LEGAL NOTICE

TAX SALE NO. 356 UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS V. ABANISHE, ET AL

IN THE DISTRICT COURT OF WYANDOTTE COUNTY, KANSAS
UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS
PLAINTIFF,
Case No. WY-2024-CV-000807
(Tax Sale No. 356)
VS.
TITLE TO REAL ESTATE INVOLVED
ABANISHE, RUTH A., ET AL.
DEFENDANTS

NOTICE OF SALE

Under and by virtue of an Order of Sale, directed, delivered and issued out of the District Court of Wyandotte County, Kansas City, Kansas in Case No. WY-2024-CV-000807, in which the Unified Government of Wyandotte County/Kansas City, Kansas, is plaintiff, and the ascertained owners are defendants, the properties with the following legal description are to be sold with fee simple title for the highest and best bid obtainable therefor subject only to valid covenants running with the land, valid easements of record in use, and taxes and interest which have become a lien thereon subsequent to the date upon which judgement is rendered, specifically including taxes, assessments, charges penalties, interest and costs through the year 2022. This sale shall be accordingly conducted on April 9, 2025, at 10:00 a.m. o'clock via an online auction at https://www.civicsource.com/auctions. In addition, there will be representatives from the Unified Government at Memorial Hall, located at 600 North 7th Street, Kansas City, Kansas 66101, from 9:00 a.m. until 4:45 p.m. the day of the sale.

BE ADVISED THAT THE MINIMUM BID ON ANY PROEPRTY OFFERED FOR TAX SALE 355 SHALL BE THE AMOUNT OF THE DELINQUENT TAXES, INTEREST, COSTS, CHARGES, AND EXPENSES OF THE SALE ASSOCIATED WITH SUCH PROPERTY.

IF YOU HAVE ANY QUESTIONS CONCERNING THE TAX SALE, YOU MAY CALL THE DELINQUENT REAL ESTATE OFFICE AT 913-573-2817.

TAX CLEARANCE WILL BE PROVIDED BY THE OFFICE OF DELINQUENT REAL ESTATE.

REGISTRATION WILL TAKE PLACE EITHER IN PERSON AT THE DELINQUENT REAL ESTATE OFFICE, 2ND FLOOR, WYANDOTTE COUNTY COURTHOUSE, WITH THE EXCEPTION OF WEEKENDS AND HOLIDAYS, OR ONLINE WITH THE DELINQUENT REAL ESTATE OFFICE BY GOING TO https://www.wycokck.org/Delinquent/Bidder.aspx, NOW THRU APRIL 7, 2025, AT 8:00 AM. BIDDERS WILL ALSO HAVE TO CREATE AN ONLINE PROFILE BY GOING TO https://www.civicsource.com/auctions.

The sale shall include all the following described real estate situated in Wyandotte County, Kansas to wit:

******NOTE********
I = Improvement
V = Vacant Lot
C/V = Commercial Vacant Lot
C/I = Commercial Improvement
C&RES = Commercial and Residential
EX/REL = Exempt Religious

002917/MCKI00048 10
Cause of Action 2
Lot 18, WESLEY HEIGHTS, now in and a part of Kansas City, Wyandotte County, Kansas. (Approx. Add. 6336 Waverly Avenue) (I) Taxes from 2019 thru 2023 = $14,722.37

003206/JONE00636 10
Cause of Action 3
Lot 10, WINCHELL'S SUBDIVISION, a subdivision of land in Kansas City, Wyandotte County, Kansas. (Approx. Add. 6601 Rowland Avenue) (I) Taxes from 2016 thru 2023 = $12,726.00

003501/WEAV00078 10
Cause of Action 4
The West 1/2 of Lot 2, SCHONECREST, an addition now in Kansas City, Wyandotte County, Kansas (Approx. Add. 2507 North 67th Street) (I) Taxes from 2018 thru 2023 = $2,966.34

004666/MCDO00146 10
Cause of Action 8
Lot 13, Block 2, CORONADO NORTH, now in and a part of Kansas City, Wyandotte County, Kansas. (Approx. Add. 6200 Everett Avenue) (I) Taxes from 2016 thru 2023 = $13,412.27

017191/TUCK00026 620
Cause of Action 14
Lot 4, Block 21, REDWOOD GARDENS, a subdivision of land in Kansas City, Wyandotte County, Kansas. (Approx. Add. 735 North 70th Terrace) (V) Taxes from 2019 thru 2023 = $5,031.31

