

FILED

AUG 22 2023

IN THE DISTRICT COURT OF DELAWARE COUNTY
STATE OF OKLAHOMA

CAROLINE M. WEAVER
DELAWARE CO. COURT CLERK

NATIONSTAR MORTGAGE LLC,
Plaintiff,

v.

WILLIAM LANE A/K/A WILLIAM P. LANE
A/K/A WILLIAM PERRY LANE; SPOUSE ,IF
ANY, OF WILLIAM LANE; TAMARA LANE
A/K/A TAMARA LYNN LANE, DECEASED;
AND JOHN DOE, OCCUPANT
Defendant(s).

Case No. CJ-2023-79

SPECIAL EXECUTION AND ORDER OF SALE
WITH APPRAISEMENT

THE STATE OF OKLAHOMA, TO THE SHERIFF OF DELAWARE COUNTY, GREETINGS:

WHEREAS, on August 14, 2023, in the above-entitled cause, the Plaintiff recovered an In Rem judgment against the Defendant(s), William Lane and Tamara Lane, in the sum of \$44,297.00 with interest thereon from July 1, 2022, at the rate of 5.75% per annum, until paid, plus late charges and for all cost of this action, including a reasonable attorney's fee and any advancements made during the pendency of this action; and recovered a further judgment decreeing the mortgage set up and sued upon by the Plaintiff therein to be a valid and subsisting first lien upon the real estate, hereinafter described for the amount of said judgment, including interest, attorney's fee and costs, and foreclosing said mortgage and ordering that if redemption be not made from said judgment forthwith, upon praecipe filed therefore, a special execution and order of sale issued from the office of the Court Clerk directed to the Sheriff of Delaware County, Oklahoma, commanding said Sheriff to sell said real estate, with the sale being published as directed by the Plaintiff in the same manner as sales of real estate taken under general execution, with appraisalment, and directing the manner of the distribution of the proceeds arising from said sale; and

WHEREAS, said judgment in favor of the Plaintiff remains wholly unpaid, and there is now due and owing thereon the full amount thereof, with interest, costs and attorney's fee as hereinabove set out.

NOW, THEREFORE, this is to command you that you forthwith advertise as directed by Plaintiff and sell the lands hereinabove referred to, situated in Delaware County, State of Oklahoma, and described as follows, to-wit:

A TRACT OF LAND IN THE W/2 NE1/4 NW1/4 OF SECTION 21, TOWNSHIP 22 NORTH, RANGE 25 EAST, DELAWARE COUNTY, OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE W1/2 NE1/4 NW1/4, THENCE WEST 200 FEET TO THE POINT OF BEGINNING, THENCE SOUTH 200 FEET, THENCE WEST 160 FEET, THENCE NORTH 200 FEET, THENCE EAST 160 FEET TO THE POINT OF BEGINNING.

PROPERTY ADDRESS: 20307 E. 440 Road, Jay, OK 74346

with appraisalment, and, in accordance with said judgment and from the proceeds thereof, pay:

- First. The costs of said sale and the cost of said action;
- Second. The judgment awarded the Plaintiff, NATIONSTAR MORTGAGE LLC, including interest and attorney's fees, as set forth herein;
- Finally and the residue, if any, to be paid into Court to await the further order of the Court or a Judge thereof.

You will make due return of this Writ, with your proceedings endorsed thereon, within sixty (60) days from the date hereof.

WITNESS MY HAND AND OFFICIAL SEAL, this 22 day of August, 2023.

COURT CLERK

BY: R. Koerber
DEPUTY

LOGS LEGAL GROUP LLP
770 NE 63rd St.
Oklahoma City, OK 73105-6431
(405) 848-1819
Attorneys for Plaintiff
File No. 23-139371

PUBLISH IN THE GROVE SUN DAILY

(NOTE TO PUBLISHER: Publish for two consecutive weeks, the first publication date to be at least thirty (30) days prior to the date of Sheriff's Sale. On publication, send copy to Plaintiff's attorney immediately.)

NATIONSTAR MORTGAGE LLC,
Plaintiff,

v.

WILLIAM LANE A/K/A WILLIAM P. LANE A/K/A
WILLIAM PERRY LANE; SPOUSE ,IF ANY, OF
WILLIAM LANE; TAMARA LANE A/K/A TAMARA
LYNN LANE, DECEASED; AND JOHN DOE,
OCCUPANT

Defendant(s).

Case No. CJ-2023-79

FILED

SEP 07 2023

DELAWARE CO. COURT CLERK

NOTICE OF SHERIFF'S SALE

NOTICE IS GIVEN to William Lane; Spouse ,if any, of William Lane; Tamara Lane, Deceased; John Doe, Occupant, and their unknown successors and assigns, that on the 30TH day of OCTOBER, 2023, at 10:00 a m., at STEPS of the County Courthouse at the County Courthouse in Jay, Delaware County, Oklahoma, the Sheriff of said County will offer for sale and sell for cash at public auction to the highest and best bidder, with appraisal, all that certain real estate in Delaware County, Oklahoma, to wit:

A TRACT OF LAND IN THE W/2 NE1/4 NW1/4 OF SECTION 21, TOWNSHIP 22 NORTH, RANGE 25 EAST, DELAWARE COUNTY, OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE W1/2 NE1/4 NW1/4, THENCE WEST 200 FEET TO THE POINT OF BEGINNING, THENCE SOUTH 200 FEET, THENCE WEST 160 FEET, THENCE NORTH 200 FEET, THENCE EAST 160 FEET TO THE POINT OF BEGINNING.

