



PLEASE RETURN TO:  
SHAPIRO & CEJDA, LLC  
770 NE 63rd St  
Oklahoma City, OK 73105-6431  
(405)848-1819

THE BANK OF NEW YORK MELLON  
F/K/A THE BANK OF NEW YORK AS  
TRUSTEE FOR CWABS, INC. ASSET-  
BACKED CERTIFICATES, SERIES 2003-5,

Plaintiff,

v.

WILLIAM MOSS; CARREL MOSS AKA  
CARRIE MOSS; AND JOHN DOE,  
OCCUPANT

Defendant(s).

Case No.

CT-2017-5114

### NOTICE OF PENDING ACTION

The Bank of New York Mellon f/k/a The Bank of New York as Trustee for CWABS, Inc. Asset-Backed Certificates, Series 2003-5, plaintiff herein, hereby gives notice that it filed an action to foreclose that certain mortgage filed on September 4, 2003, in Book 7119 Page 1748, in the records of the county clerk of said county and state, covering the following-described real estate, to-wit:

LOT TWO (2), BLOCK TWO (2), VACATION CENTER SECOND ADDITION  
TO THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF  
OKLAHOMA, ACCORDING TO THE RECORDED PLAT NO. 2577

PROPERTY ADDRESS: 1129 N. Hickory Place, Broken Arrow, OK 74012

and that the action was filed in the district court of Tulsa County.

SHAPIRO & CEJDA, LLC

By: *[Signature]* 12/22/17

Kirk J. Cejda #12241

Lesli Peterson #14177

Ken Hemry #4073

Lyna L. Mitchell #30177

Gina D. Knight #12996

J. M. Gregory, Jr. #3595

770 NE 63rd St

Oklahoma City, OK 73105-6431

(405)848-1819

Attorneys for Plaintiff

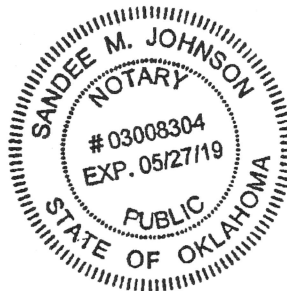
STATE OF OKLAHOMA )

COUNTY OF OKLAHOMA )

Signed or attested before me on the 22<sup>nd</sup> day of Dec, 2017.

*[Signature]*  
Notary Public

52719  
My Commission Expires



**Assessor**  
**KEN YAZEL**

## Property Search

### Disclaimer

The Tulsa County Assessor's Office has made every effort to insure the accuracy of the data contained on this web site; however, this material may be slightly dated which could have an impact on its accuracy.

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#### Quick Facts

|                                  |                                          |                                                                                      |
|----------------------------------|------------------------------------------|--------------------------------------------------------------------------------------|
| <b>Account #:</b>                | R81500840302250                          |  |
| <b>Parcel #:</b>                 | 81500-84-03-02250                        |                                                                                      |
| <b>Situs address:</b>            | 1129 N HICKORY PL W BROKEN ARROW 74012   |                                                                                      |
| <b>Owner name:</b>               | MOSS, WILLIAM AND CARREL                 |                                                                                      |
| <b>Fair cash (market) value:</b> | \$98,979                                 |                                                                                      |
| <b>Last year's taxes:</b>        | \$985                                    |                                                                                      |
|                                  | Subdivision: VACATION CENTER SECOND ADDN |                                                                                      |
| <b>Legal description:</b>        | Legal: LT 2 BLK 2                        |                                                                                      |
|                                  | Section: 03 Township: 18 Range: 14       |                                                                                      |

#### General Information

|                               |                                             |
|-------------------------------|---------------------------------------------|
| <b>Situs address:</b>         | 1129 N HICKORY PL W BROKEN ARROW 74012      |
| <b>Owner name:</b>            | MOSS, WILLIAM AND CARREL                    |
| <b>Owner mailing address:</b> | 1129 N HICKORY PL<br>BROKEN ARROW, OK 74012 |
| <b>Land area:</b>             | 0.23 acres / 10,080 sq ft                   |
| <b>Tax rate:</b>              | BA-3A [BROKEN ARROW]                        |
|                               | Subdivision: VACATION CENTER SECOND ADDN    |
| <b>Legal description:</b>     | Legal: LT 2 BLK 2                           |
|                               | Section: 03 Township: 18 Range: 14          |
| <b>Zoning:</b>                | ONE FAMILY RES MEDIUM DENSITY - BA [R2]     |

