

COPY

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

FILED

PENNYMAC LOAN SERVICES, LLC;

AUG 14 2025

Plaintiff,

Case No. CJ-2025-54

KARMA SAPP
DELAWARE CO. COURT CLERK

vs.

Judge McAffrey, Jennifer

**DAVID LANCASTER; KIMBERLEY
LANCASTER; et al.**

Defendants.

NOTICE OF SALE OF LAND UNDER EXECUTION

**THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY
INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.**

Notice is hereby given that on the 22nd day of September, 2025, at 10 o'clock, a.M., (location at Courthouse or Room #), Steps, of the Delaware County Courthouse in Jay, Oklahoma, the undersigned Sheriff will offer for sale and sell for cash to the highest and best bidder, subject to real estate ad valorem taxes, superior special assessments and all interests of record, if any, except the Mortgage and interests foreclosed herein on the following described real property, to-wit:

Lot One (1), and the East 25 feet of Lot Two (2), Block Thirty-one (31), ORIGINAL TOWN OF GROVE, Delaware County, Oklahoma, according to the recorded plat thereof, commonly known as 220 E. 4th St., Grove, OK 74344 (the "Property")

Sale will be made pursuant to a Special Execution and Order of Sale issued out of the office of the Court Clerk in and for Delaware County, Oklahoma, and pursuant to said judgment reserving the right of Plaintiff to recall said execution by oral announcement and/or order of the Court, prior to the sale, said judgment entered in the District Court in and for said County, State of Oklahoma, in Case No. CJ-2025-54, entitled PennyMac Loan Services, LLC, Plaintiff, vs. David Lancaster; Kimberley Lancaster, et al., Defendants, to satisfy:



FIRST: The costs of said action accrued and accruing;

SECOND: The judgment and first lien of the Plaintiff, PennyMac Loan Services, LLC, in the sum of \$169,743.69 with interest thereon at the rate of 7.125% per annum, as adjusted, if applicable, from September 1, 2024, until paid; advances for taxes, insurance and preservation expenses, accrued and accruing; abstracting expenses, accrued and accruing; bankruptcy fees and costs, if any; and an attorney's fee, plus costs, with interest thereon at the same rate, until paid.

Persons or other entities having interest in the property, including those whose actual addresses are unknown and persons or other entities who have or may have unknown successors and such unknown successors are hereby notified are: David Lancaster; Kimberley Lancaster; Occupants of the Premises.

The property has been duly appraised in the sum of \$ 150,000.00.

WITNESS MY HAND this 14th day of August, 2025.

Thurman Ray Thomas

By: Lise Reed
Deputy

KIVELL, RAYMENT AND FRANCIS
A Professional Corporation

Jason Howell, OBA #19128
Triad Center I, Suite 550
7666 East 61st Street
Tulsa, Oklahoma 74133
Telephone (918) 254-0626
Facsimile (918) 254-7915
E-mail: jhowell@kivell.com

ATTORNEYS FOR PLAINTIFF



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

FILED

PENNYMAC LOAN SERVICES, LLC;)

Plaintiff,)

vs.)

DAVID LANCASTER; KIMBERLEY
LANCASTER; et al.)

Defendants.)

Case No. CJ-2025-54

Judge McAffrey, Jennifer

AUG 14 2025

KARMA SAPP

DELAWARE CO. COURT CLERK

APPRAISEMENT OF PROPERTY UNDER EXECUTION

STATE OF OKLAHOMA)

) ss.

COUNTY OF DELAWARE)

THE STATE OF OKLAHOMA TO:

Leroy Hendren
Virginia Hendren
VIRGIL MCCLAIN

YOU ARE HEREBY appointed as Appraiser to inquire into and upon actual view, make and return to me a fair and impartial estimate of the real value of the property below described, by me levied upon by virtue of an execution issued in the above entitled cause.

DATED this 8th day of August, 2025.

Thurman Ray Thomas
By: Lisa Reed LGA
Deputy

KIVELL, RAYMENT AND FRANCIS, P.C.
Jason Howell, OBA #19128
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IN THE DISTRICT COURT IN AND FOR DELAWARE COUNTY
STATE OF OKLAHOMA

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AUG 14 2025

KARMA SAPP
DELAWARE CO. COURT CLERK

PENNYMAC LOAN SERVICES, LLC;

Plaintiff,

vs.

DAVID LANCASTER; KIMBERLEY
LANCASTER; et al.

Defendants.

Case No. CJ-2025-54

Judge McAffrey, Jennifer

BILL OF APPRAISERS

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

Lot One (1), and the East 25 feet of Lot Two (2), Block Thirty-one (31), ORIGINAL TOWN OF GROVE, Delaware County, Oklahoma, according to the recorded plat thereof, commonly known as 220 E. 4th St., Grove, OK 74344 (the "Property")

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

<u>NAME</u>	<u>ADDRESS</u>	<u>CHARGES</u>
LORRY HENDREN	P.O. Box 373	150 ⁰⁰
	JAY OK 74346	
Virginia Hendren	P.O. Box 373	\$150.00
	Jay, OK 74346	



<u>NAME</u>	<u>ADDRESS</u>	<u>CHARGES</u>
<u>VIRGIL McILAIN</u>	<u>2506 SUMACH</u> <u>GROVE OK 74114</u>	<u>150.⁰⁰</u>

DATED this 12th day of August, 2025.

