

ISSUED

7-12-21

ORIGINAL

On _____
Donna Howell, Court Clerk
Deputy _____

RETURN TO COURT CLERK

IN THE DISTRICT COURT WITHIN AND FOR BECKHAM COUNTY
STATE OF OKLAHOMA

FREEDOM MORTGAGE CORPORATION,
Plaintiff,

vs.

KODY KYLE JAMES;
SHELBY LYNN JAMES, A/K/A SHELBY
LYNN BAKER;
SPOUSE, IF ANY, OF KODY KYLE
JAMES;
SPOUSE, IF ANY, OF SHELBY LYNN
JAMES;
OCCUPANTS OF THE PREMISES, IF ANY;

CASE NO. CJ-2020-97

Defendants.

SPECIAL WRIT OF EXECUTION AND ORDER OF SALE

To the Sheriff of Beckham County, Oklahoma:

- On June 30, 2021, the District Court for Beckham County, Oklahoma, entered a judgment, ***in personam***, of and from Kody James and Shelby James, in the amount of \$84,882.18 in unpaid principal, with 4.75% fixed adjustable interest per annum thereon, or as adjusted by the Note and Mortgage, from November 1, 2019, until paid at the current amount of \$6,719.80; Accumulated Late Charges for each monthly payment not made when due in the amount of \$113.04; \$7,587.45 for Escrow Advances; Property Inspections in the amount of \$360.00; Expense Advances in the amount of \$8,188.85; less and amount of \$5.53 in suspense funds; and to include a reasonable attorney fee in the amount of \$2,700.00, as provided for in the Note and Mortgage, and further judgment ***in rem***, of and from all of the parties to this action, and each of them, and for all costs of this action and all necessary funds advanced by Plaintiff accrued and accruing hereafter through completion of this action.

2. The Court further ordered the following described real property to be foreclosed and directed the property to be sold with appraisal:

A PART OF LOTS 7 AND 8 IN BLOCK 2 OF ECHOWEST ADDITION TO THE CITY OF ELK CITY, BECKHAM COUNTY, OKLAHOMA; BEGINNING AT THE SOUTHEAST CORNER OF LOT 7; THENCE WEST 7.67 FEET; THENCE NORTH 124.23 FEET TO A POINT 6.77 FEET WEST OF THE NORTHEAST CORNER OF LOT 7; THENCE EAST 6.77 FEET; THENCE SOUTH 124.20 FEET TO THE POINT OF BEGINNING; AND A PART OF LOT 8, BEGINNING AT THE SOUTHWEST CORNER OF LOT 8; THENCE NORTH 124.20 FEET; THENCE EAST 24.23 FEET; THENCE SOUTH 124.39 FEET TO A POINT 23.33 FEET EAST OF THE SOUTHWEST CORNER OF LOT 8; THENCE WEST 23.33 FEET TO THE POINT OF BEGINNING; ACCORDING TO THE RECORDED DECLARATION THEREOF FILED JULY 20, 1982 IN BOOK 584 PAGE 157 OF THE COUNTY CLERK, BECKHAM COUNTY, OKLAHOMA.

with the buildings, improvements, appurtenances, hereditaments, and all other rights pertaining or belong to such real property.

3. The Court further ordered the proceeds of the sale applied as follows: first, to the payment of all costs and expenses of foreclosure; second to satisfy this judgment; and third, to the payment of Second Mortgagee Mortgage lien ; and fourth, the surplus, if any, to be paid into Court.
4. YOU ARE HEREBY DIRECTED to cause the above described real property to be appraised and then sold according to law.
5. YOU ARE FURTHER DIRECTED to endorse on this Writ the date and time you received it. You are also directed to return this Writ to the Clerk of the Court within 60 days of the date shown below with a report showing how you executed it.

WITNESS my hand and seal of said Court this 12th day of July, 2021.

DONNA HOWELL

Donna Howell, Court Clerk

by Audra Lawrence
Deputy Court Clerk



Received at _____ on this _____ day of _____, 2021.

Sheriff of Beckham County

by _____
Deputy Sheriff