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NOTICE OF SHERIFF'S SALE CJ-2022-187

Notice is given that on the 2 day of March, 20 , at 10: A m, at the lobby door of the County Courthouse, Pittsburg County, Oklahoma, the Sheriff will offer for sale and sell, with appraisalment, at public auction, to the highest and best bidder, all that certain real estate in Pittsburg County, Oklahoma,:

A TRACT OF LAND IN LOT TWENTY (20) IN TOWNSITE ADDITION #3, PITTSBURG COUNTY, STATE OF OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF LOT 20; THENCE N0DEG07'E ALONG THE WEST LINE OF LOT 20 A DISTANCE OF 636.46 FEET; THENCE S89DEG29'E A DISTANCE OF 1072.0 FEET; THENCE N0DEG31'E A DISTANCE OF 27.67 FEET TO THE POINT OF BEGINNING; THENCE N0DEG31'E A DISTANCE OF 122.33 FEET; THENCE S89DEG29'E A DISTANCE OF 218.08 FEET; THENCE S0DEG31'W A DISTANCE OF 145.93 FEET TO THE CENTERLINE OF A ROADWAY EASEMENT; THENCE N70DEG09'37"W ALONG SAID CENTERLINE A DISTANCE OF 33.42 FEET; THENCE N85DEG33'18"W ALONG SAID CENTERLINE A DISTANCE OF 220.85 FEET TO THE POINT OF BEGINNING. EMBRACED IN: THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (NW1/4 SE1/4) OF SECTION THIRTEEN (13), TOWNSHIP FIVE (5) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, 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 \$ 125,000.00. 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-2022-187, titled **Freedom Mortgage Corporation, vs Christopher T. Herandy, Spouse of Christopher T. Herandy, Jane Doe, John Doe and Midland Credit Management, Inc.**, being all of the Defendants and persons holding or claiming any interest in lien in the subject property.

Pittsburg County Sheriff
Pittsburg County, Oklahoma

By:  _____

DEPUTY

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Don Timberlake - # 9021
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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.