

NOV 19 2024

KARMA SAPP
DELAWARE CO. COURT CLERKCORRECTED NOTICE OF SHERIFF'S SALE

U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF CABANA SERIES V
TRUST vs. Cara Hawley; Case No. CJ-2024-137

Notice is given that on January 27, 2025, at 10:00 a.m. o'clock at 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 TRACT OR PARCEL OF LAND IN THE NORTHEAST QUARTER (NE/4) OF THE SOUTHWEST QUARTER (SW/4) OF THE NORTHWEST QUARTER (NW/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP TWENTY-TWO (22) NORTH, RANGE TWENTY-TWO (22) EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT A POINT 1,320 FEET SOUTH AND 660 FEET EAST OF THE NORTHWEST CORNER OF SAID SECTION THIRTY-FOUR (34); GO SOUTH 210 FEET; THENCE GO EAST 210 FEET; THENCE GO NORTH 210 FEET; THENCE GO WEST 210 FEET TO THE POINT OF BEGINNING, DELAWARE COUNTY, OKLAHOMA, LESS AND EXCEPT BEGINNING AT A POINT THAT IS 4.25 FEET SOUTH 89 51' 01" EAST OF THE NORTHWEST CORNER OF AND ON THE NORTH LINE OF SAID NORTHEAST QUARTER (NE/4) OF THE SOUTHWEST QUARTER (SW/4) OF THE NORTHWEST QUARTER (NW/4), SAID POINT BEING ON THE EXISTING WESTERLY HIGHWAY RIGHT OF WAY LINE; THENCE SOUTH 89 51' 01" EAST ALONG SAID NORTH LINE 13.58 FEET; THENCE SOUTH 20 36' 31" EAST 47.97 FEET; THENCE SOUTH 20 52' 11" EAST 166.78 FEET TO A POINT OF CURVATURE; THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 615.00 FEET, AN ARC DISTANCE OF 10.16 FEET TO A NONTANGENT LINE; THENCE NORTH 89 51' 01" WEST 15.43 FEET TO SAID EXISTING HIGHWAY RIGHT OF WAY LINE; THENCE NORTH 20 23' 41" WEST ALONG SAID EXISTING HIGHWAY RIGHT OF WAY LINE 224.26 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 \$15,000.00, and subject to any applicable statutory right of redemption. Sale will be made pursuant to 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. In the absence of Plaintiff's representative at the sale, the subject property will not be sold on the date set forth above.

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: **Cara Hawley, Unknown Spouse of Cara Hawley, United Keetoowah Band, Occupants of the Premises (step father).**

Kelly M. Parker #22673

LAMUN MOCK CUNNYNGHAM & DAVIS,
P.C.
5621 N. Classen Blvd.
Oklahoma City, OK 73118
(405) 840-5900
Attorneys for Plaintiff

Delaware County Sheriff
Department, Sheriff of Delaware
County, Oklahoma
Delaware County


DEPUTY

DO NOT PUBLISH BELOW THIS LINE

INSTRUCTIONS TO SHERIFF

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

DELAWARE COUNTY JOURNAL

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, 5621 N. Classen Blvd. Oklahoma City, OK 73118, [PHONE (405) 840-5900], [FAX (405) 842-6132)], **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

NOV 14 2024

VALUATION AND APPRAISEMENT OF PROPERTY
IN THE DISTRICT COURT IN AND FOR Delaware COUNTY, STATE OF
OKLAHOMA

KARMA SAPP
DELAWARE CO. COURT CLERK

NO. CJ-2024-137

U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF CABANA
SERIES V TRUST vs. Cara Hawley

We, Le Roy Hendren, Virginia Hendren, and VIRGIL MCCLAIN,
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
Fifteen thousand and ^{no}/₁₀₀
Dollars (\$ 15,000⁰⁰), the said property being and separately
appraised as follows, to wit:

