

IN THE DISTRICT COURT OF CUSTER COUNTY
STATE OF OKLAHOMA

DEUTSCHE BANK NATIONAL TRUST
COMPANY, AS TRUSTEE FOR
AMERIQUEST MORTGAGE SECURITIES
INC., ASSET-BACKED PASS-THROUGH
CERTIFICATES, SERIES 2005-R4,

Plaintiff,

v.

ARCHIE D. WRIGHT, DECEASED; MARY
A. WRIGHT AKA MARY ANN WRIGHT,
DECEASED; SPOUSE, IF ANY, OF MARY
A. WRIGHT; JOHN DOE, OCCUPANT;
DONNIE A. WRIGHT; SPOUSE, IF ANY, OF
DONNIE A. WRIGHT; NATASHA WRIGHT
ARNETTE; SPOUSE, IF ANY, OF NATASHA
WRIGHT ARNETTE; TEIA N. WRIGHT;
SPOUSE, IF ANY, OF TEIA N. WRIGHT;
CAPITAL ONE BANK, N.A. AKA CAPITAL
ONE BANK (USA) N.A.; UNKNOWN HEIRS,
SUCCESSORS, AND ASSIGNS OF ARCHIE
D. WRIGHT; AND UNKNOWN HEIRS,
SUCCESSORS, AND ASSIGNS OF MARY A.
WRIGHT

Defendant(s).

Case No. CJ-2016-115

SPECIAL EXECUTION AND ORDER OF SALE
WITH APPRAISEMENT

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

WHEREAS, on April 19, 2017, in the above-entitled cause, the Plaintiff recovered an in rem judgment against the Defendant(s), Archie D. Wright and Mary A. Wright, in the sum of \$57,689.40 with interest thereon from December 1, 2015, at the rate of 2% per annum, until paid, and additional deferred principal balance of \$21,700.00, plus late charges and the further sum of \$2,500.00 as a reasonable attorney's fee, \$815.00 for title search, and those sums advanced for taxes, insurance, property preservation and costs of this action; and recovered a further judgment decreeing the 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 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 appraisalment, 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:

LOTS TWO (2) AND THREE (3), IN BLOCK FOUR (4), VALLEY ESTATES ADDITION TO THE CITY OF CLINTON, CUSTER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

PROPERTY ADDRESS: 709 Roy Brooksway, Clinton, OK 73601

with appraisalment, 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, Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2005-R4, 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 19 day of April, 2017.

Staci Hunter
COURT CLERK

BY: Rhonda McEachern
DEPUTY



SHAPIRO & CEJDA, LLC
770 NE 63rd St
Oklahoma City, OK 73105-6431
(405)848-1819
Attorneys for Plaintiff
File No. 16-127250



