IN THE DISTRICT COURT OF CUSTER COUNTY
STATE OF OKLAHOMA

ORIGINAL
RETURN FOR FILING WITH
CUSTER COUNTY COURT CLERK

BANK SNB, an Oklahoma state banking corporation,	)	
Plaintiff,	)	
	)	CASE NO. CJ-2016-87
vs.	)	
	)	
SEABROOKE INVESTMENTS LLC,	)	
TOM SEABROOKE,	)	
KARYN SEABROOKE,	)	
AMERICAN MECHANICAL AND ELECTRICAL, INC.,	)	
NICOLAS BAEZ-SANCHEZ AND SANCHEZ MASONRY,	)	
DOLESE BROS. CO.,	)	
POP & SONS INSULATION, LLC,	)	
MANGUM BRICK COMPANY,	)	
MELVIN J. ROCKWELL, JR.,	)	
28 RENTALS LLC,	)	
GREGORY A. WALKER AND WALKER ENTERPRISES INC., d/b/a A-1 CARPETS,	)	
DAVID'S PROFESSIONAL TILE LLC,	)	
TIMBER CREEK II HOMEOWNERS' ASSOCIATION, INC.	)	
	)	
Defendants.	)	

SPECIAL EXECUTION AND ORDER
OF SALE (WITH APPRAISEMENT)

THE STATE OF OKLAHOMA TO: Custer County Sheriff

GREETINGS:

WHEREAS, on the 17th day of April, 2017, in case number CJ-2016-87, pending in the District Court of Custer County, State of Oklahoma, wherein Bank SNB is Plaintiff and Seabrooke Investments LLC, Tom Seabrooke, Karyn Seabrooke, American Mechanical and

Electrical, Inc., Nicolas Baez-Sanchez and Sanchez Masonry, Dolese Bros. Co., Pop & Sons Insulation, LLC, Mangum Brick Company, Melvin J. Rockwell, Jr., 28 Rentals LLC, Gregory A. Walker and Walker Enterprises Inc., d/b/a A-1 Carpets, David's Professional Tile LLC, Timber Creek II Homeowners' Association, Inc. were Defendants, (hereafter collectively the "Defendants") were Defendants, Plaintiff, by this Court, was awarded Judgment, in rem, against the said Defendants, Seabrooke Investments LLC, Tom Seabrooke and Karyn Seabrooke $263,699.76, interest in the amount of $69,395.52, late fees in the amount of $300.00, plus property taxes advanced of $4,096.99, appraisal fees of $3,500.00, abstracting fees of $5,409.00, process service fees of $521.83, publication fee of $147.48, filing fee of $362.14, $4,000.00 surveying charges, plus interest accrued and accruing thereon at the rate of 12% per annum from and after September 16, 2016, until paid from and after that date, plus continuing late charges to be accrued as provided in the Notes, and a reasonable attorney's fee of $13,026.00; and

WHEREAS, THE Court further decreed in said Judgment that the mortgage that was set up and sued upon by Plaintiff Bank SNB, constituted a good and valid mortgage lien for the amount of said Judgment, in Plaintiff's favor, upon the real property hereinafter described, the improvements located thereon and the appurtenances thereunto belonging, and that therein it was further decreed that said Real Property, the improvements located thereon and the appurtenances thereunto belonging, to be sold and foreclosed to satisfy said Judgment and commanding the Sheriff of Custer County, State of Oklahoma, to sell said Real Property, with appraisement, in the manner and form provided by law; and

WHEREAS, said Judgment remains wholly unpaid and there has been no redemption thereof; and

WHEREAS, The Court further awarded judgment in rem against the Defendants Seabrooke Investments LLC, Tom Seabrooke, Karyn Seabrooke, American Mechanical and

Electrical, Inc., Nicolas Baez-Sanchez and Sanchez Masonry, Dolese Bros. Co., Pop & Sons Insulation, LLC, Mangum Brick Company, Melvin J. Rockwell, Jr., 28 Rentals LLC, Gregory A. Walker and Walker Enterprises Inc., d/b/a A-1 Carpets, David's Professional Tile LLC, Timber Creek II Homeowners' Association, Inc., that from and after the entry of an Order Confirming Sale, that each of the said Defendants be forever barred, foreclosed and enjoined from asserting any claim of right, title, lien, estate, encumbrance, claim, assessment, interest of equity of redemption in and to the hereinafter described Real Property, the improvements located thereon and the appurtenances thereunto belonging.

