

FILED

DEC 4 2025

KARMA SAPP
DELAWARE CO. COURT CLERK

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

U.S. BANK TRUST NATIONAL ASSOCIATION, AS)
TRUSTEE OF CABANA SERIES V TRUST,)

Plaintiff,)

vs.)

CARA HAWLEY, et al.,)

Defendants.)

CJ-2024-137

FIRST A L I A S

SPECIAL EXECUTION AND ORDER OF SALE

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

WHEREAS, on October 24, 2024, in the above entitled and numbered cause, the Plaintiff recovered a judgment for the sum of \$14,865.14, with 11.64% interest thereon from March 1, 2024, until paid, and the further sum of a reasonable amount with interest per annum thereon, until paid; abstract expense of a reasonable amount with interest per annum thereon, until paid; and the further sum of \$6,500.00 attorney's fee, and for all the costs of this action, and recovered a further judgment decreeing the Plaintiff's mortgage set up and sued upon therein to be a valid, subsisting first and prior lien upon the real estate hereinafter described, for the full amount of the judgment, above set forth, and foreclosing said lien, and ordering that if said judgment be not paid, a first alias special execution may issue from the office of the Court Clerk, directed to the Sheriff of County, commanding said Sheriff to levy upon, and sell said real estate, with appraisalment, after notice as provided by law, and

WHEREAS, the judgment in favor of the Plaintiff remains wholly unpaid, and the Plaintiff has demanded a special execution and order of sale to issue in accordance with said judgment.

NOW, THEREFORE, THESE ARE TO COMMAND YOU to levy upon and cause to be sold, subject to unpaid taxes, advancements by Plaintiff heretofore or hereafter made for taxes, insurance premiums, or expenses necessary for the preservation of the subject property, or protection of the priority of Plaintiff's first mortgage lien including costs, expenses and attorneys fees

incurred in any bankruptcy and all expenses and costs of execution and sale, including poundage upon sale hereafter incurred, 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:

A TRACT OR PARCEL OF LAND IN THE NORTHEAST QUARTER (NE/4) OF THE SOUTHWEST QUARTER (SW/4) OF THE NORTHWEST QUARTER (NW/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP TWENTY- TWO (22) NORTH, RANGE TWENTY-TWO (22) EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT A POINT 1,320 FEET SOUTH AND 660 FEET EAST OF THE NORTHWEST CORNER OF SAID SECTION THIRTY-FOUR (34); GO SOUTH 210 FEET; THENCE GO EAST 210 FEET; THENCE GO NORTH 210 FEET; THENCE GO WEST 210 FEET TO THE POINT OF BEGINNING, DELAWARE COUNTY, OKLAHOMA, LESS AND EXCEPT BEGINNING AT A POINT THAT IS 4.25 FEET SOUTH 89 51' 01" EAST OF THE NORTHWEST CORNER OF AND ON THE NORTH LINE OF SAID NORTHEAST QUARTER (NE/4) OF THE SOUTHWEST QUARTER (SW/4) OF THE NORTHWEST QUARTER (NW/4), SAID POINT BEING ON THE EXISTING WESTERLY HIGHWAY RIGHT OF WAY LINE; THENCE SOUTH 89 51' 01" EAST ALONG SAID NORTH LINE 13.58 FEET; THENCE SOUTH 20 36' 31" EAST 47.97 FEET; THENCE SOUTH 20 52' 11" EAST 166.78 FEET TO A POINT OF CURVATURE; THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 615.00 FEET, AN ARC DISTANCE OF 10.16 FEET TO A NONTANGENT LINE; THENCE NORTH 89 51' 01" WEST 15.43 FEET TO SAID EXISTING HIGHWAY RIGHT OF WAY LINE; THENCE NORTH 20 23' 41" WEST ALONG SAID EXISTING HIGHWAY RIGHT OF WAY LINE 224.26 FEET TO THE POINT OF BEGINNING.;

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.

WITNESS my hand and official seal at my office in Delaware, Oklahoma, this 4 day of December, 2025.

