

IN THE DISTRICT COURT OF CUSTER COUNTY
STATE OF OKLAHOMA

JPMORGAN CHASE BANK, NATIONAL
ASSOCIATION,

Plaintiff,

v.

CHARLES L. ALSOBROOK AKA
CHARLES LYNN ALSOBROOK; SPOUSE,
IF ANY, OF CHARLES L. ALSOBROOK;
AND JOHN DOE, OCCUPANT

Defendant(s).

Case No. CJ-2016-114

SPECIAL EXECUTION AND ORDER OF SALE
WITH APPRAISEMENT

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

WHEREAS, on March 23, 2017, in the above-entitled cause, the Plaintiff recovered an in rem judgment against the Defendant(s), Charles L. Alsobrook, in the sum of \$74,933.84 with interest thereon from April 1, 2016, at the rate of 4% per annum, until paid, plus late charges and the further sum of \$2,500.00 as a reasonable attorney's fee, \$715.00 for title search, and those sums advanced for taxes, insurance, property preservation and costs of this action; and recovered a further judgment decreeing the purchase money mortgage set up and sued upon by the Plaintiff therein to be a valid and subsisting first lien upon the real estate, hereinafter described for the amount of said judgment, including interest, attorney's fee and costs, and foreclosing said purchase money mortgage and ordering that if redemption be not made from said judgment forthwith, upon praecipe filed therefore, a special execution and order of sale issued from the office of the Court Clerk directed to the Sheriff of Custer County, Oklahoma, commanding said Sheriff to sell said real estate, with the sale being published as directed by the Plaintiff in the same manner as sales of real estate taken under general execution, with appraisal, and directing the manner of the distribution of the proceeds arising from said sale; and

WHEREAS, said judgment in favor of the Plaintiff remains wholly unpaid, and there is now due and owing thereon the full amount thereof, with interest, costs and attorney's fee as hereinabove set out.

NOW, THEREFORE, this is to command you that you forthwith advertise as directed by Plaintiff and sell the lands hereinabove referred to, situated in Custer County, State of Oklahoma, and described as follows, to-wit:

LOT EIGHTEEN (18) OF BLOCK FOUR (4) IN QUAIL CANYON 2ND
SUBDIVISION, TO CUSTER COUNTY, OKLAHOMA, ACCORDING TO
THE RECORDED PLAT THEREOF.

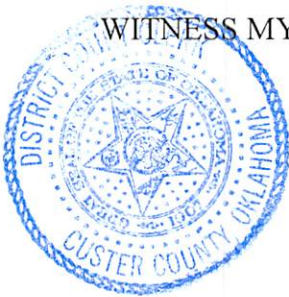
PROPERTY ADDRESS: 139 Ridgeline Drive, Weatherford, OK 73096

with appraisal, and, in accordance with said judgment and from the proceeds thereof, pay:

- First. The costs of said sale and the cost of said action;
- Second. The judgment awarded the Plaintiff, JPMorgan Chase Bank, National Association, including interest and attorney's fees, as set forth herein;
- Finally and the residue, if any, to be paid into Court to await the further order of the Court or a Judge thereof.

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 24 day of March, 2017.



COURT CLERK
BY: Staci Hunter
~~DEPUTY~~

SHAPIRO & CEJDA, LLC
770 NE 63rd St
Oklahoma City, OK 73105-6431
(405)848-1819
Attorneys for Plaintiff
File No. 16-128833

