

IN THE DISTRICT COURT OF POTTAWATOMIE COUNTY, KANSAS

NATIONSTAR MORTGAGE LLC D/B/A MR.  
COOPER

PLAINTIFF

-vs-

No. 2022-CV-000012  
Div. No.  
K.S.A. 60  
Mortgage  
Foreclosure

JOSE AGUERO VALLEJO, et. al.;

DEFENDANTS

**NOTICE OF SHERIFF'S SALE**

Under and by virtue of an Order of Sale issued by the Clerk of the District Court in and for the said County of Pottawatomie, in a certain cause in said Court Numbered 2022-CV-000012, wherein the parties above named were respectively plaintiff and defendant, and to me, the undersigned Sheriff of said County, directed, I will offer for sale at public auction and sell to the highest bidder for cash in hand at the front steps of the courthouse in the City of Westmoreland in said County, on March 30, 2023, at 10:00 a.m., of said day the following described real estate located in the County of Pottawatomie, State of Kansas, to wit:

A TRACT OF LAND SITUATE IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 10 SOUTH OF RANGE 9 EAST OF THE 6TH P.M., IN POTTAWATOMIE COUNTY, KANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
THE SOUTH 12 ACRES LYING NORTH OF AND ADJACENT TO THE U.S. HIGHWAY NO. 24, IN THE EAST HALF OF THE NORTHEAST QUARTER (FRACTIONAL) OF SECTION 2, TOWNSHIP 10 SOUTH OF RANGE 9 EAST OF THE 6TH P.M., AND SITUATE IN POTTAWATOMIE COUNTY, KANSAS;

LESS:

A TRACT LYING IN THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 10 SOUTH OF RANGE 9 EAST OF THE 6TH P.M, AND BEGINNING AT A POINT ON THE EAST LINE OF SECTION 2 WHICH IS 588.9 FEET NORTH OF THE EAST 1/4 CORNER OF SECTION 2, THENCE WESTERLY TO A POINT ON THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 2, WHICH IS 565.8 FEET NORTH OF THE SOUTHWEST CORNER OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 2, THENCE SOUTH ON SAID LINE 76 FEET, THENCE EASTERLY TO A POINT WHICH IS 526.79 FEET NORTH AND 479.7 FEET WEST OF THE EAST 1/4 CORNER OF SECTION 2 WHICH IS 546.9 FEET NORTH OF THE EAST 1/4 CORNER OF SECTION 2, THENCE NORTH ON SAID LINE A DISTANCE OF 42 FEET TO THE POINT OF BEGINNING, SITUATE IN POTTAWATOMIE COUNTY, KANSAS;

AND ALSO LESS:

A TRACT OF LAND IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 10 SOUTH OF RANGE 9 EAST OF THE 6TH P.M., DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 24 WHICH IS 184.85 FEET NORTH AND 473.63 FEET WEST OF THE SOUTHEAST CORNER OF SAID EAST HALF OF THE NORTHEAST QUARTER AND RUNNING THENCE SOUTH 88 DEGREES 59 MINUTES WEST ALONG THE NORTH RIGHT OF WAY LINE OF SAID U.S. HIGHWAY NO. 24 A DISTANCE OF 837.3 FEET TO THE WEST LINE OF THE SAID EAST HALF OF THE NORTHEAST QUARTER, THENCE NORTH ON SAID LINE A DISTANCE OF 320 FEET, THENCE EASTERLY TO A POINT WHICH IS 526.79 FEET NORTH AND 479.7 FEET WEST OF THE SOUTHEAST CORNER

OF SAID EAST HALF OF THE NORTHEAST QUARTER, THENCE SOUTH 1 DEGREE 01 MINUTE EAST A DISTANCE OF 342 FEET TO THE POINT OF BEGINNING, SITUATE IN POTTAWATOMIE COUNTY, KANSAS;

AND ALSO LESS:

A TRACT OF LAND CONVEYED TO THE SECRETARY OF TRANSPORTATION OF THE STATE OF KANSAS, AS SET FORTH IN A WARRANTY DEED RECORDED IN BOOK 281, PAGE 327, IN THE OFFICE OF THE REGISTER OF DEEDS OF POTTAWATOMIE COUNTY, KANSAS; Commonly known as 14780 Royal Circle, Wamego, Kansas 66547

This is an attempt to collect a debt and any information obtained will be used for that purpose.

Shane Jager  
SHERIFF OF POTTAWATOMIE  
COUNTY, KANSAS

LOGS LEGAL GROUP LLP

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