LeRoy Hender
Appraiser

Virginia Hender
Appraiser

Virgil McIlain
Appraiser

KIVELL, RAYMENT AND FRANCIS
A Professional Corporation

Jason Howell, OBA #19128
Triad Center I, Suite 550
7666 East 61st Street
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ATTORNEYS FOR PLAINTIFF



Owner Information	
LANCASTER, DAVID & KIMBERLEY	
220 E 4TH ST GROVE, OK 74344-	
Property Address	
220 E 4TH ST	

Taxable Market	Assessed Value
Land	\$28750
Improved	\$141250
Mobile	\$0
Total	\$170000
Exemptions	
School District 13	Net Assessed
School Levy	\$80.97
	Estimated Taxes
	\$1501.99

Land Information				
Land Use: UR RES				
Lots	2	Acres	2	SF
Width	100	depth	0	
Description	Front-Fo			

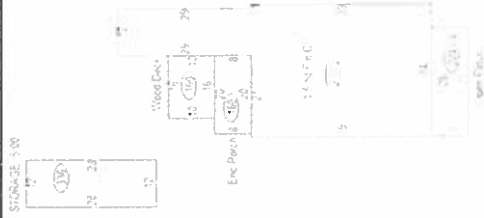
Miscellaneous Structures			
Description	Yr/bt	LxW	Units
Porch, Slab Porch with Roof	0	X	224
Wood Deck	0	X	160
Porch, Enclosed Solid Walls	0	X	160
N/A	0		0
N/A	0		0
N/A	0		0
N/A	0		0
N/A	0		0
N/A	0		0
N/A	0		0

Building No	104652
Account Number	210039605

Sub Name: GROVE-ORIGINAL	
Lot: 0002	Block 0031
Area Name: GROVE	
Section 5	Township 24N Range 24E

Sales Information			
Sale Date	Sale Price	Book/Page	\$/SF
20230913	170000	2503/64	84.62
Grantor: MICHAEL, GRACE TRUST			
Sale Date	Sale Price	Book/Page	\$/SF
19950907	0	895/246	0
Grantor: MICHAEL, GRACE			
Sale Date	Sale Price	Book/Page	\$/SF
19950814	0	888/262	0
Grantor: LAGOMARCINO, GRACE E			

Mobile Home Information			
Serial No.		LxW	x
Make			
Tag No.			



Building Elements									
Type	Single Family Residence								
Style	1 1/2 Story Finished								
Design	N/A								
Quality	Fair	Interior Finish N/A							
Condition	Average								
Roof	N/A	Composition Shingle							
Exterior Wall	Frame, Siding, Wood	N/A							
Foundation	N/A	Fireplace N/A							
Heat	Warmed & Cooled Air	Air N/A							
Beds	3	Baths	1	Total Rooms 9					
Garage	Detached Garage - Unfinished			Garage SF			336		
Porch	Porch, Enclosed Solid Walls			Porch SF			160		
Basement	N/A			Basement SF			0		
Year Built	1940	Eff Year Built			0			Year Remodeled 0	
Square Footage	2009								
Commercial Elements									
Stories	N/A	Story Height			00			Perimeter 0000	
Units	0	Rent			000				
Class Description	N/A								

Commercial Elements

Stories	N/A	Story Height	00	Perimeter	0000
Units	0	Rent	000		
Class Description	N/A				



Legal Description

GROVE ORIGINAL LOT 1, & E 25 FT OF LOT 2, BLK 31 888-262 895-246 2503-64

COLLINS,
CHRISTIAN

HOUSING AUTHORITY OF THE

HUNTER,
TERRY L &
JIMMY D SR

SWALLEY, CAROLYN DENISE

SWALLEY, CAROLYN DENISE

LANCASTER,
DAVID &
KIMBERLEY

Grove

40041376700

LANCASTER,
DAVID &
KIMBERLEY

Cherokee

Fourth

FILED

AUG 14 2025

KARMA SAPP

DELAWARE CO. COURT CLERK

COPY
OATH OF APPRAISERS

I do not have an interest in the referenced property, and I will, upon actual view thereof make and return a fair and impartial estimate of the real value of the lands and tenements. So help me God.

SeRay Hendren
Virginia Hendren
Virgil McLain

Subscribed and sworn to before me this 9 day of AUGUST, 2025, by
Lisa Reed

Thurman Ray Thomas
By: Lisa Reed
Deputy

DESCRIPTION OF LAND LEVIED UPON:

A tract of land described as:

Lot One (1), and the East 25 feet of Lot Two (2), Block Thirty-one (31), ORIGINAL TOWN OF GROVE, Delaware County, Oklahoma, according to the recorded plat thereof, commonly known as 220 E. 4th St., Grove, OK 74344 (the "Property")

APPRAISED VALUE:

\$ 150,000

KIVELL, RAYMENT AND FRANCIS, P.C.

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ATTORNEYS FOR PLAINTIFF



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AUG 14 2025

KARMA SAPP

DELAWARE CO. COURT CLERK

COPY
APPRAISERS RETURN

We, the undersigned appraisers, hereby certify that we have upon actual view thereof, appraised the above described lands and tenements and estimated the real value thereof to be the sums set opposite to the description of each particular tract hereof, in the above inventory, and estimated at the total sum of \$ 150,000 Dollars.

Witness our hands this 9 day of AUGUST, 2025.

SIGNATURES OF APPRAISERS:

LeRoy Hendren
Virginia Hendren
Virgil McLain

KIVELL, RAYMENT AND FRANCIS
A Professional Corporation

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AUG 14 2025

Plaintiff,

VS.

Defendants.

Case No. CJ-2025-54

Judge McAffrey, Jennifer

KARMA SAPP
DELAWARE CO. COURT CLERK

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

Property Address: 220 E. 4th St., Grove, OK 74344

We, the undersigned appraisers, in valuation and appraisement 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:

Name

Address

Charges

Name _____

Address

8 150.00
Charges

Name _____

Address

150⁰⁰
Charges

Dated this 14th day of August, 2025.

Appraiser

Virginia Hendron
Appraiser

Appraiser
Vergil M. Lain
Appraiser