

ORIGINAL
RETURN FOR FILING WITH
CUSTER COUNTY COURT

IN THE DISTRICT COURT OF CUSTER COUNTY
STATE OF OKLAHOMA

WELLS FARGO BANK, N.A.,

Plaintiff,

v.

Case No. CJ-2018-00031

LADONNA ROEDELL AKA LADONNA
MARIE ROEDELL; SPOUSE, IF ANY, OF
LADONNA ROEDELL; VIRGINIA LIVELY
AKA VIRGINIA VIOLA LIVELY; SPOUSE, IF
ANY, OF VIRGINIA LIVELY; JOHN DOE,
OCCUPANT; AND SYNCHRONY BANK

Defendant(s).

**SPECIAL EXECUTION AND ORDER OF SALE
WITH APPRAISEMENT**

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

WHEREAS, on July 10, 2018, in the above-entitled cause, the Plaintiff recovered a judgment against the Defendant(s), Ladonna Roedell & Virginia Lively, in the sum of \$85,625.70 with interest thereon from October 1, 2017, at the rate of 6.875% per annum, until paid, plus late charges and the further sum of a reasonable attorney's fee, \$425.00 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 appraisement, 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:

THE WEST 55 FEET OF LOT 2 AND THE EAST 35 FEET OF LOT 3, BLOCK 1 ,
ARCADIA GARDEN GHOLSTON ADDITION TO THE CITY OF CLINTON,
CUSTER COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT
THEREOF.

PROPERTY ADDRESS: 1305 Park Avenue, Clinton, OK 73601

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, Wells Fargo Bank, N.A., 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 10th day of July, 2018.



COURT CLERK
BY: Parla Royals
DEPUTY

SHAPIRO & CEJDA, LLC
770 NE 63rd St
Oklahoma City, OK 73105-6431
(405)848-1819
Attorneys for Plaintiff
File No. 18-132785