A TRACT OR PARCEL OF LAND IN THE NORTHEAST QUARTER (NE/4) OF
THE SOUTHWEST QUARTER (SW/4) OF THE NORTHWEST QUARTER (NW/4)
OF SECTION THIRTY-FOUR (34), TOWNSHIP TWENTY- TWO (22)
NORTH, RANGE TWENTY-TWO (22) EAST, MORE PARTICULARLY
DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT A POINT 1,320
FEET SOUTH AND 660 FEET EAST OF THE NORTHWEST CORNER OF SAID
SECTION THIRTY-FOUR (34); GO SOUTH 210 FEET; THENCE GO EAST
210 FEET; THENCE GO NORTH 210 FEET; THENCE GO WEST 210 FEET
TO THE POINT OF BEGINNING, DELAWARE COUNTY, OKLAHOMA, LESS
AND EXCEPT BEGINNING AT A POINT THAT IS 4.25 FEET SOUTH 89
51' 01" EAST OF THE NORTHWEST CORNER OF AND ON THE NORTH
LINE OF SAID NORTHEAST QUARTER (NE/4) OF THE SOUTHWEST
QUARTER (SW/4) OF THE NORTHWEST QUARTER (NW/4), SAID POINT
BEING ON THE EXISTING WESTERLY HIGHWAY RIGHT OF WAY LINE;
THENCE SOUTH 89 51' 01" EAST ALONG SAID NORTH LINE 13.58
FEET; THENCE SOUTH 20 36' 31" EAST 47.97 FEET; THENCE SOUTH
20 52' 11" EAST 166.78 FEET TO A POINT OF CURVATURE; THENCE
ON A CURVE TO THE LEFT HAVING A RADIUS OF 615.00 FEET, AN
ARC DISTANCE OF 10.16 FEET TO A NONTANGENT LINE; THENCE
NORTH 89 51' 01" WEST 15.43 FEET TO SAID EXISTING HIGHWAY
RIGHT OF WAY LINE; THENCE NORTH 20 23' 41" WEST ALONG SAID
EXISTING HIGHWAY RIGHT OF WAY LINE 224.26 FEET TO THE POINT
OF BEGINNING.;

Property address: 46272 County Road 530, Eucha, OK 74342.

Dated this 13TH day of November, 2024.

LAMUN MOCK CUNNYNGHAM &
DAVIS, P.C.
5621 N. Classen Blvd.
Oklahoma City, OK 73118
(405) 840-5900
Attorneys for Plaintiff

LeROY HENDREN
Virginia Hendren
VIRGIL M⁹LAIN
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.

Delaware County Sheriff Department, Sheriff
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 13th day of November,
2024.

LeROY HENDREN
Virginia Hendren
VIRGIL M⁹LAIN
APPRAISERS (**PLEASE PRINT**)

Delaware County Sheriff Department, Sheriff
DEPUTY

Appraisers' Fee \$ 450.⁰⁰ - Total

FILED

NOV 14 2024

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

KARMA SAPP
DELAWARE CO. COURT CLERK

U.S. BANK TRUST NATIONAL ASSOCIATION, AS)
TRUSTEE OF CABANA SERIES V TRUST,)
)
Plaintiff,)
)
vs.) CJ-2024-137
)
CARA HAWLEY et. al.;)
)
Defendants.)

BILL OF APPRAISERS

RE: Compensation for Appraisers in appraising the following described real estate situated in Delaware County, State of Oklahoma:

Legal description as given on SPECIAL EXECUTION AND ORDER OF SALE (With Appraisement), No. CJ-2024-137.

Property Address: 46272 County Road 530, Eucha, OK 74342

We, the undersigned appraisers, in valuation and appraisement of the above described real property, state that we have valued and appraised said property as set forth in the Report of Appraisers attached hereto and our charges for appraising the same are as follows:

<u>Le Roy Hendren</u>	<u>PO Box 373, Jay, OK 74346</u>	<u>150⁰⁰</u>
Name	Address	Charges
<u>Virginia Hendren</u>	<u>P.O. Box 373, Jay, OK 74346</u>	<u>150⁰⁰</u>
Name	Address	Charges
<u>VIRGIL MC LAIN</u>	<u>2506 SUMAC RD GROVE OK 74344</u>	<u>150⁰⁰</u>
Name	Address	Charges

Dated this 13th day of November, 2024.

Le Roy Hendren
Appraiser

Virginia Hendren
Appraiser

Virgil McLain
Appraiser