

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

FILED

OCT 24 2023

KARMA SAPP
DELAWARE CO. COURT CLERK

BancFirst, an Oklahoma banking corporation,)

Plaintiff,)

vs.)

Angela Bell and Unknown Spouse, if any,)
and the Delaware County Treasurer,)

Defendants.)

Case No. CJ-2023-129

NOTICE OF SHERIFF'S SALE


NOTICE is hereby given that on the 18TH day of December 2023, at 10:00 a.m. at the Courthouse at Jay, Delaware County, Oklahoma, the undersigned Sheriff of said County of Delaware will offer for sale and sell for cash at time of sale at public auction to the highest and best bidder, with appraisalment, that certain Real Property situated in Delaware County, Oklahoma, to-wit:

LOT 107, CARRIAGE HILLS, UNIT #3, A SUBDIVISION IN DELAWARE COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

subject to taxes and tax sales, said property being duly appraised at a value of \$ 70,000⁰⁰.

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-2023-129, in favor of BancFirst and against Angela Bell *in personam* and *in rem* and against all other Defendants *in rem* for the sum of \$37,728.81 together with interest accruing thereon at the rate of \$5.740012328 per day from June 21, 2023, until paid, together with costs and reasonable attorney fees to be set by the Court, together with all costs of the action accrued and accruing, and a further judgment finding that the Plaintiff's mortgage lien is a valid, subsisting first and prior lien upon the real property and ordering that if said judgment be not paid, that a Special Execution issue from the office of the Court Clerk, directed to the Sheriff of Delaware County, commanding such Sheriff to levy upon, advertise and sell said real property, with appraisalment, as provided by law; and whereas, the judgment in favor of the Plaintiff remains wholly unpaid and the Plaintiff has requested a Special Execution and Order of Sale to issue in accordance with said judgment.

WITNESS my hand this 24TH day of October, 2023.



James Beck
Sheriff of Delaware County, Oklahoma

Tommy R. Dyer Jr., OBA #13594
DAVIS & THOMPSON, PLLC
P. O. Box 487
Jay, Oklahoma 74346
Telephone: (918) 253-4220/(918) 801-4454
Fax: (918) 801-4493
tommy@davisandthompson.net
Attorneys for BancFirst

Publish 2 times—the first publication must be 30 days before sale date.

PLEASE PUBLISH IN *THE GROVE SUN*

INSTRUCTIONS TO PUBLISHER: *THE GROVE SUN*, Please contact above office and request that Notice of Sheriff's Sale **be emailed to you** to insure correct legal description. 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 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 IN AND FOR DELAWARE COUNTY
STATE OF OKLAHOMA

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KARMA SAPP
DELAWARE CO. COURT CLERK

BancFirst, an Oklahoma banking corporation,)

Plaintiff,)

vs.)

Case No. CJ-2023-129

Angela Bell and Unknown Spouse, if any,)
and the Delaware County Treasurer,)

Defendants.)

VALUATION AND APPRAISAL OF PROPERTY

We, Wesley Days, Jan Davenport and Paul Bell, disinterested householders residing in Delaware County, State of Oklahoma, having been appointed by James Beck, Sheriff of said County of Delaware, duly summoned to appraise the property levied on 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 the total value as set forth to-wit:

**LOT 107, CARRIAGE HILLS, UNIT #3, A SUBDIVISION IN
DELAWARE COUNTY, OKLAHOMA, ACCORDING TO THE
RECORDED PLAT THEREOF.**

Appraised Value: \$ 70,000⁰⁰

Dated: 10/20/2023

Bill of Appraisers:

Name/Address:

Fee: 150⁰⁰

Wes Davenport

PO Box 1548, Jay, OK 74346

Fee: 150⁰⁰

Teri Davenport

PO Box 1548, Jay, OK 74346

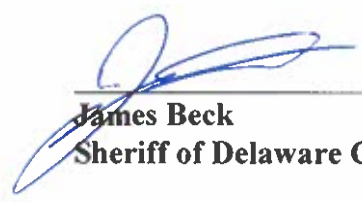
Fee: 150⁰⁰

Ron Crawford

407 N. 2nd St., Jay, OK 74316

STATE OF OKLAHOMA)
) ..SS
COUNTY OF DELAWARE)

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 above-described Real Property upon actual view thereof this 24 day of October, 2023.



