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Sharon Moore
(405)650-5057
shamoore@prodigy.net



13723 Ravenswood Dr.

Great property that offers a lot of extra amenities. 4 bedroom, 2.1 baths, 2 living & 2 dining area. There is a outbuilding (840sq.ft) with electricity plus a Carport. Priced at only \$235,000.



Shauna Moore-Stover
(405)640-1062
sstover7@cox.net



000 NE 23rd St.

Beautiful 20 acres that runs along NE 23rd. 660X1320. Great land that can be developed for commercial or residential use. City water, sewer, gas & electric available. Located between Indian Meridian & Triple X on the south side. Priced at only \$475,000.



Michelle Heath
(405)919-2899
msheath3@cox.net

LAND FOR SALE
• Choctaw Rd & NE 10th. 3.92 acres. Makes a great commercial site. \$499,500.

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Auction begins closing Tuesday, April 21st at 9am.
PICK UP DATE & TIME:
Wednesday, April 22nd from 9am to 12pm.
Pick Up Location: 2016 County Street 2770, Verden, OK 73092
Preview Day: Monday, April 20th from 9am to 12pm.
Items not picked up are considered abandoned and not refundable!
We are not responsible for items not picked up.

For more information please call: **Ken Carpenter at (405) 620-1524**
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(Published Wed., Mar. 25 & Apr. 1, 2026)
IN THE DISTRICT COURT OF OKLAHOMA COUNTY
STATE OF OKLAHOMA

NEWREZ LLC (FORMERLY NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING),

Plaintiff,

vs.

Case No. CJ-2025-1215

UNKNOWN SUCCESSORS AND HEIRS OF RACHEL P. ARNOLD, et al.,

Defendants.

NOTICE OF SHERIFF'S SALE

Defendant(s): James S. Avery; the Unknown Spouse, if any, of James S. Avery; the Unknown Successors and Heirs of Rachel P. Arnold; the Unknown Spouse, if any, of Rachel P. Arnold; and the Unknown Trustee of the James S. Avery Revocable Living Trust dated May 21, 2001.

Notice is given that on April 28, 2026, at 10:00 o'clock A.m. at the <https://www.bid4assets.com/oksheriff>, 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 Oklahoma County, Oklahoma, to-wit:

LOT SEVEN (7) AND PART OF LOT EIGHT (8), IN NICOMA HEIGHTS 2ND ADDITION TO NICOMA PARK, OKLAHOMA COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, AND THAT PORTION OF LOT 8 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 8; THENCE SOUTH 10 FEET; THENCE EAST 150 FEET; THENCE NORTH 10 FEET; THENCE WEST 150 FEET TO THE POINT OR PLACE OF BEGINNING, 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, and prior security interests in fixtures, if any, said property having been appraised at \$ 200,000. Sale will be made pursuant to order of sale issued in accordance with judgment entered in the District Court of Oklahoma 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.

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State of Oklahoma

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AUCTION
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ONLINE AUCTION
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