

ORIGINAL
RETURN TO COURT CLERK

ISSUED

On 10-18-23
Beckham County Court Clerk
Deputy [Signature]

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

LAKEVIEW LOAN SERVICING, LLC

Plaintiff,

vs.

KEVIN CUEVAS, et al.

Defendant(s)

No: CJ-2023-16

SPECIAL EXECUTION AND ORDER OF SALE
(WITH APPRAISEMENT)

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

GREETINGS:

WHEREAS, on the 18 day of October, 2023, in the above action, the Plaintiff recovered a judgment against the Defendants in this cause for:

<u>Reason</u>	<u>Amount</u>
Unpaid Principal Balance:	\$66,981.73
Date of Default	June 1, 2022
Interest Due From	May 1, 2022
Interest Rate(s)	4.12500 %
Fees & Costs of this Action:	
Attorney fees	\$2,700.00
*or as adjusted by the Note and Mortgage	

plus all advances by Plaintiff, all costs of this action, reasonable attorney's fees and expenses as the Court may allow, and further judgment decreeing the Plaintiff's mortgage to be a valid, first and prior lien upon the real estate, for the full amount of the judgment, foreclosing its lien, and ordering that a Special Execution And Order of Sale issue from the office of the Court Clerk, directing the Sheriff of Beckham County, Oklahoma, to levy upon and sell the real estate, with appraisalment, as provided by law.

YOU ARE HEREBY COMMANDED to levy upon and cause to be appraised and sold, subject to unpaid taxes, 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:

A tract of land in the Southwest Quarter of Section 23, Township Nine North, Range Twenty-two, West of the Indian Meridian, Beckham County, Oklahoma, more particularly being described by metes and bounds as follows: Beginning at the Southwest Corner of said Southwest Quarter; Thence N. 00° 33' 02" E along the West line of said Southwest Quarter a distance of 242.53 feet; Thence S. 89° 01' 25" E a distance of 183.48 feet; Thence S. 02° 22' 32" E a distance of 242.60 feet to a point on the South line of said Southwest Quarter; Thence N. 89° 01' 25" W along said South line a distance of 175.75 feet to the Point of Beginning. Described property subject to a perpetual easement along the West side (described by Book 34 Mcl Page 568 records of said Beckham County), and a statutory easement of 33 feet along the South side.

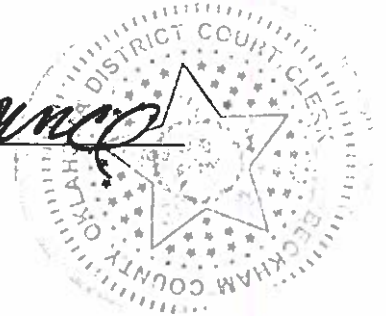
with the buildings, improvements, appurtenances, hereditaments, and all other rights thereunto appertaining or belonging, and pay the proceeds thereof to the Clerk of this Court, as provided by law.

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 this 18 day of October, 2023.

Beckham County Court Clerk,

By: *Audra Lawrence*
DEPUTY



Property Address:

19501 E 1230 RD
CARTER, OK 73627