

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

**IN THE DISTRICT COURT OF CUSTER COUNTY, OKLAHOMA
COURTHOUSE, ARAPAHO, OKLAHOMA**

Steve Johnson)	
)	
Plaintiff,)	
)	
v.)	Case No. CJ-22-94
)	
Sandra Colemore)	
)	
Defendant.)	

**SPECIAL EXECUTION AND ORDER OF SALE IN A FORECLOSURE
(With Appraisement)**

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

WHEREAS, on the 3rd day of November 2023, in the above entitled and numbered cause, the Plaintiff, Steve Johnson recovered a judgment against the Defendant, Sandra Colemore for the sum of \$29,670.00 plus interest accruing from November 3, 2023 at the rate of \$2.33 per day until paid in full; all costs of this action; a reasonable attorney's fee in the amount of \$3,000.00 and accruing costs as the Court may allow, Insurance paid by Plaintiff in the amount of \$534.00, Ad Valorem taxes paid by Plaintiff in the amount of \$860.00, title search fees in the amount of \$300.00 and including all subsequent advances by Plaintiff, if any, for taxes, insurance premiums, or expenses necessary for the preservation of the subject property and all additional attorney's fees and costs as the Court may allow incurred during the enforcement of the judgment; and recovered a further judgment decreeing the Plaintiff's constructive mortgage set up and sued upon therein to be valid, subsiding 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 a Special Execution and Order of Sale issue from the Sheriff to levy upon and sell all real estate, with appraisement, as provided by law.

The Plaintiff further obtained judgment against Defendant Colemore for foreclosure of Plaintiff's constructive mortgage covering the following described property in Custer County, Oklahoma, to wit:

All of Lots Twenty-one (21) and Twenty-two (22), Block Thirty-six (36), Original Townsite of Weatherford, Custer County, State of Oklahoma, according to the recorded plat thereof;

Address: 524 S. 8th Street, Clinton, OK 73601

(the "Property")

And for the sale of the Property to satisfy said judgment.

WHEREAS, no payments have been made on said judgment and the same remains unpaid.

NOW, THEREFORE, THESE ARE TO COMMAND YOU to cause the Property be appraised, and the Property to be advertised and sold according to law and you are commanded to make return of said sale proceedings and pay the proceeds thereof to the Court clerk of Custer County, Oklahoma as provided by law.

Given under my hand and seal this 11 day of January, 2024.



Jaci Hunter
COURT CLERK

By: _____
(Deputy)