

**IN THE DISTRICT COURT OF POTTAWATOMIE COUNTY, KANSAS
CIVIL DEPARTMENT**

Freedom Mortgage Corporation)	Case No.PT-23CV52
)	
Plaintiff,)	Court No.
)	
vs.)	Title to Real Estate Involved
)	
John McGivern, et al.)	Pursuant to K.S.A. §60
)	
Defendants,)	

NOTICE OF SALE

Under and by virtue of an Order of Sale issued to me by the Clerk of the District Court of Pottawatomie County, Kansas, the undersigned Sheriff of Pottawatomie County, Kansas, will offer for sale at public auction and sell to the highest bidder for cash in hand Front Entrance at the Pottawatomie County Justice Center, Westmoreland, Kansas, on December 21, 2023 at the time of 10:00 AM, the following real estate:

LOT FIFTY (50), WILDCAT WOODS SUBDIVISION, IN POTTAWATOMIE COUNTY, KANSAS., Parcel ID No. 311-02-0-30-01-050.00-0. Commonly known as 4172 McMillin Ln, Manhattan, KS 66502 ("the Property") MS214505

to satisfy the judgment in the above-entitled case. The sale is to be made without appraisalment and subject to the redemption period as provided by law, and further subject to the approval of the Court.

Pottawatomie County Sheriff

MILLSAP & SINGER, LLC

By: _____
Victor B. Finkelstein, #13410
vfinkelstein@msfirm.com



Chad R. Doornink, #23536



cdoornink@msfirm.com

8900 Indian Creek Parkway, Suite 180

Overland Park, KS 66210

(913) 339-9132

(913) 339-9045 (fax)

ATTORNEYS FOR PLAINTIFF

MILLSAP & SINGER, LLC AS ATTORNEYS FOR FREEDOM MORTGAGE CORPORATION IS ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.



ELECTRONICALLY FILED

2023 Oct 04 AM 9:17

CLERK OF THE POTTAWATOMIE COUNTY DISTRICT COURT

CASE NUMBER: PT-2023-CV-000052

PII COMPLIANT



Court: Pottawatomie County District Court

Case Number: PT-2023-CV-000052

Case Title: Freedom Mortgage Corporation vs. John McGivern

Type: Order of Sale

SO ORDERED.

A handwritten signature in black ink, reading "Jeff Elder". The signature is stylized with a large, looping "J" and "E".

/s/ Honorable Jeff Elder, District Court Judge

Millsap & Singer, LLC
8900 Indian Creek Parkway, Suite 180
Overland Park, KS 66210
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ORDER OF SALE

State of Kansas)	
)	ss.
Pottawatomie County)	

On September 18, 2023, Plaintiff recovered an *in rem* judgment against the Property in the amount of \$312,798.85 with interest from September 14, 2023 at 3.5000% until the date of entry of the Journal Entry Judgment into the Court, plus court costs, advances for real estate taxes, insurance, advances or charges under the Note and Mortgage, and the costs of this action. These judgments were declared to be a first and prior lien upon the real estate described below. The court costs of this action include, but are not limited to, the filing fee in the amount of \$199.66 and publication costs in the amount of \$242.60.

A judgment was entered against the defendants that in the event the defendants failed for fourteen (14) days from the date of the judgment to pay to plaintiff the sums found due, then and in that event, an Order of Sale should issue to the Sheriff of Pottawatomie County, Kansas,



commanding the Sheriff to advertise and sell according to law, and without appraisal, all of the following described real estate:

LOT FIFTY (50), WILDCAT WOODS SUBDIVISION, IN POTTAWATOMIE COUNTY, KANSAS.

Parcel ID No. 311-02-0-30-01-050.00-0 (the "Property").

You are commanded to proceed according to law to advertise and sell the above-described real estate, pursuant to K.S.A. §60-2410, and to cause public notice of the time and place of the sale to be given by publication once each week for three consecutive weeks before the date of sale by advertisement in a newspaper regularly printed and published and having a general circulation in Pottawatomie County, Kansas. You are directed to apply the proceeds arising from the sale as set forth in the judgment rendered in this case. You will make due return of this Order of Sale with your proceeds endorsed, showing the manner in which you have executed the same, all as provided by law.

This Order is effective as of the date and time shown on the electronic file stamp.

Prepared by:

MILLSAP & SINGER, LLC

By: /s/Victor B. Finkelstein

Victor B. Finkelstein, #13410

vfinkelstein@msfirm.com

Chad R. Doornink, #23536 ☐

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ATTORNEYS FOR PLAINTIFF



CERTIFICATE OF SERVICE

The undersigned hereby certifies that the foregoing was mailed by U.S. Mail, postage prepaid on October 3, 2023 to the following:

John McGivern

/s/Victor B. Finkelstein

Victor B. Finkelstein

Chad R. Doornink

