

**IN THE THIRTIETH JUDICIAL DISTRICT  
DISTRICT COURT, PRATT COUNTY, KANSAS**

THE BOARD OF COUNTY )  
 COMMISSIONERS OF PRATT COUNTY, )  
 KANSAS, )  
 )  
 Plaintiff, )  
 )  
 v. )  
 )  
 JACK E. BAILEY, ET AL., )  
 )  
 Defendants. )  
 \_\_\_\_\_ )

Case No. 2022-CV-000013

**NOTICE OF SHERIFF'S SALE**

Public notice is hereby given that under and by virtue of an Order of Sale issued to me out of the District Court of Pratt County, Kansas, in the above entitled action, I will, on November 3, 2022, at 10:00 a.m., on the first floor of the Pratt County Courthouse, 300 S. Ninnescah in the City of Pratt, Kansas, offer at public sale, and sell to the highest bidder for cash in hand, all of the following described parcels of real property situated in Pratt County, Kansas, subject only to valid covenants remaining with the land, valid easements of record in use, taxes and interest which become a lien thereon subsequent to the date of judgment, and right of redemption of the United States of America as to Tract 72 only. Said parcels of real property are being sold as property of the respective Defendants designated as owners thereof or as having some interest of claim thereto. All real estate is to be sold and will be sold without appraisalment to satisfy said Order of Sale and the respective adjudged liens thereon:

**Tract Number:** 3            **Parcel Number:** 882100  
**Property Description:** Lot Seventeen (17) and Lot Eighteen (18) of Block Two (2) of Cogswells Addition to the City of Preston, Pratt County, Kansas (604 Thomas St., Preston, KS 67583)  
**Lien Amount (through date of Judgment):** \$4,195.21  
**Owner(s), et al.:** (1) Jack E. Bailey (deceased); (2) Teresa Chain; (3) Jessica Bailey; (4) Kyle Bailey

**Tract Number:** 11            **Parcel Number:** 890000  
**Property Description:** Lot Seven (7) of Block Thirty-six (36) of the City of Preston, Pratt County, Kansas (507 Main St., Preston, KS 67583)  
**Lien Amount (through date of Judgment):** \$2,526.26  
**Owner(s), et al.:** (1) William Lee Cain (deceased); (2) Logan James Cain

**Tract Number:** 12            **Parcel Number:** 1141700  
**Property Description:** A two-acre tract of land in the form of a square located in the Southwest corner of the Southwest Quarter (SW/4) of Section Thirty-two (32), Township Twenty-seven (27) South, Range Fifteen (15) West of the 6th P.M., Pratt County, Kansas (20 NW 140th Ave., Haviiland, KS 67059)  
**Lien Amount (through date of Judgment):** \$2,800.97  
**Owner(s), et al.:** (1) Doug Callis (deceased); (2) ReGayla Hawkins; (3) Angela Bilyeu; (4) Troy Callis; (5) Andrea Webber; (6) Kansas Department of Health and Environment

**Tract Number:** 15            **Parcel Number:** 866400  
**Property Description:** A tract of land located in the Northwest Quarter (NW/4) of Section Two (2), Township Twenty-eight (28) South, Range Thirteen (13) West of the 6th P.M., Pratt County, Kansas, more particularly described as follows: Commencing at the point of intersection of the South Right-of-Way line of State Highway 54 and the East line of the Northwest Quarter (NW/4) of said Section Two (2); thence along the South Right-of-Way line of said Highway South 89°55'00" West a distance of 989.02 feet; thence South 00°01'28" West a distance of 250 feet to a point of beginning; thence South 00°01'23" West a distance of 189.11 feet; thence South 89°56'05" West a distance of 210.00 feet; thence North 01°57'18" East a distance of 56.72 feet; thence South 89°56'05" West a distance of 100.02

feet; thence North 00°01'38" East a distance of 132.42 feet; thence North 89°56'05" East a distance of 308.10 feet to the point of beginning (1803 E. First St., Pratt, KS 67124)

**Lien Amount (through date of Judgment):** \$32,978.87

**Owner(s), et al.:** (1) Hi Tung Chan; (2) Jun Xu

**Tract Number:** 17      **Parcel Number:** 715800

**Property Description:** Part of Block Twenty-six (26) of Reed and Coignys Addition to the City of Pratt, Pratt County, Kansas, more particularly described as follows, to-wit: Beginning at a point on the West line of said Block Twenty-six (26), 50 feet South of the Northwest corner thereof; thence running East parallel with the North line of said Block Twenty-six (26) a distance of 142 feet; thence South 50 feet; thence West 142 feet to the West line of said Block Twenty-six (26); thence North 50 feet to the point of beginning (120 N. Mound St., Pratt, KS 67124)

