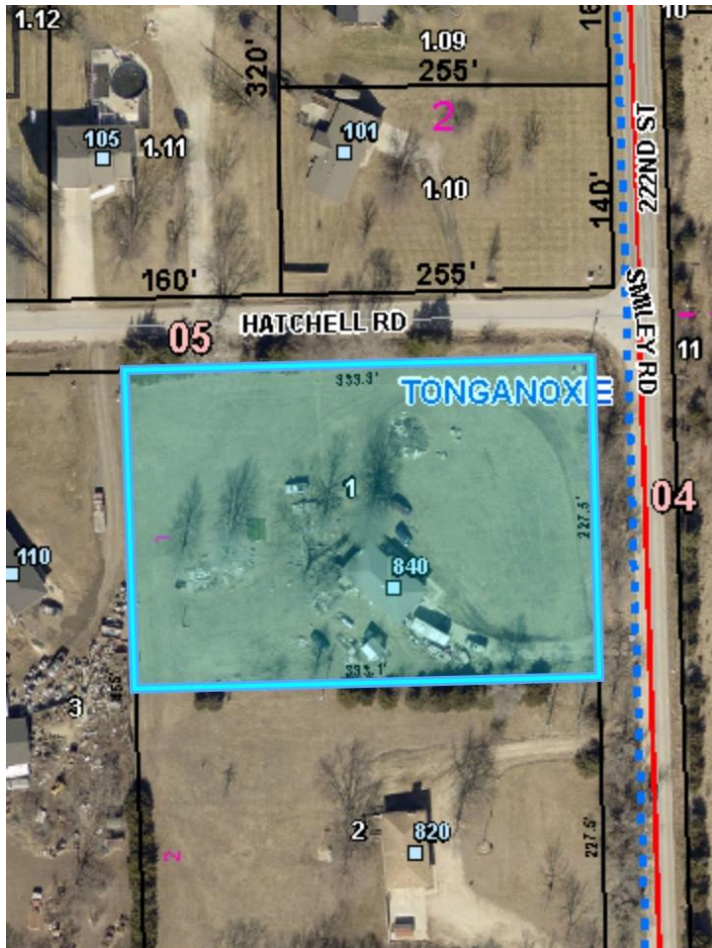
CAMA No: 193-05-0-40-01-001.00-0 **Tax ID No:** 1-18769 **Tax Lien Judgment:** \$28,722.03

Owner(s) of Record: CASSANDRA L VITITOE

Approximate Property Address: 840 SMILEY RD TONGANOXIE 66086

Legal Description: Lot 1, Dillon Subdivision, in the City of Tonganoxie, Leavenworth County, Kansas.

[Hyperlink to Leavenworth County GIS Map](#) QuickRef: R27170



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Cause of Action No. 18

CAMA No: 192-09-0-30-17-004.00-0 **Tax ID No:** 1-18373 **Tax Lien Judgment:** \$213.37

Owner(s) of Record: LARRY D FLORA & ANGELA G FLORA

Approximate Property Address: 00000 SHAWNEE ST TONGANOXIE 66086

Legal Description: The South 50 feet of Lot 7 and the South 50 feet of the West 1/2 of Lot 8, Block 37, Railroad Addition, to the City of Tonganoxie, according to the recorded plat thereof, in Leavenworth County, Kansas.

[Hyperlink to Leavenworth County GIS Map](#) QuickRef: R26339



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