

ORIGINAL
RETURN TO COURT CLERK

ISSUED
2-5-25
On _____
Donna Howell, Court Clerk
Deputy _____
BECKHAM COUNTY

IN THE DISTRICT COURT WITHIN AND FOR
STATE OF OKLAHOMA

LAKEVIEW LOAN SERVICING, LLC,)
)
Plaintiff,)
)
vs.) CJ-2024-89
)
PAT J. SPENCE et. al.;)
)
Defendants.)

SPECIAL EXECUTION AND ORDER OF SALE
(With Appraisement)

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

WHEREAS, on the 5th day of February, 2025, in the above entitled and numbered cause, the Plaintiff recovered a judgment for the sum of \$87,062.63, with 3.5% interest per annum thereon from January 1, 2025, until paid; title search and examination expense of a reasonable amount with interest per annum thereon, until paid; abstract expense of a reasonable amount with interest per annum thereon, until paid for abstract expense; and the further sum of \$6500 attorney's fee, and for all the costs of this action, and recovered a further judgment decreeing the Plaintiff's mortgage set up and sued upon therein to be a valid, subsisting first and prior lien upon the real estate hereinafter described, for the full amount of the judgment, above set forth, and foreclosing and ordering that if said judgment be not paid, that a special execution issue 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 appraisement, 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, THESE ARE TO COMMAND YOU to levy upon and cause to be appraised 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 first mortgage lien including costs, expenses and attorneys 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 TWO (2) ACRE TRACT LYING IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION SIX (6), TOWNSHIP TEN (10) NORTH, RANGE TWENTY-TWO (22) W.I.M. BECKHAM COUNTY, OKLAHOMA, MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS; COMMENCING AT THE NORTHWEST CORNER OF SAID E/2 OF THE NE/4; THENCE SOUTH 235 FEET FOR THE POINT OF BEGINNING; THENCE EAST 400 FEET; THENCE SOUTH 235 FEET; THENCE WEST 400 FEET; THENCE NORTH 235 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT THE WEST THIRTY (30) FEET OF SAID TRACT; ALSO INCLUDING A 2006 SOUTHERN ENERGY MOBILE HOME; MODEL#: PS2023, "PORTLAND" SERIAL#; PROPOSED CONSTRUCTION, SIZE THIRTY (30) FT X SEVENTY-SIX (76) FT, VIN#DSETX09755AB, LESS AND EXCEPT ALL OIL, GAS AND OTHER MINERALS.;

with the 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.

WITNESS my hand and official seal at my office in Sayre, Oklahoma, this 5th day of February, 2025.

DONNA HOWELL
Court Clerk

BY: *Audra Lawrence*

Address: 11306 North 1917 Road, Sayre, OK 73662