018613/TOLL00008 30
Cause of Action 15
Beginning at a point 77 feet East of the Northwest corner of Lot 7, in VALLEY CENTER ANNEX, a subdivision of land in Kansas City, Wyandotte County, Kansas, thence East 96 feet, thence South 145.64 feet, thence Southeasterly at a 2°36'54" deflection to the left a distance of 246.14 feet, thence Northwesterly 186.18 feet to a point due South of beginning, thence North 239.1 feet to the point of beginning. (Approx. Add. 6753 Speaker Road) (V) Taxes from 1993 thru 2023 = $40,223.95

027033/SMIT00530 10
Cause of Action 17
All of Lot 30, SEWELL'S SUBDIVISION, a subdivision of land in Kansas City, Wyandotte County, Kansas. (Approx. Add. 5802 Edith Avenue) (I) Taxes from 2018 thru 2023 = $18,822.50

027205/KANE00005 10
Cause of Action 18
A part of Lot 4, in RESURVEY OF HAMMOND PLACE (except Lots 1, 2, 7, and 8), in Kansas City, Wyandotte County, Kansas, described as follows: Beginning at a point of the Southerly line of said Lot 4, which is 145 feet Easterly from the Southwest corner thereof, as measured along said Southerly line of said Lot 4 thence Northwesterly in a straight line to a point in the North line of said Lot 4, which is 140.00 feet East of the Northwest corner thereof; thence East along the North line of said Lot 4, 95.4 feet to the Northeast corner thereof; thence Southeasterly and Southwesterly along the Easterly and Southerly lines of said Lot 4 to the point of beginning. (Approx. Add. 5800 Parkview Avenue) (I) Taxes from 2017 thru 2023 = $5,973.82

035351/MARQ00055 10
Cause of Action 21
Lot 56, WASHINGTON HEIGHTS, a subdivision in Kansas City, Wyandotte County, Kansas (Approx. Add. 3205 North 74th Street) (I) Taxes from 2017 thru 2023 = $983.29

040013/nige00001 10
Cause of Action 22
The South 1/2 of Lot 7, LANE'S SUBDIVISION, less that part sold to the city, in Kansas City, Wyandotte County, Kansas. (Approx. Add. 2021 North 54th Street) (I) Taxes from 2020 thru = $1,057.94

050260/MNHO00001 30
Cause of Action 25
A 1 foot by 50 foot strip known as Tract 462-A, APPLEWOOD VALLEY, a subdivision in Kansas City, Wyandotte County, Kansas. (Approx. Add. 5301 Barber Avenue) (V) Taxes from 2014 thru 2023 = $345.04

067500/MONS00007 10
Cause of Action 29
Lots 1, 2, 3, 4 and 5, Block 1, ROCK ISLAND PLACE NO 2, a subdivision of land in Kansas City, Wyandotte County, Kansas. (Approx. Add. 291 South 14th Street) (I) Taxes from 2017 thru 2023 = $1,658.10

068113/RUIZ00069 80
Cause of Action 30
Lots 21, 22, and 23, Block 4, WILLIAMSON PLACE, an addition in Kansas City, Wyandotte County, Kansas. (Approx. Add. 1272 Pennsylvania Avenue) (I) Taxes from 2020 thru 2023 = $5,365.30

009462/WORT00016 10
Cause of Action 32
Lot 3, Block 10, HUNTER'S GLEN NO. 2, a subdivision in Kansas City, Wyandotte County, Kansas. (Approx. Add. 836 North 83rd Street) (I) Taxes from 2014 thru 2023 = $3,948.88

046305/LONG00058 30
Cause of Action 35
A tract of land in Lot 4, CUNNINGHAM FARMS, a subdivision in Kansas City, Wyandotte County, Kansas, described as follows: Beginning at the Southeast corner of Lot 4, thence North 644.65 feet; thence West 85 feet; thence South and parallel to the East line of Lot 4, 645.02 feet; thence East 85 feet to the point of beginning. (Approx. Add. 6734 Berry Road) (I) Taxes from 2020 thru 2023 = $11,972.69

047507/MORE00126 10
Cause of Action 36
The East 20 feet of Lot 90 and the West 40 feet of Lot 91, COMBS PARK, a subdivision of land in Kansas City, Wyandotte County, Kansas (Approx. Add. 4838 Washington Avenue) (I) Taxes from 2020 thru 2023 = $4,442.02

050604/CHAV00176 30
Cause of Action 37
Lot 5, POWELL ADDITION, a subdivision of land in Kansas City, Wyandotte County, Kansas. (Approx. Add. 1952 South 53rd Street) (V) Taxes from 2020 thru 2023 = $3,496.29

