

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

MAY 02 2024

**KARMA SAPP
DELAWARE CO. COURT CLERK**

**J.P. MORGAN MORTGAGE
ACQUISITION CORP.;**)
)
)
Plaintiff,)
)
vs.)
)
**GARY L. HEISE; PATRICIA M.
HEISE; et al.**)
)
)
Defendants.)

**Case No. CJ 2023-205
Judge McAffrey, Jennifer**

SPECIAL EXECUTION AND ORDER OF SALE

TO: THE SHERIFF OF DELAWARE COUNTY, OKLAHOMA

GREETINGS:

WHEREAS, Plaintiff in an action then pending in the above styled case and court, recovered judgment, for the principal sum of \$129,369.02 with interest thereon at the rate of 5.375% per annum, as adjusted, if applicable, from December 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, together with interest thereon at the same rate from the date of judgment until paid, and for the costs of this action of foreclosure to enforce a mortgage lien and for a sale to satisfy said judgment upon the following described real property, to-wit:

**S1/2 NE1/4 NE1/4 and N1/2 SE1/4 NE1/4 and E1/2 NE1/4 SW1/4 NE1/4 of
Section 10, Township 20 North, Range 23 East, Delaware County, Oklahoma,
commonly known as 54247 South 590 Road, Colcord, OK 74338 (the
"Property")**

NOW, THEREFORE, you are hereby commanded to cause the above described real property to be appraised and sold according to law and to make return of this Order with your certificate thereon showing the manner in which you have executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand this 2 day of
May, 2024.

Kaino Sepp
Court Clerk

By: R. Renee Davis
Deputy Clerk

KIVELL, RAYMENT AND FRANCIS
A Professional Corporation

K. Renee' Davis, OBA #15161
Triad Center I, Suite 550
7666 East 61st Street
Tulsa, Oklahoma 74133
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E-mail: rdavis@kivell.com

ATTORNEYS FOR PLAINTIFF



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.

MAY 29 2024

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**J.P. MORGAN MORTGAGE
ACQUISITION CORP.;**

Plaintiff,

vs.

**GARY L. HEISE; PATRICIA M.
HEISE; et al.**

Defendants.

Case No. CJ 2023-205

Judge McAffrey, Jennifer

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 15th day of July, 2024, at 10:00 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:

**S1/2 NE1/4 NE1/4 and N1/2 SE1/4 NE1/4 and E1/2 NE1/4 SW1/4 NE1/4 of
Section 10, Township 20 North, Range 23 East, Delaware County, Oklahoma,
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"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 2023-205, entitled J.P. Morgan Mortgage Acquisition Corp., Plaintiff, vs. Gary L. Heise; Patricia M. Heise, et al., Defendants, to satisfy:



FIRST: The costs of said action accrued and accruing;

SECOND: The judgment and first lien of the Plaintiff, J.P. Morgan Mortgage Acquisition Corp., in the sum of \$129,369.02 with interest thereon at the rate of 5.375% per annum, as adjusted, if applicable, from December 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: Gary L. Heise; Patricia M. Heise; Occupants of the Premises; State of Oklahoma, ex rel. Oklahoma Tax Commission.

The property has been duly appraised in the sum of \$ 300,000.

WITNESS MY HAND this 25th day of May, 2024.

By: 
Deputy

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A Professional Corporation

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STATE OF OKLAHOMA

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DELAWARE CO. COURT CLERK

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Plaintiff,)
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vs.)
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GARY L. HEISE; PATRICIA M.)
HEISE; et al.)
)
Defendants.)

Case No. CJ 2023-205

Judge McAffrey, Jennifer

APPRAISEMENT OF PROPERTY UNDER EXECUTION

STATE OF OKLAHOMA)
) ss.
COUNTY OF DELAWARE)

THE STATE OF OKLAHOMA TO:

Wesley

Juni Davenport

Rand

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 13th day of May, 2024.

By: *Shan Oden*

Deputy

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

J.P. MORGAN MORTGAGE)
ACQUISITION CORP.,)
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Plaintiff,)
)
-vs-)
)
GARY L. HEISE and PATRICIA M. HEISE, et al.,)
)
Defendants.)

Case No. CJ-2023-205

BILL OF APPRAISERS

On the 13th day of May, 2024, Wes 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 13th day of May, 2024.



 Sheriff of Delaware County
 Undersheriff

MAY 29 2024

KARMA SAPP
DELAWARE CO. COURT CLERK

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.

[Handwritten signature]

[Handwritten signature]

[Handwritten signature]

Subscribed and sworn to before me this 13th day of May, 2024, by _____

By: *[Handwritten signature]*

Deputy

DESCRIPTION OF LAND LEVIED UPON:

A tract of land described as:
S1/2 NE1/4 NE1/4 and N1/2 SE1/4 NE1/4 and E1/2 NE1/4
SW1/4 NE1/4 of Section 10, Township 20 North, Range 23
East, Delaware County, Oklahoma, commonly known as
54247 South 590 Road, Colcord, OK 74338 (the "Property")

APPRAISED VALUE:

\$ 300,000⁰⁰

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DELAWARE CO. COURT CLERK

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 \$ 300,000⁰⁰ Dollars.

Witness our hands this 13th day of May, 2024.

SIGNATURES OF APPRAISERS:

[Signature]
Jeri Daverport
[Signature]

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A Professional Corporation

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