

**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.

IVAN TORRES, et al.

Defendant(s)

No: CJ-2022-81

**SPECIAL EXECUTION AND ORDER OF SALE**  
**(WITH APPRAISEMENT)**

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

GREETINGS:

WHEREAS, on the 8<sup>th</sup> day of February, 20 24, in the above action, the Plaintiff recovered a judgment against the Defendants in this cause for:

<u>Reason</u>	<u>Amount</u>
Unpaid Principal Balance:	\$70,585.77
Date of Default	July 1, 2022
Interest Due From	June 1, 2022
Interest Rate(s)	3.10000 %
Fees & Costs of this Action:	
Attorney fees	\$2,700.00
*or as adjusted by the Note and Mortgage	

plus all advances by Plaintiff, all costs of this action, reasonable attorney's fees and expenses as the Court may allow, and further judgment decreeing the Plaintiff's mortgage to be a valid, first and prior lien upon the real estate, for the full amount of the judgment, foreclosing its lien, and ordering that a Special Execution And Order of Sale issue from the office of the Court Clerk, directing the Sheriff of Custer County, Oklahoma, to levy upon and sell the real estate, with appraisal, as provided by law.

YOU ARE HEREBY COMMANDED to levy upon and cause to be appraised and sold, subject to unpaid taxes, 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:

A portion of Lots 6 and 5, Block 2, of Goodwin's Highland Hills Addition, Blocks 1, 2, and 3, to the City of Clinton, Custer County, Oklahoma, Commencing at a point 15.5 feet Northeasterly of the Southwesterly corner of Lot 6; Thence Northeasterly along the Westerly lot line of Lots 6 and 5, a distance of 72 feet; Thence South 69°30'00" East a distance of 117.45 feet to the Easterly lot line of lots 5; Thence Southwesterly along the Easterly lot line of lots 5 and 6 a distance of 65 feet; Thence North 72°58'36" West a distance of 115.43 feet to the point of beginning.

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.

WITNESS my hand and official seal this 26 day of Feb., 2024



Custer County Court Clerk,

By: Staci Hunter  
DEPUTY

Property Address:

421 S 23RD PL  
CLINTON, OK 73601