

IN THE DISTRICT COURT WITHIN AND FOR CUSTER COUNTY  
STATE OF OKLAHOMA

CITIMORTGAGE, INC.

Plaintiff,

vs.

DEBORAH SPROUSE, et al.

Defendants.

Case No. CJ-2018-79

ORIGINAL  
RETURN FOR FILING WITH  
CUSTER COUNTY COURT CLERK

SPECIAL EXECUTION AND ORDER OF SALE  
(With Appraisement)

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

WHEREAS, on the \_\_\_\_\_ day of \_\_\_\_\_, 2019, in the above entitled and numbered cause, the Plaintiff recovered a judgment for the sum of \$84,927.79, with 4.5% interest per annum thereon from March 1, 2018, until paid; title search and examination expense of \$a reasonable amount with interest per annum thereon, until paid; and the further sum of \$a reasonable amount, with interest per annum thereon, until paid for abstract expense; and the further sum of \$4,091.50 attorney's fee, and for all the costs of this action, and recovered a further judgment decreeing the Plaintiff's mortgage set up and sued upon therein to be a valid, subsisting first and prior lien upon the real estate hereinafter described, for the full amount of the judgment, above set forth, and foreclosing said lien, and ordering that if said 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, and sell said real estate, with appraisement, after notice as provided by law, and

WHEREAS, the judgment in favor of the Plaintiff remains wholly unpaid, and the Plaintiff has demanded a special execution and order of sale to issue in accordance with said judgment.

NOW, THEREFORE, THESE ARE TO COMMAND YOU to levy upon and cause to be appraised and sold, subject to unpaid taxes, assessments, advancements by Plaintiff heretofore or hereafter made for taxes, insurance premiums, or expenses necessary for the preservation of the subject property, or protection of the priority of Plaintiff's first mortgage lien including costs, expenses and attorneys fees incurred in any bankruptcy and all expenses and costs of execution and sale, including poundage upon sale hereafter incurred, if any, 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:

A TRACT OF LAND IN THE NORTHWEST QUARTER (NW/4) OF SECTION FOURTEEN (14), TOWNSHIP TWELVE (12) NORTH, RANGE FOURTEEN (14) WEST OF THE INDIAN MERIDIAN, CUSTER COUNTY, OKLAHOMA, IDENTIFIED AS LOT FIFTEEN (15), BLOCK ONE (1), SOUTH CEDAR ESTATES, ACCORDING TO A SUBDIVISION UNRECORDED PLAT OF A PORTION OF SAID QUARTER SECTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 1320 FEET EAST AND 1046.39 FEET NORTH OF THE SOUTHWEST CORNER OF SAID NW/4 OF SECTION 14; THENCE EAST 438.64 FEET; THENCE NORTH 19°10' EAST A DISTANCE OF 141.39 FEET; THENCE NORTH 12°54' EAST A DISTANCE OF 58.61 FEET; THENCE WEST 498.15 FEET; THENCE SOUTH 190.69 FEET TO THE POINT OF BEGINNING;

with the 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.

This writ may be recalled orally or in writing by Plaintiff

without notice or leave of Court at any time prior to sale.

WITNESS my hand and official seal at my office in Arapaho, Oklahoma, this 12 day of June, 2019.

( S E A L )  
Property Address:  
10328 North 2430 Circle,  
Weatherford, OK 73096



STACI HUNTER, Court Clerk  
BY:

Staci Hunter ~~DEPUTY~~