NOW, THEREFORE, these premises are to command you as the Sheriff of Custer County, State of Oklahoma, to forthwith to proceed to appraise and sell the Real Property together with all improvements located thereon and all appurtenances thereunto belonging, situated in Custer County, State of Oklahoma, subject to real estate ad valorem taxes, superior special assessments and all interests of record, if any, except the Mortgage and interest(s) foreclosed herein, said property being described as follows, to-wit:

Tract 1:

> A Tract of land lying in the SE¼ of Section 9, Township 12 North, Range 14 WIM., Custer County, Oklahoma, described by metes and bounds as follows: Beginning at the NE/Corner of said SE¼; thence N 89° 07'08" W and along the North line of said SE¼ a distance of 512.47 feet; thence S 0°06'27" W a distance of 97.49 feet to a point on the North right of way line of the C.R.I.&P Railroad; thence S 86°51'43" E and along said right of way a distance of 103.15 feet; thence N 3°08'17" E and along said right of way a distance of 50.00 feet; thence S 86°51'43" E and along said right of way a distance of 230.00 feet; thence S 3°08'17" W and along said right of way a distance of 50.00 feet; thence S 86°51'43" E and along said right of way a distance of 178.81 feet to a point on the East line of said SE¼; thence N 0°40'47" E and along said East line a distance of 117.64 feet to the point of beginning.

Tract 2:

> A tract of land lying in the NE¼ of Section 9, Township 12 North, Range 14 WIM., Custer County, Oklahoma described by metes and bounds as follows:

Beginning at a point 850.00 feet N 0°06'27" E and 512.47 feet N 89°07'08" W of the SE/Corner of said NE¼; thence N 52°52" E 50.00 feet; thence N 89°07'08" W 84.04 feet; thence N 13°08'19" W 230.33 feet; thence N 39°00'43" W 20.00 feet; thence N 50°59'17" E 128.63 feet; thence N 39°00'43" W 124.34 feet; thence S 50°59'17" W 26.69 feet; thence N 39°00'43" W 160.00 feet; thence S 50°59'17" W 537.18 feet; thence N 46°44'28" W 322.93 feet; thence S 50°59'17" W 161.22 feet; thence S 39°40'41" W 102.00 feet; thence S 50°59'17" W 28.71 feet; thence S 46°44'28" E 598.04 feet; thence S 56°25'37" E 812.08 feet; thence N 00°06'27" E 597.59 feet to the point of beginning.

AND

Lots 20 and 21 of Block 1, Timber Creek II Addition, Phase 1, City of Weatherford, according to the recorded plat thereof.

Lot 24 of Block 1, Timber Creek II Addition, Phase 1, City of Weatherford, according to the recorded plat thereof, less and except the Southwesterly 15 feet of Lot 24 conveyed of record by Seabrooke Investments LLC to Snapp Family, LLC by warranty deed executed on or about the 10th day of May, 2013.

Lots 1, 12 and 14 of Block 2, Timber Creek II Addition, Phase 1, City of Weatherford, according to the recorded plat thereof.

Lot 3, Block 4, Timber Creek II Addition, Phase 1, City of Weatherford, according to the recorded plat thereof, less and except the West 30.01 feet of Lot 3 conveyed of record by Seabrooke Investments LLC to Charles L. Knight and Jeana K. Knight, husband and wife, by warranty deed executed on or about the 26th day of May, 2013.

AND

A tract of land lying in the NE¼ of Section 9, Township 12 North, Range 14 WIM., Custer County, Oklahoma described by metes and bounds as follows: Commencing at the SW/Corner of said NE¼; thence S 89°09'55" E and along the South line of said NE¼ a distance of 220.00 feet to a point on the East right of way of a public road; thence N 17°39'55" E and along said right of way a distance of 200.07 feet to the point of beginning; thence N 0°12'50" E and along said right of way a distance of 320.11 feet to a point on the South right of way of I-40 right of way; thence N 39°40'41" E and along said right of way a distance of 8.65 feet; thence N 50°59'17" E and along said right of way a distance of 79.29 feet; thence S 2°35'43" E a distance of 293.44 feet; thence S 44°19'48" W a distance of 116.79 feet to the point of beginning.

Referenced herein as the "Real Property."

and in accordance with said Order of this Court that you make distribution of the proceeds of said sale thereof, as follows:

1. All costs of said sale and Court costs incurred by the Plaintiff herein;

2. The judgment in favor of Plaintiff as described above;

3. To any judgment rendered to David's Professional Tile, LLC as directed by the Court;

4. The balance of the proceeds obtained therefrom, if any, shall be paid into this Court to abide the further order of this Court.

YOU SHALL FURTHER take notice that you shall make due return of this writ, with your proceedings endorsed thereon.

This writ may be recalled by Plaintiff's by oral announcement, by writing, or by further order of the Court, without notice or leave of Court at any time prior to sale.

WITNESS my hand and seal of said Court in my office in the Arapaho, Custer County, State of Oklahoma, this 17 day of April, 2017.

DISTRICT COURT CLERK
GREAT SEAL OF THE STATE OF OKLAHOMA 1907
CUSTER COUNTY, OKLAHOMA

STACI HUNTER,
CUSTER COUNTY COURT CLERK
STATE OF OKLAHOMA

By: Kyle Gaubay

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APR 17 2017
CUSTER COUNTY
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