

IN THE DISTRICT COURT OF CUSTER COUNTY
STATE OF OKLAHOMA

ORIGINAL
RETURN FOR FILING WITH
CUSTER COUNTY COURT CLERK

WELLS FARGO BANK, N.A.,

Plaintiff,

v.

TRENT J. LOUTHAN; SPOUSE, IF ANY, OF
TRENT LOUTHAN; JOHN DOE,
OCCUPANT; AND DISCOVER BANK

Defendant(s).

Case No. CJ-2016-00095

SPECIAL EXECUTION AND ORDER OF SALE
WITH APPRAISEMENT

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

WHEREAS, on January 27, 2017, in the above-entitled cause, the Plaintiff recovered a judgment against the Defendant(s), Trent J. Louthan, in the sum of \$104,058.51 with interest thereon from April 1, 2016, at the rate of 4.375% per annum, until paid, plus late charges and the further sum of \$2,500.00 as a reasonable attorney's fee, \$680.00 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:

TRACT 1: A TRACT OF LAND LYING IN THE NORTH HALF (N/2) OF THE
SOUTHEAST QUARTER (SE/4) OF SECTION FIFTEEN (15), TOWNSHIP
TWELVE (12) NORTH, RANGE FOURTEEN (14) WEST, I.M., CUSTER
COUNTY, OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A POINT 1009.7 FEET SOUTH AND 1480.2 FEET WEST OF

THE NORTHEAST CORNER OF THE NORTH HALF (N/2) OF THE SE/4 OF SAID SECTION 15; THENCE WEST 154 FEET; THENCE SOUTH 283 FEET; THENCE EAST 154 FEET; THENCE NORTH 283 FEET TO THE POINT OF BEGINNING.

TRACT 2: A TRACT OF LAND LYING IN THE NORTH HALF (N/2) OF THE SOUTHEAST QUARTER (SE/4) OF SECTION FIFTEEN (15), TOWNSHIP TWELVE (12) NORTH, RANGE FOURTEEN (14) WEST, I.M., CUSTER COUNTY, OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT 1009.7 FEET SOUTH AND 1172.2 FEET WEST OF THE NORTHEAST CORNER OF THE NORTH HALF (N/2) OF THE SE/4 OF SAID SECTION 15; THENCE WEST 308 FEET; THENCE SOUTH 283 FEET; THENCE EAST 308 FEET; THENCE NORTH 283 FEET TO THE POINT OF BEGINNING.

That there is attached to the real property a certain mobile/manufactured home, to wit: a 2005 (Year), SOLITA DW97 (Make and Model), DMH1824NFB (VIN/Serial number), 083505145002B (Title Number).

PROPERTY ADDRESS: 24272 E. 1037 Road, Weatherford, OK 73096

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, Wells Fargo Bank, N.A., including interest and attorney's fees, as set forth herein;
- Third. The lien awarded Discover Bank, 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 27 day of January, 2017.



Staci Weener
COURT CLERK

BY: Rhonda McArthur
DEPUTY

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