

IN THE DISTRICT COURT OF CUSTER COUNTY
STATE OF OKLAHOMA

ORIGINAL
RETURN FOR FILING WITH
CUSTER COUNTY COURT CLERK

NATIONSTAR MORTGAGE LLC,)
Plaintiff,)
v.)
DONALD J. DUDGEON, et al., Defendant(s))
)
)

Case No. CJ-2025-00084

SPECIAL EXECUTION AND ORDER OF SALE
(With Appraisement)

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

WHEREAS, on December, 15, 2025, in the above entitled and numbered cause, the Plaintiff recovered a judgment in rem against the Defendants in this cause for the principal sum of \$349,000.84 with accrued interest thereon at the rate of 3.87500% per annum or at the current adjustable rate from January 1, 2025, until paid; including the further sum of all advances by 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 any reasonable attorney fees and costs incurred during the enforcement of the judgment; and recovered a further judgment decreeing the Plaintiff's mortgage set up and sued upon therein to be a valid, subsisting first and prior lien upon the real estate hereinafter described for the full amount of judgment, above set forth and foreclosing said lien, and ordering that Special Execution and Order of Sale issue from the office of the Court Clerk, directed to the Sheriff of Custer County, commanding said Sheriff to levy upon and sell said real estate, with appraisement, as provided by law.

NOW, THEREFORE, THESE ARE TO COMMAND YOU to levy upon and cause to be appraised and sold, in accordance with the law and said judgment, and as by law required, the following described lands and tenements situated in Custer County, State of Oklahoma, and described as follows, to wit:

THE SURFACE AND SURFACE RIGHTS ONLY IN AND TO:

A tract of land lying in the Northeast Quarter of the Northeast Quarter (NE/4 NE/4) of Section 13, Township 12 North, Range 17 W.I.M., Custer County, Oklahoma described by metes and bounds as follows: Beginning at a point 861.40 feet North of the Southeast Corner of said NE/4 NE/4; thence North and along the East line of said NE/4 NE/4 a distance of 150.00 feet; thence West a distance of 240.00 feet; thence South a distance of 150.00 feet; thence East a distance of 240.00 feet to the point of beginning, containing 0.826 acres more or less, AND a tract of land lying the Northeast Quarter of the Northeast Quarter (NE/4 NE/4) of Section 13, Township 12 North, Range 117 W.I.M., Custer County, Oklahoma, described by metes and bounds as follows: Beginning at a point 1011.40 feet North of the Southeast Corner of said NE/4 NE/4; thence North and along the East line of said NE/4 NE/4 a distance of 12.0 feet; thence West a distance of 329.00 feet; thence South a distance of 162.00 feet; thence East a distance of 89.00 feet;

thence North a distance of 150.00 feet; thence East a distance of 240.00 feet to the point of beginning, containing 0.397 acres more or less.

PROPERTY ADDRESS: 10307 N AIRPORT RD, CLINTON, OK 73601

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 at my office in Arapahoe, Oklahoma, this 13 day of May, 2026.



District Court Clerk

By: Staci Heentz
DEPUTY

