I-2026-001041 Book 1255 Pg 395
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FILED
DISTRICT COURT
OTTAWA CO. OKLA.

JAN 21 2026

CASSIE KEY COURT CLERK

BY_____

IN THE DISTRICT COURT OF OTTAWA COUNTY
STATE OF OKLAHOMA

STATE OF OKLAHOMA, ex rel. GENTNER DRUMMOND, ATTORNEY GENERAL OF OKLAHOMA;
Petitioner,

vs.

TWELVE THOUSAND FIVE HUNDRED AND FIFTY-TWO DOLLARS IN U.S. CURRENCY ($12,552); REAL PROPERTY COMMONLY REFERRED TO AS 11801 S 600 RD, MIAMI OK, LEGALLY DESCRIBED AS PART OF THE SE OF S3, T27N, R23E, OTTAWA COUNTY, AND MORE PARTICULARLY DESCRIBED IN THE NOTICE OF SEIZURE AND INTENDED FORFEITURE; ONE 1981 CASTLE MANUFACTURED HOME VIN CCA8047835577; ONE GLOCK 48 9MM PISTOL SN BPZV682; ONE ANDERSON AM-15 RIFLE SN 17055696; ONE STEVENS MODEL 62 .22 RIFLE SN 0335514; ONE BACO MODEL TF614 .22 RIFLE SN 21M10493; ONE BRYCO 38 .380 PISTOL SN 391334; ONE WALTHER CREED 9MM PISTOL SN DE FCI3482; ONE MOSSBERG 500A 12 GAUGE SHOTGUN SN L653334; TOGETHER WITH AMMUNITION AND ACCESSORIES ASSOCIATED WITH THE ABOVE FIREARMS; ONE ARMORED REPUBLIC PLATE CARRIER WITH PLATES; AND ONE CASSIDA 6600 UV MONEY COUNTER SN 1002807711NUVMG67940;
Defendant(s),

AARON YANG; LOTUS LOR; TOU LOR; ARVEST BANK; MAI SEE XIONG, UNKNOWN SPOUSE OF TOU LOR, IF ANY; TOM YANG; KONGPHEN LOR; THAI YANG; KONG YANG; DA LOR;
Claimant(s).

Case No: CV-2025-4

Judge: Jennifer McAffery

State of Oklahoma, Ottawa County
I, Cassie Key, Court Clerk do hereby certify that the above is full, true, correct and complete copy of the document in the above entitled case. Case No: CV-25-01 as the same remains on file in my office.
In witness whereof, I have hereunto set my hand and affix the seal of said Court of Miami, Oklahoma on the 21 day of Jan 2026
CASSIE KEY, County Court Clerk
By L. Jones Deputy

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FINAL ORDER AND JUDGMENT OF FORFEITURE

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This matter comes before the Court pursuant to the Petitioner's Motion for a Final Order of Forfeiture. The Court, being fully advised and having reviewed the pleadings and evidence in this matter finds that said Motion shall be GRANTED. The Court finds that there is no genuine dispute as to any material facts and further finds:

1. The Petitioner, the State of Oklahoma *ex rel.* the Attorney General of Oklahoma, brought this action by filing a Notice of Seizure and Intended Forfeiture on January 8, 2025.
2. Jurisdiction and venue are proper before this Court.
3. The Petitioner perfected service on potential claimants as indicated in the Proof of Service filed for each in this matter, the sufficiency of which is acknowledged.
4. There are no other known claimants to whom notice must be provided and the Petitioner additionally served the Notice of Seizure and Intended Forfeiture to unknown potential claimants by publication.
5. Claimant Arvest Bank filed a responsive answer asserting that the subject real property is subject to a mortgage and is seeking to foreclose said mortgage against Tou Hmong Lor and Mai See Xiong.
6. All other Claimants were provided an opportunity to respond and have failed to file a responsive pleading within the time allotted.
7. Petitioner was not required to serve its Motion for a Final Order upon the potential claimants who failed to enter or appear in this matter. 12 O.S. § 2005(A). However, a file-stamped copy of this Order shall be mailed by first-class mail to each listed claimant's last-known address, or if the service of process was on a registered agent, to the address of the registered agent. No mailing is required to a party who has failed to appear in the action if that party was served by publication. 12 O.S. § 696.2(B).

