

COPY

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

FILED

Flint Ridge Property Owners Association, Inc.,)
an Oklahoma Corporation,)

Plaintiff,)

vs.)

Abilene McKenzie, Derek McKenzie, Sara Blair,)
David W. Leonard and Cynthia K. Leonard and)
Their Unknown Spouses, if any, all If Living, or)
If Any Be Deceased, Their Unknown Heirs,)
Successors and Assigns, the Delaware County)
Treasurer, and South Delaware Regional Water)
Authority for Delaware County, Oklahoma,)

Defendants.)

JUL 23 2025

KARMA SAPP
DELAWARE CO. COURT CLERK

Case No. CS-2025-150
Judge Jennifer McAffrey

NOTICE OF SHERIFF'S SALE

NOTICE is hereby given that on the 8th day of September, 2025, at 10:00 a.m., at the front door of 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:

Description

Lot 154, Walnut Hill Area, Flint Ridge No. 4, Block No. 16, A subdivision located in Sections 26 and 27, T 20 N, R 24 E, of the Indian Base and Meridian in Delaware County, State of Oklahoma, according to the recorded plat thereof.

AND

A 1981 Solitaire 14x76 Mobile Home, VIN#EMC0KS14766473, Title #N497927 and Tag #H125754.

subject to taxes and tax sales, said property being duly appraised at a value of \$ 10,000.00.

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. CS-2025-150 in favor of Flint Ridge Property Owners Association, Inc. and against all Defendants Derek McKenzie and Sara Blair

and their unknown spouses, if any, *in personam* and *in rem* and all other Defendants *in rem*, in the amount of \$9,290.00, together with additional assessments accruing from and after January 21, 2025, penalties, interest, costs and attorney fees of \$3,500.00 together with costs of \$459.26 and costs accruing; and a further judgment finding that the lien of Flint Ridge POA is a valid, subsisting first and prior lien upon the real property above 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.

WITNESS my hand this 23rd day of July 2025.



Ray Thomas

Sheriff of Delaware County, Oklahoma



Tommy R. Dyer Jr., O.B.A. #13594
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Attorney for Plaintiff

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.
