

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

**FILED**

NOV 08 2024

KARMA SAPP  
DELAWARE CO. COURT CLERK

FLAGSTAR BANK, FSB;	)	
	)	
	)	
Plaintiff,	)	Case No. CJ-2022-116
	)	
vs.	)	Judge Denney, Barry
	)	
ERIKA D. LEWIS N/K/A ERIKA D.	)	
BLACK; TIMOTHY J. LEWIS; et al.	)	
	)	
Defendants.	)	

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

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

**GREETINGS:**

WHEREAS, Plaintiff in an action then pending in the above styled case and court, recovered judgment, for the principal sum of \$173,625.62 with interest thereon at the rate of 4.125% per annum, as adjusted, if applicable, from February 1, 2020, until paid; advances for taxes, insurance and preservation expenses, accrued and accruing; abstracting expenses, accrued and accruing; bankruptcy fees and costs, if any; and an attorney's fee, together with interest thereon at the same rate from the date of judgment until paid, and for the costs of this action of foreclosure to enforce a mortgage lien and for a second alias sale to satisfy said judgment upon the following described real property, to-wit:

**A Tract of Land in the SE1/4 NE1/4 of Section 17, Township 24 North, Range 24 East, Delaware County, Oklahoma, and being more fully described as follows: Tract 4, Hidden Hollow Estates an unrecorded plat; Commencing at the NW Corner of said SE1/4 NE1/4; thence S 89 Degrees 43' 40" East 492.0 feet to the Point of Beginning; thence S 89 Degrees 43'40" East 164.0 feet; thence S 00 Degrees 06' East 220.0 feet; thence N 89 Degrees 44' West 164.0 feet; thence N 00 Degrees 06' West 220.0 feet to the Point of Beginning. Subject to an Easement 15.0 feet in width along the South side for road, and an additional 10.0 feet for Utility Easement, also a 5 foot Easement along the East Side for Electric Power Lines.**

and

**A Tract of land in the SE1/4 NE1/4 of Section 17, Township 24 North, Range 24 East, Delaware County, Oklahoma and being more fully described as**



follows: Tract 3, Hidden Hollow Estates an unrecorded plat: Commencing at the NW Corner of said SE1/4 NE1/4; thence S 89 Degrees 43' 40" East 328.0 feet to the Point of Beginning; thence S 89 Degrees 43' 40" East 164.0 feet; thence S 00 Degrees 06' East 220.0 feet; thence N 89 Degrees 44' West 164.0 feet; thence N 00 Degrees 06' West 220.0 feet to the Point of Beginning, Less and Except the West 82 feet thereof, subject to an Easement along the South side 15.0 feet in Width for road and an additional 10.0 feet for utility easement, commonly known as 62940 East 313 Road, Grove, OK 74344 (the "Property")

NOW, THEREFORE, you are hereby commanded to cause the above described real property to be sold according to law and to make return of this Order with your certificate thereon showing the manner in which you have executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand this 8th day of November, 2024.

Karma Scapp  
Court Clerk

By: Wayne L.  
Deputy Clerk

**KIVELL, RAYMENT AND FRANCIS**  
A Professional Corporation

Jason Howell, OBA #19128  
Triad Center I, Suite 550  
7666 East 61st Street  
Tulsa, Oklahoma 74133  
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ATTORNEYS FOR PLAINTIFF



FILED

TO THE PUBLISHER: Please publish this document one day per week for two (2) consecutive weeks, exactly ~~one~~ <sup>NOV 14 2024</sup> week apart with the first publication running at least 32 days before the date of second alias sale.

