

FILED

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

FEB 20 2024

KARMA SAPP
DELAWARE CO. COURT CLERK
RK

**FLINT RIDGE PROPERTY OWNER'S
ASSOCIATION, INC., an Oklahoma
Corporation,**

Plaintiff,

v.

**KRISTINA RHOTEN, an individual, and
OCCUPANTS OF THE PREMISES,**

Defendants.

Case No. CJ-2023-144

Judge Jennifer McAffrey

WRIT OF SPECIAL EXECUTION AND ORDER OF SALE IN FORECLOSURE

STATE OF OKLAHOMA)
) SS.
COUNTY OF DELAWARE)

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

WHEREAS, on the 7th day of December, 2023, in Case No. CJ-2023-144 wherein Plaintiff, Flint Ridge Property Owner's Association, Inc. ("Plaintiff"), was Plaintiff, and Kristina Rhoten ("Rhoten") and Occupants of the Premises ("Occupants") (collectively, "Defendants") were Defendants, Plaintiff was awarded a Judgment against Defendants for the foreclosure of a certain lien upon the tract of real property more fully described on **Exhibit A**, attached hereto, and more commonly known as **57300 County Road 658, Lot 255, Kansas, Oklahoma 74347**, and directing the same to be sold, with appraisalment, and to apply the proceeds arising therefrom as follows:

FIRST: In payment of costs of said sale and of this action; **SECOND** in payment to the Delaware County Treasurer for any past due and owing ad valorem property taxes, including any interest, penalties and costs; **THIRD**: In payment to Plaintiff of the sum of \$15,160.00, along

with pre- and post-judgment interest, taxes and all costs of collection, including attorneys' fees, which may be set upon application; and **FOURTH** the residue, if any, shall be held by the Clerk of this Court to await the further order of the Court.

NOW, THEREFORE, YOU ARE HEREBY COMMANDED to 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 Writ 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 Delaware, Oklahoma, on this 20 day of February, 2024.

KARMA SAPP, COURT CLERK
DELAWARE COUNTY, STATE OF OKLAHOMA

By: R. Koles

Received at _____ o'clock _____ M. this _____ day of _____, 2024.

Sheriff of Delaware County, Oklahoma

By: _____

EXHIBIT A

Lot 255, Block 99, Flint Ridge RV Park 2, a Subdivision located in Delaware County, State of Oklahoma, according to the recorded plat thereof.

20063976.1:321283.01957

Karma Sapp, Court Clerk of Delaware County Oklahoma, hereby certify that the foregoing is a true, correct and full copy of the instrument herewith set out as appears of record in the Court Clerk's office of Delaware County Oklahoma. This 20 day of

February 2024 By
Karma Sapp

Deputy R. Kerley Court Clerk

FILED

IN THE DISTRICT COURT IN AND FOR DELAWARE COUNTY MAR 11 2024
STATE OF OKLAHOMA

KARMA SAPP
DELAWARE CO. COURT CLERK

FLINT RIDGE PROPERTY OWNER'S
ASSOCIATION, INC., an Oklahoma
Corporation,

Plaintiff,

v.

KRISTINA RHOTEN, an individual, and
OCCUPANTS OF THE PREMISES,

Defendants.

Case No. CJ-2023-144

Judge Jennifer McAffrey

APPRAISEMENT OF REAL ESTATE UNDER EXECUTION

THE STATE OF OKLAHOMA TO:

Le Roy Hendren)
Virginia Hendren)
VIRGIL McILAIN)

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 value of the described real property, lands and tenements more fully described on Exhibit A, attached hereto, and more commonly known as 57300 County Road 658, Lot 255, Kansas, Oklahoma 74347, by me levied upon by virtue of a Writ of Special Execution and Order of Sale in Foreclosure issued in the above entitled cause:

Dated this 4TH day of March, 2024.

~~James Beck~~ Nick O'Neal
~~Under~~ Sheriff of Delaware County, Oklahoma

By: Nick O'Neal

OATH OF APPRAISERS

I am a resident of Delaware County, Oklahoma, and not interested in the above matter, and I will, upon actual view thereof make and return a fair and impartial estimate of the value of the real property, lands and tenements described above. So help me God.

Le Day Hendren
Virginia Hendren
Virgil M. Law

Subscribed and sworn to before me this 4TH day of March, 2024.

~~James Beck~~ Nick Oweel
~~under~~ Sheriff of Delaware County, Oklahoma

By: Nick Oweel

EXHIBIT A

Lot 255, Block 99, Flint Ridge RV Park 2, a Subdivision located in Delaware County, State of Oklahoma, according to the recorded plat thereof.