**Lien Amount (through date of Judgment):** \$4,006.18

**Owner(s), et al.:** (1) Dusty L. Clayton

**Tract Number:** 18      **Parcel Number:** 911100

**Property Description:** A tract of land beginning at a point designated as the Southeast Corner of the Southwest Quarter of the Southwest Quarter (SE/C SW/4 SW/4) of Section Nineteen (19), Township Twenty-Nine (29) South, Range Twelve (12) West of the 6th P.M., Pratt County, Kansas, and running North 190 feet, thence West 130 feet more or less, to the East line of the street, thence South 190 feet, thence East 130 feet, more or less, to the place of beginning (302 E. Broadway Ave., Sawyer, KS 67134)

**Lien Amount (through date of Judgment):** \$2,635.31

**Owner(s), et al.:** (1) Betty Jo Walker; (2) Jeremy Courtney; (3) Tonya Courtney; (4) Michael Courtney

**Tract Number:** 21      **Parcel Number:** 894600

**Property Description:** All of Lot Seven (7) and the South 40 feet of Lot Eight (8) of Block Sixty-one (61) of the City of Preston, Pratt County, Kansas (300 Howard St., Preston, KS 67583)

**Lien Amount (through date of Judgment):** \$913.43

**Owner(s), et al.:** (1) Gary E. Duerson; (2) Alice S. Duerson

**Tract Number:** 34      **Parcel Number:** 772600

**Property Description:** Lot Seven (7) of Block Fifty (50) of Grandview Addition to the City of Pratt, Pratt County, Kansas (1002 Champa St., Pratt, KS 67124)

**Lien Amount (through date of Judgment):** \$3,484.55

**Owner(s), et al.:** (1) Willis Gould; (2) Louise Gould

**Tract Number:** 56      **Parcel Number:** 636600

**Property Description:** Lot One (1), Lot Two (2), and Lot (3) of Block Three (3) of Simpsons Subdivision of Block Twenty-five (25) of Simpsons Second Addition to the City of Pratt, Pratt County, Kansas (415 E. Cleveland St., Pratt, KS 67124)

**Lien Amount (through date of Judgment):** \$3,197.73

**Owner(s), et al.:** (1) Judy A. Mason

**Tract Number:** 62      **Parcel Number:** 887100

**Property Description:** Lot Three (3) and the North Half of Lot Four (4) of Block Thirty-two (32) of the City of Preston, Pratt County, Kansas (511 Thomas St., Preston, KS 67583)

**Lien Amount (through date of Judgment):** \$4,645.56

**Owner(s), et al.:** (1) Jacquelyn Metcalfe; (2) Ninnescah Valley Bank, f/k/a First National Bank of Cunningham

**Tract Number:** 67      **Parcel Number:** 519900

**Property Description:** A tract of land beginning 125 feet West of the Southeast Corner of Lot Seven (7) of Block Ten (10) of Coats Original City, Pratt County, Kansas, thence North 150 feet, thence West 150 feet, thence South 150 feet, thence East 150 feet to the point of beginning (310 Harding St., Coats, KS 67028)

**Lien Amount (through date of Judgment):** \$1,533.60

**Owner(s), et al.:** (1) Cheryl A. Phye

**Tract Number:** 70      **Parcel Number:** 513000

**Property Description:** Lot Eighteen (18) of Block Eight (8) of Coats Original City, Pratt County, Kansas (401 Robinson Ave., Coats, KS 67028)

**Lien Amount (through date of Judgment):** \$1,828.39

**Owner(s), et al.:** (1) Maxine E. Phye (deceased); (2) Francis Phye; (3) Larry Phye

**Tract Number:** 71      **Parcel Number:** 1088700

**Property Description:** A tract of land located in the North Half of the Southwest Quarter (N/2 SW/4) of Section Fifteen (15), Township Twenty-seven (27) South, Range Thirteen (13) West of the 6th P.M., Pratt County, Kansas: Beginning at a point 580.80 feet South of the North line of said N/2 SW/4, said point being on the East right-of-way line of US Highway 281, as it now exists; thence East 512.90 feet; thence South 409.20 feet; thence West 512.00 feet to the East right-of-way line of U.S. Highway 281; thence North along the East line of said-right-of-way 409.20 feet to the point of beginning (30166 N. U.S. Highway 281, Pratt, KS 67124)

**Lien Amount (through date of Judgment):** \$16,436.53

**Owner(s), et al.:** (1) Matthew W. Poschen; (2) Ginny N. Poschen; (3) Wilfred Peltier (deceased); (4) The Wilfred J. Peltier Trust, Cecilia Peltier, Trustee

