

COPY

FILED

JUN 06 2024

NOTICE OF SHERIFF'S SALE
CJ-2024-31

KARMA SAPP
DELAWARE CO. COURT CLERK

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

LOT 14, RAINBOW BEND, A SUBDIVISION, ACCORDING TO THE RECORDED PLAT THEREOF, DELAWARE COUNTY, OKLAHOMA. AND TRACT "A" OF LOT 15, RAINBOW BEND, A SUBDIVISION, DELAWARE COUNTY, OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NW CORNER OF SAID LOT 15; THENCE S 41 DEGREES 25 MINUTES 39 SECONDS EAST 129.90 FEET ALONG THE NORTH LINE OF SAID LOT 15 TO THE NE CORNER THEREOF; THENCE N 50 DEGREES 47 MINUTES 59 SECONDS WEST 123.71 FEET TO A POINT ON THE WEST LINE OF SAID LOT 15; THENCE N 27 DEGREES 18 MINUTES 05 SECONDS EAST 21.62 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

subject to unpaid taxes, and all amounts set forth in the judgment granted herein, said property having been duly appraised at \$ 240,000. 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-2024-31, titled **PennyMac Loan Services, LLC, vs Chris D. Charles and Elizabeth Ann Charles**, 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: 
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.

COPY

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

FILED

JUN 06 2024

KARMA SAPP
DELAWARE CO. COURT CLERK

PENNYMAC LOAN SERVICES, LLC

Plaintiff,

vs.

CHRIS D. CHARLES, et al.

Defendant(s)

No: CJ-2024-31

APPRAISEMENT OF REAL ESTATE UNDER EXECUTION


THE STATE OF OKLAHOMA TO:

1. Le Roy Hendren
2. Virginia Hendren
3. VIRGIL MELAIN


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 4th day of June, 2024

Delaware County Sheriff
Delaware County, Oklahoma

By: 
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.


APPRAISER


APPRAISER


APPRAISER

DESCRIPTION OF LANDS LEVIED UPON	APPRAISED VALUE:
LOT 14, RAINBOW BEND, A SUBDIVISION, ACCORDING TO THE RECORDED PLAT THEREOF, DELAWARE COUNTY, OKLAHOMA. AND TRACT "A" OF LOT 15, RAINBOW BEND, A SUBDIVISION, DELAWARE COUNTY, OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NW CORNER OF SAID LOT 15; THENCE S 41 DEGREES 25 MINUTES 39 SECONDS EAST 129.90 FEET ALONG THE NORTH LINE OF SAID LOT 15 TO THE NE CORNER THEREOF; THENCE N 50 DEGREES 47 MINUTES 59 SECONDS WEST 123.71 FEET TO A POINT ON THE WEST LINE OF SAID LOT 15; THENCE N 27 DEGREES 18 MINUTES 05 SECONDS EAST 21.62 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING.	\$ <u>240,000⁰⁰</u>
25050 S 613 Dr Grove, OK 74344	Occupied <input checked="" type="checkbox"/> Vacant <input type="checkbox"/>

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 \$ 240,000⁰⁰.

Witness our hands this 4th day of June, 2024

Lo Pay Hude
 APPRAISER

Virginia Hendren
 APPRAISER

Virgil M. Laine
 APPRAISER

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

FILED

JUN 06 2024

KARMA SAPP
DELAWARE CO. COURT CLERK

PENNYMAC LOAN SERVICES, LLC

Plaintiff,

vs.

CHRIS D. CHARLES, et al.

Defendant(s)

No: CJ-2024-31

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-2024-31.

Physical Address: 25050 S 613 Dr., Grove, OK 74344

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> Name	<u>P.O. Box 373 JAY OK 74346</u> Address	<u>150⁰⁰</u> Charges
<u>Virginia Hendren</u> Name	<u>P.O. Box 373, Jay, OK 74346</u> Address	<u>\$150.00</u> Charges
<u>VIRGIL MC LAIN</u> Name	<u>2506 SUMAC RD GROVE OK 74344</u> Address	<u>150.00</u> Charges

Dated this 4TH day of June, 2024.

Le Roy Hendren
Appraiser

Virginia Hendren
Appraiser

Virgil McLain
Appraiser

COPY

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

FILED

MAY 13 2024

KARMA SAPP
DELAWARE CO. COURT CLERK

PENNYMAC LOAN SERVICES, LLC

Plaintiff,

vs.

CHRIS D. CHARLES, et al.

Defendant(s)

No: CJ-2024-31

SPECIAL EXECUTION AND ORDER OF SALE
(WITH APPRAISEMENT)

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

GREETINGS:

WHEREAS, on the 2nd day of May, 2024, in the above action, the Plaintiff recovered a judgment against the Defendants in this cause for:

<u>Reason</u>	<u>Amount</u>
Unpaid Principal Balance:	\$275,462.95
Date of Default	October 1, 2023
Interest Due From	September 1, 2023
Interest Rate(s)	2.99900 %
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 appraisal, 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 described lands and tenements situated in Delaware County, State of Oklahoma, and described as follows:

COPY

LOT 14, RAINBOW BEND, A SUBDIVISION, ACCORDING TO THE RECORDED PLAT THEREOF, DELAWARE COUNTY, OKLAHOMA.

AND TRACT "A" OF LOT 15, RAINBOW BEND, A SUBDIVISION, DELAWARE COUNTY, OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NW CORNER OF SAID LOT 15; THENCE S 41 DEGREES 25 MINUTES 39 SECONDS EAST 129.90 FEET ALONG THE NORTH LINE OF SAID LOT 15 TO THE NE CORNER THEREOF; THENCE N 50 DEGREES 47 MINUTES 59 SECONDS WEST 123.71 FEET TO A POINT ON THE WEST LINE OF SAID LOT 15; THENCE N 27 DEGREES 18 MINUTES 05 SECONDS EAST 21.62 FEET ALONG SAID WEST LINE TO THE POINT 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 13th day of May, 2024

Delaware County Court Clerk,

By: Matasha Isaac
DEPUTY

Property Address:

25050 S 613 Dr
Grove, OK 74344