

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

U.S. BANK NATIONAL ASSOCIATION,  
Plaintiff,

vs.

JOSHUA RICHARDSON, et al.,  
Defendant(s).

No. CJ-2016-117

JUDGE F. DOUGLAS HAUGHT

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

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

GREETINGS:

WHEREAS, on the 19 day of JUNE, 2017, in the above entitled and numbered cause, the Plaintiff recovered a judgment against the Defendants in this cause for the sum of:

<u>Reason</u>	<u>Amount</u>
Unpaid Principal Balance:	\$53,577.45
Date of Default:	07/01/2016
Interest Due From:	06/01/2016
Interest Rate(s):	
June 1, 2016	5.250% *
Lender's Fees & Costs:	
Accrued Interest	\$2,498.13
Escrow Advance	\$740.48
Hazard Insurance	\$1,133.00
MIP Payment	\$190.52
Taxes	\$526.00
Property Preservation	\$40.00

\* or as adjusted by the Note and Mortgage

including all subsequent advances by Plaintiff, if any, for taxes, insurance premiums, or expenses necessary for the preservation of the subject property, all costs of this action; reasonable attorney's fees in the amount of \$1,400.00 and costs as the Court may allow 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

BT: 113096



estate hereinafter described, for the full amount of the judgment, above set forth, and foreclosing said lien, and ordering that a Special Execution And Order of Sale issue from the office of the Court Clerk, directed to the Sheriff of Custer County, commanding said Sheriff to levy upon and sell said real estate, with appraisalment, as provided by law.

NOW, THEREFORE, THESE ARE TO COMMAND YOU to levy upon and cause to be appraised and sold, subject to unpaid taxes, advancements by Plaintiff for taxes, insurance premiums, or expenses necessary for the preservation of the subject property, if any, in accordance with said judgment, and as by law required, the following described lands and tenements situated in Custer County, State of Oklahoma, and described as follows, to-wit:

The West Half of Lots 44, 45, and 46, Block 14, BROADWAY HEIGHTS SUBDIVISION of Lots E, F, G and H, Block 16 and Blocks 14 and 15 in Thompson's Addition to the City of Clinton, Custer County, Oklahoma, according to the recorded plat thereof, together with Utility Easement across the South 5 feet of the East Half of said Lot 44;

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 Arapaho, Oklahoma, this the 19<sup>th</sup> day of June, 2017.

Staci Hunter, Court Clerk

By: \_\_\_\_\_  
DEPUTY

Property Address:

1524 BROADWAY AVE  
CLINTON, OK 73601