

ORIGINAL
RETURN FOR FILING WITH
CUSTER COUNTY COURT CLERK

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

NATIONSTAR MORTGAGE LLC)	
D/B/A MR. COOPER;)	
)	
Substituted Plaintiff,)	Case No. CJ-2022-22
)	
vs.)	Judge Weedon, Jill C.
)	
LESLIE B. STINSON; et al.)	
)	
Defendants.)	

SPECIAL EXECUTION AND ORDER OF SALE

TO: THE SHERIFF OF CUSTER COUNTY, OKLAHOMA

GREETINGS:

WHEREAS, Plaintiff in an action then pending in the above styled case and court, recovered judgment, for the principal sum of \$162,110.23 with interest thereon at the rate of 4% per annum, as adjusted, if applicable, from October 1, 2019, until paid, plus deferred amounts totaling \$13,000.00; advances for taxes, insurance and preservation expenses, accrued and accruing; abstracting expenses, accrued and accruing; bankruptcy fees and costs, if any; and an attorney's fee, together with interest thereon at the same rate from the date of judgment until paid, and for the costs of this action of foreclosure to enforce a mortgage lien and for a sale to satisfy said judgment upon the following described real property, to-wit:

A tract of land lying in the Northwest Quarter (NW/4) of Section 35, Township 15 North, Range 15 West, I.M., Custer County, Oklahoma, described by metes and bounds as follows: Commencing at a 3/4" Iron- Pin at the Northwest Corner of said NW/4 of Section 35; Thence South 88°50'15" East and along the Section Line, 670 feet; Thence South 1°08'00" West 35.55 feet to a Point of Beginning; Thence on a curve to the Right of Radius 2814.79 feet, 26.77 feet; Thence South 88°52'00" East 21.2 feet; Thence South 1°08'00" West 70 feet; Thence South 88°52'00" East 314.7 feet; Thence South 1°08'00" West 400 feet; Thence North 88°52'00" West 362.67 feet, Thence North 1°08'00" East 469.87 feet to the Point of Beginning. commonly known as 23714 State Highway 33, Thomas, OK 73669 (the "Property")

Less and except, A strip, piece or parcel of land lying in part of the NW1/4 of Section 35, T15N, R15W in Custer County, Oklahoma. Said parcel of land



being described by metes and bounds as follows:

Commencing at the Northwest corner of said NW1/4, thence S88°09'46"E along the North line of said NW1/4 a distance of 672.02 feet, thence S01°48'29"W a distance of 33.85 feet to the Point of Beginning, said point being on the present South right-of-way line of State Highway No. 33, thence Southeasterly along said present South right-of-way line on a curve to the right having a chord bearing of S88°26'14"E and having a radius of 2,814.79 feet an arc distance of 26.49 feet, thence S88°10'03"E along said present South right-of-way line a distance of 21.48 feet to a jog in said present South right-of-way line, thence S01°49'57"W along said jog in the present South right-of-way line a distance of 34.99 feet, thence N82°57'03"W a distance of 48.16 feet, thence N01°46'29"E a distance of 30.49 feet to said point of beginning.

Also

Commencing at the Northwest corner of said NW1/4, thence S88°09'46"E along the North line of said NW1/4 a distance of 1,034.69 feet, thence S01°48'29"W a distance of 103.70 feet to the Point of Beginning, said point being on the present South right-of-way line of State Highway No. 33, thence S01°48'29"W a distance of 71.33 feet, thence N74°20'20"W a distance of 298.41 feet to a point on said present South right-of-way line, thence S88°10'03"E along said present South right-of-way line a distance of 289.73 feet to said point of beginning.

Containing, in both parcels, 0.27 acres, more or less.

All bearings contained in this description are based on the Oklahoma State Plane Coordinate System and are not astronomical bearings.

NOW, THEREFORE, you are hereby commanded to cause the above described real property to be appraised and sold according to law and to make return of this Order with your certificate thereon showing the manner in which you have executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand this 17 day of

July, 2023



Staci Hunter
Court Clerk

By: _____
Deputy Clerk



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