

IN THE DISTRICT COURT OF CUSTER COUNTY
STATE OF OKLAHOMA

SNB BANK, N.A.,)
)
Plaintiff,)
)
v.) Case No. CJ-2019-3
)
RICKY EVANS LAWRENCE, a/k/a RICK E.)
LAWRENCE, and KARA SUE LAWRENCE, a/k/a)
KARA S. LAWRENCE, husband and wife, THE)
CUSTER COUNTY TREASURER and)
STATE OF OKLAHOMA, *ex. rel.* OKLAHOMA)
TAX COMMISSION, and OCCUPANT(S))
OF THE PREMISES.)
)
Defendants.)

SPECIAL EXECUTION AND ORDER OF SALE
(With Appraisement)

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

GREETINGS:

WHEREAS, on the 28th day of May, 2019, in the above entitled and numbered cause, the Plaintiff, SNB Bank, N.A., (“SNB”) recovered a judgment against the Defendants, Ricky Evans Lawrence, (“R. Lawrence”) a/k/a Rick E. Lawrence, and Kara Sue Lawrence, a/k/a Kara S. Lawrence, (“K. Lawrence”) jointly and severally, pertaining to various Promissory Notes and Mortgages, hereafter referred to as the “BancCentral Note and Mortgage” and the “SNB Note and Mortgage”;

WHEREAS, with respect to the BancCentral Note and Mortgage, SNB recovered a judgment against R. Lawrence and K. Lawrence in the principal sum of \$198,011.94, together with interest accrued through May 8, 2019 in the amount of \$7,099.88 and interest continuing to accrue at the rate of 5.5% interest per annum thereon, or as adjusted

by said BancCentral Note and Mortgage, until paid; insurance premium advances to date in the sum of \$958.68 as of May 8, 2019 and continuing to accrue thereafter at the monthly rate of \$246.42; the further sum of \$6,625.00 for a reasonable attorney's fee and costs in the amount of \$533.34, and for all other advances by Plaintiff, if any, for taxes, insurance premiums, or expenses necessary for the preservation of the subject Property, and for all costs of this action;

WHEREAS, SNB further recovered judgment against the Defendants R. Lawrence and K. Lawrence in the principal sum of \$1,002,887.08, together with interest accrued through May 6, 2019 in the amount of \$78,598.17 and interest continuing to accrue at the rate of 8.25% interest per annum thereon, or as adjusted by the SNB Note and Mortgage, until paid; a reasonable attorney's fee and costs, and for all other advances by Plaintiff, if any, for taxes, insurance premiums or expenses necessary for the preservation of the subject Property;

WHEREAS, SNB recovered a further judgment decreeing the BancCentral 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 a further judgment decreeing the SNB Mortgage set up and sued upon therein to be a valid, second lien upon the real estate hereinafter described for the full amount of the judgment above set forth, and foreclosing said lien, and further decreeing that certain tax warrants of the Oklahoma Tax Commission (OTC) to be a valid third lien upon the property and ordering that a Special Execution and Order of Sale 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 appraisal, as provided by law.

NOW, THEREFORE, THESE ARE TO COMMAND YOU to levy upon and cause to be appraised and sold, subject to unpaid taxes of the Custer County Treasurer in the current amount of \$13,299.95, advancements by Plaintiff, SNB Bank N.A., for taxes, insurance premiums, or expenses necessary for the preservation of the subject property, 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 lying in the West Half of the Southeast Quarter (W/2SE/4) of Section Twelve (12), Township Twelve (12) North, Range Fifteen (15) West of the Indian Meridian, Custer County, Oklahoma, more particularly described by metes and bounds as follows: Beginning at the Southwest corner of the West Half of the Southeast Quarter (W/2SE/4) of said Section 12, thence North 600 feet, thence East 560 feet, thence South 600 feet, thence West 560 feet to the point of beginning,

With the buildings, improvements, 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 at my office in Custer County, Oklahoma, this 10 day of June, 2019.

Custer Court Clerk
County
BY: Staci Hunter
~~DEPUTY~~



(S E A)

Property Address:

23851 N Route 66
Weatherford, OK 73096