

COPY

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SEP 02 2025

KARMA SAPP
DELAWARE CO. COURT CLERK

NOTICE OF SHERIFF'S SALE

CJ-2025-39

Notice is given that on the 1st day of October, 2025, at 10:00 a.m.
at the North door of the County Courthouse, Delaware County, Oklahoma, the Sheriff will offer
for sale and sell, with appraisement, at public auction, to the highest and best bidder, all that certain
real estate in Delaware County, Oklahoma,:

A parcel of land located in the Southwest Quarter (SW/4) of the
Southwest Quarter (SW/4) of the Southwest Quarter (SW/4),
Section Thirty-Six (36), Township Twenty-Three (23) North, Range
Twenty-Three (23) East, Delaware County, Oklahoma, more
particularly described as beginning at the Southwest corner of said
Section Thirty-Six (36); thence East 460 feet; thence North 510 feet
to the point of beginning; thence North 150 feet; thence East 200
feet; thence South 150 feet; thence West 200 feet 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 \$ 95,000.00. 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-2025-39, titled **GITSIT Solutions LLC vs
Unknown Successors of Bessie Smith, Deceased, Spouse of Bessie Smith and State of
Oklahoma, ex rel. Oklahoma Health Care Authority**, 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: [Signature]

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

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GITSIT SOLUTIONS LLC

Plaintiff.

vs.

UNKNOWN SUCCESSORS OF BESSIE
SMITH, DECEASED, et al.

Defendant(s)

SEP 02 2025

KARMA SAPP
DELAWARE CO. COURT CLERK

No: CJ-2025-39

APPRAISEMENT OF REAL ESTATE UNDER EXECUTION

THE STATE OF OKLAHOMA TO:

1. Rachel Matthews
2. Maranda Dennis
3. Clara Mills

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 18th day of August, 2025



Delaware County Sheriff
Delaware County, Oklahoma

By: Lise Reed LGA
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.

Rachel Matthews
APPRAISER

Maranda Dennis
APPRAISER

Clara Mills
APPRAISER

DESCRIPTION OF LANDS LEVIED UPON	APPRAISED VALUE:
A parcel of land located in the Southwest Quarter (SW/4) of the Southwest Quarter (SW/4) of the Southwest Quarter (SW/4), Section Thirty-Six (36), Township Twenty-Three (23) North, Range Twenty-Three (23) East, Delaware County, Oklahoma, more particularly described as beginning at the Southwest corner of said Section Thirty-Six (36); thence East 460 feet; thence North 510 feet to the point of beginning; thence North 150 feet; thence East 200 feet; thence South 150 feet; thence West 200 feet to the point of beginning	\$ <u>95,000.⁰⁰</u>
204 N 13TH ST JAY, OK 74346	Occupied _____ Vacant <u>X</u>

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 \$ 95,000.⁰⁰.

Witness our hands this 22nd day of August, 2015.

Dechel Math APPRAISER
W. Miranda Davis APPRAISER
Clara F. Mills APPRAISER