

ORIGINAL
*RETURN FOR FILING WITH
CUSTER COUNTY COURT CLERK*

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

FREEDOM MORTGAGE CORPORATION,
Plaintiff,

vs.

ROBERT E. FORD, et al.,
Defendant(s).

No. CJ-2017-36

JUDGE DOUG HAUGHT

**ALIAS
SPECIAL EXECUTION AND ORDER OF SALE**

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

GREETINGS:

WHEREAS, on September 18, 2017, in the above entitled and numbered cause, the Plaintiff recovered a judgment *in personam* against the Defendant, Robert E. Ford, in the sum of:

Reason	Amount
Unpaid Principal Balance:	\$246,638.35
Date of Default:	12/01/2016
Interest Due From:	11/01/2016
Interest Rate(s):	
December 18, 2015	3.875% *
Lender's Fees & Costs:	
Escrow Advance	\$-7,070.66
Hazard Insurance	\$4,763.00
Property Inspection	\$150.00
Accrued interest due	\$5,433.25
Other Fees	\$1,194.16
Property Preservation	\$55.00
Fees & Costs of this Action:	
Attorney fees	\$2,000.00

* 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 and costs as the Court may allow incurred during the enforcement of the

BT: 114131



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 the judgment, above set forth, and foreclosing said lien, and ordering that an Alias 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 appraisal, as provided by law.

WHEREAS, the Special Execution and Order of Sale issued previously herein has been returned, "Bankruptcy."

WHEREAS, the subject real estate must be offered for sale under the original appraisal of \$240,000.00.

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:

A tract of land in the Northeast Quarter (NE/4) of Section 33, Township 12 North, Range 17 W.I.M., Custer County, Oklahoma, described as follows: Beginning at a point 50 feet south and 383.5 feet east of the northwest corner of said NE/4 of said Section 33, thence South parallel to west boundary line of said NE/4 1270 feet, thence east 383.5 feet, thence north parallel to said west boundary line of said NE/4 1270 feet, thence west 383.5 feet to the point of beginning, containing 11.18 acres more or less, LESS AND EXCEPT a tract of land in the Northeast Quarter of Section 33, Township 12 North, Range 17 W.I.M., Custer County, Oklahoma, beginning at a point 50 feet south and 657 feet east of the northwest corner of said NE/4 of said Section 33, thence south parallel to the west boundary line of said NE/4 467.28 feet, thence east 110 feet, thence north parallel to said west boundary line of said NE/4 467.28 feet, thence west 110 feet to the point of beginning, containing 1.18 acres, more or less in said excepted tract;

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.

22 WITNESS my hand and official seal at my office in Arapaho, Oklahoma, this the day of Jan, 2018.
Staci Hunter, Court Clerk



By: Staci Hunter
DEPUTY

Property Address:

2304 W COMMERCE ROAD
CLINTON, OK 73601

