



Johnson County Sheriff's Foreclosure Sale: 16253 W. Briarwood Ct — Auction October 28, 2026

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Johnson County sheriff's foreclosure sale under a court judgment scheduled October 28, 2026 at 10:00 AM — 16253 W. Briarwood Ct. 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 Johnson County, KS. The sale is set for October 28, 2026 at 10:00 AM at Johnson County Courthouse, 100 N. Kansas Avenue, Olathe, KS 66061.

Property and parties named in the notice

- Street address believed: 16253 W. Briarwood Ct, Olathe, KS 66062 (address is not controlling if it conflicts with the legal description in the source notice).
- County / state: Johnson County, KS.
- Grantor / borrower of record (as named): Alleluia Painting and Construction Co., Inc. (defendant owner named in the notice).
- Current mortgagee / judgment creditor (as named): Scott E. Hancock, Trustee of the Hancock 401K Trust, and Midwest Capital Investment, LLC.
- File / TS / case reference: Johnson County case JO-2026-CV-000264.

What the published notice states

Case No. JO-2026-CV-000264, Division 12, District Court of Johnson County. Order granting default judgment and journal entry of mortgage foreclosure entered July 14, 2026. The notice lists a lien amount of \$525,406.17 for mortgage foreclosure. That is the lien figure, not a minimum bid. Lot 104, Briarwood, 3rd Plat. The Board of County Commissioners of Johnson County is also a named defendant. Redemption period: three months from the sale unless the court orders otherwise.

Sale terms the notice states

- From the notice: Public auction to the highest bidder for cash; three-month redemption period per K.S.A. 60-2414(m).
- Where it happens: The auction is at the courthouse on North Kansas Avenue, not at the Briarwood Ct. property.
- 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

This is a private-lender foreclosure, so the lien holders are a 401(k) trust and an investment company, not a big bank.

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

Johnson County Courthouse, Olathe, Kan., photographed in 2009. Photo: Ichabod, CC BY-SA 3.0, via Wikimedia Commons. The image is illustrative and does not show the property being sold.

Sources

1. Johnson County Post notice of sheriff's sale of real property (published Oct. 5, 12 and 19, 2026), as posted on the statewide Column public-notice site (kansas.column.us) — sale October 28, 2026, Johnson County Courthouse, 100 N. Kansas Avenue, Olathe, KS 66061; property 16253 W. Briarwood Ct, Olathe, KS 66062. <https://kansas.column.us/?activeNotice=1cGqPLwYKdAZEh2FSreG&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.
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