

NOTICE OF SHERIFF'S SALE

COPY
ORIGINAL-PLEASE RETURN

Notice is given that on February 23, 2023, at 10:00 o'clock a.m. at Front Door, County Courthouse in MCALESTER, Pittsburg County, Oklahoma, the Sheriff of said County will offer for sale and sell, for cash, at public auction, to the highest and best bidder, all that certain real estate in Pittsburg County, Oklahoma, to-wit:

LOTS ONE (1) AND TWO (2), BLOCK ONE HUNDRED THIRTY-TWO (132), OF NORTH AND WEST ADDITION TO KREBS, PITTSBURG COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF;

subject to unpaid taxes, assessments, advancements by Plaintiff for taxes, insurance premiums, expenses necessary for the preservation of the subject property, if any, prior security interests in fixtures, if any, and all interests not herein adjudicated, said property having been appraised at \$ 86,000, and subject to any applicable statutory right of redemption. Sale will be made pursuant to order of sale issued in accordance with judgment entered in the District Court of Pittsburg County, Oklahoma.

Pursuant to judgment, Plaintiff reserves the right to recall the Special Execution and Order of Sale and to cancel this scheduled sale orally or in writing at any time prior to sale without notice or leave of Court. In the absence of Plaintiff's representative at the sale, the subject property will not be sold on the date set forth above.

PERSONS OR OTHER ENTITIES HAVING AN INTEREST IN THE PROPERTY WHOSE INTEREST IS SOUGHT TO BE EXTINGUISHED, INCLUDING THOSE WHOSE ACTUAL ADDRESS IS UNKNOWN AND PERSONS OR OTHER ENTITIES WHOSE UNKNOWN SUCCESSORS ARE HEREBY NOTIFIED ARE: BARBARA CHURCH-BLACK, CHAD MANNING, CHARLES MATHIS III.

KELLY M. PARKER, #22673
LAMUN MOCK CUNNYNGHAM & DAVIS, P.C.
Attorneys for Plaintiff
5613 N. Classen Blvd.
Oklahoma City, OK 73118

CHRIS MORRIS, Sheriff of
Pittsburg County, Oklahoma

By: _____
(405) 840-5900
(405) 842-6132 (Fax)


DEPUTY

LOANCARE, LLC vs. BARBARA CHURCH-BLACK, et al.;
Case No. CJ-2021-187

DO NOT PUBLISH BELOW THIS LINE

INSTRUCTIONS TO SHERIFF

Please deliver the above Notice to the following newspaper for publication:

MCALESTER NEWS-CAPITAL & DEMOCRAT

INSTRUCTIONS TO PUBLISHER

If the above Notice is published in a weekly paper, publish two (2) consecutive weeks. If published in a daily paper, publish once a week for two (2) consecutive weeks. Furnish one printed copy of Notice to KELLY M. PARKER, 5613 N. Classen Blvd., Oklahoma City, Oklahoma 73118, [FAX (405) 842-6132)], **IMMEDIATELY AFTER FIRST PUBLICATION AND PRIOR TO THE SECOND PUBLICATION FOR PROOFING PURPOSES.**

THE FIRST PUBLICATION MUST BE ON OR BEFORE 30 DAYS PRIOR TO THE SALE DATE.

THANK YOU!!