

FILED

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JUL 25 2023

NOTICE OF SHERIFF'S SALE

(First Alias)

CAROLINE M. WEAVER
DELAWARE CO. COURT CLERK

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET
SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES,
SERIES 2006-NC1 vs. KAREN JONES; Case No. CJ-2022-165

Notice is given that on 9-18-, 2023, at 10:00 o'clock a.m. at Front steps of the Delaware County Courthouse in Jay, Delaware County, Oklahoma, the Sheriff of said County will offer for sale and sell, for cash, at public auction, to the highest and best bidder, all that certain real estate in Delaware County, Oklahoma, to-wit:

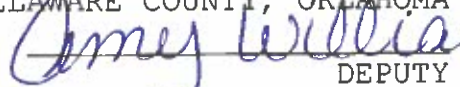
A PARCEL OF LAND CONTAINING 1.64 ACRES, MORE OR LESS, LOCATED IN THE E/2 NE/4 SE/4 OF SECTION ONE (1), TOWNSHIP TWENTY-ONE (21) NORTH, RANGE TWENTY-FOUR (24) EAST, I.B.M., DELAWARE COUNTY, OKLAHOMA, BEING DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 420.13 FEET SOUTH 00 DEGREES 05'55" EAST AND 91.92 FEET SOUTH 89 DEGREES 54'05" WEST OF THE NE CORNER OF THE NE/4 SE/4 OF SAID SECTION 1; THENCE SOUTH 00 DEGREES 05'55" EAST A DISTANCE OF 355.00 FEET TO THE CENTER OF A COUNTY ROAD; THENCE WESTERLY ON A CURVE HAVING A RADIUS OF 387.42 FEET, ALONG SAID CURVE, 216.31 FEET; THENCE NORTH 00 DEGREES 05'55" WEST A DISTANCE OF 310.00 FEET; THENCE NORTH 89 DEGREES 54'05" EAST A DISTANCE OF 208.71 FEET TO THE POINT OF BEGINNING;

subject to unpaid taxes, assessments, advancements by Plaintiff for taxes, insurance premiums, expenses necessary for the preservation of the subject property, if any, prior security interests in fixtures, if any, and all interests not herein adjudicated, said property having been appraised at \$65,000.00, and subject to any applicable statutory right of redemption. Sale will be made pursuant to the First Alias Special Execution and Order of Sale issued in accordance with judgment entered in the District Court of Delaware County, Oklahoma.

Pursuant to judgment, Plaintiff reserves the right to recall the Special Execution and Order of Sale and to cancel this scheduled sale orally or in writing at any time prior to sale without notice or leave of Court.

PERSONS OR OTHER ENTITIES HAVING AN INTEREST IN THE PROPERTY WHOSE INTEREST IS SOUGHT TO BE EXTINGUISHED INCLUDING THOSE WHOSE ACTUAL ADDRESS IS UNKNOWN AND PERSONS OR OTHER ENTITIES WHOSE UNKNOWN SUCCESSORS ARE HEREBY NOTIFIED ARE: **KAREN JONES, DARRELL JONES, SPOUSE OF DARRELL JONES, IF MARRIED, SHERYL JONES, .**

KELLY M. PARKER #22673
LAMUN MOCK CUNNYINGHAM & DAVIS, P.C.
Attorneys for Plaintiff
5613 N. Classen Blvd.
Oklahoma City, OK 73118
(405) 840-5900

JAMES BECK, SHERIFF OF
DELAWARE COUNTY, OKLAHOMA
BY:  DEPUTY

DO NOT PUBLISH BELOW THIS LINE

INSTRUCTIONS TO SHERIFF

Please deliver the above Notice to the following newspaper for publication:

THE GROVE SUN

INSTRUCTIONS TO PUBLISHER

If the above Notice is published in a weekly paper, publish two (2) consecutive weeks. If published in a daily paper, publish once a week for two (2) consecutive weeks. Furnish one printed copy of Notice to KELLY M. PARKER, 5613 N. Classen Blvd., Oklahoma City, Oklahoma 73118, **IMMEDIATELY AFTER FIRST PUBLICATION AND PRIOR TO THE SECOND PUBLICATION FOR PROOFING PURPOSES.**

THE FIRST PUBLICATION MUST BE ON OR BEFORE 30 DAYS PRIOR TO THE SALE DATE.

THANK YOU!!

FILED

VALUATION AND APPRAISEMENT OF PROPERTY
IN THE DISTRICT COURT IN AND FOR DELAWARE COUNTY,
OKLAHOMA
NO. CJ-2022-165

MAR 24 2023
CAROLINE M. WEAVER
DELAWARE CO. COURT CLERK

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET
SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES,
SERIES 2006-NC1 vs. KAREN JONES

We, Wes Davenport, Teri Davenport, and Ron Crawford,
three disinterested persons having been by undersigned, Deputy
Sheriff of said County of Delaware, duly summoned to appraise the
property levied on in this case, after being first sworn, do return
that upon actual view of said premises, and after having been on
said premises, we find that and estimate the same to be of total
value _____ and _____ appraisement _____ of
Sixty-five thousand ^{00/100} _____
Dollars (\$ 65,000), the said property being and separately
appraised as follows, to wit:

