

IN THE DISTRICT COURT OF CUSTER COUNTY

STATE OF OKLAHOMA
ORIGINAL SIGNED BY
JUDGE DOUG HAUGHT

RETURN FOR FILING WITH
CUSTER COUNTY COURT CLERK

OKLAHOMA BANK & TRUST CO.,)

Plaintiff,)

vs.) Case No. CJ-2017-2

CAMILO RAMIREZ and JANET)

RAMIREZ, Husband and Wife; et al.,)

Defendants.)

SPECIAL EXECUTION AND ORDER OF SALE

(With Appraisement)

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

Whereas, Plaintiff, OKLAHOMA BANK & TRUST CO. (hereafter "Plaintiff"), has recovered judgment against Defendants CAMILO RAMIREZ and JANET RAMIREZ, jointly and severally, in the above-entitled and numbered in the principal sum of \$15,822.54, plus accrued interest through December 8, 2016 in the amount of \$2,145.95, with interest accruing thereafter on the principal balance at the Contract rate of ten percent (10%) per annum from December 8, 2016 until paid; late fees to December 8, 2016 in the amount of \$254.94 and accruing at the contract rate until paid; negative escrow balance of \$363.45; attorney fees accrued to date in the bankruptcy proceeding in the amount of \$518.30, together with the sum of \$3,500.00 in attorney fees, accrued costs of \$540.14 and all costs incurred hereafter, abstracting expenses of \$775.00, appraisal expenses, plus all other costs advanced for preservation and security purposes, property taxes, and insurance, if any; and, wherein Plaintiff recovered further judgment in rem against all of the Defendants in this cause, decreeing that Plaintiff's Mortgage sued upon herein to be a valid lien upon the real estate in Custer County, hereinafter described, for the full amount of the judgment as set forth above, and foreclosing said mortgage lien, and ordering that if judgment be not paid, that a Special Execution issue from the office of the Court Clerk, directed to the Sheriff of Custer County, commanding said Sheriff to levy upon, advertise and sell said real estate, with appraisement, as provided by law; and

Whereas, the judgment in favor of PLAINTIFF remains wholly unpaid, and PLAINTIFF has

caused to be issued this certain Special Execution and Order of Sale in accordance with said Judgment;

NOW, THEREFORE, these are to command you to levy upon and cause to be appraised, advertised and sold, 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:

Lots Thirty-two (32) and Thirty-three (33) and the North 2 feet of Lot Thirty-four (34), Block Three (3), **BROADWAY HEIGHTS SUBDIVISION OF THOMPSON'S ADDITION** to the City of Clinton, Custer County, Oklahoma, according to the recorded plat thereof;

with all 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 of my office in Arapaho, Oklahoma, this 17 day of July, 2017.



STACI HUNTER, Court Clerk
Custer County

BY: Betty Deutschendorf
Deputy

APPROVED:

Gary L. Glessmann

Gary L. Glessmann, OBA #11318
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