KARMA SAPP  
DELAWARE CO. COURT CLE

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

FLAGSTAR BANK, FSB;	)	
	)	
	)	
Plaintiff,	)	Case No. CJ-2022-116
	)	
vs.	)	Judge Denney, Barry
	)	
ERIKA D. LEWIS N/K/A ERIKA D. BLACK; TIMOTHY J. LEWIS; et al.	)	
	)	
Defendants.	)	

NOTICE OF SECOND ALIAS SALE OF LAND UNDER EXECUTION

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY  
INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Notice is hereby given that on the 27<sup>th</sup> day of JANUARY, 2025, at 10.00 o'clock, A. M., (location at Courthouse or Room #), Steps, of the Delaware County Courthouse in Jay, Oklahoma, the undersigned Sheriff will offer for second alias sale and sell for cash to the highest and best bidder, subject to real estate ad valorem taxes, superior special assessments and all interests of record, if any, except the Mortgage and interests foreclosed herein on the following described real property, to-wit:

A Tract of Land in the SE1/4 NE1/4 of Section 17, Township 24 North, Range 24 East, Delaware County, Oklahoma, and being more fully described as follows: Tract 4, Hidden Hollow Estates an unrecorded plat; Commencing at the NW Corner of said SE1/4 NE1/4; thence S 89 Degrees 43' 40" East 492.0 feet to the Point of Beginning; thence S 89 Degrees 43'40" East 164.0 feet; thence S 00 Degrees 06' East 220.0 feet; thence N 89 Degrees 44' West 164.0 feet; thence N 00 Degrees 06' West 220.0 feet to the Point of Beginning. Subject to an Easement 15.0 feet in width along the South side for road, and an additional 10.0 feet for Utility Easement, also a 5 foot Easement along the East Side for Electric Power Lines.

and

A Tract of land in the SE1/4 NE1/4 of Section 17, Township 24 North, Range 24 East, Delaware County, Oklahoma and being more fully described as follows: Tract 3, Hidden Hollow Estates an unrecorded plat: Commencing at the NW



**Corner of said SE1/4 NE1/4; thence S 89 Degrees 43' 40" East 328.0 feet to the Point of Beginning; thence S 89 Degrees 43' 40" East 164.0 feet; thence S 00 Degrees 06' East 220.0 feet; thence N 89 Degrees 44' West 164.0 feet; thence N 00 Degrees 06' West 220.0 feet to the Point of Beginning, Less and Except the West 82 feet thereof, subject to an Easement along the South side 15.0 feet in Width for road and an additional 10.0 feet for utility easement, commonly known as 62940 East 313 Road, Grove, OK 74344 (the "Property")**

Second alias sale will be made pursuant to a Special Execution and Order of Second Alias Sale issued out of the office of the Court Clerk in and for Delaware County, Oklahoma, and pursuant to said judgment reserving the right of Plaintiff to recall said execution by oral announcement and/or order of the Court, prior to the second alias sale, said judgment entered in the District Court in and for said County, State of Oklahoma, in Case No. CJ-2022-116, entitled Flagstar Bank, FSB, Plaintiff, vs. Erika D. Lewis n/k/a Erika D. Black; Timothy J. Lewis, et al., Defendants, to satisfy:

**FIRST:** The costs of said action accrued and accruing;

**SECOND:** The judgment and first lien of the Plaintiff, Flagstar Bank, FSB, in the current sum of \$171,981.82 with interest thereon at the rate of 4.125% per annum, as adjusted, if applicable, from August 1, 2020, until paid; advances for taxes, insurance and preservation expenses, accrued and accruing; abstracting expenses, accrued and accruing; bankruptcy fees and costs, if any; and an attorney's fee, plus costs, with interest thereon at the same rate, until paid.

Persons or other entities having interest in the property, including those whose actual addresses are unknown and persons or other entities who have or may have unknown successors and such unknown successors are hereby notified are: Erika D. Lewis n/k/a Erika D. Black; Timothy J. Lewis; Occupants of the Premises; Jefferson Capital Systems, LLC.



The property has been duly appraised in the sum of \$150,000.00. ✓  
WITNESS MY HAND this 13<sup>TH</sup> day of November, 2024.

By: Shawn A. Oudin  
Deputy

**KIVELL, RAYMENT AND FRANCIS**  
A Professional Corporation

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