

ORIGINAL
RETURN FOR FILING WITH
CUSTER COUNTY COURT CLERK

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

OKLAHOMA EDUCATORS CREDIT
UNION

Plaintiff,

vs.

MELISSA SCHMIDT, PERSONAL
REPRESENTATIVE OF THE ESTATE OF
DONALD W. SCHMIDT, DECEASED, et
al.

Defendant(s)

No: CJ-2025-53

SPECIAL EXECUTION AND ORDER OF SALE
(WITH APPRAISEMENT)

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

GREETINGS:

WHEREAS, on the 5th day of September, 2025, in the above action, the Plaintiff recovered a judgment against the Defendants in this cause for:

Reason	Amount
Unpaid Principal Balance:	\$37,498.78
Date of Default	December 1, 2024
Interest Due From	November 1, 2024
Interest Rate(s)	9.49000 %
Fees & Costs of this Action:	
Attorney fees	\$3,000.00
*or as adjusted by the Note and Mortgage	

plus all advances by Plaintiff, all costs of this action, reasonable attorney's fees and expenses as the Court may allow, and further judgment decreeing the Plaintiff's mortgage to be a valid, first and prior lien upon the real estate, for the full amount of the judgment, foreclosing its lien, and ordering that a Special Execution And Order of Sale issue from the office of the Court Clerk, directing the Sheriff of Custer County, Oklahoma, to levy upon and sell the real estate, with appraisal, as provided by law.

YOU ARE HEREBY COMMANDED to levy upon and cause to be appraised and sold, subject to unpaid taxes, in accordance with said judgment, and as by law required, the following

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described lands and tenements situated in Custer County, State of Oklahoma, and described as follows:

A tract of land lying in the Southwest Quarter (SW/4) of Section Thirty-four (34), Township Twelve (12) North, Range Seventeen (17) West of the Indian Meridian, Custer County, Oklahoma, more particularly described by metes and bounds as follows: Beginning at a point 960.00 feet East of the Southwest corner of said SW/4, said point being on the South line of said SW/4; thence N90°00'00"E and along said South line a distance of 300.00 feet; thence N0°10'54"E and parallel to the West line of said SW/4 a distance of 363.00 feet; thence S90°00'00"W a distance of 300.00 feet; thence S0°10'54"W and parallel to said West line a distance of 363.00 feet to the Point of Beginning. Less and Except: A tract of land lying in the Southwest Quarter (SW/4) of Section Thirty-four (34), Township Twelve (12) North, Range Seventeen (17) West of the Indian Meridian, Custer County, Oklahoma, more particularly described by metes and bounds as follows: Beginning at a point 1,110 feet East of the Southwest corner of said SW/4, said point being on the South line of said SW/4; thence N90°00'00"E and along said South line a distance of 150.00 feet; thence N0°10'42"E and parallel to the West line of said SW/4 a distance of 363.00 feet; thence S90°00'00"W a distance of 150.00 feet; thence S0°10'54"W and parallel to said West line a distance of 363.00 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.

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 29 day of Sept, 2025



Custer County Court Clerk,

By: Staci Hunter
DEPUTY

Property Address:

22421 E 1070 Road
Clinton, OK 73601