

COPY

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

FILED

JUL 15 2025

CARRINGTON MORTGAGE SERVICES,
LLC,

Plaintiff,

No. CJ-2022-00127

KARMA SAPP
DELAWARE CO. COURT CLERK

vs.

CHOUA LEE AND MAI LEE YANG,
Defendants.

NOTICE OF SALE OF LAND UNDER EXECUTION

TO: CHOUA LEE and MAI LEE YANG,

Notice is hereby given that on the 25th day of August 2025, at 10 o'clock,

9 a.m./p.m. on the Courthouse steps, of the **Delaware County Courthouse**, located at 327 S 5th

St., Jay, OK 74346 the undersigned Sheriff will offer for sale and sell for cash to the highest and

best bidder, subject to real estate ad valorem taxes and superior special assessments on the

following described real property, to-wit

**THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF
THE SOUTHWEST QUARTER (NW1/4NE1/4SW1/4) OF SECTION
TWO (2), TOWNSHIP TWENTY-TWO (22) NORTH, RANGE
TWENTY-TWO (22) EAST, OF THE INDIAN BASE AND MERIDIAN,
DELAWARE COUNTY, STATE OF OKLAHOMA.**

Property address: 4777 State Highway 20, Spavinaw, Oklahoma 74366

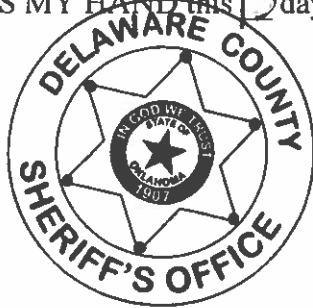
Sale will be made pursuant to a Special Execution and Order of Sale issued out of the
office of the Court Clerk in and for Delaware County, Delaware, and pursuant to judgment for
Plaintiff as follows:

FIRST: The costs of said action accrued and accruing;

SECOND: The judgment and first lien of the Plaintiff, in the amount of \$61,077.46 with interest accruing after February 7, 2025 at the rate of 5.250% per annum until paid; preservation expenses, accrued and accruing; a sum for abstracting expenses, accrued and accruing; and an attorney's fee, plus costs, with interest thereon at the same rate, until paid.

The property has been duly appraised in the sum of \$55,000.00.

WITNESS MY HAND this 15 day of July 2025.



Sheriff of Delaware County

By: [Signature]
Deputy

ROSE RAMIREZ & ASSOCIATES, P.C.
ELIZABETH DRANTTEL OBA #33704
Attorneys for Plaintiff
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-Notice to Publisher – Publish once a week for two consecutive weeks with the first publication date at least thirty-one (31) days prior to the sale date. If you are not able to comply, please contact our office immediately.