

IN THE DISTRICT COURT OF CUSTER COUNTY
STATE OF OKLAHOMA

OCWEN LOAN SERVICING, LLC,

Plaintiff,

v.

FRANKLIN A. RALSTON AKA FRANKLIN
RALSTON AKA FRANKLIN AZEVEDO
RALSTON; RAVIN RALSTON AKA RAVIN
DILLON AKA RAVIN DAWN RALSTON;
AND JOHN DOE, OCCUPANT

Defendant(s).

Case No. CJ-2018-93

SPECIAL EXECUTION AND ORDER OF SALE
WITH APPRAISEMENT

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

WHEREAS, on January 18, 2019 in the above-entitled cause, the Plaintiff recovered an in rem judgment against the Defendant(s), Franklin A. Ralston, in the sum of \$86,913.54 with interest thereon from November 1, 2017, at the rate of 3.875% per annum, until paid, plus late charges and the further sum of a reasonable attorney's fee, \$870.00 for title search, and those sums advanced for taxes, insurance, property preservation and costs of this action; and recovered a further judgment decreeing the 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 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 appraisalment, 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:

A TRACT OF LAND IN THE N/2 NW/4 SE/4 OF SECTION 20, TOWNSHIP 12 NORTH, RANGE 14 W, IM, CUSTER COUNTY, OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 264.0 FEET WEST OF THE NE/CORNER OF SAID N/2 NW/4 SE/4, THENCE SOUTH 326.95 FEET, THENCE WEST 264.0 FEET, THENCE NORTH 326.95 FEET, THENCE EAST 264.0 FEET TO THE POINT OF BEGINNING;
SUBJECT TO A 45 FOOT STRIP ALONG THE NORTH SIDE AND A 22.5 FOOT STRIP ALONG THE WEST SIDE SOUTH TO THE EXISTING EAST-WEST ROAD, OR A TOTAL OF 349.476 FEET FOR ROADWAY AND UTILITY EASEMENT.
AND

A TRACT OF LAND IN THE N/2 NW/4 SE/4 OF SECTION 20, TOWNSHIP 12 NORTH, RANGE 14 WEST OF THE I.M. CUSTER COUNTY, OKLAHOMA, DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT A POINT 264.0 FEET WEST AND 326.95 FEET SOUTH AND 169.0 FEET WEST OF THE NE/C OF SAID N/2 NW/4 SE/4, THENCE WEST 10.0 FEET, THENCE SOUTH 8.0 FEET, THENCE EAST 10.0 FEET THENCE NORTH 8.0 FEET TO THE POINT OF BEGINNING

That there is attached to the real property a certain mobile/manufactured home, to wit: a 2007 (Year), SLVRCK 8761 (Make and Model), SCH01079075AB (VIN/Serial number), 550508014007 (Title Number).

PROPERTY ADDRESS: Rt. 1, Box 72B, 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, Ocwen Loan Servicing, LLC, 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 18 day of Jan, 2019



COURT CLERK
BY: Shari Hunter
~~DEPUTY~~

SHAPIRO & CEJDA, LLC
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(405)848-1819
Attorneys for Plaintiff
File No. 18-133802