

IN THE DISTRICT COURT OF CUSTER COUNTY  
STATE OF OKLAHOMA

HSBC BANK USA, N.A., AS TRUSTEE  
FOR THE REGISTERED HOLDERS OF  
FIRST NLC TRUST 2007-1 MORTGAGE-  
BACKED CERTIFICATES, SERIES 2007-  
1;

Plaintiff,

vs.

JERRY M. ANTHONY;  
UNKNOWN SPOUSE, if any, of Jerry M.  
Anthony;  
UNKNOWN OCCUPANTS, if any of 1605  
Lewis Rd., Weatherford, OK 73096;

Defendants.

Case No. CJ-2019-00102  
Judge Jill C. Weedon

SPECIAL EXECUTION AND ORDER OF SALE

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

GREETINGS:

WHEREAS, on June 15, 2020, in the above-styled cause, the Court entered judgment to enforce a mortgage lien upon the following described real property, to-wit:

**A tract of land lying in the Southeast Quarter (SE/4) of Section 3, Township 12 North, Range 14 W.I.M., Custer County, Oklahoma, more particularly described by metes and bounds as follows: Beginning at a point 660.00 feet East and 1425.00 feet North of the Southwest Corner of said Southeast Quarter (SE/4); thence North 234.73 feet; thence East 165.00 feet; thence South 234.73 feet; thence West 165.00 feet to the point of beginning.**

**Property Address: 1605 Lewis Rd., Weatherford, OK 73096**

the Plaintiff having a judgment *in personam* against Jerry M. Anthony and *in rem* against the real estate and premises herein sued upon in the sum of \$191,342.26 comprised of a principal balance of \$159,839.11, accrued interest thereon through May 28, 2020, in the sum of \$4,428.77; accruing interest thereafter at 2.0% per annum or as adjusted by the Note and Mortgage until paid; the further sum of \$2,700.00 as a reasonable attorney's fee; 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 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

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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 appraisal, 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 30 day of June, 2020.



Staci Hunter, Court Clerk

By: Staci Hunter

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