

IMPORTANT: PLEASE READ THIS CAREFULLY

Woodson County Real Estate Tax Foreclosure Action

General Information

This notice explains important details about the Summons and Petition you received, which are part of a legal case filed in the Woodson County District Court. This case involves unpaid taxes on the real estate or mineral interest identified in the Petition. If no action is taken, this property will be sold at a sheriff's sale.

If you have specific questions about your property or legal rights, contact a lawyer.

About the Lawsuit

The Board of County Commissioners of Woodson County, Kansas (referred to as "the County"), has filed this case to recover unpaid property taxes by foreclosing on the property listed in the Petition. The Petition lists each property by a Parcel Number and Tax ID number. It also identifies anyone who might have a legal interest in or claim to the property.

By law, everyone with a potential interest must be notified of this case to give them a chance to protect their rights.

Documents You Received

- **Petition:** This is the official document that starts the lawsuit. It includes details about the properties involved.
- **Summons:** This document lists the specific parcel(s) that County records indicate you may have an interest in. Even if you don't believe you own or have a claim to these parcels, review all properties listed in the Petition to make sure none of them involve you.
- **Exhibit A:** This attachment provides detailed information about each property, including:
 1. Parcel Number
 2. Tax ID Number
 3. Legal Description
 4. Approximate Street Address (if available)
 5. Amount of overdue taxes
 6. Owner of record (as listed in Woodson County's records)

How to Avoid Foreclosure and Sale of the Property

All properties listed in the Petition and Exhibit A will be sold at a sheriff's sale 2–6 months after the Petition's filing date (the exact filing date is at the top right corner of the **Petition**).

You can stop the foreclosure and sale by "redeeming" the property before the sale. This means paying all overdue taxes and costs (called "Redemption Costs") in full. The Redemption Costs for each property are listed in **Exhibit A** and are accurate as of the **Petition's** filing date. To get the current payoff amount, please contact your local treasurer's office as explained below.

[OVER]

Redeeming Your Property

To redeem your property to remove it from foreclosure and avoid sale of the property:

1. Call the Woodson County Treasurer's Office at **620-625-8605** and provide your Tax ID Number.
2. The Treasurer's Office will tell you the current Redemption Costs.
3. Pay the full amount using one of the following methods:
 - Cash
 - Certified Check
 - Cashier's Check
 - Money Order
 - Credit Card (if available at your local treasurer's office)
4. Send payments to: **Woodson County Treasurer's Office**
105 W. Rutledge St., #105, Yates Center, KS 66783

Important: Personal checks may not be accepted at this stage.

Once you pay in full, the property will be removed from the foreclosure case. Partial payments will not stop the foreclosure.

Note: If you are not the owner of the property, paying the Redemption Costs does **not** give you ownership rights.

What Happens if the Property is Sold

If the property is sold at a sheriff's sale:

- The County can only use the sale proceeds to recover unpaid taxes. If the sale amount is less than the taxes owed, the County cannot ask you for the remaining balance.
- Once sold, you will lose all rights and claims to the property. After the sale, there is no way to redeem the property.

You will only be notified of the sale date if you or your lawyer file an official response (called an "Answer") to the Petition or file an Entry of Appearance in the case.

Filing an Answer

To file an Answer:

- File within **21 days** of receiving the Petition and Summons.
- If you live outside Kansas, you have **30 days** to file.

You don't need to file an Answer to redeem your property. However, financial hardship or disagreements over the property's value cannot be used as a defense in this case.

Questions?

If you have more questions, it is strongly recommended that you contact an attorney.

For any additional assistance, reach out to the Woodson County Treasurer's Office at **620-625-8605**.