

IN THE DISTRICT COURT OF DELAWARE COUNTY
STATE OF OKLAHOMA

FILED

APR 29 2024

KARMA SAPP
DELAWARE CO. COURT CLERK

KIM OLIVER and TONYA OLIVER,)
)
 Plaintiff,)
 v.)
)
 CHAD DAVIS and TANYA ANDREWS,)
)
 Defendants.)

Case No. CJ-2020-81

**SECOND ALIAS SPECIAL EXECUTION AND
ORDER OF SALE WITH APPRAISEMENT**

STATE OF OKLAHOMA)
) ss
COUNTY OF DELAWARE)

THE STATE OF OKLAHOMA TO: THE SHERIFF OF DELAWARE COUNTY,
OKLAHOMA

WHEREAS, on June 17, 2020, the Plaintiffs, in an action then pending in the District Court of Delaware County, to enforce its mortgage lien upon the property described below, situated in Delaware County, Oklahoma, to wit:

A part of Lot 13 and a part of Lot 14, Henson Terrace Park, a subdivision in Delaware County, State of Oklahoma, more particularly described as follows, to-wit:

Beginning at the Northeast corner of Lot 14; thence North 71 33' West 200 feet to the G.R.D.A. 750 foot contour line, thence South 26.5 feet along said contour line; thence South 78 03' East 200 feet; thence North 36 42' East 23 feet to the point of beginning; AND

Beginning at the Southeast corner of Lot 13; thence North 71 33' West 200 feet to the G.R.D.A. 750 foot contour line, thence North along said contour line 53 feet; thence South 71 33' East 200 feet; thence South 42 13' West 39 feet to the point of beginning, according to the recorded plat thereof.

recovered a judgment *in personam and in rem* of and from the Defendants Chad Davis and Tanya Andrews, and against the subject real estate and premises herein sued upon, in the sum of \$203,835.31, plus interest accrued and accruing from February 11, 2020 at the default rate of 6% per annum, all legal fees, court costs, and expenses, including the costs of maintaining and preserving the property, abstracting costs, and all sums advanced by Plaintiffs, if any, for taxes,

insurance premiums, or expenses necessary for the preservation of the subject property, which judgment was filed on June 18, 2020;

WHEREAS, such amounts have not been paid in full; and,

WHEREAS, a valid judgment and lien were obtained by Plaintiffs for the foreclosure of the sums, and for the sale of property to satisfy the judgment and lien.

NOW, THEREFORE, you are hereby commanded to cause the land and tenements described above to be advertised and sold, according to law; and you are further commanded to make return of this Special Execution and Order with your certificate thereon, showing the manner which you have executed the same, within sixty (60) days from the date thereof.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Court at my office in the City of Jay, Delaware County, this 22 day of April, 2024.

Karma Sapp
~~CAROLINE WEAVER,~~
DELAWARE COUNTY COURT CLERK

By: Mutarna Isaac
Deputy

Submitted by:

Robert J. Getchell
Robert J. Getchell, OBA No. 11317
GableGotwals
110 North Elgin Avenue, Suite 200
Tulsa, Oklahoma 74120
(918) 595-4800 (Telephone)
(918) 595-4990 (Facsimile)
rgetchell@gablelaw.com

Attorneys for Plaintiffs

FILED

MAY 06 2024

KARMA SAPP
DELAWARE CO. COURT CLERK

IN THE DISTRICT COURT OF DELAWARE COUNTY
STATE OF OKLAHOMA

KIM OLIVER and TONYA OLIVER,)	
)	
Plaintiff,)	
v.)	Case No. CJ-2020-81
)	
CHAD DAVIS and TANYA ANDREWS,)	
)	
Defendants.)	

SECOND ALIAS NOTICE OF SHERIFF'S SALE

THE STATE OF OKLAHOMA TO: Chad Davis and Tanya Andrews, as parties having an interest in the real property, described below.

NOTICE IS GIVEN that, on June 17, 2024, at 10:00 a.m., at the Delaware County Courthouse in Jay, Oklahoma, the Delaware County Sheriff will offer for sale and sell, with appraisalment, for cash or its equivalent, at public auction, to the highest and best bidder, certain real estate in Delaware County, Oklahoma, described as:

A part of Lot 13 and a part of Lot 14, Henson Terrace Park, a subdivision in Delaware County, State of Oklahoma, more particularly described as follows, to-wit:

Beginning at the Northeast corner of Lot 14; thence North 71 33' West 200 feet to the G.R.D.A. 750 foot contour line, thence South 26.5 feet along said contour line; thence South 78 03' East 200 feet; thence North 36 42' East 23 feet to the point of beginning; AND

Beginning at the Southeast corner of Lot 13; thence North 71 33' West 200 feet to the G.R.D.A. 750 foot contour line, thence North along said contour line 53 feet; thence South 71 33' East 200 feet; thence South 42 13' West 39 feet to the point of beginning, according to the recorded plat thereof.

which property is being sold subject to ad valorem taxes and being duly appraised in the amount of:

\$290,000.00

The sale will be made pursuant to a Special Execution and Order of Sale With Appraisalment issued in this case in accordance with the Judgment and lien entered in the District Court of Delaware County, Oklahoma, to satisfy the Judgment and lien, to-wit: Judgment *in personam* and *in rem* of and from the Defendants Chad Davis and Tanya Andrews, and judgment *in rem* against any other Defendants named herein, and against the subject real estate and premises herein sued upon, in the

sum of \$203,835.31, plus interest accrued and accruing from February 11, 2020 at the default rate of 6% per annum, all legal fees, court costs, and expenses, including the costs of maintaining and preserving the property, abstracting costs, and all sums advanced by Plaintiffs, if any, for taxes, insurance premiums, or expenses necessary for the preservation of the subject property.

