

DISTRICT COURT OF DELAWARE COUNTY
STATE OF OKLAHOMA

FILED

FEB 05 2024

KARMA SAPP
DELAWARE CO. COURT CLERK

CORNERSTONE BANK,)
)
 Plaintiff,)
)
 v.)
)
 WAYNE EDWARD BURT AND GENEVA FAYE)
 DRAKE-BURT, INDIVIDUALLY AND AS TRUSTEES)
 OF THE WAYNE EDWARD BURT AND GENEVA)
 FAYE DRAKE-BURT FAMILY REVOCABLE TRUST)
 DATED MARCH 10, 2014, and UNITED STATES OF)
 AMERICA *ex rel.* INTERNAL REVENUE SERVICE,)
)
 Defendants.)

No. CJ-2023-172

NOTICE OF SHERIFF'S SALE

Notice is hereby given that on the 18th day of MARCH, 2024, at 10:00 a.m. at the Courthouse at Jay, Delaware County, Oklahoma, the undersigned Sheriff of Delaware County 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 described as follows:

SEE EXHIBITS A, B, and C

subject to taxes and tax sales, said property being duly appraised as follows:

The Property Described on Exhibit A at a value of \$ 450,000 and

The Property Described on Exhibit B at a value of \$ 175,000 ; and

The Personal Property Described on Exhibit C.

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. CJ-2023-172 in favor of Plaintiff Cornerstone Bank against Defendants Wayne Edward Burt and Geneva Faye Drake-Burt, Individually and as Trustees of the Wayne Edward Burt and Geneva Faye Drake-Burt Family Revocable Trust dated March 10, 2014 *in personam*, and against all Defendants *in rem* in an amount totaling \$775,022.69 as of September 5, 2023 representing the unpaid principal balance of \$517,414.47, interest of \$257,428.22, and late charges of \$180.00, plus additional default interest accrue at the rate of seven and ninety-five one-hundredths percent (7.95%) per annum beginning September 6, 2023 until paid in full; and reasonable attorneys' fees to be determined by the Court and a further judgment finding that the Plaintiff's mortgage lien is valid, subsisting first lien

upon the real property 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 2nd day of February, 2024.


Sheriff of Delaware County, Oklahoma

Randall G. Vaughan, OBA #11554
Tommy R. Dyer, Jr., OBA #13594
DAVIS & THOMPSON, PLLC
P. O. Box 487
Jay, Oklahoma 74346
Telephone: (918) 253-4220
Fax: (918) 253-8110
Attorney for Cornerstone Bank



Part of the SE¼ and part of the SW¼ NE¼ of Section 33, Township 25 North, Range 24 East, Delaware County, Oklahoma, more particularly described as follows: From the intersection of the North right of way of State Highway #10 and the West right of way of the county road adjacent to and along the East line of said Section 33, run N 00° 00' 48" East 2215 feet along said county road right of way to the point of beginning; thence N 00° 00' 48" East 439.02 feet along said right of way; thence N 89° 45' 00" West 624 feet; thence S 00° 00' 48" West 441.74 feet; thence East 624 feet to the point of beginning, subject to any and all easements.



Lot 12, Block 1, Country Club Addition to the Town of Grove, Delaware County, Oklahoma, a subdivision, according to the recorded plat thereof.