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8. This Court, having reviewed the pleadings and evidence, including the Petitioner's Motion for a Final Order of Forfeiture and attachments, finds the evidence convincing, that the Petitioner has met its burden, there are no issues as to any material fact, and the Petitioner is entitled to judgment as a matter of law.
9. The Court further finds that Arvest Bank holds a valid encumbrance upon the real property pursuant to the above stated mortgage and details provided in Arvest's Answer, Cross-Claim and Counterclaim of Claimant Arvest Bank.
10. **IT IS THEREFORE ORDERED, ADJUDICATED, AND DECREED** that, pursuant to 63 O.S. § 2-503 et seq. , the following property is hereby forfeited to the State of Oklahoma *ex rel.* the Office of the Oklahoma Attorney General:
    A) Twelve thousand five hundred and fifty-two dollars in U.S. currency ($12,552);
    B) One Glock 48 9MM pistol SN BPZV682 with two magazines and associated ammunition;
    C) One Anderson AM-15 rifle SN 17055696 with a magazine and associated ammunition;
    D) One Stevens Model 62 .22 rifle SN 0335514 with associated ammunition;
    E) One Baco Model TF614 .22 rifle SN 21M10493 with a magazine and associated ammunition;
    F) One Bryco 38 .380 pistol SN 391334 with a magazine and associated ammunition;
    G) One Walther Creed 9MM pistol SN DE FCI3482 with three magazines and associated ammunition;
    H) One Mossberg 500A 12 gauge shotgun SN L653334 and associated ammunition;
    I) One Armored Republic plate carrier with plates; and

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J) One Cassida 6600 UV money counter SN 1002807711NUVMG67940.

All other rights, claims, and title to the assets listed in this paragraph are hereby extinguished and ownership fully vested in the State of Oklahoma *ex rel.* the Office of the Oklahoma Attorney General. The rights, claims, or title to said asset of all others are hereby extinguished. At the discretion of the Office of the Oklahoma Attorney General the property forfeited in this paragraph may be sold at public auction; retained for its official use by a state, county, or municipal law enforcement agency; transferred or donated to another state agency, tribal law enforcement agency, or school district for use; destroyed; or a combination thereof.

11. **IT IS FURTHER ORDERED, ADJUDICATED, AND DECREED**, real property commonly referred to as 11801 S. 600 Road, Miami OK, and legally described as:

> A parcel of land in the NE 1/4 SE 1/4 of Section 3, Township 27 North, Range 23 East of the Indian Meridian, Ottawa County, Oklahoma, more particularly described as follows: Beginning at the Southeast corner of said NE 1/4 SE 1/4; thence North 0° 47' East along the East line of said SE 1/4, 316.99 feet; thence South 89° 49' 58" West 1315.78 feet; thence South 0° 44' 22" West 319.75 feet to the Southwest corner of said NE 1/4 SE 1/4; thence North 89° 40' 05" East 1314.46 feet to the point of beginning.
>
> AND
>
> The SE 1/4 SE 1/4 of Section 3, Township 27 North, Range 23 East of the Indian Meridian, Ottawa County, Oklahoma.
>
> INCLUDING ANY AND ALL FIXTURES, APPURTENANCES, AND/OR IMPROVEMENTS THERETO BELONGING.

is hereby forfeited to the Petitioner, the State of Oklahoma ex rel. the Office of the Oklahoma Attorney General, and full title, ownership and interested vested therein pursuant to 63 O.S. § 2-503 et seq. All other rights, claims, and title to said asset are extinguished. A copy of this Order shall be recorded with the County Clerk to facilitate

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transfer of the land to the State of Oklahoma ex rel. the Office of the Oklahoma Attorney General. Said real property shall be sold at public auction in a manner determined by the Office of the Oklahoma Attorney General (which may include an auctioneer, an online auction, or Sheriff's sale) and funds resulting, after payment from reasonable remediation, advertising, and auction costs/expenses, shall be paid:

a) First to Arvest Bank for the payment of outstanding principal, interest, and late fees pursuant to the promissory note dated May 12, 2020 (Loan No. 2241288) secured by the accompanying mortgage (filed as Ottawa County Clerk document number I-2020-00197) referenced in the Answer, Counterclaim, and Cross Claim of Arvest Bank (filed in the instant case March 28, 2025), such payment not to include Arvest Bank's Attorney fees and costs; and then

b) The remainder to the State of Oklahoma *ex rel.* The Office of the Oklahoma Attorney General.

