

PUBLISH IN THE GROVE SUN DAILY

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FILED

DEC 05 2023

KARMA SAPP
DELAWARE CO. COURT CLERK

SELECT PORTFOLIO SERVICING, INC.,
Plaintiff,

v.

MARILYN J. GRACE, DECEASED; SPOUSE, IF ANY, OF MARILYN J. GRACE; JOHN DOE, OCCUPANT; CENTURY 21 MORTGAGE; UNKNOWN HEIRS, SUCCESSORS AND ASSIGNS OF MARILYN J. GRACE; VIRGINIA R. SMITH, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF MARILYN J. GRACE; AND N. GEORGEANN ROYE, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF MARILYN J. GRACE
Defendant(s).

Case No. CJ-2017-00129

Judge Barry V. Denney

NOTICE OF SHERIFF'S SALE

NOTICE IS GIVEN to Marilyn J. Grace, Deceased; Spouse, if any, of Marilyn J. Grace; John Doe, Occupant; Century 21 Mortgage; Unknown Heirs, Successors and Assigns of Marilyn J. Grace; Virginia R. Smith, as Personal Representative of the Estate of Marilyn J. Grace; N. Georgeann Roye, as Personal Representative of the Estate of Marilyn J. Grace, and their unknown successors and assigns, that on the 22nd day of JANUARY, 2024, at 10:00 a.m., at Courthouse steps of the County Courthouse at the County Courthouse in Jay, Delaware County, Oklahoma, the Sheriff of said County will offer for sale and sell for cash at public auction to the highest and best bidder, with appraisal, all that certain real estate in Delaware County, Oklahoma, to wit:

LOT THIRTY-FIVE (35), BLOCK TWO (2), MOORE'S HARBOR, A SUBDIVISION ACCORDING TO THE RECORDED PLAT THEREOF, DELAWARE COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF

PROPERTY ADDRESS: 25710 S. 623 Road, Grove, OK 74344

subject to taxes and tax sales, said property being duly appraised at \$ 85,000 - .

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. CJ-2017-00129, wherein Select Portfolio Servicing, Inc. is Plaintiff and Marilyn J. Grace is/are Defendant(s) to satisfy said judgment in the sum of \$69,863.86 together with interest at 4.125% per annum from March 1, 2017, including late charges, a reasonable attorney's fee, and all necessary funds advanced by said Plaintiff accrued or accruing hereafter through completion of this action.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

The addresses of the Defendant(s), Spouse, if any, of Marilyn J. Grace and Unknown Heirs, Successors and Assigns of Marilyn J. Grace, and her/his/their unknown successors are unknown to the Plaintiff.

WITNESS MY HAND this 4TH day of December, 2023.

BY: _____
Sheriff

BY: 
Undersheriff/Deputy

LOGS LEGAL GROUP LLP
770 NE 63rd St.
Oklahoma City, OK 73105-6431
(405) 848-1819
Attorneys for Plaintiff
File No. 17-131064

FILED

DEC 05 2023

KARMA SAPP
DELAWARE CO. COURT CLERK

IN THE DISTRICT COURT OF DELAWARE COUNTY
STATE OF OKLAHOMA

SELECT PORTFOLIO SERVICING, INC.,

Plaintiff,

v.

Case No. CJ-2017-00129

MARILYN J. GRACE, DECEASED; SPOUSE,
IF ANY, OF MARILYN J. GRACE; JOHN DOE,
OCCUPANT; CENTURY 21 MORTGAGE;
UNKNOWN HEIRS, SUCCESSORS AND
ASSIGNS OF MARILYN J. GRACE; VIRGINIA
R. SMITH, AS PERSONAL REPRESENTATIVE
OF THE ESTATE OF MARILYN J. GRACE;
AND N. GEORGEANN ROYE, AS PERSONAL
REPRESENTATIVE OF THE ESTATE OF
MARILYN J. GRACE

Defendant(s).

VALUATION AND APPRAISEMENT OF PROPERTY

We, Sabrina Yocham Pam Bohall, and Lucinda Sixkiller, three disinterested

persons, having been appointed by the Sheriff of said Delaware County, duly summoned to appraise the property levied upon 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 total value of

\$ 95,000-, on the said property herein described and separately appraised as follows, to-wit:

LOT THIRTY-FIVE (35), BLOCK TWO (2), MOORE'S HARBOR, A SUBDIVISION
ACCORDING TO THE RECORDED PLAT THEREOF, DELAWARE COUNTY,
OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF

PROPERTY ADDRESS: 25710 S. 623 Road, Grove, OK 74344

APPRAISER'S FEE:

\$ 150- Sabrina Yocham
\$ 150.00 Pam Bohall
\$ 150.00 Lucinda Sixkiller

STATE OF OKLAHOMA
COUNTY OF DELAWARE

I do certify that the above named, Sabrina Yecham Pam Bohall and Lucinda Sixkiller, are three disinterested persons and were by me duly summoned and sworn impartially to appraise the above described property upon actual view thereof this 4th day of December, 2023.

