

**ORIGINAL**  
**RETURN FOR FILING WITH**  
**CUSTER COUNTY COURT CLERK**

DISTRICT COURT OF CUSTER COUNTY  
STATE OF OKLAHOMA

**FILED**  
DISTRICT COURT  
Custer County, Okla.  
MAY 14 2018  
**STACI HUNTER**  
COURT CLERK

JPMORGAN CHASE BANK, NATIONAL  
ASSOCIATION,

Plaintiff,

v.

MONTY L. FRANKLIN; SPOUSE, IF ANY,  
OF MONTY L. FRANKLIN; AND JOHN  
DOE, OCCUPANT

Defendant(s).

Case No. CJ-2018-00003

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

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

WHEREAS, on May 14, 2018, in the above-entitled cause, the Plaintiff recovered a judgment against the Defendant(s), Monty L. Franklin, in the sum of \$152,708.62 with interest thereon from May 1, 2017, at the rate of 4% per annum, until paid, plus late charges and the further sum of a reasonable attorney's fee, \$670.00 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:

LOT NINE (9) IN BLOCK THIRTEEN (13) OF SABER HILLS ADDITION TO THE CITY OF WEATHERFORD, CUSTER COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

PROPERTY ADDRESS: 1400 Steiner Road, Weatherford, OK 73096

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, JPMorgan Chase Bank, National Association, 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 14 day of May, 2018.



COURT CLERK  
BY: Staci Hunter  
~~DEPUTY~~

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(405)848-1819  
Attorneys for Plaintiff  
File No. 17-132035