

ORIGINAL
RETURN FOR FILING WITH
CUSTER COUNTY COURT CLERK

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

MIDFIRST BANK

Plaintiff,

vs.

JODIE M KYLE, et al.

Defendant(s)

No: CJ-2023-48

SPECIAL EXECUTION AND ORDER OF SALE
(WITH APPRAISEMENT)

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

GREETINGS:

WHEREAS, on the 2nd day of January, 2024, 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:	\$130,617.95
Date of Default	February 1, 2020
Interest Due From	January 1, 2020
Interest Rate(s)	6.37500 %
Fees & Costs of this Action:	
Attorney fees	\$3,000.00
*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 appraisement, 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 tract of land in the S/2 of the NE/4 of Section 31, Township 14 North, Range 14 West of the I.M., Custer County, Oklahoma, further described as commencing at the Northeast Corner of the S/2 of the NE/4; thence S89°26'33" W along the North Line of the said S/2 of the NE/4 a distance of 69.20 feet to the point of beginning, said point of beginning being on the West right of way line of State Highway 54; thence S 00°08'34" E along said right of way a distance of 300.00 feet; thence S89°26'33" W a distance of 220.00 feet; thence N00°08'34" W a distance of 300.00 feet; thence N89°26'33" E along the said North Line of the S/2 of the NE/4 a distance of 220.00 feet to the point of beginning. LESS AND EXCEPT a strip, piece or parcel of land lying in part of the NE/4 of Section 31, Township 14 North, Range 14 West, in Custer County, Oklahoma. Said parcel of land being described by metes and bounds as follows: Commencing at the SE corner of said NE/4; thence N 89°55'59" W along the South line of said NE/4 a distance of 66.41 feet to a point where the Present West right-of-way line of State Highway No. 54 intersects said South line; Thence N 00°24'00" E along said right-of-way line a distance of 1,024.07 feet to the point of beginning; Thence continuing N 00°24'00" E along said right-of-way line a distance of 300 feet; Thence S 89°57'40" W a distance of 10.00 feet; Thence S 00°53'13" W a distance of 300.03 feet; Thence N 89°57'40" E a distance of 12.55 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 11th day of Jan, 2024.



Custer County Court Clerk,

By: Staci Heunle
DEPUTY

Property Address:

9425 HWY 54
THOMAS, OK 73669-0000