Arvest Bank's mortgage on the referenced real property is extinguished. 42 O.S. § 22. Arvest Bank may pursue any collection effort, deficiency, or other remedy available by law or equity against the proper parties should a deficiency remain, including seeking its attorney fees and costs awarded pursuant to its Cross-Claim. This Order does not create an obligation upon the State of Oklahoma, including the Office of the Oklahoma Attorney General, above and beyond the distribution of funds pursuant to the sale of the referenced Real Property. The State's duty is entirely discharged when funds are disbursed, even if such funds are inadequate to pay the referenced loan and mortgage in full.

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12. **IT IS FURTHER ORDERED, ADJUDICATED, AND DECREED**, that the 1981 Castle Manufactured Home VIN CCA8047835577 is hereby forfeited to the Petitioner, the State of Oklahoma ex rel. the Office of the Oklahoma Attorney General, pursuant to 63 O.S. § 2-503 et seq. All other rights, claims, and title to said asset are extinguished. At the discretion of the Office of the Attorney General said Manufactured Home may be sold at public auction with the proceeds of said sale expended for law enforcement purposes; may be retained for its official use by a state, county, or municipal law enforcement agency; it may be transferred or donated to another state agency, tribal law enforcement agency, or school district for use; sold with the land; or other disposed of if it is of de minimis value. A copy of this Order may be presented to the appropriate state agency to transfer title of the Manufactured Home to the State of Oklahoma ex rel. the Office of the Oklahoma Attorney General, or its designee.

13. **IT IS FURTHER ORDERED, ADJUDICATED, and DECREED** that the filing of a return of sale or destruction is not required for any assets retained, transferred, sold, destroyed, or otherwise disposed of pursuant to this order. The Office of the Oklahoma Attorney General may maintain possession of the asset(s) for evidentiary purposes related to any criminal matter until it determines the evidence is no longer needed. The proceeds from any sale of the assets by the Office of the Oklahoma Attorney General that come to rest with the Attorney General shall be deposited in the Attorney General Law Enforcement Revolving Fund and expended for law enforcement purposes. The Office of the Attorney General may share a percentage of proceeds with participating

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municipal, county, or state agencies pursuant to 63 O.S. § 2-508(I) or other relevant provisions of Oklahoma law.

WHEREFORE, the above property is forfeited, ownership is fully vested in the State of Oklahoma *ex rel.* the Office of the Oklahoma Attorney General, and the rights, claims, or of all others are hereby extinguished.

Ordered this 21st day of January, 2026

JUDGE OF THE DISTRICT COURT

Approved as to form:

Jesse L. Fettkether, OBA #21173
Candice M. Irby, OBA #19841
Assistant Attorney General
15 W. 6th St., Suite 1000
Tulsa, OK 74119
(918) 295-3015
jesse.fettkether@oag.ok.gov

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CERTIFICATE OF MAILING

I hereby certify that on the 21st day of January, 2026, a true and correct copy of the above and foregoing document was:

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X Mailed via USPS with postage prepaid

To the address of record:

Tracy Robinett, Esq.
Daniel Bryce, Esq.
Robinett, Swartz & Duren
401 S Boston Ave, STE 1600
Tulsa, OK 74103
Attorney for Arvest Bank

To following potential claimants who did not appear:

Aaron Yang
3994 Sheridan Ave.
Sheboygan, WI 53081-1715

Lotus Lor
c/o Troy Cowin, Esq.
401 N. Hudson Ave., Ste. 100
Oklahoma City, OK 73102

Tou Lor
4026 N. 71st ST
Milwaukee, WI 53216

Mai See Xiong
4026 N 71st St
Milwaukee, WI 53216

Tom Yang
3994 Sheridan Ave.
Sheboygan, WI 53081

Kongphen Lor
11801 S. 600 Rd.
Miami, OK 74354

Thai Yang
c/o Administrator of the Ottawa County Jail
28 B St. SE
Miami, OK 74354

Kong Yang
c/o Administrator of the Ottawa County Jail
28 B St. SE
Miami, OK 74354

Da Lor
c/o Administrator of the Ottawa County Jail
28 B St. SE
Miami, OK 74354

Jesse L. Fettkether

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