

COPY

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

FILED

SEP 11 2025

KARMA SAPP  
DELAWARE CO. COURT CLERK

FREEDOM MORTGAGE CORPORATION,

Plaintiff,

-vs-

CASE NO. CJ-2025-00075

JESSICA ANNE BOLING;  
DILLON RAY BOLING;  
SPOUSE, IF ANY, OF JESSICA ANNE  
BOLING;  
SPOUSE, IF ANY, OF DILLON RAY  
BOLING;  
DISCOVER BANK;  
OCCUPANT(S) OF THE PREMISES;

Defendants.

**NOTICE OF SALE**

Attention: Defendants and all parties with interest in the listed real property

The Delaware County Sheriff will sell the below-described real property to satisfy a judgment for the indicated action.

Lots 1, 2, 3, 4, 5 and 6 of Block 2 and Out Lots 1 and 2 in the Alva Addition to the Town of Row, Delaware County, Oklahoma, according to the recorded plat thereof.

Common Address: 251 W Row Rd, Jay, OK 74346

The property will be sold to the highest cash bidder at the public auction:

Time: 10:00 a.m.

Date: 20<sup>th</sup> day of October, 2025

Place: Delaware County Courthouse, Front Steps

Appraised real value: \$ 165,000.00

The sale adheres to the Special Writ of Execution and Order of Sale issued per the judgment in the District Court of Delaware County, Oklahoma, in Case No. CJ-2025-00075, titled Plaintiff, v. JESSICA ANNE BOLING; DILLON RAY BOLING; SPOUSE, IF ANY, OF JESSICA ANNE

BOLING; SPOUSE, IF ANY, OF DILLON RAY BOLING; DISCOVER BANK;  
OCCUPANT(S) OF THE PREMISES; all those holding or claiming any interest in the property.

Thurman Ray Thomas  
Sheriff of Delaware County

By: [Signature]  
Deputy Sheriff Undersher



Sally E. Garrison, OBA #18709  
Alex S. Rivera, OBA #32269  
Amy R. Sullivan, OBA #35938  
THE MORTGAGE LAW FIRM, PLLC  
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*Attorneys for Plaintiff*

**INSTRUCTIONS TO PUBLISHER:** First publication of this Notice must be more than thirty (30) days prior to the date of the Sheriff's Sale, in accordance with OKLA. STAT. TIT. 12 § 764. Publish once per week for two (2) consecutive weeks. Provide one (1) printed copy of the Notice to Attorney for Plaintiff immediately after the first publication.

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Plaintiff,

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DILLON RAY BOLING;  
SPOUSE, IF ANY, OF JESSICA ANNE  
BOLING;  
SPOUSE, IF ANY, OF DILLON RAY  
BOLING;  
DISCOVER BANK;  
OCCUPANT(S) OF THE PREMISES;

Defendants.

**APPRAISEMENT OF REAL ESTATE UNDER EXECUTION**

The State of Oklahoma to: Rachel Matthews, Maranda Dennis, Clara Mills

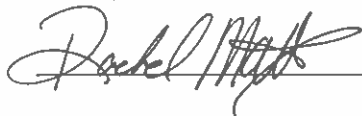
Appointment: You are hereby appointed as appraisers to inquire into and upon actual view, make and return to me a fair and impartial estimate of the real value of the lands and tenements below described by me, levied upon by virtue of the special execution issued in the above-entitled cause.

Dated this 5<sup>th</sup> day of September, 2025.

  
\_\_\_\_\_  
Sheriff of Delaware County

By:   
\_\_\_\_\_  
Deputy Sheriff

Oath: I state under oath that I have no interest in the above matter. 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**

Lots 1, 2, 3, 4, 5 and 6 of Block 2 and Out Lots 1 and 2 in the Alva Addition to the Town of Row, Delaware County, Oklahoma, according to the recorded plat thereof.

Common Address: 251 W Row Rd, Jay, OK 74346

Appraised Value: \$ 165,000.00

**APPRAISERS' RETURN**

We, the undersigned appraisers, hereby certify that upon actual view thereof, appraised the described lands and tenements and estimated the real value thereof to be the sums set opposite and description of each particular tract hereof, in the above inventory, and estimated at the total sum of \$ 165,000.00.

Witness our hands this 5<sup>th</sup> day of September, 2025.



APPRAISER 1



APPRAISER 2



APPRAISER 3



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

AUG 18 2025

KARMA SAPP  
DELAWARE CO. COURT CLERK

*N. Sapp*

FREEDOM MORTGAGE CORPORATION,

Plaintiff,

vs.

CASE NO. CJ-2025-00075

JESSICA ANNE BOLING;  
DILLON RAY BOLING;  
SPOUSE, IF ANY, OF JESSICA ANNE  
BOLING;  
SPOUSE, IF ANY, OF DILLON RAY  
BOLING;  
DISCOVER BANK;  
OCCUPANT(S) OF THE PREMISES;

Defendants.

**SPECIAL WRIT OF EXECUTION AND ORDER OF SALE**

To the Sheriff of Delaware County, Oklahoma:

Pursuant to the judgment rendered on August 7, 2025, in favor of Plaintiff and against Jessica Anne Boling, directing the foreclosure of the mortgage or lien on the property described herein:

**Lots 1, 2, 3, 4, 5 and 6 of Block 2 and Out Lots 1 and 2 in the Alva Addition to the Town of Row, Delaware County, Oklahoma, according to the recorded plat thereof.**

Common Address: 251 W Row Rd, Jay, OK 74346

You are hereby commanded, in accordance with the established law of this state, to advertise and sell said property according to the procedures and practices of this Court to satisfy the judgment amount \$142,610.82, together with accruing interest, costs of this action, attorney's fees, fees and expenses related to the sale, and any other fees and costs incurred by Plaintiff in completing the foreclosure process. Upon completion of the sale, deliver to the purchaser a deed for said property.

You are hereby directed to cause the above-described real property to be appraised and then sold according to law.

You are further directed to make due return to this Court of your proceedings under this writ within sixty (60) days from the date hereof, in compliance with OKLA. STAT. TIT. 12 § 802 of the Oklahoma Statutes.

Dated this 18<sup>th</sup> day of August, 2025.

Karma Sapp  
Delaware County Court Clerk

By: Uatasha Isaac  
Deputy Court Clerk

Received at \_\_\_\_\_ on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Sheriff of Delaware County

By: \_\_\_\_\_  
Deputy Sheriff