

IN THE DISTRICT COURT OF DELAWARE COUNTY
STATE OF OKLAHOMA

ARVEST BANK)
an Arkansas Banking Corporation,)
Plaintiff,)
vs.) Case No. CJ-23-200
WILLIAM C. SIMPSON;)
CHASIDI NICOLE SIMPSON;)
UNITED STATES OF AMERICA ex rel.)
FARM SERVICE AGENCY; SUSAN)
DUNCAN, Delaware County)
Treasurer; and The Delaware)
County Board of County)
Commissioners,)
Defendants.)

NOTICE OF SHERIFF'S SALE

NOTICE is given on the 15th day of April, 2024, at 10:00 o'clock a.m/p.m. at the East Courthouse Door of the Delaware County courthouse in Jay, Oklahoma, the Sheriff of Delaware County, will offer for sale and sell at public auction for cash to the highest and best bidder, subject to the appraisalment thereof fixed in the sum of \$270,000, all that certain real property located in Delaware County, Oklahoma, described as follows:

Part of the SW¼ NE¼ of Section 15, Township 20 North, Range 25 East, Delaware County, Oklahoma, more particularly described as follows: Beginning at a point South 00°10'28" East 234.00 feet from the NE corner of said SW¼ NE¼, Section 15; thence South 00°10'28" East 412.00 feet; thence South 89°48'00" West 65.45 feet to the centerline of the County Road; thence North 22°18'10" West 450.62 feet along said centerline; thence South 88°51'38" East 235.25 feet to the point of beginning, subject to the right of way of said road;

AND

Part of the SW¼ NE¼ of Section 15, Township 20 North, Range 25 East, Delaware County, Oklahoma; more particularly described as follows: Beginning at the NE Corner of the said SW¼ NE Section 15; thence South 00°10'28" East 234.00 feet;

thence North 88°51'35" West 235.25 feet to the centerline of the County Road; thence North 22°18'10" West 246.63 feet along said centerline; thence North 89°48'00" East 328.09 feet to the point of beginning, subject to the right of way of said road;

AND

All that part of the SE¼ NE¼ of Section 15, Township 20 North, Range 25 East, Delaware County, Oklahoma, lying North and West of the County Road;

AND

Part of the SW¼ NE¼ of Section 15, Township 20 North, Range 25 East, Delaware County, Oklahoma, more particularly described as follows: Beginning at the NE corner of said SW¼ NE¼, Section 15, thence South 00°10'28" East 234.00 feet from the NE corner of the SW¼ NE¼, Section 15; thence South 0°10'28" East 412.00 feet for the point of beginning; thence South 0°10'28" East to the centerline of the County Road; thence in a Northwesterly direction along the centerline of the County Road to a point 65.45 feet from the point of beginning; thence North 89°48'00" East 65.45 feet to the point of beginning, subject to any and all easements (the "Property").

subject to any taxes and tax sales, if any.

All poultry equipment in the poultry house or houses will be included in said sale.

Sale will be made pursuant to the terms of that Special Execution and Order of Sale issued in Case No. CJ-23-300 wherein Arvest Bank was Plaintiff and wherein the said William C. Simpson, also known as William Aarow Cleatus Simpson, Chasidi Nicole Simpson; United States of America ex rel. Farm Service Agency, United States Department of Agriculture; and Susan Duncan, Delaware County Treasurer; the Delaware County Board of County Commissioners were Defendants, toward satisfaction of that judgment obtained on the _____ day of February, 2024, against Defendants as follows:

Judgment is entered in favor of Arvest Bank, under the terms and provisions of Note 1494 and its securing Real Estate Mortgage and Security Agreement, in the sum of \$175,366.10 as of October 10, 2023, together with additional interest owed on the principal balance of \$167,567.68 from and after October 11, 2023 at the rate of 12% per annum until paid, all as provided in Note 1494 and its securing mortgage and security agreement; for which Arvest Bank is hereby awarded judgment against the

Defendants, William C. Simpson and Chasidi Nicole Simpson (*in rem* only as to Chasidi), together with accrued and accruing interest thereon, and judgment for additional advancements and costs made by the Plaintiff in this proceeding.

