

# COPY

## NOTICE OF SHERIFF'S SALE

CJ-2024-67

Notice is given that on the 7<sup>th</sup> day of November, 2024, at 10:00 m, at the lobby door of the County Courthouse, Pittsburg County, Oklahoma, the Sheriff will offer for sale and sell, with appraisal, at public auction, to the highest and best bidder, all that certain real estate in Pittsburg County, Oklahoma,:

THE SOUTHERLY 70 FEET OF LOT 5, IN BLOCK 600, IN THE CITY OF MCALESTER, FORMERLY SOUTH MCALESTER, PITTSBURG COUNTY, STATE OF OKLAHOMA.

subject to unpaid taxes, and all amounts set forth in the judgment granted herein, said property having been duly appraised at \$ 121,000. 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 County, Oklahoma, in Case No. CJ-2024-67, titled **SERVBANK, SB vs Dianna Radtke, Paul Radtke, Capital One Bank (USA), N.A., The Bank, NA, United States of America, ex rel. Rural Housing Service and Federal Home Loan Bank of Topeka**, being all of the Defendants and persons holding or claiming any interest in lien in the subject property.

*Frankie McClellon*  
Pittsburg County Sheriff  
Pittsburg County, Oklahoma

By: *Julie Padgett*  
DEPUTY

Don Timberlake - # 9021  
Kim S. Jenkins - # 32809  
Gina D. Knight - # 12996  
Chynna Scruggs - # 32663  
BAER & TIMBERLAKE, P.C.  
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Oklahoma City, OK 73118  
Telephone: (405) 842-7722  
Email: mail@baertimberlake.com

INSTRUCTIONS TO PUBLISHER: \_\_\_\_\_,  
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 the Notice must be more than thirty (30) days prior to the date of the Sheriff's Sale, in accordance with 12 O.S. §764.