

RENO COUNTY, KANSAS TAX FORECLOSURE SALE
Sale Date: Thursday, November 14th, 2024 - 9:00 a.m.
Location: Memorial Hall, 101 South Walnut, Hutchinson, KS
CASE NO. RN-2024-CV-000177

1. All bidders must register and obtain a number to be used during the auction. Only individual persons or other legal entities will be allowed to register to bid. Anyone wishing to register a partnership or corporation must have the exact name of the entity, have the authority to purchase property in its name and be prepared to identify the partners, officers, directors, and stockholders. (See #3 below)

2. **Property will not be sold to a person who is not present and has not registered as a bidder.**

3. **You cannot bid on any parcel if you were the owner at any time when any part of the tax lien became due.** Basically, if you have had some ownership connection with a sale property when the taxes became due, do not bid before checking your eligibility to buy. If you have any questions regarding your eligibility to bid or the terms of sale, please ask any representative of Reno County or the auctioneers prior to commencement of the bidding process.

4. If within ten (10) years any parcel of real estate purchased at this auction is transferred, sold or given to a person who had the right of redemption prior to sale, the person transferring the property may be liable for an amount equal to the original judgment lien against the property.

5. **Terms of the sale: CASH, only first party personal checks signed by the registered bidder on Kansas banks will be accepted,** unless otherwise approved by the County Counselor. Checks pre-signed by a party that's not present at the sale will not be accepted. All checks will be deposited immediately by the Sheriff following the sale. **ALL SALES ARE FINAL** subject to approval of the Court and any right of redemption allowed the IRS where applicable (See Paragraph 9 below).

6. Successful bidders will be held responsible for their bids and must make payment in full for their purchase(s) at the close of the auction. If not, legal action may be taken against you to enforce your bid and you will be ineligible to bid at future sales. Any property not paid for will be resold today at the close of the auction.

7. According to K.S.A. 79-2804, the Sheriff is required to register the deeds for the properties purchased at the Tax Foreclosure Sale prior to delivering them to the buyer. Therefore, collection of **\$21.00 for the first page and \$17 for additional pages** is due at checkout for the registration of the deed(s) from the buyer of each parcel.

8. A receipt of purchase will be given at time of payment. A Sheriff's deed will be issued and mailed in the name of the registered 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 *60 days* after the date of sale. This waiting period allows all payments to clear. Property is sold subject to valid easements, covenants, restrictions of record, taxes and special assessments as indicated in paragraph 10, and the IRS redemption rights outlined below. Purchasers of property subject to the IRS redemption right will not receive a deed until 120 days following sale or a refund of redemption occurs.

9. **The Internal Revenue Service has a 120-day redemption period after the sale and the properties remaining in this sale in which the IRS has an interest are: 7291 and 7456.**

10. As a result of this Sheriff's Sale, all 2023 and prior year's taxes will be discharged. **The purchaser will be responsible for payment of all taxes and specials for 2024 and subsequent years, the taxes are not pro-rated to the sale dates.** With respect to properties located in any city, there may be mowing, or other charges added to the 2023 taxes for work done from July 1, 2023, to June 1, 2024. **Mowing charges incurred after July 1, 2024, may appear on the 2025 tax statement.**

11. **The Sheriff is selling real estate only. He has no authority to sell personal property left on the premises, including mobile homes.** If there is personal property left on the premises, you may wish to seek the advice of an attorney regarding your rights and responsibilities. The County Counselor will not provide you with legal advice.

12. **PROPERTY IS SOLD AS IS.** Neither Reno County, the Sheriff, nor any of their agents, make any representation concerning the value, quality, condition, zoning limitations or potential uses of property offered for sale. The buyer is solely responsible for all such determinations.

13. **REFUNDS.** In the event the Court does not confirm the sale of a parcel, or in the event the Court should later vacate or declare the sale to be invalid based upon a legal challenge, the Buyer is entitled only to a refund of the purchase money and the recording fee. In all other instances, sales are final.

14. **TITLE INSURANCE.** You should consider the limitations on the issuance of title insurance on parcels purchased at a Sheriff's Sale. **Most title companies will not issue a policy of title insurance on a tax sale property until one (1) year following the sale.** One title company with a Hutchinson office has established a policy that it will not issue a title insurance policy on any tax sale property for fifteen (15) years following the sale, if it concludes the property owner was not served personally with Summons. You should be advised that Kansas law permits service by other means, including publication notice, if personal service cannot be obtained with due diligence. There is at least one title company in Hutchinson which will insure the title after one (1) year if alternate service of Summons is made.

15. If you have any questions or need additional information following the sale, you may call Patrick Hoffman or Jubilee Critchfield at (620) 694-2926.