The Court further finds William C. Simpson executed and delivered his Agriculture Security Agreement to Arvest Bank, by which he granted Arvest Bank a security interest in Inventory; Accounts and other Rights to Payment; General Intangibles; Equipment, including machinery, farm machinery and equipment, show equipment, parts and tools; and all Farm Assets, including but not limited to all poultry equipment and proceeds and related income all at 54301 S 706 Road, Colcord, Oklahoma (collectively the "Further Collateral"). Arvest Bank is hereby awarded Judgment for the immediate and permanent possession of the Further Collateral and is allowed to sell the same according to law.

United States of America, ex rel. Farm Service Agency ("FSA") claims some right, title, lien, and interest in or to the Property and/or Further Collateral herein, by reason of, among other things, its Mortgage in the amount of \$288,500.00 filed May 31, 2019 in Book 2281, Pages 629-635, in the records of the Delaware County Clerk; with subsequent Subordination Agreement in favor of Arvest Bank filed August 12, 2019 in Book 2289, Pages 754-757. FSA has some further interest in the Property herein by reason of its Mortgage in the amount of \$166,500.00 filed May 18, 2021 in the records of the Delaware County Clerk, Book 2382, Pages 264-270. The interest of FSA, in and to the Property and/or Further Collateral is junior and inferior to that of Arvest Bank and is hereby foreclosed. HOWEVER, the rights of redemption in favor the United States' pursuant to 28 U.S.C. §2410(c) is expressly reserved.

Susan Duncan, the Treasurer of Delaware County, Oklahoma and the Delaware County Board of County Commissioners are interested parties herein regarding unpaid real estate and personal property taxes. Any unpaid past personal property taxes are junior and inferior to the interest of Arvest Bank and are hereby foreclosed. Real property ad valorem taxes (both past and accruing) constitute a continuing first and prior lien on the Property.

Further Judgment is entered against Defendants, William C. Simpson and Chasidi Nicole Simpson (*in rem* only as to Chasidi), for a reasonable attorney's fee in the sum of \$4,000.00; for court costs in the sum of \$692.23; and title fees in the amount of \$325.00.

The Mortgage and lien of the Plaintiff in the amounts hereinabove found are adjudged to be foreclosed, and that a Special Execution and Order of Sale may be issued out of the office of the Delaware County Court Clerk in this cause, directed to the Sheriff to levy upon, advertise and sell, after due and legal appraisalment, the real estate and premises hereinabove described, subject to unpaid ad valorem real

estate taxes, if any, advancements by Plaintiff for taxes, insurance premiums, or expenses necessary for the preservation of the subject property, if any, and pay the proceeds of said sale to the Clerk of this Court, as provided by law, for application as follows:

- First: To the payment of costs herein accrued and accruing;
- Second: To the payment of the Arvest Bank for judgment herein awarded, including interest, attorney's fees and costs;
- Third: The balance, if any, to be paid to United States of America, ex rel. Farm Service Agency for judgment herein awarded, including interest, attorney's fees and costs; and
- Fourth: The balance, if any, to be paid to Susan Duncan, the Treasurer of Delaware County, Oklahoma and the Delaware County Board of County commissioners for any unpaid past personal property taxes.
- Fifth: The remainder, if any there be to be paid to the registry of the Court pending the further Order of the Court.


IT IS FURTHER ORDERED, ADJUDGED AND DECREED that upon confirmation of said sale, the Defendants herein, and all persons claiming by, through or under them since the commencement of this action, be forever barred, foreclosed and enjoined from asserting or claiming any right, title, interest, estate or equity of redemption in and to said real estate or premises or any part thereof.

WITNESS my hand this 28TH day of February, 2024.

~~James Beck, Delaware County Sheriff~~

By: 

Approved as to form:



Jay B. Williams, OBA #10154

D. Joel Kurtz, OBA #33018

Williams Law Firm

100 W Main St, Gentry, AR 72734-8231

Phone: (479) 736-8800 | Fax: (479) 736-3170

jay@williamsfirm.net

Attorneys for Arvest Bank

INSTRUCTIONS TO PUBLISHER: *The Delaware County Journal*. Publish once a week for two consecutive weeks. 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.

**IN THE DISTRICT COURT OF DELAWARE COUNTY
STATE OF OKLAHOMA**

ARVEST BANK)	
an Arkansas Banking Corporation,)	
Plaintiff,)	
)	
vs.)	Case No. CJ-23-200
)	
WILLIAM C. SIMPSON;)	
CHASIDI NICOLE SIMPSON;)	
UNITED STATES OF AMERICA ex rel)	
FARM SERVICE AGENCY; SUSAN)	
DUNCAN, DELAWARE COUNTY)	
TREASURER; and THE DELAWARE)	
COUNTY BOARD OF COUNTY)	
COMMISSIONERS,)	
)	
Defendants.)	

