

COPY

FILED

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

OCT 02 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

**SECOND ALIAS SPECIAL EXECUTION  
AND ORDER OF SALE WITH APPRAISEMENT**

THE STATE OF OKLAHOMA, TO:

The Sheriff of Delaware County, Oklahoma. Greetings:

WHEREAS, in the District Court of Delaware County, Oklahoma, on the 17<sup>th</sup> day of April, 2025, in an action then pending in said Court wherein American Bank of Oklahoma was Plaintiff and Laura Lynn Martin and Unknown Occupants of the Premises, were Defendants, Plaintiff recovered Judgment upon its Mortgage in said Court against the Defendant, Laura Lynn Martin for the sum of \$146,282.12, as of August 13, 2024, together with interest thereafter at the rate of \$22.04 per day for an amount due as of April 16, 2025 of \$148,971.00 together with court costs and a reasonable attorney's fee accruing and, further Judgment and decree of foreclosure of said Mortgage given to secure said debt on the property hereinafter described was rendered; and

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.

WHEREAS, on said date in said Court, it was further ordered, adjudged and decreed by the Court that in the event said last mentioned Defendant should fail to pay the amount of said Judgment, together with interest thereon, attorneys' fees, other charges and costs, as aforesaid, an Order of Sale should issue forthwith to the Sheriff of Delaware County, Oklahoma, commanding him to advertise and sell, as upon execution, with appraisement, according to law, the following described premises situated 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. AND Tract 2: Lot 13, Block 6, Price Acres, a subdivision, Delaware County, Oklahoma, according to the recorded plat thereof. LESS AND EXCEPT the Westerly 53.50 feet with the Easterly side paralleling the Westerly side of Lot 13.

subject to all taxes and tax sales, free, clear and discharged of and from all of the interests and liens of the Defendant above named, commanding the said Sheriff thereupon to apply the proceeds arising from sale upon:

- First: To the payment of the costs herein accrued and accruing;
- Second: To the payment of the Judgment and lien of the Plaintiff in the amounts herein set out; and
- Third: The balance, if any, to be paid to the Clerk of this Court to await the further order of the Court.

WHEREAS, the Judgment of the Plaintiff, with interest, attorneys' fees and costs, remains partially unpaid, and no appeal from said Judgment and decree has been taken, nor any supersedeas bond filed:

WHEREAS, Plaintiff, on February 24, 2025, in consideration of partial payment of the mortgage secured debt here at issue filed a Partial Release of Mortgage in the land records in and for Delaware County at Book 2577 Page 594, said partial release being dated February 24, 2025, releasing Tract 2 above described from the lien of the aforesaid mortgage.

NOW THEREFORE, this is to command you to levy upon and cause to be appraised, advertised and sold, in accordance with said Judgment and as by law required, Tract 1 of the lands and tenements hereinbefore described, subject to taxes and tax sales, and apply the proceeds arising from said sale as directed by the said Judgment, as aforesaid.

You will make due return of this order of sale with your proceedings endorsed thereon, within sixty (60) days from the date hereof, showing the manner in which you have executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Court at my office in the City of Jay, Delaware County, Oklahoma, this 2 day of October, 2025.

Delaware County Court Clerk

By: R. Kalut  
Deputy

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STATE OF OKLAHOMA

SEP 29 2025

KARMA SAPP

DELAWARE CO. COURT CLERK

Wetasha Isaac

AMERICAN BANK OF OKLAHOMA, )

Plaintiff, )

v. )

Case No. CJ-2024-150

LAURA LYNN MARTIN, LAKEVIEW )

LOAN SERVICING, LLC, and UNKNOWN )

OCCUPANTS OF THE PREMISES, )

Defendants. )

**ORDER GRANTING MOTION FOR RE-APPRAISEMENT**

The Court, having considered Plaintiff's Motion for Re-Appraisalment where Realty Twice advertised for sale FINDS that the previous appraisals rendered in this case in the sum of \$185,000.00 and \$200,000.00 were both excessive and resulted in the failure to attract interested bidders. Accordingly, the Court sets aside both previous appraisals as excessive and orders a new appraisalment to be made of the real estate here at issue.

AND IT IS SO ORDERED.

  
JUDGE OF THE DISTRICT COURT

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AMERICAN BANK OF OKLAHOMA,

Plaintiff,

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Case No. CJ-2024-150

LAURA LYNN MARTIN, LAKEVIEW  
LOAN SERVICING, LLC, and UNKNOWN  
OCCUPANTS OF THE PREMISES.

Defendants.

**APPRAISEMENT OF REAL ESTATE UNDER EXECUTION**

THE STATE OF OKLAHOMA TO:

Ray Thomas  
Virginia Hendren  
Carol McGowan

You ARE HEREBY APPOINTED as appraisers to inquire into and upon actual view, make and return to me a fair and impartial estimate of the value of the described real property, lands and tenements more fully described in the SECOND ALIAS SPECIAL EXECUTION AND ORDER OF SALE WITH APPRAISEMENT described as Tract 1.

Dated this 7<sup>th</sup> day of October, 2025.

Ray Thomas, Sheriff  
Delaware County, Oklahoma

By

Joe White  
Deputy Undersheriff, Joe White

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)  
Defendants. )

Case No. CJ-2024-150

SECOND ALIAS ORDER APPOINTING APPRAISERS

STATE OF OKLAHOMA )  
) ss.  
COUNTY OF DELAWARE )

NOW, on this \_\_\_\_ day of October, 2025, the Clerk of the District Court in and for Delaware County, Oklahoma, having issued to me a Second Alias Special Execution and Order of Sale with Appraisement in the above-captioned matter: I, the undersigned Sheriff of Delaware County, Oklahoma, do hereby appoint as appraisers LeRoy Hendren, Virginia Hendren, and VIRGIL McLEAN, the same being disinterested householders, and residents of Delaware County, State of Oklahoma, and direct that they shall impartially appraise, upon actual view, the property levied upon pursuant to the aforesaid Special Execution.

