

FILED

AUG 07 2024

KARMA SAPP
DELAWARE CO. COURT CLERK

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

Flint Ridge Property Owners Association, Inc.,)
an Oklahoma Corporation,)
)
Plaintiff,)
)
vs.)
)
Donny L. Green a/k/a Donny Green, the)
State of Oklahoma *ex Rel* Oklahoma Tax)
Commission and the Delaware County Treasurer,)
)
Defendants.)

Case No. CJ-2024-81
Judge Jennifer McAffrey

NOTICE OF SHERIFF'S SALE

NOTICE is hereby given that on the 7th day of October 2024, at 10:00 a.m., at the front door of the Courthouse at Jay, Delaware County, Oklahoma, the undersigned Sheriff of said County of Delaware will offer for sale and sell for cash at time of sale at public auction to the highest and best bidder, with appraisalment, that certain Real Property situated in Delaware County, Oklahoma, to-wit:

Description

Lot 229, Walnut Hill Area Flint Ridge No. 4, Block 16, a subdivision, according to the recorded plat thereof, Delaware County, Oklahoma.

subject to taxes and tax sales, said property being duly appraised at a value of \$ 10,000.

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. Case No. CJ-2024-81 in favor of Flint Ridge Property Owners Association, Inc. and against all Defendants, Donny L. Green a/k/a Donny Green *in personam* and *in rem* and all other Defendants *in rem* in the amount of \$13,790.00, together with additional assessments accruing from and after May 1, 2024, penalties, interest, costs and attorney fees in the amount of \$3,500.00 and all costs of the action accruing; and a further judgment finding that the lien of Flint Ridge POA is a valid, subsisting first and prior lien upon the Real Property above described and ordering that if said judgment be not paid, that a Special Execution issue from the office of the Court Clerk, directed to the Sheriff of Delaware County, commanding such Sheriff to levy upon, advertise and sell said Real Property, with appraisalment, as provided by law; and whereas, the judgment in favor of the Plaintiff remains wholly unpaid and the Plaintiff has requested

a Special Execution and Order of Sale to issue in accordance with said judgment.

WITNESS my hand this 31st day of July, 2024.



James Beck
Sheriff of Delaware County, Oklahoma

Tommy R. Dyer Jr., O.B.A. #13594
DAVIS & THOMPSON, PLLC
P.O. Box 487
Jay, Oklahoma 74346
Telephone: (918) 801-4454/(918)253-4220
Fax: (918) 801-4493
Email: tommy@davisandthompson.net
Attorney for Plaintiff

Publish 2 times—the first publication must be 30 days before sale date.

PLEASE PUBLISH IN *THE GROVE SUN*

INSTRUCTIONS TO PUBLISHER: *THE GROVE SUN*, Please contact above office and request that *Notice of Sheriff's Sale* be emailed to you to insure correct legal description. 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 this Notice must be more than thirty (30) days prior to the date of the Sheriff's Sale, in accordance with 12 O.S. § 764.

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VALUATION AND APPRAISAL OF PROPERTY

We, Wes Davenport, Teri Davenport and Ron Crawford, disinterested householders residing in Delaware County, State of Oklahoma, having been by the 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 and estimate the same to be of the total value as set forth to-wit:

Lot 229, Walnut Hill Area Flint Ridge No. 4, Block 16, a subdivision, according to the recorded plat thereof, Delaware County, Oklahoma.

Appraised Value: \$ 10,000⁰⁰

Dated: 7/31/2024

Bill of Appraisers:

Fee: \$150⁰⁰

Wesley
Po Box 1548
Jay, OK 74346

Fee: \$150⁰⁰

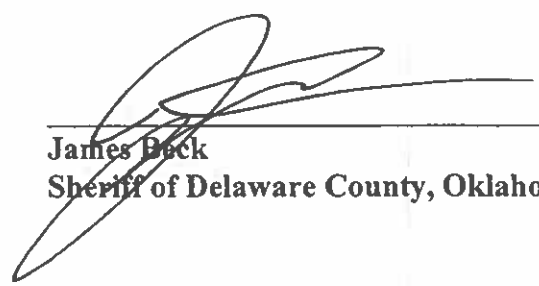
Jeri Davenport
Po Box 1548
Jay, OK 74346

Fee: \$150⁰⁰

Reddy
407 N. 2nd St.
Jay, Ok 74346

STATE OF OKLAHOMA)
) ss
COUNTY OF DELAWARE)

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 above-described Real Property upon actual view thereof this 31st day of July, 2024.


James Beck
Sheriff of Delaware County, Oklahoma

Xerox® AltaLink® C8145 MFP SMTP Transfer Report



Job Status: SUCCESS

Job has been transferred to the SMTP server.

Job Information

Device Name:	Xerox AltaLink C8145 \A0:E3:4B\
Submission Date:	08/07/24
Submission Time:	01:57 PM
Images Scanned:	2
Size:	51076
Attachment Name:	Scanned from a Xerox Multifunction Printer.pdf
Format:	Image-Only PDF
Encrypted E-mail:	No

SMTP Server

Address: smtp.mailgun.org:587

Message Settings:

Subject:	Scanned from a Xerox Multifunction ...
From:	nesxerox@nes.cc
Reply To:	nesxerox@nes.cc
To:	

1. demerecks@delcosheniff.org

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DELAWARE CO. COURT CLERK


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Defendants.)

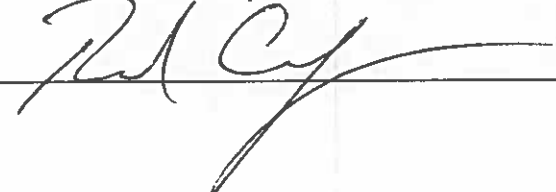
Case No. CJ-2024-81
Judge Jennifer McAffrey

OATH OF APPRAISERS

I, individually, am a resident householder of Delaware County, Oklahoma, and am not interested in this matter; I will, upon actual view thereof, make and return a fair and impartial estimate of the real value of the property as described in the Special Execution and Order of Sale, so help me God.

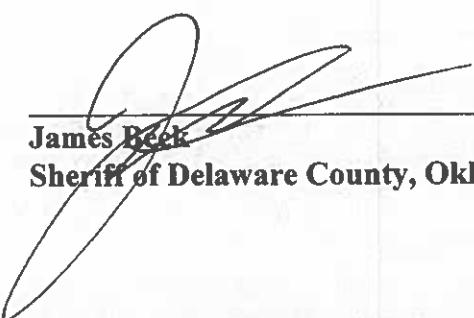






STATE OF OKLAHOMA)
) ss
COUNTY OF DELAWARE)

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 above-described real property upon actual view thereof this 31st day of July, 2024.



James Beck
Sheriff of Delaware County, Oklahoma

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

FLINT RIDGE PROPERTY OWNERS ASSOCIATION,)
INC., an Oklahoma Corporation,)
)
Plaintiff,)
)
-vs-)
)
DONNY L. GREEN, et al.,)
)
Defendants.)

Case No. CJ-2024-81

BILL OF APPRAISERS

On the 31st day of July, 2024, Wes 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 31st day of July, 2024.



Sheriff of Delaware County