

COPY

**PUBLISH IN THE GROVE SUN DAILY**

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**FILED**

JUN 17 2025

KARMA SAPP

DELAWARE CO. COURT CLERK

PHH MORTGAGE CORPORATION,  
Plaintiff,

v.

BOBBY G. TROUT, DECEASED; VERA R.  
TROUT; SPOUSE, IF ANY, OF VERA R.  
TROUT; JOHN DOE, OCCUPANT; UNITED  
STATES OF AMERICA EX REL.  
DEPARTMENT OF HOUSING AND  
URBAN DEVELOPMENT; AND  
UNKNOWN HEIRS, SUCCESSORS, AND  
ASSIGNS OF BOBBY G. TROUT,  
DECEASED

Defendant(s).

Case No. CJ-2024-190

Judge Jennifer McAffrey

**NOTICE OF SHERIFF'S SALE**

NOTICE IS GIVEN to Bobby G. Trout, Deceased; Vera R. Trout; Spouse, if any, of Vera R. Trout; John Doe, Occupant; United States of America ex rel. Department of Housing and Urban Development; Unknown Heirs, Successors, and Assigns of Bobby G. Trout, Deceased, and their unknown successors and assigns, that on the 28<sup>th</sup> day of July, 2025, at 10 a.m., at Steps of the County Courthouse at the 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, with appraisement, all that certain real estate in Delaware County, Oklahoma, to wit:

LOT SIX (6), BLOCK ONE (1), HONEY CREEK ADDITION TO TOWN OF GROVE,  
DELAWARE COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT  
THEREOF.

PROPERTY ADDRESS: 1308 S. Hazel Street, Grove, OK 74344

subject to taxes and tax sales, said property being duly appraised at \$ 200,000.00.

Sale will be made pursuant to an Order of Sale issued upon a judgment entered in the District Court of Delaware County, Oklahoma, in Case No. CJ-2024-190, wherein PHH Mortgage Corporation is Plaintiff and Bobby G. Trout is/are Defendant(s) to satisfy said judgment in the sum of \$251,946.68 together with interest at 6.33% per annum from April 5, 2024, until paid, attorney's fee in the amount of \$3,000.00, late charges, all advances for taxes,

insurance premiums, property preservation expenses, and other fees or expenses incurred prior to or during the pendency of this action, and costs of this action.

The addresses of the Defendant(s), Vera R. Trout and Spouse, if any, of Vera R. Trout and Unknown Heirs, Successors, and Assigns of Bobby G. Trout, and her/his/their unknown successors are unknown to the Plaintiff.

WITNESS MY HAND this 17<sup>th</sup> day of June, 2025.

BY:

  
Sheriff

BY:

  
Undersheriff/Deputy

LOGS LEGAL GROUP LLP  
770 NE 63rd St.  
Oklahoma City, OK 73105-6431  
(405) 848-1819  
Attorneys for Plaintiff  
File No. 24-140962

COPY

FILED

IN THE DISTRICT COURT OF DELAWARE COUNTY  
STATE OF OKLAHOMA

JUN 17 2025

KARMA SAPP  
DELAWARE CO. COURT CLERK

PHH MORTGAGE CORPORATION,

Plaintiff,

v.

Case No. CJ-2024-190

BOBBY G. TROUT, DECEASED; VERA R.  
TROUT; SPOUSE, IF ANY, OF VERA R.  
TROUT; JOHN DOE, OCCUPANT; UNITED  
STATES OF AMERICA EX REL.  
DEPARTMENT OF HOUSING AND URBAN  
DEVELOPMENT; AND UNKNOWN HEIRS,  
SUCCESSORS, AND ASSIGNS OF BOBBY G.  
TROUT, DECEASED

Defendant(s).

VALUATION AND APPRAISEMENT OF PROPERTY

We, Rachel Matthews, Maranda Dennis, and Clara Mills, three disinterested persons, having been appointed by the Sheriff of said Delaware County, duly summoned to appraise the property levied upon 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 and estimate the same to be of total value of

\$ 200,000, on the said property herein described and separately appraised as follows, to-wit:

LOT SIX (6), BLOCK ONE (1), HONEY CREEK ADDITION TO TOWN OF GROVE,  
DELAWARE COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT  
THEREOF.

