

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

NATIONSTAR MORTGAGE LLC D/B/A
MR. COOPER,

Plaintiff,

vs.

WILLIAM M. PEKAH;
VALERIE R. PEKAH;
OCCUPANT(S) OF THE PREMISES;
STATE OF OKLAHOMA, EX REL.,
OKLAHOMA TAX COMMISSION;

Defendants.

CASE NO. CJ-2020-2
Judge: WEEDON, JILL C.

SPECIAL WRIT OF EXECUTION AND ORDER OF SALE

To the Sheriff of Custer County, Oklahoma:

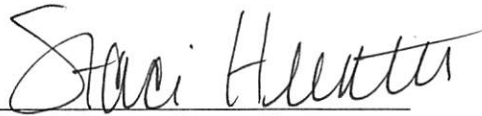
1. On December 3, 2020, the District Court for Custer County, Oklahoma, entered a judgment, *in personam* of and from William M. Peka, in the amount of \$74,893.54 in unpaid principal, with 6.75% fixed interest per annum thereon, or as adjusted by the Note and Mortgage, from March 1, 2019, until paid at the current amount of \$8,281.32; Accumulated Late Charges for each monthly payment not made when due in the amount of \$141.80; Fees in the amount of \$2,810.18; Insurance in the amount of \$2,695.00; PMI Insurance in the amount of \$218.64; Corporate Advances in the amount of \$2,668.38; and to include a reasonable attorney fee in the amount of \$2,700.00, as provided for in the Note and Mortgage, and further judgment *in rem*, of and from all of the parties to this action, and each of them, and for all costs of this action and all necessary funds advanced by Plaintiff accrued and accruing hereafter through completion of this action.
2. The Court further ordered the following described real property to be foreclosed and directed the property to be sold with appraisalment:

THE EAST 65 FEET OF LOTS 16, 17, 18, 19 AND 20, OF BLOCK 7, HUBER ADDITION, TO THE CITY OF WEATHERFORD, CUSTER COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

with the buildings, improvements, appurtenances, hereditaments, and all other rights pertaining or belong to such real property.

3. The Court further ordered the proceeds of the sale applied as follows: first, to the payment of all costs and expenses of foreclosure; second to satisfy this judgment; third, to the payment of tax warrant no. 786628608 of the Defendant, State of Oklahoma ex rel., Oklahoma Tax Commission; and fourth, the surplus, if any, to be paid into Court.
4. YOU ARE HEREBY DIRECTED to cause the above described real property to be appraised and then sold according to law.
5. YOU ARE FURTHER DIRECTED to endorse on this Writ the date and time you received it. You are also directed to return this Writ to the Clerk of the Court within 60 days of the date shown below with a report showing how you executed it.

WITNESS my hand and seal of said Court this 18th day of March, 2021.



Staci Hunter, Court Clerk



by _____
Deputy Court Clerk

Received at _____ on this _____ day of _____, 2021.

Sheriff of Custer County

by _____
Deputy Sheriff