SPECIAL EXECUTION AND ORDER OF SALE

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

WHEREAS, on the 22 day of February, 2024, in Case No. CJ-23-200, wherein Arvest Bank was Plaintiff. The said Plaintiff recovered a judgment against Defendants, as follows:

Judgment is entered in favor of Arvest Bank, under the terms and provisions of Note 1494 and its securing Real Estate Mortgage and Security Agreement, in the sum of \$175,366.10 as of October 10, 2023, together with additional interest owed on the principal balance of \$167,567.68 from and after October 11, 2023 at the rate of 12% per annum until paid, all as provided in Note 1494 and its securing mortgage and security agreement; for which Arvest Bank is hereby awarded judgment against the Defendants, William C. Simpson and Chasidi Nicole Simpson (*in rem* only as to Chasidi), together with accrued and accruing interest thereon, and judgment for additional advancements and costs made by the Plaintiff in this proceeding.

The Court further finds William C. Simpson executed and delivered his Agriculture Security Agreement to Arvest Bank, by which he granted Arvest Bank a security interest in Inventory; Accounts and other Rights to Payment; General Intangibles; Equipment, including machinery, farm machinery and equipment, show

equipment, parts and tools; and all Farm Assets, including but not limited to all poultry equipment and proceeds and related income all at 54301 S 706 Road, Colcord, Oklahoma (collectively the "Further Collateral"). Arvest Bank is hereby awarded Judgment for the immediate and permanent possession of the Further Collateral and is allowed to sell the same according to law.

United States of America, ex rel. Farm Service Agency ("FSA") claims some right, title, lien, and interest in or to the Property and/or Further Collateral herein, by reason of, among other things, its Mortgage in the amount of \$288,500.00 filed May 31, 2019 in Book 2281, Pages 629-635, in the records of the Delaware County Clerk; with subsequent Subordination Agreement in favor of Arvest Bank filed August 12, 2019 in Book 2289, Pages 754-757. FSA has some further interest in the Property herein by reason of its Mortgage in the amount of \$166,500.00 filed May 18, 2021 in the records of the Delaware County Clerk, Book 2382, Pages 264-270. The interest of FSA, in and to the Property and/or Further Collateral is junior and inferior to that of Arvest Bank and is hereby foreclosed. HOWEVER, the rights of redemption in favor the United States' pursuant to 28 U.S.C. §2410(c) is expressly reserved.

Susan Duncan, the Treasurer of Delaware County, Oklahoma and the Delaware County Board of County Commissioners are interested parties herein regarding unpaid real estate and personal property taxes. Any unpaid past personal property taxes are junior and inferior to the interest of Arvest Bank and are hereby foreclosed. Real property ad valorem taxes (both past and accruing) constitute a continuing first and prior lien on the Property.

Further Judgment is entered against Defendants, William C. Simpson and Chasidi Nicole Simpson (*in rem* only as to Chasidi), for a reasonable attorney's fee in the sum of \$4,000.00; for court costs in the sum of \$692.23; and title fees in the amount of \$325.00.

The Property is situated in Delaware County, Oklahoma and is described as:

Part of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 15, Township 20 North, Range 25 East, Delaware County, Oklahoma, more particularly described as follows: Beginning at a point South 00°10'28" East 234.00 feet from the NE corner of said SW $\frac{1}{4}$ NE $\frac{1}{4}$, Section 15; thence South 00°10'28" East 412.00 feet; thence South 89°48'00" West 65.45 feet to the centerline of the County Road; thence North 22°18'10" West 450.62 feet along said centerline; thence South 88°51'38" East 235.25 feet to the point of beginning, subject to the right of way of said road;

AND

Part of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 15, Township 20 North, Range 25 East, Delaware County, Oklahoma; more particularly described as follows: Beginning at the NE Corner of the said SW $\frac{1}{4}$ NE $\frac{1}{4}$ Section 15; thence South 00°10'28" East 234.00

feet; thence North 88°51'35" West 235.25 feet to the centerline of the County Road; thence North 22°18'10" West 246.63 feet along said centerline; thence North 89°48'00" East 328.09 feet to the point of beginning, subject to the right of way of said road;

AND

All that part of the SE¼ NE¼ of Section 15, Township 20 North, Range 25 East, Delaware County, Oklahoma, lying North and West of the County Road;

AND

Part of the SW¼ NE¼ of Section 15, Township 20 North, Range 25 East, Delaware County, Oklahoma, more particularly described as follows: Beginning at the NE corner of said SW¼ NE¼, Section 15, thence South 00°10'28" East 234.00 feet from the NE corner of the SW¼ NE¼, Section 15; thence South 0°10'28" East 412.00 feet for the point of beginning; thence South 0°10'28" East to the centerline of the County Road; thence in a Northwesterly direction along the centerline of the County Road to a point 65.45 feet from the point of beginning; thence North 89°48'00" East 65.45 feet to the point of beginning, subject to any and all easements (the "Property").

