

ORIGINAL On 10-13-20
RETURN TO COURT CLERK Anna Howell, Court Clerk
IN THE DISTRICT COURT OF BECKHAM COUNTY
STATE OF OKLAHOMA

Caliber Home Loans, Inc.,
Plaintiff,

vs.

Case No. CJ-2020-12

Christopher W. Yeager, et al.,
Defendant(s).

SPECIAL EXECUTION AND ORDER OF SALE IN FORECLOSURE

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

WHEREAS, in the District Court of Beckham County, Oklahoma on October 7, 2020, in the above entitled and numbered cause, the Plaintiff recovered a judgment for the sum of \$102,620.95, with 5.125% interest per annum thereon from June 1, 2019, until paid; title search and examination expense with interest per annum thereon, until paid; advances for preservation of the subject property with interest per annum thereon, until paid; and a further judgment to Plaintiff and Plaintiff's attorneys for a reasonable attorney's fee, and for all costs of this action, and recovered a further judgment and decree of foreclosure of said mortgage given to secure said debt on the property hereinafter described, for the full amount of the judgment, above set forth, and foreclosing said lien, and ordering that if said judgment be not paid, that a special execution issued from the office of the Court Clerk, directed to the Sheriff of Beckham County, commanding said Sheriff to levy upon, and sell said real estate, with appraisal, after notice as provided by law, and

WHEREAS, the judgment in favor of the Plaintiff remains wholly unpaid, and the Plaintiff has demanded a Special Execution and Order of Sale to issue in accordance with said judgment.

NOW, THEREFORE, THIS IS TO COMMAND YOU to levy upon and cause to be appraised, advertised, and sold, subject to unpaid taxes, assessments, advancements by Plaintiff heretofore or hereafter made for taxes, insurance premiums, or expenses necessary for the preservation of the subject property, or protection of the priority of Plaintiff's mortgage lien including costs, expenses and attorney's fees incurred in any bankruptcy and all expenses and costs of execution and sale, including poundage upon sale hereafter incurred, if any, in accordance with said judgment, and as by law required, the following described lands and tenements situated in Beckham County, State of Oklahoma, and described as follows, to-wit:

A TRACT OF LAND LYING IN THE SOUTHEAST QUARTER (SE/4) OF SECTION ELEVEN (11), TOWNSHIP ELEVEN (11) NORTH, RANGE



TWENTY-ONE (21), W.I.M., BECKHAM COUNTY, OKLAHOMA, DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER; SAID POINT BEARS NORTH 89 DEGREES 54 MINUTES 07 SECONDS WEST A DISTANCE 429.50 FEET FROM THE SOUTHEAST CORNER OF SECTION 11; THENCE NORTH 89 DEGREES 54 SECONDS 07 SECONDS WEST WITH SAID SOUTH LINE A DISTANCE OF 192.70 FEET; THENCE NORTH 04 DEGREES 34 MINUTES 30 SECONDS EAST A DISTANCE OF 261.80 FEET; THENCE SOUTH 88 DEGREES 20 MINUTES 45 SECONDS EAST A DISTANCE OF 177.76 FEET; THENCE SOUTH 01 DEGREES 18 MINUTES 42 SECONDS WEST A DISTANCE OF 256.23 FEET TO THE POINT OF BEGINNING, CONTAINING 1.10 ACRES MORE OR LESS, LESS AND EXCEPT ALL OF THE OIL, GAS AND OTHER MINERALS. TOGETHER WITH THE 1991 ELLIOTT SOLITAIRE MOBILE HOME BEARING VIN EMCOKS287610390AB LOCATED THEREON;

and commonly known as 20187 E 1090 Road, Elk City, OK 73644

with buildings, improvements, appurtenances, hereditaments, and all other rights thereunto appertaining or belonging, and pay the proceeds thereof to the Clerk of this Court, as provided by law.

This writ may be recalled orally or in writing by Plaintiff without notice or leave of Court at any time prior to sale.

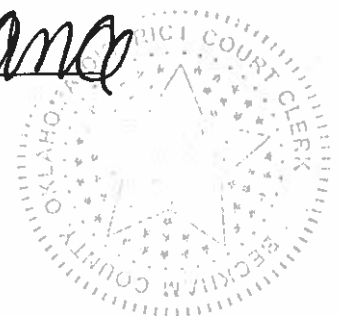
You will make return of this Order of Sale with your proceedings endorsed thereon, within sixty (60) days from the date hereof, showing the manner in which you have executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Court at my office in the City of Sayre, Beckham County, Oklahoma this 13th day of October, 2020.

(SEAL)

Beckham County Court Clerk:

By: Hudia Louwana
Deputy



Carolyn K. Hebert, #15944
Wesley T. Kozeny, #31325
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