

FILED

TO THE PUBLISHER: Please publish this document one day per week for two (2) consecutive weeks, exactly one week apart with the first publication running at least 32 days before the date of sale. MAR 13 2024

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

KARMA SAPP
DELAWARE CO. COURT CLERK

CSMC 2019-RPL11 TRUST;)	
)	
)	
Plaintiff,)	Case No. CJ 2023-157
)	
vs.)	Judge McAffrey, Jennifer
)	
TAMMERA D. GRAY; STEPHEN D. GRAY; et al.)	
)	
Defendants.)	

NOTICE OF SALE OF LAND UNDER EXECUTION

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Notice is hereby given that on the 13TH day of May, 2024, at 10 o'clock, a.M., (location at Courthouse or Room #), STEPS, of the Delaware County Courthouse in Jay, Oklahoma, the undersigned Sheriff will offer for sale and sell for cash to the highest and best bidder, subject to real estate ad valorem taxes, superior special assessments and all interests of record, if any, except the Mortgage and interests foreclosed herein on the following described real property, to-wit:

Lots 77 and 78, COTTONWOOD ADDITION of Lakemont Shores & Bay Club, a subdivision, according to the recorded plat thereof, Delaware County, Oklahoma, commonly known as 208 Crabapple Circle, Eucha, OK 74342 (the "Property")

Sale will be made pursuant to a Special Execution and Order of Sale issued out of the office of the Court Clerk in and for Delaware County, Oklahoma, and pursuant to said judgment reserving the right of Plaintiff to recall said execution by oral announcement and/or order of the Court, prior to the sale, said judgment entered in the District Court in and for said County, State of Oklahoma, in Case No. CJ 2023-157, entitled CSMC 2019-RPL11 Trust, Plaintiff, vs. Tammera D. Gray; Stephen D. Gray, et al., Defendants, to satisfy:



FIRST: The costs of said action accrued and accruing;

SECOND: The judgment and first lien of the Plaintiff, CSMC 2019-RPL11 Trust, in the sum of \$86,084.45 with interest thereon at the rate of 3.875% per annum, as adjusted, if applicable, from July 1, 2022, until paid; advances for taxes, insurance and preservation expenses, accrued and accruing; abstracting expenses, accrued and accruing; bankruptcy fees and costs, if any; and an attorney's fee, plus costs, with interest thereon at the same rate, until paid.

Persons or other entities having interest in the property, including those whose actual addresses are unknown and persons or other entities who have or may have unknown successors and such unknown successors are hereby notified are: Tammera D. Gray; Stephen D. Gray; Occupants of the Premises; Spouse of Stephen D. Gray, if married.

The property has been duly appraised in the sum of \$ 160,000-

WITNESS MY HAND this 12th day of March, 2024.

Shannon Anderson

By: [Signature]
Deputy

KIVELL, RAYMENT AND FRANCIS
A Professional Corporation

K. Renee' Davis, OBA #15161
Triad Center I, Suite 550
7666 East 61st Street
Tulsa, Oklahoma 74133
Telephone (918) 254-0626
Facsimile (918) 254-7915
E-mail: rdavis@kivell.com

ATTORNEYS FOR PLAINTIFF



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GRAY; et al.)
)
Defendants.)

Case No. CJ 2023-157
Judge McAffrey, Jennifer

APPRAISEMENT OF PROPERTY UNDER EXECUTION

STATE OF OKLAHOMA)
) ss.
COUNTY OF DELAWARE)

THE STATE OF OKLAHOMA TO:

Wes Davenport
Teri Davenport
Ron Crawford

YOU ARE HEREBY appointed as Appraiser to inquire into and upon actual view, make and return to me a fair and impartial estimate of the real value of the property below described, by me levied upon by virtue of an execution issued in the above entitled cause.

DATED this 11th day of March, 2024.

By: Shannon Anderson
Shannon Anderson
Deputy

KIVELL, RAYMENT AND FRANCIS, P.C.
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OATH OF APPRAISERS

I do not have an interest in the referenced property, and I will, upon actual view thereof make and return a fair and impartial estimate of the real value of the lands and tenements. So help me God.

Wesley D
Seni Davenport
Pat C

Subscribed and sworn to before me this 14th day of March, 2024, by

By: Shannon Anderson
Shannon Anderson
Deputy

DESCRIPTION OF LAND LEVIED UPON:

A tract of land described as:

Lots 77 and 78, COTTONWOOD ADDITION of Lakemont Shores & Bay Club, a subdivision, according to the recorded plat thereof, Delaware County, Oklahoma, commonly known as 208 Crabapple Circle, Eucha, OK 74342 (the "Property")

APPRAISED VALUE:

\$ 160,000⁰⁰

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APPRAISERS RETURN

We, the undersigned appraisers, hereby certify that we have upon actual view thereof, appraised the above described lands and tenements and estimated the real value thereof to be the sums set opposite to the description of each particular tract hereof, in the above inventory, and estimated at the total sum of \$ 160,000 Dollars.

Witness our hands this 11th day of March, 2024.

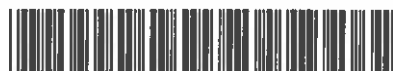
SIGNATURES OF APPRAISERS:

Wesley J. [Signature]
Jeri Davenport
[Signature]

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BILL OF APPRAISERS

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

Lots 77 and 78, COTTONWOOD ADDITION of Lakemont Shores & Bay Club, a subdivision, according to the recorded plat thereof, Delaware County, Oklahoma, commonly known as 208 Crabapple Circle, Eucha, OK 74342 (the "Property")

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

<u>NAME</u>	<u>ADDRESS</u>	<u>CHARGES</u>
<u>Wes Davenport</u>	<u>PO Box 1548</u>	<u>\$150⁰⁰</u>
	<u>Jay, OK 74346</u>	
<u>Teri Davenport</u>	<u>PO Box 1548</u>	<u>\$150⁰⁰</u>
	<u>Jay, OK 74346</u>	



<u>NAME</u>	<u>ADDRESS</u>	<u>CHARGES</u>
<u>Ron Crawford</u>	<u>407 N. 2nd St</u> <u>Jay, OK 74346</u>	<u>\$150⁰⁰</u>

DATED this 11th day of March, 2024.


Appraiser


Appraiser


Appraiser

KIVELL, RAYMENT AND FRANCIS
A Professional Corporation

K. Renee' Davis, OBA #15161
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