Which Judgment and further Decree of Foreclosure of Mortgage direct the same to be sold, the real property with appraisalment, and to apply the proceeds arising therefrom as follows:

- First: To the payment of costs herein accrued and accruing;
- Second: To the payment of the Arvest Bank for judgment herein awarded, including interest, attorney's fees and costs;
- Third: The balance, if any, to be paid to United States of America, ex rel. Farm Service Agency for judgment herein awarded, including interest, attorney's fees and costs; and
- Fourth: The balance, if any, to be paid to Susan Duncan, the Treasurer of Delaware County, Oklahoma and the Delaware County Board of County commissioners for any unpaid past personal property taxes.
- Fifth: The remainder, if any there be to be paid to the registry of the Court pending the further Order of the Court.

NOW, THEREFORE, YOU ARE HEREBY COMMANDED that you proceed to levy upon and sell, with appraisalment, according to law, and as directed by said Judgment, the land and tenements hereinbefore described and apply the proceeds arising from said sale as directed by said Judgment as aforesaid, and make due return of the Execution with your proceedings endorsed thereon, showing the manner in which you have executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court, at my office in Jay, Oklahoma, in said county, on this 22nd day of February, 2024.

Caroline Weaver
Delaware County Court Clerk

Nikita Smole
Deputy

Received at 2:00 am/pm, this 22nd day of February, 2024.

Delaware County Sheriff

By: Will Gill
Undersheriff

IN THE DISTRICT COURT OF DELAWARE COUNTY
STATE OF OKLAHOMA

ARVEST BANK)
an Arkansas Banking Corporation,)
Plaintiff,)

vs.)

Case No. CJ-23-200)

WILLIAM C. SIMPSON;)
CHASIDI NICOLE SIMPSON;)
UNITED STATES OF AMERICA ex rel)
FARM SERVICE AGENCY; SUSAN)
DUNCAN, DELAWARE COUNTY)
TREASURER; THE DELAWARE)
COUNTY BOARD OF COUNTY)
COMMISSIONERS; and MFA OIL)
COMPANY,)
Defendants.)

OATH OF APPRAISERS

STATE OF OKLAHOMA)
) ss:
COUNTY OF DELAWARE)

We, Wesley, Jeri Davenport
and Paul, being duly sworn on our oaths, do say that we are
disinterested persons, and that we will impartially appraise, upon actual view, the real property
described herein levied on by the Sheriff of Delaware County, State of Oklahoma for which we
have been summoned.

WITNESS OUR HANDS this 26th day of February, 2024.

Wesley
Signature

Wesley Davenport
Printed Name

Teri Davenport
Signature

Teri Davenport
Printed Name

Ron Crawford
Signature

Ron Crawford
Printed Name

Part of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 15, Township 20 North, Range 25 East, Delaware County, Oklahoma, more particularly described as follows: Beginning at a point South 00°10'28" East 234.00 feet from the NE corner of said SW $\frac{1}{4}$ NE $\frac{1}{4}$, Section 15; thence South 00°10'28" East 412.00 feet; thence South 89°48'00" West 65.45 feet to the centerline of the County Road; thence North 22°18'10" West 450.62 feet along said centerline; thence South 88°51'38" East 235.25 feet to the point of beginning, subject to the right of way of said road;

AND

Part of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 15, Township 20 North, Range 25 East, Delaware County, Oklahoma; more particularly described as follows: Beginning at the NE Corner of the said SW $\frac{1}{4}$ NE $\frac{1}{4}$ Section 15; thence South 00°10'28" East 234.00 feet; thence North 88°51'35" West 235.25 feet to the centerline of the County Road; thence North 22°18'10" West 246.63 feet along said centerline; thence North 89°48'00" East 328.09 feet to the point of beginning, subject to the right of way of said road;

