

COPY

IN THE DISTRICT COURT IN AND FOR DELAWARE COUNTY
STATE OF OKLAHOMA

FILED

AUG 05 2025

KARMA SAPP
DELAWARE CO. COURT CLERK

AMERICAN BANK OF OKLAHOMA.)
)
Plaintiff.)
)
v.)
)
LAURA LYNN MARTIN, LAKEVIEW)
LOAN SERVICING, LLC, and UNKNOWN)
OCCUPANTS OF THE PREMISES.)
)
Defendants.)

Case No. CJ-2024-150

FIRST ALIAS NOTICE OF SHERIFF'S SALE

NOTICE is given that on the 15th day of September, 2025, at 10 o'clock
am., at the Delaware County Courthouse, the undersigned Sheriff of said County will offer for
sale and sell for cash at time of sale, at public auction to the highest bidder, with appraisement, all
that certain real estate in Delaware County, Oklahoma, to wit:

Tract 1: A tract of land in the NE/4 SW/4 NW/4 of Section 36,
Township 23 North, Range 23 East, more particularly described as
follows: Beginning at the NW corner of the NE/4 SW/4 NW/4;
thence due East 275 feet; thence due South 175 feet; thence due West
275 feet; thence due North 175 feet to the point of beginning,
Delaware County, Oklahoma.

subject to taxes and tax sales, the property was duly appraised at \$ 200,000⁰⁰.

Sale will be made pursuant to an Order of Sale issued upon Judgment entered in the District
Court of Delaware County, Oklahoma, in the above entitled cause, wherein American Bank of
Oklahoma, is Plaintiff and Laura Lynn Martin and Unknown Occupants of the Property are
Defendants, to satisfy the Judgment of the Plaintiff and the lien of the Defendant as follows:

Judgment *in rem* against the Defendants Lakeview Loan Servicing, LLC and Unknown Occupants of the Premises, and Judgment *in personam* against the Defendant, Laura Lynn Martin, for the sum of \$148,971.00 principal and interest accrued until the 16th day of April, 2025, together with interest at the rate of \$22.04 per day from the 16th day of April, 2025, until paid, and for court costs accrued in the amount of \$272.14, and reasonable attorney fees accrued in the amount of \$5,000.00, plus court costs, accrued and accruing in this action.

WHEREAS, the debt embodied in the aforesaid judgment has been reduced by a substantial payment to Plaintiff and now consists of a payoff of \$82,765.30 together with daily interest accruing at the rate of \$10.26 from April 21, 2025, until paid.

Sheriff of Delaware County, State of Oklahoma

By:  _____
Deputy 

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