

ORIGINAL

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KARMA SAPP
DELAWARE COUNTY COURT CLERK

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-NC1,

Plaintiff,

Case No. CJ-2022-165

v.

KAREN JONES; SPOUSE OF KAREN JONES, IF MARRIED; DARRELL JONES; SPOUSE OF DARRELL JONES, IF MARRIED; SHERYL JONES; SPOUSE OF SHERYL JONES, IF MARRIED; AND OCCUPANT(S) OF THE PREMISES

Defendant(s).

Judge Jennifer McAffrey

SECOND ALIAS
NOTICE OF SHERIFF'S SALE

NOTICE IS GIVEN to Karen Jones; Spouse of Karen Jones, if married; Darrell Jones; Spouse of Darrell Jones, if married; Sheryl Jones; Spouse of Sheryl Jones, if married; Occupant(s) of the Premises, and their unknown successors and assigns, that on the 15th day of July, 2024, at 10:00 a.m., at 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 appraisalment, all that certain real estate in Delaware County, Oklahoma, to wit:

A PARCEL OF LAND CONTAINING 1.64 ACRES, MORE OR LESS, LOCATED IN THE E/2 NE/4 SE/4 OF SECTION ONE (1), TOWNSHIP TWENTY-ONE (21) NORTH, RANGE TWENTY-FOUR (24) EAST, I.B.M., DELAWARE COUNTY, OKLAHOMA, BEING DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT 420.13 FEET SOUTH 00 DEGREES 05' 55" EAST AND 91.92 FEET SOUTH 89 DEGREES 54' 05" WEST OF THE NE CORNER OF THE NE/4 SE/4 OF SAID SECTION 1; THENCE SOUTH 00 DEGREES 05' 55" EAST A DISTANCE OF 355.00 FEET TO THE CENTER OF A COUNTY ROAD; THENCE WESTERLY ON A CURVE HAVING A RADIUS OF 387.42 FEET, ALONG SAID CURVE, 216.31 FEET; THENCE NORTH 00 DEGREES 05' 55" WEST A DISTANCE OF 310.00 FEET; THENCE NORTH 89 DEGREES 54' 05" EAST A DISTANCE OF 208.71 FEET TO THE POINT OF BEGINNING.

PROPERTY ADDRESS: 47678 S. 670 Road, Colcord, OK 74338

subject to taxes and tax sales, said property being duly appraised at \$65,000.00.

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-2022-165, wherein U.S. Bank National Association, as Trustee for Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2006-NC1 is Plaintiff and Joe Jones and Karen Jones is/are Defendant(s) to satisfy said judgment in the sum of \$35,107.92 together with interest at 7.4% per annum from October 1, 2021, until paid, attorney's fee in the amount of \$ 2,875.00, late charges, all advances for taxes, insurance premiums, property preservation expenses, and other fees or expenses incurred prior to or during the pendency of this action, and costs of this action.

The addresses of the Defendant(s), Darrell Jones and Spouse of Darrell Jones, and her/his/their unknown successors are unknown to the Plaintiff.

WITNESS MY HAND this 28th day of May, 2024.

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. 24-140429

IN THE DISTRICT COURT OF DELAWARE COUNTY
STATE OF OKLAHOMA

FILED

MAY 17 2024

KARMA SAPP
DELAWARE CO. COURT CLERK

U.S. BANK NATIONAL ASSOCIATION, AS
TRUSTEE FOR STRUCTURED ASSET
SECURITIES CORPORATION MORTGAGE
PASS-THROUGH CERTIFICATES, SERIES
2006-NC1,

Plaintiff,

Case No. CJ-2022-165

v.

KAREN JONES; SPOUSE OF KAREN JONES, IF
MARRIED; DARRELL JONES; SPOUSE OF
DARRELL JONES, IF MARRIED; SHERYL
JONES; SPOUSE OF SHERYL JONES, IF
MARRIED; AND OCCUPANT(S) OF THE
PREMISES

Defendant(s).

Judge Jennifer McAffrey

SECOND ALIAS
SPECIAL EXECUTION AND ORDER OF SALE

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

WHEREAS, on March 13, 2023, in the above-entitled cause, the Plaintiff recovered a judgment against the Defendant(s), Joe Jones and Karen Jones, in the sum of \$35,107.92 with interest thereon from October 1, 2021, at the rate of 7.4% per annum, until paid, attorney's fee in the amount of \$2,875.00, late charges, all advances for taxes, insurance premiums, property preservation expenses, and other fees or expenses incurred prior to or during the pendency of this action, and costs 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 appraisement, 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:

A PARCEL OF LAND CONTAINING 1.64 ACRES, MORE OR LESS, LOCATED IN
THE E/2 NE/4 SE/4 OF SECTION ONE (1), TOWNSHIP TWENTY-ONE (21)
NORTH, RANGE TWENTY-FOUR (24) EAST, I.B.M., DELAWARE COUNTY,
OKLAHOMA, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 420.13 FEET SOUTH 00 DEGREES 05' 55" EAST AND 91.92 FEET SOUTH 89 DEGREES 54' 05" WEST OF THE NE CORNER OF THE NE/4 SE/4 OF SAID SECTION 1; THENCE SOUTH 00 DEGREES 05' 55" EAST A DISTANCE OF 355.00 FEET TO THE CENTER OF A COUNTY ROAD; THENCE WESTERLY ON A CURVE HAVING A RADIUS OF 387.42 FEET, ALONG SAID CURVE, 216.31 FEET; THENCE NORTH 00 DEGREES 05' 55" WEST A DISTANCE OF 310.00 FEET; THENCE NORTH 89 DEGREES 54' 05" EAST A DISTANCE OF 208.71 FEET TO THE POINT OF BEGINNING.

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with appraisal, 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, U.S. Bank National Association, as Trustee for Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2006-NC1, including interest, attorney's fees, advances, and costs, 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 17 day of May, 2024.

COURT CLERK

BY:

Matasha Isaac
DEPUTY

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(405) 848-1819
Attorneys for Plaintiff
File No. 24-140429