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

IN THE DISTRICT COURT IN AND FOR DELAWARE COUNTY STATE OF OKLAHOMA OCT 16 2024

J.P. MORGAN MORTGAGE ACQUISITION CORP.;)		KARMA SAPP DELAWARE CO. COURT CLERK
	Plaintiff,	į	Case No.	CJ 2023-205
vs.)	Judge	McAffrey, Jennifer
GARY L. HEISE; I	PATRICIA M.)		
HEISE; 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 <u>and</u> day of <u>December</u>, 2024, at 10:00 o'clock, A. M., (location at Courthouse or Room #), <u>STEPS</u>, 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:

S1/2 NE1/4 NE1/4 and N1/2 SE1/4 NE1/4 and E1/2 NE1/4 SW1/4 NE1/4 of Section 10, Township 20 North, Range 23 East, Delaware County, Oklahoma, commonly known as 54247 South 590 Road, Colcord, OK 74338 (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 2023-205, entitled



J.P. Morgan Mortgage Acquisition Corp., Plaintiff, vs. Gary L. Heise; Patricia M. Heise, et al., Defendants, to satisfy:

FIRST: The costs of said action accrued and accruing;

SECOND: The judgment and first lien of the Plaintiff, J.P. Morgan Mortgage Acquisition Corp., in the sum of \$129,369.02 with interest thereon at the rate of 5.375% per annum from December 1, 2022, as adjusted, if applicable, 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: Gary L. Heise; Patricia M. Heise; Occupants of the Premises; State of Oklahoma, ex rel. Oklahoma Tax Commission.

The property has been duly appraised in the sum of \$300,000.00.

WITNESS MY HAND this 9TH day of OCTOPER, 2024.

Denu

KIVELL, RAYMENT AND FRANCIS

A Professional Corporation

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ATTORNEYS FOR PLAINTIFF

