

ORIGINAL - PLEASE RETURN

IN THE DISTRICT COURT OF PITTSBURG COUNTY
STATE OF OKLAHOMA

THE BANK N.A.,)	
)	
Plaintiff,)	
)	
v.)	Case No. CJ-2024-0061
)	
Natalie Aline Kitchell,)	
Oklahoma Tax Commission)	
)	
)	
Defendants.)	

SPECIAL EXECUTION AND ORDER OF SALE

(WITH APPRAISEMENT)

STATE OF OKLAHOMA)
) SS:
COUNTY OF PITTSBURG)

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

WHEREAS, on the 26th day of June 2024, in the District Court of Pittsburg County, Oklahoma, The Bank N.A., as plaintiff (the "Plaintiff"), was granted judgment in rem pursuant to the terms of a Journal Entry of Judgment filed of record on June 26, 2024, against the Natalie Aline Kitchell and the Oklahoma Tax Commission, that The Bank have and recover judgment against Defendants as follows:

1. Against the Natalie Aline Kitchell and the Oklahoma Tax Commission and the real estate and premises sued upon herein, in the sum of \$161,820.00, together with interest thereon at 9.00% from September 29, 2023, until judgment, plus late charges of \$416.10 and expenses of \$150.00, post-judgment interest as provided by law, together with all costs of this action, including a reasonable attorney's fee in the amount off \$1,000.00. including the further sum of all advances by Plaintiff, if any, for taxes, insurance premiums, or expenses necessary for the preservation of the subject property; and for all costs of this action; and any reasonable attorney fees and costs incurred during the enforcement of the judgment; and

2. That said amounts are secured by said mortgage and constitute a first, prior and superior lien upon the real estate and premises located in Pittsburg County, Oklahoma, described as follows:

The Northerly 95 Feet of the Westerly 83 Feet of LOT 3, BLOCK 587, in the city of McAlester, formerly South McAlester, Pittsburg County, State of Oklahoma

402 E. Miami Ave, McAlester, OK 74501

(the "Property")

3. That any and all right, title or interest which all of the Defendants, or any or either of them, have, or claim to have, in or to said real estate and premises is subsequent, junior and inferior to the mortgage and lien of the Plaintiff, except for unpaid real property ad valorem taxes and/or special assessments which are superior by law.

4. Further ordering that:

That the Property be sold as provided by law, subject to any unpaid ad valorem taxes, if any, to satisfy the judgments of The Bank as set forth above, and proceeds from the sale be applied to payment in satisfaction of court costs, including attorney's fees, and then in payment in satisfaction of the claims and judgments of The Bank. That the surplus, if any, be paid into the Court to abide further order of the Court; and that a writ of assistance be issued to enable the purchaser of the Property to take possession thereof.

That the right, title, and interest of Defendants, if any, in and to the Property be determined and settled and be adjudged subject, junior, and inferior to the mortgage lien and security interest of The Bank and to the Property, and that upon confirmation of the sale of the Property, the Defendants, and all persons claiming by, through, or under it since the commencement of this action, be forever barred, foreclosed, and enjoined from asserting or claiming any right, title, interest, estate, or equity of redemption in and to the Property or any part thereof.

WHEREAS, the judgment of the Plaintiff, with interest, attorneys' fees and costs, remains wholly unpaid, and no appeal from said judgment and decree has been taken, nor any supersedeas bond filed;

NOW, THEREFORE, this is to command you, in accordance with the law, to levy upon and cause to be appraised, advertised and sold, in accordance with said judgment and as by law required, the Property herein before described, subject to any real estate ad valorem taxes, if any, and apply the proceeds arising from said sale as directed by the said June 26, 2024 Journal Entry of Judgment, as aforesaid. You will make do return of this order of sale with your proceedings endorsed thereon, within sixty (60) days from the date hereof, showing the manner in which, you have executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the District Court of Pittsburg County, State of Oklahoma, this 17 day of July, 2024.



PAM SMITH, CLERK OF THE
DISTRICT COURT OF PITTSBURG COUNTY

By: Pam Smith
Deputy Court Clerk

APPROVED:

Kieran D. Maye, Jr., OBA #11419
3501 French Park Dr., Suite A
Edmond, Oklahoma 73034
Telephone: (405) 990-2415
Facsimile: (866) 818-0482
Attorneys for Plaintiff, The Bank, N.A.

IN THE DISTRICT COURT OF PITTSBURG COUNTY
STATE OF OKLAHOMA

THE BANK N.A.,)	
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Plaintiff,)	
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v.)	Case No. CJ 2024-61
)	
Natalie Aline Kitchell,)	
Oklahoma Tax Commission)	
)	
)	
Defendants.)	

NOTICE OF SHERIFF'S SALE

Notice is hereby given that on the 10th day of September, 2024, at 10:00 a.m., at Front Lobby, located at 115 E Carl Albert Parkway, McAlester, Oklahoma, the undersigned Sheriff of Pittsburg County, Oklahoma, will offer for sale and will sell for cash at public auction to the highest and best bidder therefor, with appraisement in the amount of \$120,000.00, the property situated in Pittsburg County, State of Oklahoma, more particularly described as:

The Northerly 95 Feet of the Westerly 83 Feet of LOT 3, BLOCK 587, in the city of McAlester, formerly South McAlester, Pittsburg County, State of Oklahoma

402 E. Miami Ave, McAlester, OK 74501

together with the improvements thereon and all appurtenances thereunto belonging (“the Property”), subject to any unpaid ad valorem real property taxes.

Sale will be made pursuant to a Special Execution and Order of Sale (With Appraisement) issued on July __, 2024, pursuant to a Journal Entry of Judgment filed of record on June 26, 2024, entered in the District Court of Pittsburg County, Oklahoma, in Case No. CJ-2024-60, wherein The Bank N.A. is plaintiff, and the Natalie Aline Kitchell and the Oklahoma Tax Commission are Defendants to satisfy:

Judgment in rem against Natalie Aline Kitchell, and against the real estate and premises sued upon herein, in the sum of \$161,820.00, together with interest thereon at 9.00% from September 29, 2023, until judgment, plus late charges of \$416.10 and expenses of \$150.00, post-judgment interest as provided by law, together with all costs of this action, including a reasonable attorney’s fee in the amount off \$1,000.00, plus all advances by Plaintiff, if any, for

taxes, insurance premiums, or expenses necessary for the preservation of the subject property, all costs of this action; reasonable attorney's fees and costs as the Court may allow including fees and costs incurred during the enforcement of the judgment.

The surplus, if any, to be paid into the court to abide further order of the Court.

WITNESS my hand this 29th day of July, 2024.



Sheriff of Pittsburg County,
State of Oklahoma

/S/ Julie Padgett

By: J. Padgett, Deputy

APPROVED:

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