

**ORIGINAL
RETURN FOR FILING WITH
CUSTER COUNTY COURT CLERK**

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

EVOLVE BANK & TRUST,
Plaintiff,

vs.

DEBORAH J. GUNTER, et al.,
Defendant(s).

No. CJ-2016-106

JUDGE DOUG HAUGHT

**SPECIAL EXECUTION AND ORDER OF SALE
(With Appraisalment)**

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

GREETINGS:

WHEREAS, on February 27, 2017, in the above entitled and numbered cause, the Plaintiff recovered a judgment *n personam* against the Defendant, Deborah J. Gunter, in the sum of:

<u>Reason</u>	<u>Amount</u>
Unpaid Principal Balance:	\$97,498.79
Date of Default:	06/01/2016
Interest Due From:	05/01/2016
Interest Rate(s):	
August 18, 2014	5.000% *
Lender's Fees & Costs:	
Accrued Late Charges	\$80.52
Other Fees	\$36.25

* or as adjusted by the Note and Mortgage

including all subsequent 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 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 a 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 appraisalment, as provided by law.

BT: 112873



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 tract of land situated in the Southeast Quarter and the Southwest Quarter(SE/4 and SW/4) of Section Thirty-five (35), Township Twelve (12) North, Range Twenty (20) West of the Indian Base and Meridian, Custer County, Oklahoma, beginning at the Southeast corner of the Southwest Quarter (SE/C SW/4) of said Section Thirty-five (35); thence S 89°56'37" W along the South section line of said Section Thirty-five (35), for a distance of 66.30 feet; thence N 00°52'02" W 365.00 feet; thence N 89°56'37" E 600.00 feet; thence S 00°52'02" E 365.00 feet to the South section line of said Section 35; thence S 89°56'37" W 533.70 feet along the South section line of said Section Thirty-five (35) 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 at my office in Arapaho, Oklahoma, this the 17 day of May, 2017.

Staci Hunter, Court Clerk



By: Rhonda McArthur
DEPUTY

Property Address:

20751 E 1070 ROAD
CANUTE, OK 73626