

DO NOT RE-APPRAISE
IN THE DISTRICT COURT OF BECKHAM COUNTY
STATE OF OKLAHOMA

ISSUED
On 11-30-2020
Donna Howell, Court Clerk
Deputy [Signature]

JPMORGAN CHASE BANK, N.A.,
Plaintiff,

v.

MATTHEW G. BYNUM A/K/A MATTHEW
BYNUM; SHERREY J. BYNUM A/K/A
SHERREY BYNUM; AND JOHN DOE,
OCCUPANT
Defendant(s).

Case No. CJ-2018-154

Judge Jill C. Weedon

SEVENTH ALIAS
SPECIAL EXECUTION AND ORDER OF SALE

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

WHEREAS, on March 6, 2019, in the above-entitled cause, the Plaintiff recovered an in rem judgment against the Defendant(s), Matthew G. Bynum, in the sum of \$229,745.93 with interest thereon from January 1, 2018, at the rate of 3.75% 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 purchase money 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 purchase money 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 Beckham 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 Beckham County, State of Oklahoma, and described as follows, to-wit:

LOT FORTY-EIGHT (48) OF THE FAIRWAY ESTATES ADDITION TO THE TOWN OF ELK CITY, BECKHAM COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF; LESS AND EXCEPT A TRACT BEGINNING AT THE SE/COR OF LOT 48; THENCE NORTHWESTERLY ON A CURVE TO THE RIGHT HAVING A RADIUS OF 385.0 FEET AND ALONG THE EAST LINE OF SAID LOT 48 A DISTANCE OF 4.3 FEET; THENCE S82°23'W 141.7 FEET TO THE WEST LINE OF LOT 48; THENCE S18°45'E 10.3 FEET TO THE SW/COR OF SAID LOT 48; THENCE N80°E 140.0 FEET TO THE POINT OF BEGINNING

PROPERTY ADDRESS: 128 Fairway Drive, Elk City, OK 73644

with appraisal, 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, JPMorgan Chase Bank, N.A., 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 30th day of Nov, 2020.

COURT CLERK
BY: *Monica Howell*
DEPUTY

SHAPIRO & CEJDA, LLC
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Oklahoma City, OK 73105-6431
(405) 848-1819
Attorneys for Plaintiff
File No. 18-133389