Karma Sapp
~~CAROLINE M. WEAVER~~ Court Clerk
BY:

(S E A L)

Pam Shapach
D E P U T Y

Property Address: 46272 COUNTY ROAD 530, EUCHA, OK 74342

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NOTICE OF SHERIFF'S SALE
(First Alias)

KARMA SAPP
DELAWARE CO. COURT CLERK
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U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF CABANA
SERIES V TRUST vs. CARA HAWLEY; Case No. CJ-2024-137

Notice is given that on January 26th, 2026, at 10:00 o'clock a.m. at Front steps of the Delaware County Courthouse in Jay, Delaware County, Oklahoma, the Sheriff of said County will offer for sale and sell, for cash, at public auction, to the highest and best bidder, all that certain real estate in Delaware County, Oklahoma, to-wit:

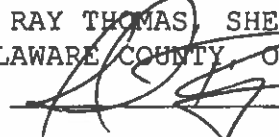
A TRACT OR PARCEL OF LAND IN THE NORTHEAST QUARTER (NE/4) OF THE SOUTHWEST QUARTER (SW/4) OF THE NORTHWEST QUARTER (NW/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP TWENTY-TWO (22) NORTH, RANGE TWENTY-TWO (22) EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT A POINT 1,320 FEET SOUTH AND 660 FEET EAST OF THE NORTHWEST CORNER OF SAID SECTION THIRTY-FOUR (34); GO SOUTH 210 FEET; THENCE GO EAST 210 FEET; THENCE GO NORTH 210 FEET; THENCE GO WEST 210 FEET TO THE POINT OF BEGINNING, DELAWARE COUNTY, OKLAHOMA, LESS AND EXCEPT BEGINNING AT A POINT THAT IS 4.25 FEET SOUTH 89 51' 01" EAST OF THE NORTHWEST CORNER OF AND ON THE NORTH LINE OF SAID NORTHEAST QUARTER (NE/4) OF THE SOUTHWEST QUARTER (SW/4) OF THE NORTHWEST QUARTER (NW/4), SAID POINT BEING ON THE EXISTING WESTERLY HIGHWAY RIGHT OF WAY LINE; THENCE SOUTH 89 51' 01" EAST ALONG SAID NORTH LINE 13.58 FEET; THENCE SOUTH 20 36' 31" EAST 47.97 FEET; THENCE SOUTH 20 52' 11" EAST 166.78 FEET TO A POINT OF CURVATURE; THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 615.00 FEET, AN ARC DISTANCE OF 10.16 FEET TO A NONTANGENT LINE; THENCE NORTH 89 51' 01" WEST 15.43 FEET TO SAID EXISTING HIGHWAY RIGHT OF WAY LINE; THENCE NORTH 20 23' 41" WEST ALONG SAID EXISTING HIGHWAY RIGHT OF WAY LINE 224.26 FEET TO THE POINT OF BEGINNING.;

subject to unpaid taxes, assessments, advancements by Plaintiff for taxes, insurance premiums, expenses necessary for the preservation of the subject property, if any, prior security interests in fixtures, if any, and all interests not herein adjudicated, said property having been appraised at \$15,000.00, and subject to any applicable statutory right of redemption. Sale will be made pursuant to the First Alias Special Execution and Order of Sale issued in accordance with judgment entered in the District Court of Delaware County, Oklahoma.

Pursuant to judgment, Plaintiff reserves the right to recall the Special Execution and Order of Sale and to cancel this scheduled sale orally or in writing at any time prior to sale without notice or leave of Court.

PERSONS OR OTHER ENTITIES HAVING AN INTEREST IN THE PROPERTY WHOSE INTEREST IS SOUGHT TO BE EXTINGUISHED INCLUDING THOSE WHOSE ACTUAL ADDRESS IS UNKNOWN AND PERSONS OR OTHER ENTITIES WHOSE UNKNOWN SUCCESSORS ARE HEREBY NOTIFIED ARE: **CARA HAWLEY, UNKNOWN SPOUSE OF CARA HAWLEY, UNITED KEETOOWAH BAND.**

KELLY M. PARKER #22673
LAMUN MOCK CUNNINGHAM & DAVIS, P.C.
Attorneys for Plaintiff
5621 N. Classen Blvd.
Oklahoma City, OK 73118
(405) 840-5900

RAY THOMAS, SHERIFF OF
DELAWARE COUNTY, OKLAHOMA
BY:  103
DEPUTY

DO NOT PUBLISH BELOW THIS LINE

INSTRUCTIONS TO SHERIFF

Please deliver the above Notice to the following newspaper for publication:

DELAWARE COUNTY JOURNAL

INSTRUCTIONS TO PUBLISHER

If the above Notice is published in a weekly paper, publish two (2) consecutive weeks. If published in a daily paper, publish once a week for two (2) consecutive weeks. Furnish one printed copy of Notice to KELLY M. PARKER, 5621 N. Classen Blvd., Oklahoma City, Oklahoma 73118, IMMEDIATELY AFTER FIRST PUBLICATION AND PRIOR TO THE SECOND PUBLICATION FOR PROOFING PURPOSES.

THE FIRST PUBLICATION MUST BE ON OR BEFORE 30 DAYS PRIOR TO THE SALE DATE.

THANK YOU!!