**Tract Number:** 72      **Parcel Number:** 958006

**Property Description:** A strip of land in the Northeast Quarter (NE/4) of Section Thirty-two (32), Township Twenty-seven (27) South, Range Thirteen (13) West of the 6th P.M., Pratt County, Kansas, described as follows: Point of Beginning from the SE Corner of NE/4 of said section; thence on an assumed bearing of N 0°10'20" E 1230.32 feet on the section line; thence N 85°36'48" W 20.05 feet to a 7/8" rebar at said point of beginning, to a strip of land 40.00 feet wide 20.00 feet either side of the following described line for road right-of-way purposes; thence N 85°36'48" W 931.17 feet to a 7/8" rebar and there terminating (0 NW 10th Ave., Pratt, KS 67124)

**Lien Amount (through date of Judgment):** \$780.62

**Owner(s), et al.:** (1) Jeffery W. Pyles; (2) Diana L. Pyles; (3) Kim D. Huckriede; (4) Penny Huckriede; (5) John P. Mies; (6) Sharon K. Mies; (7) Robert J. Jones; (8) Joela R. Jones; (9) United States Internal Revenue Service

**Tract Number:** 76      **Parcel Number:** 615300

**Property Description:** Lot Five (5) of Block One (1) of Simpsons Addition to the City of Pratt, Pratt County, Kansas (306 N. Pine Street, Pratt, KS 67124)

**Lien Amount (through date of Judgment):** \$7,749.31

**Owner(s), et al.:** (1) Robert B. Sandburg (deceased); (2) Kansas Department of Health and Environment

**Tract Number:** 82      **Parcel Number:** 882000

**Property Description:** Lot Thirteen (13), Lot Fourteen (14), Lot Fifteen (15), and Lot Sixteen (16) of Block Two (2) of Cogswell Addition to the City of Preston, Pratt County, Kansas (600 Thomas St., Preston, KS 67583)

**Lien Amount (through date of Judgment):** \$3,742.29

**Owner(s), et al.:** (1) Terisa Smiley; (2) Jack E. Bailey (deceased); (3) Teresa Chain; (4) Jessica Bailey; (5) Kyle Bailey; (6) Nationstar Mortgage, LLC

**Tract Number:** 86      **Parcel Number:** 822000

**Property Description:** The North 37 feet of Lot Thirteen (13) and South 7 feet of Lot Fourteen (14) of Block Five (5) of the Resurvey of Blocks Four (4), Five (5), Eight (8), Nine (9), Ten (10), Fifteen (15), Sixteen (16), Seventeen (17), Twenty (20), Twenty-one (21), and Twenty-two (22) of Simpsons Second Addition to the City of Pratt, Pratt County, Kansas (418 Curtis St., Pratt, KS 67124)

**Lien Amount (through date of Judgment):** \$6,428.57

**Owner(s), et al.:** (1) David M. Thompson

**Tract Number:** 89      **Parcel Number:** 1084200

**Property Description:** A tract beginning at a point where the North section line of Section Ten (10), Township Twenty-seven (27) South, Range Thirteen (13) West of the 6th P.M., Pratt County, Kansas, intersects the East right-of-way line of U.S. 281 Highway, thence South along said right-of-way 400 feet to a point of beginning; thence with a deflection angle of 90° Left (East) 400 feet; thence with a deflection angle of 90° Right (South) 200 feet; thence with a deflection angle of 90° Right (West) 400 feet; thence with a deflection angle of 90° Right (North) 200 feet to the point of beginning (40478 N. US Highway 281, Pratt, KS 67124)

**Lien Amount (through date of Judgment):** \$4,032.88

**Owner(s), et al.:** (1) Parnon Gathering, Inc.; (2) J.P. Energy Marketing, LLC

**Tract Number:** 91      **Parcel Number:** 744800

**Property Description:** Lot Ten (10) and Lot Eleven (11) of Block Twenty-six (26) of Buena Vista Heights Addition to the City of Pratt, Pratt County, Kansas (116 Gardner St., Pratt, KS 67124)

**Lien Amount (through date of Judgment):** \$7,807.44

**Owner(s), et al.:** (1) M. Gene Tritt (deceased); (2) Lola Tritt (deceased); (3) Randy Tritt; (4) Dan Tritt; (5) Paula Mitchell

James White  
Sheriff of Pratt County, Kansas

Tyson R. Eisenhauer, #25424  
Johnston Eisenhauer Eisenhauer & Lynch, LLC  
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