

ORIGINAL
RETURN TO COURT CLERK

ISSUED 3/24/23
On _____
Donna Howell, Court Clerk
KV

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

BANKUNITED N.A.,
Plaintiff,

vs.

MATT LEE MIXON;
KATHARINE MIXON;
UNITED STATES OF AMERICA, EX REL.
SECRETARY OF HOUSING AND
URBAN DEVELOPMENT;
UNITED STATES OF AMERICA, EX REL.
INTERNAL REVENUE SERVICE;
STATE OF OKLAHOMA, EX REL.
OKLAHOMA TAX COMMISSION;
OCCUPANT(S) OF THE PREMISES;

Defendants.

CASE NO. CJ-2021-109

SPECIAL WRIT OF EXECUTION AND ORDER OF SALE

To the Sheriff of Beckham County, Oklahoma:

1. On February 8, 2023, the District Court for Beckham County, Oklahoma, entered a judgment, *in personam*, of and from Matt Lee Mixon and Katharine Mixon, the balance due and owing on the note in the amount of \$127,590.54 in unpaid principal, with 4.000% fixed interest per annum thereon, or as adjusted by the Note and Mortgage, from June 1, 2020, until paid at the current amount of \$13,184.30; Escrow Balance in the amount of \$10,503.46; Expense Advance in the amount of \$11,864.10; advances for taxes, insurance, and preservation expenses, accrued and accruing; abstracting expenses, accrued and accruing; bankruptcy fees and costs, if any; 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:

The North Half (N/2) of Lot Nineteen (19) and all of Lots Twenty (20), Twenty-one (21), Twenty-two (22) and Twenty-three (23), of Block One (1), in HERRING ADDITION, to the City of Elk City, Beckham County, Oklahoma, according to the recorded plat thereof.

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 United States of America, ex rel., Internal Revenue Service in the amounts herein set out; and fourth, To the payment of United States of America, ex rel., Secretary of Housing and Urban Development in the amounts herein set out; and fifth, To the payment of State of Oklahoma, ex rel., Oklahoma Tax Commission in the amounts herein set out; and sixth, 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 24 day of March, 2023.

DONNA HOWELL

Donna Howell, Court Clerk

by *[Signature]*
Deputy Court Clerk



Received at 1100 am on this 27th day of March, 2023.

[Signature]
Sheriff of Beckham County

by *[Signature]*
Deputy Sheriff