



Douglas County Sheriff's Foreclosure Sale: 1304 East 27th Street — Auction October 29, 2026

Public paper · October 9, 2026 · Courts desk · Ryan Standley / Record of Sale, LLC / Notice Nearby

Douglas County sheriff's foreclosure sale under a court judgment scheduled October 29, 2026 at 10:00 a.m. — 1304 East 27th Street. Terms as stated in the published notice; subject to superior liens.

A published sheriff's foreclosure sale under a court judgment notice schedules a foreclosure auction for real property in Douglas County, KS. The sale is set for October 29, 2026 at 10:00 a.m. at Jury Assembly Room, Lawrence, Douglas County, Kansas.

Property and parties named in the notice

- Street address believed: 1304 East 27th Street, Lawrence, KS 66046 (address is not controlling if it conflicts with the legal description in the source notice).
- County / state: Douglas County, KS.
- Grantor / borrower of record (as named): Richard Oshel, et al. (defendants).
- Current mortgagee / judgment creditor (as named): Carrington Mortgage Services, LLC (plaintiff).
- File / TS / case reference: Douglas County District Court Case No. DG-2025-CV-000497.

What the published notice states

Carrington Mortgage Services, LLC v. Richard Oshel, et al., Douglas County District Court Case No. DG-2025-CV-000497; Order of Sale issued by the Clerk of the District Court. Sheriff Jay T. Armbrister. Legal description: Lot 21, Block 4, Replat of Cimarron Hills. No judgment amount is printed.

Sale terms the notice states

- From the notice: Highest bidder for cash in hand at public auction under an Order of Sale; Kansas sheriff's sales are subject to court confirmation and any redemption rights.
- Where it happens: The sale is in the Jury Assembly Room in Lawrence, not at the East 27th Street house.
- Sale is at public auction to the highest bidder under the terms in the published notice.
- Property is typically sold as-is / where-is, subject to unpaid taxes, prior liens, and encumbrances of record.
- Right to adjourn, continue, or confirm the sale may be reserved as stated in the source notice and applicable state law.
- Anyone considering bidding should read the full published notice, run independent title and occupancy checks, and consult their own counsel.

A bidder's footnote

Sheriff's sales in Kansas are not final until the district court confirms them.

How Notice Nearby treats foreclosure / trustee's sales

This courts desk paper restates a public foreclosure / trustee's sale / sheriff's sale notice. It is not a civil docket ruling, not investment advice, and not a title commitment. Notice Nearby cites the source notice URL below; verify details against the official publication before relying on them.

About the photo

Historic Douglas County Courthouse in Lawrence, Kan.; the notice sets the sale in the county Jury Assembly Room, which may be in a neighboring county building. Photo: Neutralwiki1, CC BY-SA 4.0, via Wikimedia Commons. The image is illustrative and does not show the property being sold.

Sources

1. Lawrence Journal-World notice of sheriff's sale (first published Oct. 6, 2026), as posted on kansas.column.us — sale October 29, 2026, Jury Assembly Room, Lawrence, Douglas County, Kansas; property 1304 East 27th Street, Lawrence, KS 66046.

<https://kansas.column.us/?activeNotice=gVrACWtlqszkrFVdZrhk&subdomain=kansas>

2. Notice Nearby courts desk · Record of Sale, LLC (Oregon).

Not legal advice. Not a newspaper. Not Legal Publication. Record of Sale, LLC (Oregon).

Notes

- Author: Ryan Standley / Record of Sale, LLC / Notice Nearby.
- Discussed on @NoticeNearYou: (pending — fill xPostUrl after live post).
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