Ray Thomas, Sheriff  
Delaware County, Oklahoma

By:

Joe White  
Deputy Under Sheriff, Joe White

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Defendants. )

Case No. CJ-2024-150

SECOND ALIAS OATH OF APPRAISERS

STATE OF OKLAHOMA )  
) ss:  
COUNTY OF DELAWARE )

We, the undersigned, being duly sworn, upon our oaths, do say that we are disinterested householders and residents of Delaware County, State of Oklahoma, and that we will impartially appraise, upon actual view, the property described above as being involved in this cause of action according to the best of our knowledge and ability.

Leroy Hendren  
Appraiser

Virginia Hendren  
Appraiser

Virgil McLain  
Appraiser

Subscribed and sworn to before me this 7<sup>th</sup> day of October, 2025, by

Leroy Hendren Virginia Hendren and  
Virgil McLain

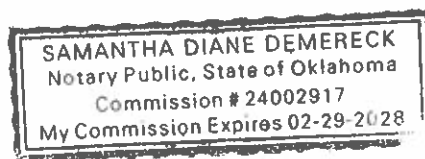
Samantha Diane Demereck  
Notary Public

My Commission Expires:

02-29-2028

Commission No.:

24002917



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Defendants. )

Case No. CJ-2024-150

SECOND ALIAS BILL OF APPRAISERS

We, the undersigned appraisers, LeRoy Hendren,  
Virginia Hendren, and VIRGIL MILAIN.

hereby submit this Bill for compensation for services in appraising the real estate which is the subject  
of this action, as follows:

One Day

150 00

One day at \$ 150 per day

OK  
\$ 150

Mileage for — at \$ — per mile

00  
\$ 150

TOTAL:

00  
\$ 450



STATE OF OKLAHOMA )  
 ) ss.  
COUNTY OF DELAWARE )

The Appraisers within named, being duly sworn, each for themselves, says that the foregoing items are correct and just, and that the services have been fully rendered and the expenses incurred as therein set forth.

Leroy Hendrix  
Appraiser

Virginia Hendrix  
Appraiser

Virgil McLain  
Appraiser

Subscribed and sworn to before me this 7<sup>th</sup> day of October, 2025, by  
Leroy Hendrix  
and Virgil McLain Virginia Hendrix

Samantha Diane Demereck  
Notary Public

My commission expires:

02-29-2028

Commission No.:

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OCCUPANTS OF THE PREMISES.

Defendants.

BILL OF APPRAISERS

RE: Compensation for Appraisers in appraising the following described real estate situated in Delaware County, State of Oklahoma:

Legal description as given on ORDER GRANTING MOTION FOR RE-APPRAISEMENT.  
Case No. CJ-2024-150.

Property Address: 1310 W. Osage St., Jay, OK 74346

We, the undersigned appraisers, in valuation and appraisal of the above described real property, state that we have valued and appraised said property as set forth in the Report of Appraisers attached hereto and our charges for appraising the same are as follows:

<u>LeRey Hendren</u>	<u>P.O. Box 373, Jay, OK 74346</u>	<u>150<sup>00</sup></u>
Name	Address	Charges

<u>Virginia Hendren</u>	<u>P.O. Box 373, Jay, OK 74346</u>	<u>\$150<sup>00</sup></u>
Name	Address	Charges

<u>VIRGIL MC LAIN</u>	<u>2506 SIMA CROD GROVE OK 74344</u>	<u>150<sup>00</sup></u>
Name	Address	Charges

Dated this 7<sup>th</sup> day of October, 2025.

LeRey Hendren  
Appraiser

Virginia Hendren  
Appraiser

Virgil Mc Lain  
Appraiser

**APPRAISERS RETURN**

We, the undersigned appraisers, hereby certify that we have, upon actual view thereof, appraised the above-described real property, lands and tenements and estimate the value thereof to be the sum of:

**TOTAL**

\$ 60,000<sup>00</sup>

Witness our hands this 17<sup>th</sup> day of October, 2025

**APPRAISERS**

Si Roy Duda

Virginia Hendren

Virgil McLean

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Case No. CJ-2024-150

**SECOND ALIAS NOTICE OF SHERIFF'S SALE**

NOTICE is given that on the 10<sup>th</sup> day of November, 2025, at 10 o'clock  
a.m., 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 appraisal, 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 \$ 60,000.00.

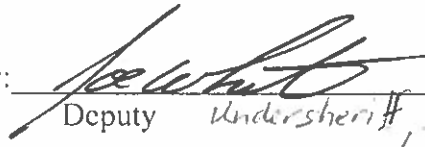
Sale will be made pursuant to an Order of Sale issued upon Judgment entered in the District  
Court of Delaware County, Oklahoma, in the above entitled cause, wherein American Bank of  
Oklahoma, is Plaintiff and Laura Lynn Martin and Unknown Occupants of the Property are  
Defendants, to satisfy the 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 16<sup>th</sup> day of April, 2025, together with interest at the rate of \$22.04 per day from the 16<sup>th</sup> 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 Undersheriff, J. W. Wike

Thomas J. McGeady, OBA #5984  
LOGAN & LOWRY, LLP  
101 S Wilson Street  
P.O. Box 558  
Vinita, OK 74301  
(918) 256-7511  
Attorneys for Plaintiff