AND

All that part of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 15, Township 20 North, Range 25 East, Delaware County, Oklahoma, lying North and West of the County Road;

AND

Part of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 15, Township 20 North, Range 25 East, Delaware County, Oklahoma, more particularly described as follows: Beginning at the NE corner of said SW $\frac{1}{4}$ NE $\frac{1}{4}$, Section 15, thence South 00°10'28" East 234.00 feet from the NE corner of the SW $\frac{1}{4}$ NE $\frac{1}{4}$, Section 15; thence South 0°10'28" East 412.00 feet for the point of beginning; thence South 0°10'28" East to the centerline of the County Road; thence in a Northwesterly direction along the centerline of the County Road to a point 65.45 feet from the point of beginning; thence North 89°48'00" East 65.45 feet to the point of beginning, subject to any and all easements (the "Property").

SIGNED AND SWORN to before me on the 26th day of February, 2024.

By: [Signature], Jeri Overport and
[Signature]

Under Sheriff of Delaware County
State of Oklahoma

By: [Signature]
Under Sheriff

[Signature]
Jay B. Williams, OBA #10154
D. Joel Kurtz, OBA #33018
Williams Law Firm
100 W Main St, Gentry, AR 72734-8231
Phone: (479) 736-8800 | Fax: (479) 736-3170
jay@williamslawfirm.net
Attorneys for Arvest Bank

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

ARVEST BANK, an Arkansas Banking
Corporation,

Plaintiff,

-vs-

WILLIAM C. SIMPSON, et al.,

Defendants.

Case No. CJ-2023-200

BILL OF APPRAISERS

On the 26th day of February, 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 26th day of February, 2024.


Sheriff of Delaware County

**IN THE DISTRICT COURT OF DELAWARE COUNTY
STATE OF OKLAHOMA**

ARVEST BANK)	
an Arkansas Banking Corporation,)	
Plaintiff,)	
)	
vs.)	Case No. CJ-23-200
)	
WILLIAM C. SIMPSON;)	
CHASIDI NICOLE SIMPSON;)	
UNITED STATES OF AMERICA ex rel.)	
FARM SERVICE AGENCY; SUSAN)	
DUNCAN, Delaware County)	
Treasurer; and The Delaware)	
County Board of County)	
Commissioners,)	
Defendants.)	

APPRAISER'S RETURN

STATE OF OKLAHOMA)	
)	ss:
COUNTY OF DELAWARE)	

We, the undersigned, disinterested persons having been by the Sheriff of Delaware County, State of Oklahoma, duly summoned to appraise the property levied upon in this case, after being first duly sworn, do return that upon actual view thereof we appraised the following lands, to-wit:

Part of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 15, Township 20 North, Range 25 East, Delaware County, Oklahoma, more particularly described as follows: Beginning at a point South 00°10'28" East 234.00 feet from the NE corner of said SW $\frac{1}{4}$ NE $\frac{1}{4}$, Section 15; thence South 00°10'28" East 412.00 feet; thence South 89°48'00" West 65.45 feet to the centerline of the County Road; thence North 22°18'10" West 450.62 feet along said centerline; thence South 88°51'38" East 235.25 feet to the point of beginning, subject to the right of way of said road;

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Part of the SW¼ NE¼ of Section 15, Township 20 North, Range 25 East, Delaware County, Oklahoma, more particularly described as follows: Beginning at the NE corner of said SW¼ NE¼, Section 15, thence South 00°10'28" East 234.00 feet from the NE corner of the SW¼ NE¼, Section 15; thence South 0°10'28" East 412.00 feet for the point of beginning; thence South 0°10'28" East to the centerline of the County Road; thence in a Northwesterly direction along the centerline of the County Road to a point 65.45 feet from the point of beginning; thence North 89°48'00" East 65.45 feet to the point of beginning, subject to any and all easements (the "Property").


Estimating the value to be \$ 270,000⁰⁰.

WITNESS OUR HANDS this 26th day of February, 2024.

Appraisers:


Signature

Wes Davenport
Printed Name


Signature

Teri Davenport
Printed Name


Signature

Ron Crawford
Printed Name

SIGNED AND SWORN to before me on the 26th day of February, 2024.

By: [Signature], Jeni Oaverport and
[Signature]

~~Under~~ Sheriff of Delaware County
State of Oklahoma

By: [Signature]
[Signature]

[Signature]
Jay B. Williams, OBA #10154
D. Joel Kurtz, OBA #33018
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Attorneys for Arvest Bank