20064017.1:321283.01957

FILED

MAR 11 2024

KARMA SAPP
DELAWARE CO. COURT CLERK

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

FLINT RIDGE PROPERTY OWNER'S
ASSOCIATION, INC., an Oklahoma
Corporation,

Plaintiff,

v.

KRISTINA RHOTEN, an individual, and
OCCUPANTS OF THE PREMISES,

Defendants.

Case No. CJ-2023-144

Judge Jennifer McAffrey

BILL OF APPRAISERS

RE: Compensation for Appraisers in appraising the following described real estate situated in Delaware County, State of Oklahoma:

Legal description as given on WRIT OF SPECIAL EXECUTION AND ORDER OF SALE IN FORECLOSURE, No. CJ-2023-144.

Physical Address: 57300 County Road 658, Lot 255, Kansas, Oklahoma 74347

We, the undersigned appraisers, in valuation and appraisal of the above described real property, state that we have valued and appraised said property as set forth in the Report of Appraisers attached hereto and our charges for appraising the same are as follows:

<u>Le Roy Hendren</u> Name	<u>PO Box 313 JAY, OK 74346</u> Address	<u>150⁰⁰</u> Charges
<u>Virginia Hendren</u> Name	<u>P.O. Box 313 Jay, OK 74346</u> Address	<u>\$150.00</u> Charges
<u>VIRGIL McLAIN</u> Name	<u>2506 SAMAC RD GROVE OK 74344</u> Address	<u>150⁰⁰</u> Charges

Dated this 4TH day of MARCH, 2024.

Le Roy Hendren
Appraiser

Virginia Hendren
Appraiser

Virgil McLain
Appraiser

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

FILED

MAR 11 2024

KARMA SAPP
DELAWARE CO. COURT CLERK

FLINT RIDGE PROPERTY OWNER'S
ASSOCIATION, INC., an Oklahoma
Corporation,

Plaintiff,

v.

KRISTINA RHOTEN, an individual, and
OCCUPANTS OF THE PREMISES,

Defendants.

Case No. CJ-2023-144

Judge Jennifer McAffrey

NOTICE OF SHERIFF'S SALE

NOTICE is hereby given that a certain Writ of Special Execution and Order of Sale in Foreclosure issued out of the District Court of Delaware County, Oklahoma, in an action wherein Flint Ridge Property Owner's Association, Inc. is the Plaintiff and Kristina Rhoten and Occupants of the Premises are Defendants, commands me, the undersigned sheriff of Delaware County, to levy upon and sell, with appraisalment, the real property described more fully on Exhibit A attached hereto, and more commonly known as 57300 County Road 658, Lot 255, Kansas, Oklahoma 73437 (the "Property") to satisfy a Combined Order Granting Plaintiff's Motion for Summary Judgment and Journal Entry of Judgment and Decree of Foreclosure, entered in said court on the 7th day of December, 2023.

The above described Property has been duly appraised as follows:

\$ 4500⁰⁰

TAKE NOTICE that I have levied upon the Property and I will on the 13TH day of MAY, 2024, at the hour of 10 00 m. of said day, on steps ~~in Room~~ of the Delaware County District Courthouse in the Jay, Oklahoma, 327 S. 5th St., Jay, Oklahoma

74346, offer for sale and sell to the highest bidder for cash, the Property, or so much thereof as will satisfy said judgment, with interest and costs. All interested persons are invited to attend.

Witness my hand this 4TH day of MARCH, 2024.

~~James Beck~~ Nick Oneal
UNDER Sheriff of Delaware County, Oklahoma

By: 

NOTE TO PUBLISHER: 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 OKLA. STAT. tit. 12, § 764.

Prepared by:

**HALL, ESTILL, HARDWICK, GABLE,
GOLDEN & NELSON, P.C.**

John T. Richer, OBA #19554
Christopher J. Gnaedig, OBA #33892
521 East 2nd St., Suite 1200
Tulsa, Oklahoma 74120
Telephone (918) 594-0400
Facsimile (918) 594-0505
Email: jricher@hallestill.com
Email: cгнаedig@hallestill.com

**ATTORNEYS FOR PLAINTIFF
FLINT RIDGE PROPERTY OWNER'S
ASSOCIATION, INC.**

EXHIBIT A

Lot 255, Block 99, Flint Ridge RV Park 2, a Subdivision located in Delaware County, State of Oklahoma, according to the recorded plat thereof.