

FILED

DEC 13 2023

KARMA SAPP

DELAWARE CO. COURT CLERK

NOTICE OF SHERIFF'S SALE
CJ-2023-114

Notice is given that on the 5th day of February, 2024, at 10:00 m, at the North door of the County Courthouse, Delaware County, Oklahoma, the Sheriff will offer for sale and sell, with appraisalment, at public auction, to the highest and best bidder, all that certain real estate in Delaware County, Oklahoma,:

Lots 1 and 2, Sailboat View Third Addition, a subdivision, according to the recorded plat thereof; AND

A part and parcel of land lying in the NW 1/4 SE 1/4 and NE 1/4 SW 1/4, Section 15, Township 25 North, Range 23 East, Delaware County, Oklahoma, and abutting the West line of Sail Boat View, Third Addition, a subdivision in Delaware County, Oklahoma, more particularly described as follows: Beginning at the Southwest Corner of Lot 1 Third Addition to Sailboat View, a subdivision in Delaware County, Oklahoma, thence North on and along the West line of said Third Addition a distance of 191.0' to a point; thence Northwesterly on and along said West line a distance of 52' to the Northwest Corner of Lot 2 of said Third Addition; thence West 478.93' to a point in the GRDA taking line; thence Southeasterly on and along said GRDA taking line a distance of 46.8' to a point; thence Southeasterly on and long said taking line a distance of 243.37' to a point; thence East a distance of 373.08' to a point; thence North 30' to a point; thence East a distance of 6.7' to a point and place of beginning.

subject to unpaid taxes, and all amounts set forth in the judgment granted herein, said property having been duly appraised at \$ 70,000⁰⁰. Sale will be made pursuant to a Special Execution and Order of Sale issued in accordance with judgment entered in the District Court of Delaware County, Oklahoma, in Case No. CJ-2023-114, titled **Freedom Mortgage Corporation, vs Amy Lynn Brown, Individually and as Personal Representative of the Estate of Johnny Wayne Casey, Deceased, Cherokee Nation, Johnny Wayne Casey and Nellie J Casey**, being all of the Defendants and persons holding or claiming any interest in lien in the subject property.

Delaware County Sheriff
Delaware County, Oklahoma

By: Shannon Anderson
DEPUTY

Don Timberlake - # 9021
Kim S. Jenkins - # 32809
Gina D. Knight - # 12996
Chynna Scruggs - # 32663

BAER & TIMBERLAKE, P.C.
5901 N. Western, Suite 300
Oklahoma City, OK 73118
Telephone: (405) 842-7722
Email: mail@baertimberlake.com

INSTRUCTIONS TO PUBLISHER: _____,

Publish once a week for two consecutive weeks. **Furnish one printed copy of the Notice to Attorney for Plaintiff immediately after the first publication.** First publication of the Notice must be more than thirty (30) days prior to the date of the Sheriff's Sale, in accordance with 12 O.S. §764.

FILED

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

DEC 13 2023

KARMA SAPP
DELAWARE CO. COURT CLERK

FREEDOM MORTGAGE CORPORATION

Plaintiff,

No: CJ-2023-114

vs.

AMY LYNN BROWN, INDIVIDUALLY
AND AS PERSONAL
REPRESENTATIVE OF THE ESTATE OF
JOHNNY WAYNE CASEY, DECEASED,
et al.

Defendant(s)

APPRAISEMENT OF REAL ESTATE UNDER EXECUTION

THE STATE OF OKLAHOMA TO:

1. Wes Davenport
2. Teri Davenport
3. Ron Crawford

APPOINTMENT: YOU ARE HEREBY APPOINTED as appraisers to inquire into and, upon actual view, 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 12th day of December, 2023.

Delaware County Sheriff
Delaware County, Oklahoma

By: Ramon Anderson
DEPUTY

OATH: I am 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.

Wesley Davenport
APPRAISER

Teri Davenport
APPRAISER

Ron Crawford
APPRAISER

DESCRIPTION OF LANDS LEVIED UPON	APPRAISED VALUE:
<p>Lots 1 and 2, Sailboat View Third Addition, a subdivision, according to the recorded plat thereof; AND A part and parcel of land lying in the NW 1/4 SE 1/4 and NE 1/4 SW 1/4, Section 15, Township 25 North, Range 23 East, Delaware County, Oklahoma, and abutting the West line of Sail Boat View, Third Addition, a subdivision in Delaware County, Oklahoma, more particularly described as follows: Beginning at the Southwest Corner of Lot 1 Third Addition to Sailboat View, a subdivision in Delaware County, Oklahoma, thence North on and along the West line of said Third Addition a distance of 191.0' to a point; thence Northwesterly on and along said West line a distance of 52' to the Northwest Corner of Lot 2 of said Third Addition; thence West 478.93' to a point in the GRDA taking line; thence Southeasterly on and along said GRDA taking line a distance of 46.8' to a point; thence Southeasterly on and long said taking line a distance of 243.37' to a point; thence East a distance of 373.08' to a point; thence North 30' to a point; thence East a distance of 6.7' to a point and place of beginning.</p>	<p>\$ <u>70,000⁰⁰</u></p>
<p>25601 SOUTH 585 RD. AFTON, OK 74331</p>	<p>Occupied _____ Vacant <input checked="" type="checkbox"/></p>