056609/REYN00011 10
Cause of Action 40
Lots 5, 6, 7, 8, and 9, in Block 6, in GRANDVIEW ORCHARD, an addition in Kansas City, Wyandotte County, Kansas (Approx. Add. 3527 Riverview Avenue) (V) Taxes from 2020 thru 2023 = $27,796.94

056642/EQUI00073 10
Cause of Action 41
Lots 46, 47, and 48, Block 2, GRANDVIEW ORCHARD ADDITION, a subdivision in Kansas City, Wyandotte County, Kansas (Approx. Add. 335 North 35th Street) (I) Taxes from 2019 thru 2023 = $4,265.45

056710/HILL00114 10
Cause of Action 42
Lots 8 and 9, Block 7, GRANDVIEW ORCHARD, an addition in Kansas City, Wyandotte County, Kansas. (Approx. Add. 242 North 34th Street) (V) Taxes from 2016 thru 2023 = $766.92

057002/NICH00046 10
Cause of Action 44
Lots 41, 42, 43, 44 and 45, in Block 6, GRANDVIEW ANNEX, an addition now in and a part of Kansas City, Wyandotte County, Kansas (Approx. Add. 227 & 229 North 31st Street) (I) Taxes from 2018 thru 2023 = $2,330.89

057819/RATT00020 10
Cause of Action 47
Lots 31 and 32, Block 3, ELEVATED ROAD NO. 4, an addition in Kansas City, Wyandotte County, Kansas. (Approx. Add. 341 North 21st Street) (I) Taxes from 2020 thru 2023 = $9,635.49

058925/VANG00044 10
Cause of Action 49
All of Lots 14, 15, and 16, in Block 2, CLIFTON HILLS, an addition now in and a part of Kansas City, Wyandotte County, Kansas (Approx. Add. 231 North 26th Street) (I) Taxes from 2021 thru 2022 = $7,938.79

058952/COOP00035 10
Cause of Action 50
Lots 26 and 27, Block 3, CLIFTON HILLS, a subdivision of land in Kansas City, Wyandotte County, Kansas (Approx. Add. 201 North 25th Street) (I) Taxes from 2020 thru 2023 = $6,966.04

061003/SPEA00023 10
Cause of Action 54
Beginning at a point 697 feet East and 25 feet South of the Northwest corner of the Southeast 1/4 of the Southwest 1/4 of Section 6, Township 11, Range 25, thence South 125 feet, thence East 75 feet, thence North 125 feet, thence West 75 feet, to the beginning, being a part of Lot 1, ALLEN GARNER LAND, in Wyandotte County, Kansas, and the West 25 feet of the East 120 feet of the South 125 feet of the North 150 feet of Lot 1 of the ALLEN GARNER LAND, in Wyandotte County, Kansas, LESS two parcels of land described in deed Book 1884 Page 139 Document number 674675, ALSO LESS a tract of land described in deed Book 4391 Page 510 Document number 2002R-04537. (Approx. Add. 1322 North 43rd Street) (V) Taxes from 1990 thru 2023 = $4,395.66

061858/RAMI00153 10
Cause of Action 56
Lot 24, VICTORY HEIGHTS, a subdivision in Kansas City, Wyandotte County, Kansas. (Approx. Add. 1938 North 46th Street) (I) Taxes from 2020 thru 2023 = $5,806.94

164605/RICH00118 10
Cause of Action 58
The South 65 feet of Lot 3, in SORTOR'S GREEN HILL ADDITIOIN, an addition in the City of Kansas City, Wyandotte County, Kansas (Approx. Add. 3211 North 33rd Street) (I) Taxes from 2019 thru 2023 = $2,236.19

002458/STIT00027 10
Cause of Action 61
Lot 66, CLEAR VIEW HEIGHTS SUBDIVISION, now in and a part of Kansas City, Wyandotte County, Kansas. (Approx. Add. 2816 North 65th Street) (I) Taxes from 2020 thru 2023 = $6,073.27

026710/STAN00078 10
Cause of Action 64
Lot 16, BARKER'S ADDITION, a subdivision in Kansas City, Wyandotte County, Kansas. (Approx. Add. 5170 Parkview Avenue) (I) Taxes from 2020 thru 2023 = $3,436.76

028112/MYER00018 30
Cause of Action 66
Lot 12, Block 33, RESURVEY OF RESURVEY OF THE FIRST ADDITION TO HIGHLAND CREST, a subdivision in the City of Kansas City, Wyandotte County, Kansas (Approx. Add. 5201 Alma Street) (I) Taxes from 2020 thru 2023 = $9,397.39

