

**NOTICE OF SHERIFF'S SALE
CJ-2023-00226**

**NATIONSTAR MORTGAGE LLC, Plaintiff
vs.
GAYLE D MCDONALD, et al., Defendant(s)**

Notice is given that on the 12 day of September, 2024, at 10:00 AM at the lobby door of the County Courthouse, in the City of McAlester, Pittsburg County, the Sheriff of said County will offer for sale and sell, with appraisal, for cash, at public auction, to the highest and best bidder, all that certain real estate in Pittsburg County, Oklahoma, to wit:

Lot 12 and the Southerly 5 feet of Lot 13, in Block 1, in Northgate Addition No. 1, to the City of McAlester, Pittsburg County, State of Oklahoma.

PROPERTY ADDRESS: 2002 N B ST, MCALESTER, OK 74501

subject to unpaid taxes, advancements by Plaintiff for taxes, insurance premiums, and expenses necessary for the preservation of the subject property, if any, said property having been duly appraised at \$ 50,000.

Sale will be made pursuant to a Special Execution and Order of Sale issued in accordance with judgment entered in the District Court of Pittsburg, Oklahoma, in Case No. CJ-2023-00226, entitled NATIONSTAR MORTGAGE LLC, Plaintiff, vs. GAYLE D MCDONALD, Spouse of Gayle D. McDonald, if married, WELLS FARGO BANK, N.A. SBM WELLS FARGO HOME MORTGAGE, INC. FKA NORWEST MORTGAGE, INC., SECRETARY OF HOUSING AND URBAN DEVELOPMENT, Portfolio Recovery Associates, LLC, John Doe Occupant, if any, being all of the Defendants and persons holding or claiming any interest or lien in the subject property.

Frankie McClendon
Sheriff of Pittsburg County, Oklahoma
By: *Juli Padgett*
DEPUTY

Arnetta J. Porter OBA# 34757
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INSTRUCTIONS TO PUBLISHER: _____

Publish once a week for two consecutive weeks. **Furnish one printed copy of the Notice to the 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.