Dated this 1st day of May, 2024.

JAMES BECK, SHERIFF
DELAWARE COUNTY, OKLAHOMA

By 
Deputy


Robert J. Getchell, OBA No. 11317
GableGotwals
110 North Elgin Avenue, Suite 200
Tulsa, Oklahoma 74120
(918) 595-4800 (Telephone)
(918) 595-4990 (Facsimile)
rgetchell@gablelaw.com

Attorneys for Plaintiff

NOTE TO PUBLISHER:

This Notice must be published one time a week for two (2) successive weeks with the first publication being at least 30 days prior to the sale date in accordance with 12 O.S. §764.

PLEASE FURNISH A PROOF COPY OF THE NOTICE TO THE ATTORNEY FOR PLAINTIFF IMMEDIATELY PRIOR TO THE FIRST PUBLICATION



FILED

JUL 10 2023

CAROLINE M. WEAVER
DELAWARE CO. COURT CLERK

IN THE DISTRICT COURT WITHIN AND FOR DELAWARE COUNTY
STATE OF OKLAHOMA

KIM OLIVER & TONYA OLIVER,

Plaintiff,

-vs-

CHAD DAVIS and TANYA ANDREWS,

Defendants.

Case No. CJ-2020-81

BILL OF APPRAISERS

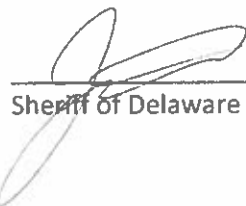
On the 10th day of July, 2023, Wesley Davenport, Teri Davenport and Ron Crawford made a fair and impartial estimate of the real value of the lands and tenements in the above referenced action.

FEES:

WES DAVENPORT	\$150.00	SS# 448-76-4993	PO Box 1548, Jay, OK 74346
TERI DAVENPORT	\$150.00	SS# 441-78-8541	PO Box 1548, Jay, OK 74346
RON CRAWFORD	\$150.00	SS# 446-86-6807	407 N. 2 nd St., Jay, OK 74346

State of Oklahoma)
County of Delaware) ss...

I do certify that the above named appraisers are disinterested householders, residents of Delaware County in said State and were by me duly summoned and sworn impartially to appraise the lands and tenements described herein, upon actual view thereof, this 10th day of July, 2023.



Sheriff of Delaware County

COPY

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STATE OF OKLAHOMA

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CAROLINE M. WEAVER
DELAWARE CO. COURT CLERK

KIM OLIVER and TONYA OLIVER,)
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 Defendants.)

Case No. CJ-2020-81

APPOINTMENT OF APPRAISERS

THE STATE OF OKLAHOMA TO:

Wes Davenport
Teri Davenport
Ron Crawford

YOU ARE HEREBY APPOINTED as appraisers to inquire into, and upon actually viewing, make and return to me a fair and impartial estimate of the real value of the lands and tenements below described, by me levied upon by virtue of a Special Execution issued in the above entitled cause.

Dated this 10th day of July, 2023.

JAMES BECK, SHERIFF
DELAWARE COUNTY, OKLAHOMA

By Amy Williams
Deputy

OATH OF APPRAISERS

I am resident householder of Delaware County, Oklahoma and not interested in the above matter, and I will, upon actual view thereof make and return a fair and impartial estimate of the real value of the lands and tenements. So help me God.

Wes Davenport
Teri Davenport
Ron Crawford

Description of Land Levied Upon:

A part of Lot 13 and a part of Lot 14, Henson Terrace Park, a subdivision in Delaware County, State of Oklahoma, more particularly described as follows, to-wit:

Beginning at the Northeast corner of Lot 14; thence North 71 33' West 200 feet to the G.R.D.A. 750 foot contour line, thence South 26.5 feet along said contour line; thence South 78 03' East 200 feet; thence North 36 42' East 23 feet to the point of beginning; AND

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Address: 450742 East 317 Road, Afton, Oklahoma

Appraised Value: \$ 290,000⁰⁰

APPRAISERS RETURN

We the undersigned appraisers, hereby certify that we have, upon actual view thereof, appraised the above-described lands, and tenements and estimated the real value thereof to be the sums set opposite to the description of each particular tract hereof, in the above inventory, and estimated at the total sum of \$ 290,000⁰⁰.

Witness our hands this 10th day of July, 2023.

APPRAISERS

Wes De...
Jeri Davenport
Paul Coy