

**ORIGINAL**

**ISSUED**

2-26-21  
*[Signature]*

**RETURN TO COURT CLERK** On

Donna Howell, Court Clerk  
Deputy

**IN THE DISTRICT COURT IN AND FOR BECKHAM COUNTY  
STATE OF OKLAHOMA**

**PATCH OF LAND LENDING, LLC;** )

**Plaintiff,** )

**vs.** )

**BANYAN STRATEGIES LLC; TONYA  
WEATHERS; JAMES PETERSON; et  
al.** )

**Defendants.** )

**Case No. CJ-2020-36**

**Judge Weedon, Jill C.**

**SPECIAL EXECUTION AND ORDER OF SALE**

**TO: THE SHERIFF OF BECKHAM COUNTY, OKLAHOMA**

**GREETINGS:**

WHEREAS, Plaintiff in an action then pending in the above styled case and court, recovered judgment, for the principal sum of \$1,084,110.00 with interest thereon at the rate of 10.5% per annum, as adjusted, if applicable, from March 1, 2019, until paid; advances for taxes, insurance and preservation expenses, accrued and accruing; abstracting expenses, accrued and accruing; bankruptcy fees and costs, if any; and an attorney's fee, together with interest thereon at the same rate from the date of judgment until paid, and for the costs of this action of foreclosure to enforce a mortgage lien and for a sale to satisfy said judgment upon the following described real property, to-wit:

**Three tracts of land lying in the South Half of the Northwest Quarter (S/2 NW/4) of Section 35, Township 11 North, Range 21 West of the Indian Meridian, Beckham County, Oklahoma, being described by metes and bounds as follows:**

**Tract One: A tract of land lying in the S/2 NW/4 of Section 35, Township 11 North, Range 21 West of the Indian Meridian. Beckham County, Oklahoma: Beginning at a point 660.0 feet South of the North line of said S/2 NW/4 and 660.0 feet East of the West line of said S/2 NW/4; Thence North 00°04'40" West along the East line of a tract of land presently owned by Public Service Company of Oklahoma, a distance of 660.0 feet to the North line of said South Half of the Northwest Quarter; Thence South 89°58'39" East along said North**



line a distance of 368.62 feet; Thence South 00°04'40" East a distance of 436.16 feet; Thence Southeasterly on a curve to the left having a radius of 572.96 feet a distance of 100.00 feet; Thence South 10°04'40" East a distance of 4.41 feet to a point on the North line of South Country Park II Addition to the City of Elk City, Beckham County, Oklahoma; Thence along said Addition as follows; South 89°55'20" West a distance of 25.39 feet; Thence South 10°04'40" East a distance of 51.63 feet; Thence Southeasterly on a curve to the left having a radius of 547.96 feet a distance of 69.63 feet; Thence North 89°58'39" West a distance of 369.38 feet to the point of beginning. LESS AND EXCEPT a tract of land lying in the S/2 NW/4 of Section 35, Township 11 North, Range 21 West of the Indian Meridian, Beckham County, Oklahoma, also described by metes and bounds as follows: Beginning at a point 660.00 feet South of the North line of said S/2 NW/4 and 728.40 feet East of the West line of said S/2 NW/4; Thence North 0°04'40" West a distance of 317.50 feet; Thence South 89°58'39" East a distance of 153.30 feet; Thence South 0°04'40" East a distance of 317.50 feet; Thence North 89°58'39" West a distance of 153.30 feet to the point of beginning.

Tract Two: Beginning at a point 878.91 feet South 00°04'40" East and 40.00 feet North 89°55'20" East of the Northwest Corner of said S/2 NW/4 of Section 35, Township 11 North, Range 21 West of the Indian Meridian, Beckham County, Oklahoma; Thence North 89°55'20" East perpendicular to the West line of said Section 35, a distance of 466.70 feet; Thence North 00°04'40" West parallel with said West line a distance of 218.03 feet; Thence South 89°58'39" East parallel with the North line of said S/2 NW/4 a distance of 342.00 feet; Thence South 00°04'40" East parallel with the West line of said Section 35 a distance of 372.43 feet; Thence South 89°55'20" West perpendicular to said West line of said Section 35 a distance of 138.70 feet; Thence North 00°04'40" West parallel with the West line of said Section 35 a distance of 5.00 feet; Thence South 89°55'20" West perpendicular to said West line of said Section 35 a distance of 670.00 feet; Thence North 00°04'40" West parallel with the West line of said Section 35 a distance of 150.00 feet to the point of beginning. Said tract being same as proposed Lot One (1), Block One (1) of South Country Park I Addition, Elk City, Beckham County, Oklahoma and Lot One (1), Block Ten (10) of proposed South Country Park II Addition, Elk City, Beckham County, Oklahoma.

Tract Three: A tract of land lying in the S/2 NW/4 of Section 35, Township 11 North, Range 21 West of the Indian Meridian, Beckham County, Oklahoma: beginning at a point on the West line of said S/2 NW/4; said point being 660.00 feet South of the Northwest corner of said S/2 NW/4: Thence South 00°04'40" East along said West line a distance of 28.91 feet; Thence North 89°55'20" East along the North boundary line of a tract of land being presently owned by Production Services, Inc., a distance of 506.70 feet; Thence North 00°04'40" West parallel with the West line of said S/2 NW/4 a distance of 28.03 feet; Thence North 89°58'39" West, parallel with the North line of said S/2 NW/4 and along the South boundary line of a tract of land being presently owned by



**Public Service Company of Oklahoma, a distance of 506.70 feet to the point of beginning, commonly known as 102 Hughes Access Road, Elk City, OK 73644 (the "Property")**

NOW, THEREFORE, you are hereby commanded to cause the above described real property to be appraised and sold according to law and to make return of this Order with your certificate thereon showing the manner in which you have executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand this 26th day of February, 2021.

DONNA HOWELL

Court Clerk

By: India Loumanse  
Deputy Clerk

**KIVELL, RAYMENT AND FRANCIS**  
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