#### Values

|                                  | 2017     | 2018     |
|----------------------------------|----------|----------|
| <b>Land value:</b>               | \$26,866 | \$26,866 |
| <b>Improvements value:</b>       | \$72,113 | \$72,113 |
| <b>Fair cash (market) value:</b> | \$98,979 | \$98,979 |

#### Exemptions claimed

|                                             | 2017 | 2018 |
|---------------------------------------------|------|------|
| <a href="#">Homestead</a>                   | ✓    | ✓    |
| <a href="#">Additional homestead</a>        | —    | —    |
| <a href="#">Senior Valuation Limitation</a> | ✓    | ✓    |
| <a href="#">Veteran</a>                     | —    | —    |

#### Tax Information

|                                     | 2017                 | 2018     |
|-------------------------------------|----------------------|----------|
| <b>Fair cash (market) value</b>     | \$98,979             | \$98,979 |
| <b>Total taxable value (capped)</b> | \$77,489             | \$77,489 |
| <b>Assessment ratio</b>             | 11%                  | 11%      |
| <b>Gross assessed value</b>         | \$8,524              | \$8,524  |
| <b>Exemptions</b>                   | \$-1,000             | \$-1,000 |
| <b>Net assessed value</b>           | \$7,524              | \$7,524  |
| <b>Tax rate</b>                     | BA-3A [BROKEN ARROW] |          |
| <b>Tax rate mills</b>               | 130.86               | 130.22*  |
| <b>Estimated taxes</b>              | \$985                | \$980*   |
| <b>Most recent NOV:</b>             | February 9, 2016     |          |

\* Estimated from 2017 millage rates

#### Tax detail (2017 millages)

|                                   | %    | Mills | Dollars  |
|-----------------------------------|------|-------|----------|
| <b>City-County Health</b>         | 2.0  | 2.58  | \$19.41  |
| <b>City-County Library</b>        | 4.1  | 5.32  | \$40.03  |
| <b>Tulsa Technology Center</b>    | 10.2 | 13.33 | \$100.29 |
| <b>Emergency Medical Service</b>  | 0.0  | 0.00  | \$0.00   |
| <b>Tulsa Community College</b>    | 5.5  | 7.21  | \$54.25  |
| <b>School Locally Voted</b>       | 22.8 | 29.73 | \$223.69 |
| <b>City Sinking</b>               | 12.0 | 15.61 | \$117.45 |
| <b>School County Wide Bldg</b>    | 4.0  | 5.20  | \$39.12  |
| <b>School County Wide ADA</b>     | 3.1  | 4.00  | \$30.10  |
| <b>School County Wide General</b> | 28.0 | 36.40 | \$273.87 |
| <b>County Government</b>          | 8.3  | 10.84 | \$81.56  |

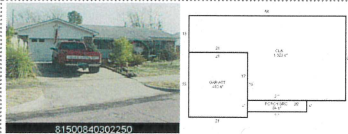
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| Improvements |               |           |              |            |          |         |            |                                   |                     |       |                        |
|--------------|---------------|-----------|--------------|------------|----------|---------|------------|-----------------------------------|---------------------|-------|------------------------|
| Bldg ID#     | Property type | Condition | Quality      | Year built | Livable† | Stories | Foundation | Exterior                          | Roof                | Baths | HVAC                   |
| 1            | Residential   | Good      | Average Plus | 1967       | 1,323 SF | 1.0     | Slab       | Frame Siding/ Brick/ Stone Veneer | Composition Shingle | 1.1   | Cool Air in Heat Ducts |