PROPERTY ADDRESS: 20307 E. 440 Road, Jay, OK 74346

subject to taxes and tax sales, said property being duly appraised at \$ 150,000.

Sale will be made pursuant to an Order of Sale issued upon a judgment entered in the District Court of Delaware County, Oklahoma, in Case No. CJ-2023-79, wherein NATIONSTAR MORTGAGE LLC is Plaintiff and William Lane and Tamara Lane is/are Defendant(s) to satisfy said judgment in the sum of \$44,297.00 together with interest at 5.75% per annum from July 1, 2022, including late charges, a reasonable attorney's fee, and all necessary funds advanced by said Plaintiff accrued or accruing hereafter through completion of this action.

WITNESS MY HAND this 7TH day of September, 2023.

BY: 
Sheriff

BY: _____
Undersheriff/Deputy

LOGS LEGAL GROUP LLP
770 NE 63rd St.
Oklahoma City, OK 73105-6431
(405) 848-1819
Attorneys for Plaintiff
File No. 23-139371

FILED

SEP 07 2023

IN THE DISTRICT COURT OF DELAWARE COUNTY
STATE OF OKLAHOMA

DELAWARE CO. COURT CLERK

NATIONSTAR MORTGAGE LLC,

Plaintiff,

v.

Case No. CJ-2023-79

WILLIAM LANE A/K/A WILLIAM P. LANE
A/K/A WILLIAM PERRY LANE; SPOUSE, IF
ANY, OF WILLIAM LANE; TAMARA LANE
A/K/A TAMARA LYNN LANE, DECEASED;
AND JOHN DOE, OCCUPANT

Defendant(s).

VALUATION AND APPRAISEMENT OF PROPERTY

We, Le Roy Hendren, Virginia Hendren and VIRGIL McJAIN three disinterested persons, having been appointed by the Sheriff of said Delaware County, duly summoned to appraise the property levied upon in this case, after being first sworn, do return that upon actual view of said premises, and after having been on said premises, we find and estimate the same to be of total value of

\$ 150,000⁰⁰, on the said property herein described and separately appraised as follows, to-wit:

A TRACT OF LAND IN THE W/2 NE1/4 NW1/4 OF SECTION 21, TOWNSHIP 22 NORTH, RANGE 25 EAST, DELAWARE COUNTY, OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE W1/2 NE1/4 NW1/4, THENCE WEST 200 FEET TO THE POINT OF BEGINNING, THENCE SOUTH 200 FEET, THENCE WEST 160 FEET, THENCE NORTH 200 FEET, THENCE EAST 160 FEET TO THE POINT OF BEGINNING.

PROPERTY ADDRESS: 20307 E. 440 Road, Jay, OK 74346

APPRAISER'S FEE:

\$ <u>150.⁰⁰</u>	<u>Le Roy Hendren</u>	<u>Box 373 Jay OK 74346</u>
\$ <u>150.⁰⁰</u>	<u>VIRGINIA HENDREN</u>	<u>Box 373 Jay OK 74346</u>
\$ <u>150.⁰⁰</u>	<u>VIRGIL McJAIN</u>	<u>2506 SYMA CRD CROVE OK 743</u>

STATE OF OKLAHOMA
COUNTY OF DELAWARE

I do certify that the above named, LeRoy Hendren, Virginia Hendren and VIRGIL McLAIN are three disinterested persons and were by me duly summoned and sworn impartially to appraise the above described property upon actual view thereof this 7TH day of September, 2023.



Sheriff, Delaware County


BY: 

Deputy

STATE OF OKLAHOMA
COUNTY OF DELAWARE

We LeRoy Hendren, Virginia Hendren and VIRGIL McLAIN, being duly sworn on our oaths, do say that we are three disinterested persons and that we will impartially appraise upon actual view of the property levied on by the Sheriff of said County for which we have been summoned.

WITNESS our hands this 7TH day of September, 2023.



Virginia Hendren

Virgil McLain

Subscribed and sworn to before me this 7TH day of September, 2023.



Sheriff of Delaware County

BY: 

Deputy

IN THE DISTRICT COURT OF DELAWARE COUNTY
STATE OF OKLAHOMA

FILED

SEP 07 2023

NATIONSTAR MORTGAGE LLC,
Plaintiff,

DELAWARE CO. COURT CLERK

v.

Case No. CJ-2023-79

WILLIAM LANE A/K/A WILLIAM P. LANE
A/K/A WILLIAM PERRY LANE, SPOUSE, IF
ANY, OF WILLIAM LANE, TAMARA LANE
A/K/A TAMARA LYNN LANE, DECEASED;
AND JOHN DOE, OCCUPANT
Defendant(s).

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 SPECIAL EXECUTION AND ORDER OF SALE (With Appraisement), Case No. CJ-2023-79.

Physical Address: 20307 E. 440 Road, OK 74346

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:

<u>LeRoy Hendren</u>	<u>Po Box 373 Jay OK</u>	<u>150⁰⁰</u>
Name	Address	Charges
<u>Virginia Hendren</u>	<u>P.O. Box 373, Jay, OK 74346</u>	<u>150⁰⁰</u>
Name	Address	Charges
<u>VIRGIL McLAIN</u>	<u>2506 SAMMCRD GROVE OK 74346</u>	<u>150⁰⁰</u>
Name	Address	Charges

Dated this 7TH day of September, 2023.

LeRoy Hendren
Appraiser

Virginia Hendren
Appraiser

Virgil McLain
Appraiser