

TO THE PUBLISHER: Please publish this document one day per week for two (2) consecutive weeks, exactly one week apart with the first publication running at least 32 days before the date of sale.

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

LAKEVIEW LOAN SERVICING,)
LLC;)
)
Plaintiff,) Case No. CJ-2025-33
)
vs.) Judge Hogan, Mike
)
RANDY W. JOHNSON; 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 14 day of July, 2026, at 10:00 o'clock, A.M., (~~location at Courthouse or Room #~~), Sheriff's Office, ^{at} of the McIntosh County ~~Courthouse~~ in Eufaula, 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:

Lots Forty-two (42) and Forty-three (43), in HIDDEN PARADISE, a subdivision located in the Southeast Quarter of the Southwest Quarter (SE/4 SW/4) of Section Twenty-four (24), Township Ten (10) North, Range Seventeen (17) East of the I.M., McIntosh County, Oklahoma, according to the recorded plat thereof, commonly known as 116870 S. 4244 Rd., Eufaula, OK 74432 (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 McIntosh 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-2025-33, entitled Lakeview Loan Servicing, LLC, Plaintiff, vs. Randy W. Johnson, et al., Defendants, to satisfy:

FIRST: The costs of said action accrued and accruing;

SECOND: The judgment and first lien of the Plaintiff, Lakeview Loan Servicing, LLC, in the sum of \$568,108.62 with interest thereon at the rate of 2.875% per annum, as adjusted, if applicable, from August 1, 2023, 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: Randy W. Johnson; Occupants of the Premises; United States of America, ex rel. Secretary of Veterans Affairs; Jeff Marks; Tonya Marks; United States of America, ex rel. Internal Revenue Service; State of Oklahoma, ex rel. Oklahoma Tax Commission; Treasurer of McIntosh County, State of Oklahoma.

The property has been duly appraised in the sum of \$558,000.00.

WITNESS MY HAND this 2 day of July, 2026.

Kevin Ledbetter

By: Angela Reasor
Deputy

KIVELL, RAYMENT AND FRANCIS
A Professional Corporation

Samuel R. Fiorelli, OBA #36114
Triad Center I, Suite 550
7666 East 61st Street
Tulsa, Oklahoma 74133
Telephone (918) 254-0626
Facsimile (918) 254-7915
E-mail: sfiorelli@kivell.com

ATTORNEYS FOR PLAINTIFF