ALL EQUIPMENT NOW OWNED OR HEREAFTER ACQUIRED CONSISTING OF BUT NOT LIMITED TO: TWO (2) MAZAK M4-1500 TURN CENT SER# 45858 & #45781. ONE (1) HITACHI SEIKI HT-20 TURN CENT SER# 20032, ONE (1) HITACHI SEIKI TURN CENT SER# 4265, ONE (1) 1984 MAZAK C/T-10 TURN CENT SER# 66827, ONE (1) MILWAUKEE-4H AUTOMATIC VERT. MILL . ONE (1) MIYANO LTP-38CD AUTO LATHE SER# TA0152BC, ONE (1) J&L 8A TUR. LATHE, ONE (1) PRATT & WHITNEY "B" ENG. LATHE SER# 1206, ONE (1) LEBLOND ENG. LATHE, ONE (1) HARDINGE DSM-59 LATHE, TWO (2) BRIDGEPORT TURRET MILLS MODEL# J-200431 & J-233972, TWO (2) BRIDGEPORT TURRET MILLS MODEL# J-63351 & J8599-D, ONE (1) MILWAUKEE VERT MILL MOD. H SER# 3177, ONE (1) MILWAUKEE HORIZ MILL MOD H SER# 23-5400, ONE (1) LAPINTO 60"-60TON BROACH, ONE (1) WBM24" HOR. 12TON BROACH, ONE (1) NORTON TOOL GRINDER, ONE (1) BROWN & SHARP TOOL GRINDER, ONE (1) HYCOG (HELL) MOD. 1100 TAP GRINDER SER# 7302, ONE (1) HEIL ID GRINDER, ONE (1) LANDIS 16"X36" O.D. UNIV. GRINDER SER# 24137, TWO (2) BLACK DIAMOND DRILL GRINDERS, ONE (1) SELLERS GRINDER, ONE (1) 1981 IKEDA RM-1175 4" RADIAL DRILL SER# 81209, ONE (1) WARNER/SWASSEY TWIN HEAD TAPPER SER# 876541, ONE (1) WARNER/SWASSEY TWIN (11R) HEAD TAPPER SER# 120378Z, ONE (1) AVEY DRILL & SCREW TAPPING HEAD SER# 21610, ONE (1) SUNNEN 3-STROKER HONES MOD#1503-9253Z, SER# 92507&1R1-9251Z, ONE (1) SUNNEN 1-STROKER HONE MOD# BC1805E SER# 4P1-92087, ONE (1) MARVEL AUTO SQ SAW MOD# 15-A SER# D154201, ONE (1) W.F. WELLS WELLSAW MOD#600(7") SER#8520, ONE (1) W.F. WELLS WELLSAW MOD#L9(9") SER# 773749, ONE (1) MILLER (8)UEI 200 AMP MIG-WELDER, ONE (1) P&H (YELLOW) TIG-WELDER, ONE (1) PIRANHA P-50 IRON WORKER SER# 4255, ONE (1) TENNSMITH BOX & PAN BRAKE H3U4916 SER# 15536, ONE (1) BLISS 60TON PUNCH, ONE (1) BLISS 30 TON PUNCH, ONE (1) ROUSSELLE 4SS44 TON PUNCH PRESS SER# EKS-3185, ONE (1) RITE 15TON PUNCH PRESS SER# 21241, ONE (1) FAST FEED 15TON MOJSS PUNCH PRESS SER# S-172, ONE (1) MORI SEKI CNC-LATHE MOD#SL-358 SER# 515, ONE (1) MORI SEKI MOD# MV-JR VERT. MACH. CEN, SER# 87, ONE (1) HAAS VF-3 VERT. MACH. CEN. SER# 11354, ONE (1) CLARK 4000# FORK LIFT, ONE (1) BIG JOE 500# 6STANDING MACHINE FORK LIFT, ONE (1) BARRETT ELECTRICAL STANDING FORK LIFT MOD#RET-30-TTH SER# 19-73922, ONE (1) HUSTER 6000# FORK LIFT MOD# H60C SER# C5D-13599T

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KARMA SAPP
DELAWARE CO. COURT CLERK

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

CORNERSTONE BANK,

Plaintiff,

-vs-

WAYNE EDWARD BURT, et al.,

Defendants.

Case No. CJ-2023-172

BILL OF APPRAISERS

On the 31st day of January, 2024, Wesley 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	\$300.00	SS# 448-76-4993	PO Box 1548, Jay, OK 74346
TERI DAVENPORT	\$300.00	SS# 441-78-8541	PO Box 1548, Jay, OK 74346
RON CRAWFORD	\$300.00	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 31st day of January, 2024.


Sheriff of Delaware County

