

ORIGINAL
RETURN FOR FILING WITH
CUSTER COUNTY COURT CLERK

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

REVERSE MORTGAGE FUNDING, LLC,
Plaintiff,

vs.

KAREN THOMPSON, PERSONAL
REPRESENTATIVE OF THE ESTATE OF
DONNA JAN WININGER, DECEASED , et
al.,
Defendant(s).

No. CJ-2019-92

JUDGE JILL C. WEEDON

**ALIAS
SPECIAL EXECUTION AND ORDER OF SALE**

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

GREETINGS:

WHEREAS, on January 31, 2020, in the above entitled and numbered cause, the Plaintiff recovered a judgment *in rem* against the real estate and premises sued upon herein, in the sum of:

<u>Reason</u>	<u>Amount</u>
Unpaid Principal Balance:	\$119,431.84
Date of Default:	05/27/2019
Interest Due From:	12/31/19
Interest Rate(s):	3.930% *
Lender's Fees & Costs:	
Appraisal	\$625.00
Property Inspection	\$120.00
MIP Payment	\$1,239.00
Service Fees	\$4,620.00

** Adjusted from the Petition to reflect the current unpaid balance as of 12/31/2019.

* or as adjusted by the Note and Mortgage

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, all costs of this action; reasonable attorney's fees and costs as the Court may allow incurred during the enforcement of

BT: 119109



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 the judgment, above set forth, and foreclosing said lien, and ordering that an Alias 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 appraisal, as provided by law.

WHEREAS, the Special Execution and Order of Sale issued previously herein has been returned, "Moratorium."

WHEREAS, the subject real estate must be offered for sale under the original appraisal of \$130,000.00.

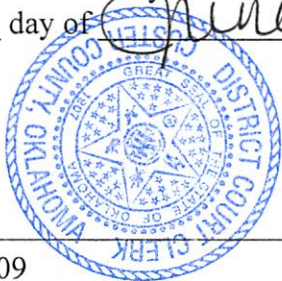
NOW, THEREFORE, THESE ARE TO COMMAND YOU to levy upon and cause to be appraised and sold, subject to unpaid taxes, advancements by Plaintiff for taxes, insurance premiums, or expenses necessary for the preservation of the subject property, if any, in accordance with said judgment, and as by law required, the following described lands and tenements situated in Custer County, State of Oklahoma, and described as follows, to-wit:

A part of lots five (5) and six (6), block seven (7), El Dorado Hills addition section 2, to Weatherford, Custer county, Oklahoma, more particularly described as follows: commencing at the Southwest corner of said lot 5; thence South 50°33'10" West along the South line of said lot 6, a distance of 10 feet for a point of beginning; thence North 36°58'30 West and parallel with the West line of said lot 5, a distance of 71.22 feet to a point on a cul-de-sac, said cul-de-sac having a radius of 50 feet; thence Northwesterly along said cul-de-sac a distance of 99.11 feet; thence North 35°04'50" East along the North line of said lot 5 a distance of 19.15 feet; thence South 50°08'50" East a distance of 115.38 feet; thence South 50°33'10" West along the South line of said lots 5 and 6 a distance of 102.92 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.

18 WITNESS my hand and official seal at my office in Arapaho, Oklahoma, this the day of June, 2020.



Staci Hunter, Court Clerk

By: Staci Hunter
~~DEPUTY~~

Property Address:

2004 EAST RIDGEWAY STREET
WEATHERFORD, OK 73096