

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

Kimberly Dawn Wildeman,)	
)	
Plaintiff,)	
)	
VS)	CV-2021-22
)	
Karen Sue Pierce s/p/a Karen Sue Ockert and)	
Sherry Lee Oakes,)	
)	
Defendants.)	

FILED

JAN 10 2022

ALFALFA COUNTY, OKLAHOMA
TAMMILLER, COURT CLERK
BY: *Jam Miller*
DEPUTY

NOTICE OF SHERIFF'S SALE

NOTICE is given that on the 24th day of February, 2022, at 10:00 o'clock A.M., at the front door of the Courthouse at Cherokee, in Alfalfa County, Oklahoma, the undersigned Sheriff of said County will offer for sale and sell for cash prior to confirmation at public auction to the highest and best bidder, all that certain real estate in Alfalfa County, State of Oklahoma, to-wit:

The Southeast Quarter (SE/4) of Section Eighteen (18), Township Twenty-eight North (28N), Range Eleven (11), W.I.M., Alfalfa County, Oklahoma, except the unvacated portion of the townsite of Burlington described as Block Three (3), Ten (10), Fourteen (14), Fifteen (15), Twenty-two (22), Twenty-three (23), Twenty-seven (27) and Thirty-four (34) and the unvacated streets and alleys adjacent thereto; SUBJECT to an agricultural lease in favor of Danny Farney that expires on June 30, 2022, LESS the oil, gas and other minerals, and LESS the following tracts, to-wit:

A tract in the Northwest corner of said quarter section described as commencing at a point 1998.16 feet North of the South line of said quarter section, thence East 320 feet, thence North to the North line of said quarter section, thence West 320 feet to the West line of said quarter section, thence South on the West line of said quarter section to the place of beginning; also, except a tract of land in said quarter section described as follows: Commencing at a point which is 40 feet North and 320 feet East of the Southwest corner of said quarter section, thence North 360 feet, thence East 180 feet, thence South 360 feet, thence West 180 feet to the point of beginning; also, a tract beginning at the Southwest corner of said quarter section, thence North 40 feet, thence East 400 feet, thence North 360 feet for a place of beginning, thence North 66 feet, thence East 130 feet, thence South 66 feet, thence West 130 feet to the place of beginning; and,

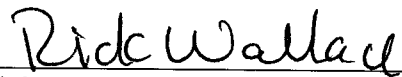
A tract of land lying in the Southeast Quarter (SE/4) of Section Eighteen (18), Township Twenty-eight North (28N), Range Eleven (11), W.I.M., Alfalfa County, Oklahoma, more particularly described as beginning at a point 500.00 feet East and 40 feet North of the South Quarter (S/4) Corner of Section Eighteen (18), (The S/4 Corner of Section 18 is also known as the Southwest Corner of the Southeast Quarter (SE/4) of Section 18), thence East 50 feet parallel the South Section line to a 1/2" capped #864 rebar, thence North 140 feet perpendicular the South Section line to a 1/2" capped #864 rebar, thence West 50 feet, thence South 140 feet to the point of beginning, (this tract containing 0.16 acres more or less),

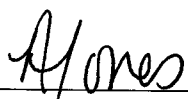
subject to taxes and tax sales, said property being duly appraised at \$420,000.00.

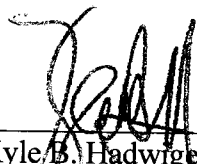
Sale will be made pursuant to an Order of Sale issued upon a judgment entered in the District Court of Alfalfa County, State of Oklahoma, in Case No. CV-2021-22, wherein Kimberly Dawn Wildeman is Plaintiff, and Karen Sue Pierce s/p/a Karen Sue Ockert and Sherry Lee Oakes are Defendants.

Confirmation of sale requires a bid of no less than 2/3rds of the appraised value and the successful bidder must post cash or certified funds equal to ten percent (10%) of the amount bid for the property within twenty-four (24) hours of the sale, excluding Sundays and legal holidays, and in the event the successful bidder fails to do so or otherwise fails to complete the sale, the sheriff may accept the next highest bid.

WITNESS My hand this 10th day of January, 2022.


Rick Wallace, Sheriff
Alfalfa County, Oklahoma

By:  ²¹³
Deputy Undersheriff



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