

IN THE DISTRICT COURT OF BECKHAM COUNTY  
STATE OF OKLAHOMA

On 7/31/25 **ISSUED**  
Deputy Donna Howell, Court Clerk

LAKEVIEW LOAN SERVICING, LLC, )  
Plaintiff, )  
v. ) Case No. CJ-2025-00051  
JAMES BENSON JAMES M. BENSON, et al., )  
Defendant(s) )  
)

**SPECIAL EXECUTION AND ORDER OF SALE**  
**(With Appraisement)**

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

WHEREAS, on July, 23, 2025, in the above entitled and numbered cause, the Plaintiff recovered a judgment in rem against the Defendants in this cause for the sum of \$151,458.65 with accrued interest thereon at the rate of 7.00000% per annum or at the current adjustable rate from September 1, 2024, until paid; including the further sum of all advances by 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 any reasonable attorney fees and costs incurred during the enforcement of the judgment; 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 judgment, above set forth and foreclosing said lien, and ordering that Special Execution and Order of Sale 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, as provided by law.

NOW, THEREFORE, THESE ARE TO COMMAND YOU to levy upon and cause to be appraised and sold, in accordance with the law and 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:

LOTS 1, 2 AND 3, IN BLOCK 11 OF THE VAUGHN ADDITION TO THE TOWN OF  
ERICK, BECKHAM COUNTY, OKLAHOMA.

PROPERTY ADDRESS: 116 POPLAR ST, ERICK, OK 73645

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.

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 at my office in Beckham, Oklahoma, this 31st  
day of July, 2025.

District Court Clerk

By: [Signature]  
DEPUTY

