

IN THE DISTRICT COURT OF PITTSBURG COUNTY
STATE OF OKLAHOMA

PITTSBURG COUNTY, OKLA
2022 OCT 17 AM 11:54
ORIGINAL - PLEASE
BY DEPUTY

BOKF, N.A. dba Bank of Oklahoma,)
)
)
 Plaintiff,)
 vs.) CASE NO. CJ -2022-27
) Judge: Mike Hogan
 KEVIN MATTHEW DEAN et al.,)
)
)
 Defendants.)

NOTICE OF SALE OF LAND UNDER EXECUTION

TO: KEVIN MATTHEW DEAN; JANET ROE (real name unknown), spouse, if any, of Kevin Matthew Dean; OCCUPANTS OF THE PREMISES

Notice is hereby given that on the 12 day of January, ~~2022~~ ²⁰²³, at 10 o'clock, A.m., (location at Courthouse or room #) Front Lobby, of the

Pittsburg County Courthouse in McAlester, Oklahoma, the undersigned Sheriff will offer for sale and sell for cash to the highest and best bidder, subject to real estate ad valorem taxes and superior special assessments on the following described real property, to-wit:

A TRACT OF LAND IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW1/4 NE1/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP FIVE (5) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, PITTSBURG COUNTY, STATE OF OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID NW1/4 NE1/4 THENCE EASTERLY A DISTANCE OF 335 FEET; THENCE SOUTHERLY A DISTANCE OF 210 FEET; THENCE WESTERLY A DISTANCE OF 335 FEET; THENCE NORTHERLY A DISTANCE OF 210 FEET TO THE POINT OF BEGINNING.

Property Address: 563 W. Chambers Road; McAlester, OK 74501

Sale will be made pursuant to a Special Execution and Order of Sale issued out of the office of the Court Clerk in and for Pittsburg County, Oklahoma, and pursuant to judgment for Plaintiff as follows:

FIRST: The costs of said action accrued and accruing;

SECOND: The judgment and first lien of the Plaintiff, in the amount of \$170,572.95 with interest accrued thereon through February 9, 2022, in the amount of \$14,636.15 and accruing thereafter at the rate of 4.625% per annum until paid; preservation expenses, accrued and accruing; a sum for abstracting expenses, accrued and accruing; and an attorney's fee, plus costs, with interest thereon at the same rate, until paid.

The property has been duly appraised in the sum of \$ 154,000.

WITNESS MY HAND this 12 day of October, 2022.

Sheriff of Pittsburg County

By: Juli Padgett
Deputy

**RIGGS, ABNEY, NEAL, TURPEN,
ORBISON & LEWIS**
Ryan J. Assink, OBA # 17568
502 W. 6th Street
Tulsa, Oklahoma 74119
Phone: (918) 587-3161
Facsimile: (918) 587-9708
Email: rassink@riggsabney.com

ATTORNEYS FOR PLAINTIFF

- Notice to Publisher - Publish once a week for two consecutive weeks with the first publication date at least thirty-one (31) days prior to the sale date. **If you are not able to comply, please contact our office immediately.**