[Signature]
Sheriff, Delaware County

BY: [Signature]
Deputy

STATE OF OKLAHOMA
COUNTY OF DELAWARE

We, Sabrina Yecham Pam Bohall, and Lucinda Sixkiller, being duly sworn on our oaths, do say that we are three disinterested persons and that we will impartially appraise upon actual view of the property levied on by the Sheriff of said County for which we have been summoned.

WITNESS our hands this 29th day of November, 2023.

[Signature]
[Signature]
[Signature]

Subscribed and sworn to before me this 4th day of December 2023.

[Signature]
Sheriff of Delaware County

BY: [Signature]
Deputy

FILED

NOV 06 2023

KARMA SAPP
DELAWARE CO. COURT CLERK

IN THE DISTRICT COURT OF DELAWARE COUNTY
STATE OF OKLAHOMA

SELECT PORTFOLIO SERVICING, INC.,
Plaintiff,

v.

MARILYN J. GRACE, DECEASED; SPOUSE, IF
ANY, OF MARILYN J. GRACE; JOHN DOE,
OCCUPANT; CENTURY 21 MORTGAGE;
UNKNOWN HEIRS, SUCCESSORS AND
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R. SMITH, AS PERSONAL REPRESENTATIVE
OF THE ESTATE OF MARILYN J. GRACE;
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REPRESENTATIVE OF THE ESTATE OF
MARILYN J. GRACE
Defendant(s).

Case No. CJ-2017-00129

Judge Barry V. Denney

SPECIAL EXECUTION AND ORDER OF SALE
WITH APPRAISEMENT

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

WHEREAS, on November 14, 2023, in the above-entitled cause, the Plaintiff recovered an in rem judgment against the Defendant(s), Marilyn J. Grace, in the sum of \$69,863.86 with interest thereon from March 1, 2017, at the rate of 4.125% per annum, until paid, plus late charges and for all cost of this action, including a reasonable attorney's fee and any advancements made during the pendency of this action; and recovered a further judgment decreeing the mortgage set up and sued upon by the Plaintiff therein to be a valid and subsisting first lien upon the real estate, hereinafter described for the amount of said judgment, including interest, attorney's fee and costs, and foreclosing said mortgage and ordering that if redemption be not made from said judgment forthwith, upon praecipe filed therefore, a special execution and order of sale issued from the office of the Court Clerk directed to the Sheriff of Delaware County, Oklahoma, commanding said Sheriff to sell said real estate, with the sale being published as directed by the Plaintiff in the same manner as sales of real estate taken under general execution, with appraisalment, and directing the manner of the distribution of the proceeds arising from said sale; and

WHEREAS, said judgment in favor of the Plaintiff remains wholly unpaid, and there is now due and owing thereon the full amount thereof, with interest, costs and attorney's fee as hereinabove set out.

NOW, THEREFORE, this is to command you that you forthwith advertise as directed by Plaintiff and sell the lands hereinabove referred to, situated in Delaware County, State of Oklahoma, and described as follows, to-wit:

LOT THIRTY-FIVE (35), BLOCK TWO (2), MOORE'S HARBOR, A SUBDIVISION
ACCORDING TO THE RECORDED PLAT THEREOF, DELAWARE COUNTY,
OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF

PROPERTY ADDRESS: 25710 S. 623 Road, Grove, OK 74344

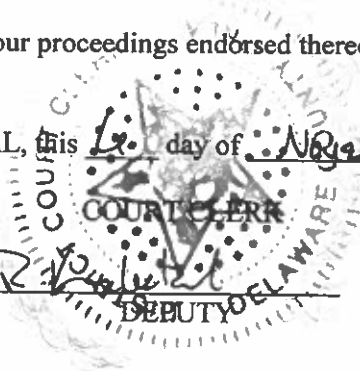
with appraisalment, and, in accordance with said judgment and from the proceeds thereof, pay:

- First. The costs of said sale and the cost of said action;
- Second. The judgment awarded the Plaintiff, Select Portfolio Servicing, Inc., including interest and attorney's fees, as set forth herein;
- Finally and the residue, if any, to be paid into Court to await the further order of the Court or a Judge thereof.

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 1st day of November, 2023.

BY: 
DEPUTY CLERK



LOGS LEGAL GROUP LLP
770 NE 63rd St.
Oklahoma City, OK 73105-6431
(405) 848-1819
Attorneys for Plaintiff
File No. 17-131064