

IN THE DISTRICT COURT OF POTTAWATOMIE COUNTY, KANSAS

CARRINGTON MORTGAGE SERVICES, LLC

PLAINTIFF

No. PT-2023-CV-000037

Div. No.

K.S.A. 60

Mortgage

Foreclosure

BRIAN CHREST, 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 PT-2023-CV-000037, 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 January 11, 2024, 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 LOCATED IN THE NORTHEAST QUARTER (NE1/4) OF SECTION 10, TOWNSHIP 8 SOUTH, RANGE 8 EAST OF THE 6TH P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 10, BEING 1160.20 FEET WEST (WEST BEING AN ASSUMED BEARING) OF THE EAST QUARTER CORNER OF SAID SECTION 10, SAID POINT OF BEGINNING BEING CORNER 1, MARKED BY A 1/2" IRON BAR; THENCE ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 10, WEST 312.95 FEET TO CORNER 2, MARKED BY A 1/2" IRON BAR, SAID CORNER 2 BEING 1182.59 FEET EAST OF THE CENTER QUARTER CORNER OF SAID SECTION 10; THENCE NORTH 7°28'16" WEST 178.21 FEET TO CORNER 3, MARKED BY A 1/2" IRON BAR; THENCE NORTH 86°54'47" EAST 320.11 FEET TO CORNER 4, MARKED BY A 1/2" IRON BAR; THENCE SOUTH 4°51'15" EAST 194.63 FEET TO THE POINT OF BEGINNING, SITUATE IN POTTAWATOMIE COUNTY, KANSAS. Commonly known as 9005 Buffalo Run Road, West Moreland, Kansas 66549

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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Our File No. 23-013702

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IN THE DISTRICT COURT OF POTTAWATOMIE COUNTY, KANSAS

CARRINGTON MORTGAGE SERVICES, LLC

PLAINTIFF

vs.

Case No. PT-2023-CV-
000037
Div. No.
K.S.A. 60
Mortgage
Foreclosure

BRIAN CHREST, et. al.,

DEFENDANTS

ORDER OF SALE

The State of Kansas to the Sheriff of Pottawatomie County, Kansas, Greetings:

WHEREAS, on July 27, 2023, in an action pending in the above named court wherein CARRINGTON MORTGAGE SERVICES, LLC, was plaintiff and Brian Chrest, et al., were the defendants, the plaintiff recovered judgment for the sum of \$51,118.44, said judgment to earn interest at the rate of 6.125 percent per annum from December 1, 2022, on the unpaid principal balance of \$50,533.92, and said judgment to earn interest at the statutory rate from the date of judgment, until paid, costs of \$561.52, and costs accruing;

WHEREAS, on said date in said Court and cause, it was further CONSIDERED, ORDERED, ADJUDGED AND DECREED by the Court that the amount of said judgment rendered in favor of said plaintiff, as aforesaid, constituted a lien upon the following described real estate situated in the County of Pottawatomie and State of Kansas;

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER (NE1/4) OF SECTION 10, TOWNSHIP 8 SOUTH, RANGE 8 EAST OF THE 6TH P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 10, BEING 1160.20 FEET WEST (WEST BEING AN ASSUMED BEARING) OF THE EAST QUARTER CORNER OF SAID SECTION 10, SAID POINT OF BEGINNING BEING CORNER 1, MARKED BY A 1/2" IRON BAR; THENCE ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 10, WEST 312.95 FEET TO CORNER 2, MARKED BY A 1/2" IRON BAR, SAID CORNER 2 BEING 1182.59 FEET EAST OF THE CENTER QUARTER CORNER OF SAID SECTION 10; THENCE NORTH 7°28'16" WEST 178.21 FEET TO CORNER 3, MARKED BY A 1/2" IRON BAR; THENCE NORTH 86°54'47" EAST 320.11 FEET TO CORNER 4, MARKED BY A 1/2" IRON BAR; THENCE SOUTH 4°51'15" EAST 194.63 FEET TO THE POINT OF BEGINNING, SITUATE IN POTTAWATOMIE COUNTY, KANSAS. Commonly known as 9005 Buffalo Run Road, West Moreland, Kansas 66549

and,

WHEREAS, said date and in said cause and Court, it was further CONSIDERED, ORDERED, ADJUDGED AND DECREED BY THE COURT, that in the event said defendants failed to make payment within fourteen days to the plaintiff the amount of said judgment so rendered in its favor, and should fail to pay the costs of said action, then that an Order of Sale should issue therein directed to the Sheriff of Pottawatomie County, State of Kansas, commanding him to advertise and sell in the manner prescribed by law all of the above and foregoing described real estate and apply and make distribution of the proceeds arising from the sale of said real estate in the following manner, to wit:

1. In payment of the costs of said action and of said sale;
2. In payment of all special assessments and real estate taxes found to be levied and due against said real property;
3. In payment of the judgment rendered herein; and
4. The remainder, if any, be paid into Court to abide the further order of the Court.

and,

WHEREAS, said defendants have failed and neglected to make payment of said judgment, and have failed to make payment of the costs of said action; now

THEREFORE, these are to command you that you proceed according to law and advertise and sell the lands and tenements hereinbefore described, and apply the proceeds arising from said sale in accordance with the said judgment in the manner hereinbefore set forth. You will make due return of this Order of Sale with your proceedings endorsed thereon, showing the manner in which you have executed same, within sixty (60) days from the date hereof.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of this Court at my office in the City of Westmoreland.

Date: _____

ORIGINAL SIGNED
BY JEFF ELDER

Judge's Signature

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Our File No. 23-013702

by: _____



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