

**IN THE DISTRICT COURT OF PITTSBURG COUNTY  
STATE OF OKLAHOMA**

FIRSTBANK,	)	
An Oklahoma banking corporation,	)	
	)	
Plaintiff,	)	
	)	
v.	)	Case No. CJ-2024-92
	)	
GARLAND SEAY and ALISHA SEAY, Husband and	)	
Wife; and ANCHOR FINANCIAL SERVICES OF	)	
McALESTER, LLC;	)	
	)	
Defendants.	)	

**NOTICE OF SHERIFF'S SALE**

NOTICE is given that on the 30 day of January, 2025, at 10 o'clock a.m. at the Courthouse at McAlester, Pittsburg County, Oklahoma, the undersigned Sheriff will offer for sale and sell for cash, at public auction, to the highest and best bidder, with appraisalment, all that certain real estate in Pittsburg County, Oklahoma, to-wit:

Tract 1: The Southerly 75 feet of Lot Two (2), Block Two Hundred Thirty Three (233) in the City of McAlester, formerly South McAlester, Pittsburg County, State of Oklahoma.

And

Tract 2: The Northerly 119 feet of Lot One (1) and the Northerly 119 feet of the East Half (E/2) of Lot Two (2), Block One Hundred Nine (109) in the City of Hartshorne, Pittsburg County, State of Oklahoma.

subject to taxes and tax sales, said property being duly appraised at \$60,000.00. Said sale is subject to confirmation by the District Court of Pittsburg County, Oklahoma. Minimum bid allowed shall be two-thirds that appraised value.

Sale will be made pursuant to an Order of Sale issued upon a judgment entered in the District Court of Pittsburg County, Oklahoma, in CJ-2024-92, wherein FirstBank is Plaintiff and Garland Seay and Alisha Seay, are Defendants, to satisfy said judgment of the Plaintiff against the Defendants, Garland Seay and Alisa Seay, *in rem and in personam*, in the sum of \$70,001.37 as of March 22, 2024, with interest accruing at the rate of 12.00% per annum until paid, plus late fees until the date of judgment and thereafter at the lawful rate until paid and costs incurred of \$1,583.39 and a reasonable attorney's fees of \$7,000.13 plus all other costs reasonably incurred, accrued and accruing, plus any abstracting costs or insurance premiums paid by Plaintiffs, all by reason of Defendants' default on the note and mortgage sued on herein, for all sums of which let execution issue.

Witness my hand this 10 day of December, 2024.

Frankie McClendon  
SHERIFF of Pittsburg County, Oklahoma

by: Julie Padgett

Heather Burrage  
Burrage Law Firm  
P.O. Box 1727  
Durant, OK 74702