045917/CAMP00043 30
Cause of Action 69
Lots 45, 46, 47 and 48, Block 8, LOVELACE, a subdivision of land in Kansas City, Wyandotte County, Kansas. (Approx. Add. 5644 Clark Avenue) (I) Taxes from 2020 thru 2023 = $14,090.55

057982/ENLO00008 10
Cause of Action 72
Lot 9, Block 20, GRACE HILL, a subdivision of land in Kansas City, Wyandotte County, Kansas. (Approx. Add. 82 South 18th Street) (I) Taxes from 2020 thru 2023 = $2,132.19

062401/JONE00637 10
Cause of Action 75
All of Lot 2, in HAMPTONVALE NO. 2, a subdivision of land in Kansas City, Wyandotte County, Kansas. (Approx. Add. 1869 North 41st Terrace) (I) Taxes from 2013 thru 2021 = $17,363.78

062913/JONE00587 10
Cause of Action 76
Lot 19, in JUDDLAND, a subdivision in Kansas City, Wyandotte County, Kansas (Approx. Add. 4009 Coleman Court) (I) Taxes from 2020 thru 2023 = $4,934.50

063567/COTT00013 10
Cause of Action 77
The West 45 feet of Lot 30, WOODLAND PARK, an addition in Kansas City, Wyandotte County, Kansas. (Approx. Add. 3226 Everett Avenue) (I) Taxes from 2021 thru 2023 = $2,941.33

063663/ALEM00013 10
Cause of Action 78
The West 100 feet of Lot 53, WOODLAND PARK, an addition in Kansas City, Wyandotte County, Kansas (Approx. Add. 1155 North 34th Street) (I) Taxes from 2019 thru 2023 = $3,948.19

040805/ANGE00009 10
Cause of Action 79
All of Lot 4, in WYN-MAR GARDENS, a subdivision of land in Kansas City, Wyandotte County, Kansas. (Approx. Add. 2857 North 83rd Terrace) (I) Taxes from 2020 thru 2023 = $9,971.49

065725/SOSA00022 10
Cause of Action 83
Lots 21 and 22, Block 1, CHELSEA ANNEX, a subdivision of land in Kansas City, Wyandotte County, Kansas (Approx. Add. 1501 North 23rd Street) (I) Taxes from 2018 thru 2023 = $1,584.61

067341/RIVE00025 10
Cause of Action 87
Lots 31, 32, 33, and 34, Block 4, ROCK ISLAND PLACE, a subdivision of land in Kansas City, Wyandotte County, Kansas (Approx. Add. 1229 Gilmore Avenue) (I) Taxes from 2020 thru 2023 = $3,344.49

068816/PAYN00053 10
Cause of Action 90
The West 35 feet of Lot 30, Block 3, CHELSEA PLACE, a subdivision in Kansas City, Wyandotte County, Kansas, along with 5 feet of the vacated street lying adjacent. (Approx. Add. 1972 Garfield Avenue) (V) Taxes from 2020 thru 2023 = $385.34

068840/BAIL00032 10
Cause of Action 91
Lot 5, except the South 6 feet thereof, Block 6, CHELSEA PLACE, an addition in Kansas City, Wyandotte County, Kansas, and the 5 feet of vacated street adjacent. (Approx. Add. 1967 Garfield Avenue) (I) Taxes from 2020 thru 2023 = $5,360.03

069009/VAZQ00052 10
Cause of Action 92
The South 32 feet of Lot 9, HUSTED PLACE ANNEX, a subdivision of land in Kansas City, Wyandotte County, Kansas. (Approx. Add. 16 North Mill Street) (I) Taxes from 2011 thru 2023 = $6,934.37

070004/GONZ00262 10
Cause of Action 93
The South 15 feet of Lot 6, and the North 15 feet of Lot 7, Block 1, WALLACE PLACE, a subdivision of land in Kansas City, Wyandotte County, Kansas. (Approx. Add. 77 South 12th Street) (I) Taxes from 2020 thru 2023 = $2,167.06

070091/MEND00110 10
Cause of Action 94
The North 30.9 feet of Lot 17, Block 5, WALLACE PLACE, a subdivision in the city of Kansas City, Wyandotte County, Kansas (Approx. Add. 205 South Bethany Street) (I) Taxes from 2020 thru 2023 = $2,996.04

070308/CALD00077 10
Cause of Action 95
Lot 9, in MOBERLY PLACE, an addition in Kansas City, Wyandotte County, Kansas. (Approx. Add. 39 South 9th Street) (I) Taxes from 2020 thru 2019 = $3,022.66

070408/GONZ00116 10
Cause of Action 96
All of Lot 2 and the North 1/2 of Lot 3, Block 1, FAIRVIEW, an addition in Kansas City, Wyandotte