PROPERTY ADDRESS: 1308 S. Hazel Street, Grove, OK 74344

APPRAISER'S FEE:

\$ 150.00

\$ 150.00

\$ 150.00

Rachel Matthews  
705 W. Lindly St.  
Jay, OK 74344

Maranda Dennis  
621021 E. 202 Rd.  
Grove, OK 74344

Clara F Mills  
P.O. Box 451551 Grove, OK 74345

FILED

JUN 05 2025

KARMA SAPP  
DELAWARE CO. COURT CLERK

IN THE DISTRICT COURT OF DELAWARE COUNTY  
STATE OF OKLAHOMA

PHH MORTGAGE CORPORATION,  
Plaintiff,

v.

BOBBY G. TROUT, DECEASED; VERA R.  
TROUT; SPOUSE, IF ANY, OF VERA R.  
TROUT; JOHN DOE, OCCUPANT; UNITED  
STATES OF AMERICA EX REL.  
DEPARTMENT OF HOUSING AND URBAN  
DEVELOPMENT; AND UNKNOWN HEIRS,  
SUCCESSORS, AND ASSIGNS OF BOBBY G.  
TROUT, DECEASED  
Defendant(s).

Case No. CJ-2024-190

Judge Jennifer McAffrey

**SPECIAL EXECUTION AND ORDER OF SALE**  
**WITH APPRAISEMENT**

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

WHEREAS, on June 5, 2025, in the above-entitled cause, the Plaintiff recovered an in rem judgment against the Defendant(s), Bobby G. Trout, in the sum of \$251,946.68 with interest thereon from April 5, 2024, at the rate of 6.33% per annum, until paid, attorney's fee in the amount of \$3,000.00, late charges, all advances for taxes, insurance premiums, property preservation expenses, and other fees or expenses incurred prior to or during the pendency of this action, and costs of this action; and recovered a further judgment decreeing the reverse mortgage set up and sued upon by the Plaintiff therein to be a valid and subsisting first lien upon the real estate, hereinafter described for the amount of said judgment, including interest, attorney's fee and costs, and foreclosing said reverse mortgage and ordering that if redemption be not made from said judgment forthwith, upon praecipe filed therefore, a special execution and order of sale issued from the office of the Court Clerk directed to the Sheriff of Delaware County, Oklahoma, commanding said Sheriff to sell said real estate, with the sale being published as directed by the Plaintiff in the same manner as sales of real estate taken under general execution, with appraisement, and directing the manner of the distribution of the proceeds arising from said sale; and

WHEREAS, said judgment in favor of the Plaintiff remains wholly unpaid, and there is now due and owing thereon the full amount thereof, with interest, costs and attorney's fee as hereinabove set out.

NOW, THEREFORE, this is to command you that you forthwith advertise as directed by Plaintiff and sell the lands hereinabove referred to, situated in Delaware County, State of Oklahoma, and described as follows, to-wit:

LOT SIX (6), BLOCK ONE (1), HONEY CREEK ADDITION TO TOWN OF GROVE, DELAWARE COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

PROPERTY ADDRESS: 1308 S. Hazel Street, Grove, OK 74344

with appraisement, and, in accordance with said judgment and from the proceeds thereof, pay:

- First. The costs of said sale and the cost of said action;
- Second. The judgment awarded the Plaintiff, PHH Mortgage Corporation, including interest, attorney's fees, advances, and costs, as set forth herein;
- Finally and the residue, if any, to be paid into Court to await the further order of the Court or a Judge thereof.

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 5<sup>th</sup> day of June, 2025.

COURT CLERK

BY: 

DEPUTY

LOGS LEGAL GROUP LLP  
770 NE 63rd St.  
Oklahoma City, OK 73105-6431  
(405) 848-1819  
Attorneys for Plaintiff  
File No. 24-140962