

ORIGINAL
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ISSUED
On 11/25/24
Donna Howell, Court Clerk
Deputy KR

**IN THE DISTRICT COURT OF BECKHAM COUNTY
STATE OF OKLAHOMA**

**WILMINGTON SAVINGS FUND SOCIETY,
FSB, NOT IN ITS INDIVIDUAL CAPACITY
BUT SOLELY AS INDENTURE TRUSTEE
OF CIM TRUST 2023-R3,**

Plaintiff,

vs.

**RICHARD W. YARBROUGH;
UNKNOWN SPOUSE, if any, of: RICHARD
W. YARBROUGH; and
UNKNOWN OCCUPANTS, if any, of 902 N
Broadway, Sayre, OK 73662;**

Defendants.

**Case No. CJ-2024-00095
Judge Jill C. Weedon**

SPECIAL EXECUTION AND ORDER OF SALE

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

GREETINGS:

WHEREAS, on November 20, 2024, in the above styled cause, the Court entered judgment to enforce a mortgage lien upon the following described real property, to-wit:

**A TRACT OF LAND DESCRIBED AS BEGINNING 620 FEET NORTH OF THE
SOUTHWEST CORNER OF THE NORTHWEST QUARTER (NW/4) OF
SECTION THIRTY-THREE (33), TOWNSHIP TEN (10) NORTH, RANGE
TWENTY THREE (23) WEST OF THE INDIAN MERIDIAN; THENCE NORTH
93 FEET; THENCE WEST 173 FEET; THENCE SOUTH 93 FEET; THENCE
EAST 173 FEET TO THE POINT OF BEGINNING, BECKHAM COUNTY,
OKLAHOMA.**

Property Address: 902 N Broadway, Sayre, OK 73662

the Plaintiff having a judgment *in personam* against Richard W. Yarbrough and *in rem* against the real estate and premises herein sued upon in the sum of \$9,978.07 comprised of a principal balance of \$5,499.31, accrued interest thereon through October 29, 2024 in the sum of \$ 342.62; accruing interest thereafter at 10.73% per annum or as adjusted by the Note and Mortgage until paid; the further sum of \$3,000.00 as a reasonable attorney's fee; and for all advances by the Plaintiff, if any, for taxes, insurance premiums, or expenses necessary for the preservation of the subject property; and for all costs of this action; and for any reasonable attorney's fees and costs incurring during the enforcement of the judgment; and a judgment of foreclosure of its first mortgage lien against the Defendant and to have said mortgage declared a valid first, prior and superior lien upon the real property, improvements, buildings, appurtenances, hereditament and all other rights appertaining thereto, as hereinabove described, for and in the amounts above set forth, and ordering said real property sold with appraisal, as provided in said mortgage by law, subject to real estate ad valorem taxes, if any, to satisfy said indebtedness secured thereby, and forever barring the

Defendants from any right, title, equity or interest in or to said real estate therein described adverse to the title of the purchaser at said sale, and that said lien be and the same is hereby foreclosed and the mortgage is hereby canceled in judgment; 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, you are hereby commanded to cause the said real property to be appraised and sold according to the judgment and law, subject to unpaid taxes and advanced preservation expenses, if any, and make return of this Order with your certificate thereon show the manner in which you have executed the same within sixty (60) days from the date hereof.

DATED this 25 day of NOV., 2024.

Donna Howell, Court Clerk
Beckham County, Oklahoma

BY: **DONNA HOWELL**

[Handwritten Signature]