James Beck
Sheriff of Delaware County, Oklahoma

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OCT 24 2023

KARMA SAPP
DELAWARE CO. COURT CLERK

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

BANCFIRST, an Oklahoma Banking Corporation,)
)
)
Plaintiff,)
)
-vs-)
)
ANGELA BELL, et al.,)
)
Defendants.)

Case No. CJ-2023-129

BILL OF APPRAISERS

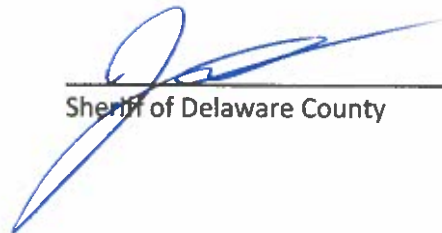
On the 20th day of October, 2023, Wesley Davenport, Teri Davenport and Ron Crawford made a fair and impartial estimate of the real value of the lands and tenements in the above referenced action.

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 20th day of October, 2023.



Sheriff of Delaware County

OCT 11 2023

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

KARMA SAPP
DELAWARE CO. COURT CLERK

BancFirst, an Oklahoma banking corporation,)
)

Plaintiff,)

vs.)

Case No. CJ-2023-129

Angela Bell and Unknown Spouse, if any,)
and the Delaware County Treasurer,)

Defendants.)

SPECIAL EXECUTION AND ORDER OF SALE

THE STATE OF OKLAHOMA, TO: **The Sheriff of Delaware County, Oklahoma**

WHEREAS, on the 5th day of October, 2023, in the above entitled and numbered cause, the Plaintiff, BancFirst, recovered judgment against Angela Bell *in personam* and *in rem* and against all other Defendants *in rem* for the sum of \$37,728.81 together with interest accruing thereon at the rate of \$5.740012328 per day from June 21, 2023, until paid, together with costs and reasonable attorney fees to be set by the Court, together with all costs of the action accrued and accruing; and a further judgment finding that BancFirst’s lien is a valid, subsisting first and prior lien upon the Real Property hereinafter described and ordering that if said judgment be not paid, that a Special Execution issue from the office of the Court Clerk, directed to the Sheriff of Delaware County, commanding such Sheriff to levy upon, advertise and sell said Real Property, with appraisal, as provided by law; and whereas, the judgment in favor of the Plaintiff remains wholly unpaid and the Plaintiff has requested a Special Execution and Order of Sale to issue in accordance with said judgment. Reference is made to the Journal Entry of Judgment for further particulars regarding the judgment and lien priorities.

NOW, THEREFORE, these are to command you to levy upon and cause to be appraised, advertised and sold, subject to unpaid taxes, if any, in accordance with said Judgment, and as by law required, the following-described lands and tenements situated in Delaware County, State of Oklahoma, and described as follows, to-wit:

**LOT 107, CARRIAGE HILLS, UNIT #3, A SUBDIVISION IN
DELAWARE COUNTY, OKLAHOMA, ACCORDING TO THE
RECORDED PLAT THEREOF.**

with the buildings, improvements, appurtenances, hereditaments and all other rights thereunto appertaining or belonging, and pay the proceeds thereof to the Clerk of this Court, as provided by law. **YOU WILL** make due return of this writ, with your proceedings endorsed thereon.

WITNESS, my hand and official seal, at my office in Delaware County, Oklahoma, this 11 day of October, 2023.

Caroline Weaver, Court Clerk

By: Nikita Smoke
Deputy

Tommy R. Dyer, Jr., O.B.A. #13594
DAVIS & THOMPSON, PLLC
P.O. Box 487
Jay, Oklahoma 74346
Telephone: (918) 801-4454/(918)253-4220
Fax: (918) 801-4493
Email: tommy@davisandthompson.net
Attorney for Plaintiff BancFirst