A PARCEL OF LAND CONTAINING 1.64 ACRES, MORE OR LESS,
LOCATED IN THE E/2 NE/4 SE/4 OF SECTION ONE (1), TOWNSHIP
TWENTY-ONE (21) NORTH, RANGE TWENTY-FOUR (24) EAST, I.B.M.,
DELAWARE COUNTY, OKLAHOMA, BEING DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT 420.13 FEET SOUTH 00 DEGREES 05'55"
EAST AND 91.92 FEET SOUTH 89 DEGREES 54'05" WEST OF THE NE
CORNER OF THE NE/4 SE/4 OF SAID SECTION 1; THENCE SOUTH 00
DEGREES 05'55" EAST A DISTANCE OF 355.00 FEET TO THE CENTER
OF A COUNTY ROAD; THENCE WESTERLY ON A CURVE HAVING A RADIUS
OF 387.42 FEET, ALONG SAID CURVE, 216.31 FEET; THENCE NORTH
00 DEGREES 05'55" WEST A DISTANCE OF 310.00 FEET; THENCE
NORTH 89 DEGREES 54'05" EAST A DISTANCE OF 208.71 FEET TO
THE POINT OF BEGINNING;

Property address: R. RT 2 BOX 48, COLCORD, OK 74338 AKA 47678
SOUTH 670 ROAD, COLCORD, OK 74338.

Dated this 23rd day of March, 2023.

LAMUN MOCK CUNNYNGHAM & DAVIS,
P.C.
5613 N. Classen Blvd.
Oklahoma City, OK 73118
(405) 840-5900
(405) 842-6132 (Fax)

Wes Davenport
Teri Davenport
Ron Crawford
APPRAISERS (PLEASE PRINT)

STATE OF OKLAHOMA) ss.
COUNTY OF DELAWARE)

I do certify that the above-named appraisers are disinterested persons and were by me duly summoned and sworn impartially to appraise the above described property upon actual view thereof on the above date.

JAMES BECK, Sheriff Amy Williams DEPUTY

STATE OF OKLAHOMA) ss.
COUNTY OF DELAWARE)

We, the undersigned appraisers above named, each being duly sworn, upon oath, says that he is a disinterested person, and that he will impartially appraise upon actual view, the property levied on by the Sheriff of said County for which we have been summoned.

Subscribed and sworn to before me this 23rd day of March, 2023.

[Signature]
[Signature]
[Signature]
APPRAISERS (~~PLEASE SIGN~~)

JAMES BECK, Sheriff
DEPUTY

Appraisers' Fee \$ 450.

JAMES BECK, SHERIFF By: Amy Williams DEPUTY

FILED

MAR 24 2023

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

CAROLINE M. WEAVER
DELAWARE CO. COURT CLERK

U.S. BANK NATINAL ASSOCIATION,)
)
 Plaintiff,)
)
 -vs-)
)
 KAREN JONES, et al.,)
)
 Defendants.)

Case No. CJ-2022-165

BILL OF APPRAISERS

On the 23rd day of March, 2023, Wes 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 23rd day of March, 2023.

Sheriff of Delaware County

FAX OR EMAIL COVER SHEET

Delaware County Sheriff's Office

P.O. Box 476
Jay, OK 74346
918-253-2700 ext. 100



To: LOGS LEGAL GROUP LLP
PHONE:405-848-1819
EMAIL: kwalden@logs.com

From: **Amy Williams**
Fax number: **918-253-4524**

Date: **8/02/2023**

Regarding: **CJ-2022-165**

Phone number for follow-up:
Phone: 918.253.2700 EXT. 104
Email: williamsa@delcosheriff.org

The following are the papers for the Sheriff Sale # CJ-2022-165. The Sheriff Sale is scheduled for SEPTEMBER 18TH, 2023.

Any questions, please let me know.

Thank you and have a great day!

Amy Williams

**Sheriff's Administrative Assistant
Delaware County Sheriff's Office
918-253-2700**

**PLEASE CONFIRM YOU RECEIVED THIS VIA EMAIL OR
TELEPHONE, THANK YOU!**

FAX OR EMAIL COVER SHEET

Delaware County Sheriff's Office

P.O. Box 476
Jay, OK 74346
918-253-2700 ext. 100



To: DAVIS AND THOMPSON, PLLC
PHONE:918-253-4220
Fax:918-801-4493/ tommy@davisandthompson.net

From: **Amy Williams**
Fax number: **918-253-4524**

Date: **08/02/2023**

Regarding: **CJ-2022-165**

Phone number for follow-up:
Phone: 918.253.2700 EXT. 104
Email: Williamsa@delcosheriff.org

The following are the papers for the Sheriff Sale # CJ-2022-165. The Sheriff Sale is scheduled for SEPTEMBER 18th, 2023.

Any questions, please let me know.

Thank you and have a great day!

Amy Williams
Administrative Assistant
Delaware County Sheriff's Office

PLEASE CONFIRM YOU RECEIVED THIS VIA EMAIL OR TELEPHONE, THANK YOU!