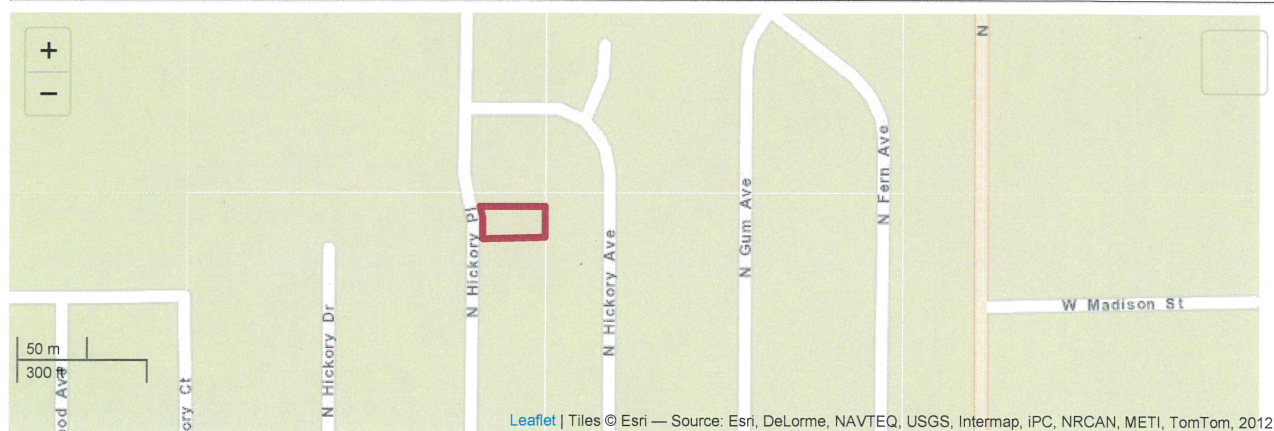
  

| Sales/Documents |         |         |          |                       |                |  |
|-----------------|---------|---------|----------|-----------------------|----------------|--|
| Date            | Grantor | Grantee | Price    | Doc type              | Book-Page/Doc# |  |
| Oct 1, 1995     |         |         | \$58,000 | General Warranty Deed | 05752-01926    |  |

| Images                                    |                                                                                   |
|-------------------------------------------|-----------------------------------------------------------------------------------|
| <b>Photo/sketch</b><br>(Click to enlarge) |  |

† Square footage and acreage values included in this record are approximations. They may not reflect what a licensed surveyor would determine by performing a formal survey. They are for tax purposes only and are not intended for use in making conveyances or for preparing legal descriptions of properties.



[Click to view this area on the Google Maps web page in a new window](#)

Ken Yazel — Tulsa County Assessor

Tulsa County Administration Building, Room 215 | 500 S. Denver | Tulsa, OK 74103

Phone: (918) 596-5100 | Fax: (918) 596-4799 | Email: [assessor@tulsacounty.org](mailto:assessor@tulsacounty.org)

Office hours: 8:00–5:00 Monday–Friday (excluding holidays)

TR2106 PC\_WIN

Tulsa County Treasurer Tax Roll

10/09/18 14:36:43

**1 MORE C RECORD****2017 REAL ESTATE**

Record-Displayed:

Parcel: 81500 84 03 02250

**81500-84-03-02250**

Tax Roll: 17 01 2138040

**17-01-2138040-025-3**

MOSS, WILLIAM AND CARREL

**LT 2 BLK 2****1129 N HICKORY PL****BROKEN ARROW OK 74012****VACATION CENTER SECOND ADDN**

Gross Assessed 8,524

Exemption - 1,000

Net Assessed = 7,524

**BA-3A TaxRate x 130.86 PROPERTY ADDR: 1129 N HICKORY PL W**Tax Amount = 985.00 **MORTGAGE NAME NATIONSTAR MORTGAGE LLC**Fees/Cost + 0.00 **MORTGAGE CODE 5492**

Balance Due = 0.00

Delinquent Tax 0.00

**C/CURR RECORD**

Trn Action Tax Interest Fees Ref-No Notation

**1 12/14/17 985.00 .00 .00 00134620 5492 NATIONSTAR MORTGAGE****PF2= Menu PF4= Curr & History****PF7= PageBack**

|       |     |    |    |    |     |         |
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| ENTER | ESC | F2 | F4 | F7 | F18 | Prt Scr |
|-------|-----|----|----|----|-----|---------|

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