

COPY

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

FILED

JUN 17 2025

KARMA SAPP
DELAWARE CO. COURT CLERK

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

Plaintiff,)

vs.)

Case No. CS-2025-68
Judge Jennifer McAffrey

Oscar Flores and Crystal Flores, Husband and Wife,)
J.B. Askins and Linda Askins, Gerald O. Conley)
and Joyce Conley, All if Living, or if any be)
Deceased, their Unknown Heirs, Successors and)
Assigns and the Delaware County Treasurer,)

Defendants.)

NOTICE OF SHERIFF'S SALE

NOTICE is hereby given that on the 28th day of July, 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

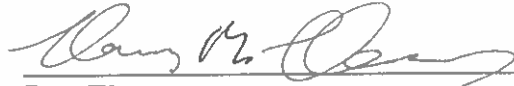
Lot 12, Block 28, Indian Springs Area, Flint Ridge No. 4, a subdivision located in Delaware County, State of Oklahoma, according to the recorded plat thereof.

subject to taxes and tax sales, said property being duly appraised at a value of \$ 10,000.

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-2025-68 in favor of Flint Ridge Property Owners Association, Inc. and against all Defendants Oscar Flores and Crystal Flores, husband and wife, *in personam* and *in rem* and all other Defendants *in rem*, in the amount of \$9,205.00, together with additional assessments accruing from and after May 6, 2025, penalties, interest, costs and attorney fees of \$3,500.00 together with costs of \$526.03 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 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 17th day of June, 2025.



Ray Thomas
Sheriff of Delaware County, Oklahoma

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

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.

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Deceased, their Unknown Heirs, Successors and)
Assigns and the Delaware County Treasurer,)

Defendants.)

VALUATION AND APPRAISAL OF PROPERTY

We, the undersigned, hereby certify that we have, upon actual view thereof, appraised the following-described lands, to-wit:

**Lot 12, Block 28, Indian Springs Area, Flint Ridge No. 4, a
subdivision located in Delaware County, State of Oklahoma,
according to the recorded plat thereof.**

and estimate the real value thereof to be as follows: \$ 10,000⁰⁰. Our Bill of Appraisers setting forth the amount due for our services is attached hereto.

Witness our hands this 12 day of June, 2025.

Le Roy Hendren

Virginia Hendren

Virgil M. Lavin

Subscribed and sworn to before me this 17 day of June, 2025.

My Commission Expires:

02-29-2028

[SEAL]

Samantha Diane Demereck
Notary Public



BILL OF APPRAISERS

Amount

Name & Address

\$ 150.00

LeROY HENDREN PO Box 373 JAY, OK 74346

\$ 150.00

Virginia Hendren, P.O. Box 373, Jay, OK 74346

\$ 150.00

VIRGIL MCGLAIN, 2506 SUMAC RD GROVE OK-7344

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DELAWARE CO. COURT CLERK

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Plaintiff,)

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Case No. CS-2025-68
Judge Jennifer McAffrey

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Defendants.)

OATH OF APPRAISERS

We, being duly sworn on our oaths, do say that we are disinterested householders residents of Delaware County, Oklahoma, and that we will impartially appraise, upon actual view, the property levied on by the Sheriff of said County for which we have been summoned.

Witness our hands this 12th day of June, 2025.

La Roy Hendren

Virginia Hendren

Ugail McLean

Subscribed and sworn to before me this 17th day of June, 2025.

My Commission Expires: 02-29-2028
[SEAL]

Samantha Diane Demerick
Notary Public



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Flint Ridge Property Owners Association, Inc.,)
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J.B. Askins and Linda Askins, Gerald O. Conley)

and Joyce Conley, All if Living, or if any be)

Deceased, their Unknown Heirs, Successors and)

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Defendants.)

KARMA SAPP
DELAWARE CO. COURT CLERK

Case No. CS-2025-68
Judge Jennifer McAflrey

SPECIAL EXECUTION AND ORDER OF SALE

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

Greetings:

WHEREAS, on the 11th day of June, 2025, in the above entitled and numbered cause, Flint Ridge Property Owners Association, Inc. recovered judgment against the Defendants Oscar Flores and Crystal Flores, husband and wife, *in personam* and *in rem* and all other Defendants *in rem* in the amount of \$9,205.00, together with additional assessments accruing from and after May 6, 2025, penalties, interest, costs and attorney fees of \$3,500.00 together with costs of \$526.03 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 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 12, Block 28, Indian Springs Area, Flint Ridge No. 4, a subdivision located in Delaware County, State of 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 June, 2025.

KARMA SAPP, Court Clerk

By: Unatasha Isaac
Deputy

Tommy R. Dyer Jr., O.B.A. #13594
DAVIS & THOMPSON, PLLC
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Jay, Oklahoma 74346
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Email: tommy@davisandthompson.net
Attorney for Plaintiff