

ORIGINAL
RETURN FOR FILING WITH
CUSTER COUNTY COURT CLERK

IN THE DISTRICT COURT OF CUSTER COUNTY
STATE OF OKLAHOMA

FREEDOM MORTGAGE
CORPORATION,

Plaintiff,

v.

AMBER HANSEN;
UNKNOWN SPOUSE, if any, of Amber
Hansen n/k/a Travis Morris,

Defendants.

Case No. CJ-2018-00035
Judge Doug Haught

SPECIAL EXECUTION AND ORDER OF SALE

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

GREETINGS:

WHEREAS, on December 17, 2018, in the above-styled cause, the Court entered judgment to enforce a mortgage lien upon the following described real property, to-wit:

Lots NINE (9), TEN (10) and ELEVEN (11), in Block "A" of the CHANDLER PLACE ADDITION (1977) to the City of Clinton, Custer County, Oklahoma, according to the recorded plat thereof, LESS AND EXCEPT a part of Lots 10 and 11 in Block "A" of the CHANDLER PLACE ADDITION (1977) to the City of Clinton, Custer County, Oklahoma, said part of Lots 10 and 11 being described by metes and bounds as follows: Beginning at the Southwest corner of said Lot 11; Thence N17°15'40"E and along the West line of said Lots 10 and 11 a distance of 125.66 feet; Thence East a distance of 6.00 feet; Thence S 10°14'38"W a distance of 121.94 feet to a point on the South line of said Lot 11; Thence West and along said South line a distance of 21.60 feet to the point of beginning.

Property Address: 1405 Redstone Drive, Clinton , OK 73601

the Plaintiff having a judgment in *personam* against Amber Hansen and in *rem* against the real estate and premises herein sued upon in the sum of \$151,722.92 comprised of a principal balance of \$138,213.96; accrued interest thereon through December 26, 2018 in the sum of \$6,378.14; accruing interest thereon at 3.50% per annum or as adjusted by the Note and Mortgage until paid; hazard insurance in the sum of \$3,213.00; mortgage insurance in the sum of \$1,041.30; property inspection in the sum of \$240.00; recoverable balance in the sum of \$2,580.09; escrow credit in the sum of (\$1,943.57); and the further sum of \$2,000.00 as a reasonable attorney fees; and for all advances by the 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 for any

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reasonable attorney's fees and costs incurring during the enforcement of the judgment; and a judgment of foreclosure of its first mortgage lien against the Defendant and to have said mortgage declared a valid first, prior and superior lien upon the real property, improvements, buildings, appurtenances, hereditament and all other rights appertaining thereto, as hereinabove described, for and in the amounts above set forth, and ordering said real property sold with appraisement, as provided in said mortgage by law, subject to real estate ad valorem taxes, if any, to satisfy said indebtedness secured thereby, and forever barring the Defendants from any right, title, equity or interest in or to said real estate therein described adverse to the title of the purchaser at said sale, and that said lien be and the same is hereby foreclosed and the mortgage is hereby canceled in judgment; and,

WHEREAS, the judgment in favor of the Plaintiff remains wholly unpaid, and the Plaintiff has demanded a Special Execution and Order of Sale to issue in accordance with said judgment.

NOW, THEREFORE, you are hereby commanded to cause the said real property to be appraised and sold according to the judgment and law, subject to unpaid taxes and advanced preservation expenses, if any, and make return of this Order with your certificate thereon show the manner in which you have executed the same within sixty (60) days from the date hereof.

WITNESS my hand and official seal in Custer County, Oklahoma, this 26 day of 12, 2018.

Stacie Hunter, Court Clerk



By: Staci Hunter