APPRAISERS RETURN: We, the undersigned appraisers, hereby certify that we have upon actual view thereof, appraised the described lands and tenements and estimated the real value thereof to be the sums set opposite the description of each tract set forth in the above inventory, and estimated at the total sum of \$ 70,000⁰⁰.

Witness our hands this 12th day of December, 2023.


APPRAISER


APPRAISER


APPRAISER

COPY

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

DEC 07 2023

KARMA SAPP
DELAWARE CO. COURT CLERK

FREEDOM MORTGAGE CORPORATION

Plaintiff,

vs.

AMY LYNN BROWN, INDIVIDUALLY
AND AS PERSONAL
REPRESENTATIVE OF THE ESTATE OF
JOHNNY WAYNE CASEY, DECEASED,
et al.

Defendant(s)

No: CJ-2023-114

JUDGE: MCAFFREY

SPECIAL EXECUTION AND ORDER OF SALE
(WITH APPRAISEMENT)

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

GREETINGS:

WHEREAS, on the 7 day of December, 2023, in the above action, the Plaintiff recovered a judgment against the Defendants in this cause for:

Reason	Amount
Unpaid Principal Balance:	\$39,493.20
Date of Default	February 1, 2023
Interest Due From	January 1, 2023
Interest Rate(s)	4.50000 %
Fees & Costs of this Action:	
Attorney fees	\$3,000.00
*or as adjusted by the Note and Mortgage	

plus all advances by Plaintiff, all costs of this action, reasonable attorney's fees and expenses as the Court may allow, and further judgment decreeing the Plaintiff's mortgage to be a valid, first and prior lien upon the real estate, for the full amount of the judgment, foreclosing its lien, and ordering that a Special Execution And Order of Sale issue from the office of the Court Clerk, directing the Sheriff of Delaware County, Oklahoma, to levy upon and sell the real estate, with appraisalment, as provided by law.

YOU ARE HEREBY COMMANDED to levy upon and cause to be appraised and sold, subject to unpaid taxes, in accordance with said judgment, and as by law required, the following

COPY

described lands and tenements situated in Delaware County, State of Oklahoma, and described as follows:

Lots 1 and 2, Sailboat View Third Addition, a subdivision, according to the recorded plat thereof; AND A part and parcel of land lying in the NW 1/4 SE 1/4 and NE 1/4 SW 1/4, Section 15, Township 25 North, Range 23 East, Delaware County, Oklahoma, and abutting the West line of Sail Boat View, Third Addition, a subdivision in Delaware County, Oklahoma, more particularly described as follows: Beginning at the Southwest Corner of Lot 1 Third Addition to Sailboat View, a subdivision in Delaware County, Oklahoma, thence North on and along the West line of said Third Addition a distance of 191.0' to a point; thence Northwesterly on and along said West line a distance of 52' to the Northwest Corner of Lot 2 of said Third Addition; thence West 478.93' to a point in the GRDA taking line; thence Southeasterly on and along said GRDA taking line a distance of 46.8' to a point; thence Southeasterly on and along said taking line a distance of 243.37' to a point; thence East a distance of 373.08' to a point; thence North 30' to a point; thence East a distance of 6.7' to a point and place of beginning.

with the buildings, improvements, appurtenances, hereditaments, and all other rights thereunto appertaining or belonging, and pay the proceeds thereof to the Clerk of this Court, as provided by law.

You will make due return of this writ, with your proceedings endorsed thereon, within sixty (60) days from the date hereof.

WITNESS my hand and official seal this 7 day of December, 2023.

Delaware County Court Clerk,

By: R. Kaleskit
DEPUTY

Property Address:

25601 SOUTH 585 RD.
AFTON, OK 74331

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

DEC 13 2023

KARMA SAPP
DELAWARE CO. COURT CLERK

FREEDOM MORTGAGE CORPORATION,)
)
Plaintiff,)
)
-vs-)
)
AMY LYNN BROWN, individually and as Personal)
Representative of the Estate of JOHNNY WAYNE)
CASEY, Deceased, et al.,)
)
Defendants.)

Case No. CJ-2023-114

BILL OF APPRAISERS

On the 12th day of December, 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 12th day of December, 2023.



Sheriff of Delaware County