

IN THE DISTRICT COURT OF BECKHAM COUNTY
STATE OF OKLAHOMA

Vanderbilt Mortgage and Finance, Inc.,)
Plaintiff,)
v.)
Michael Wayne Carpenter aka Michael W. Carpenter;)
Jane or John Doe, spouse if any of Michael Wayne Carpenter)
aka Michael W. Carpenter;)
Patricia Ann Carpenter aka Patricia A. Carpenter;)
John or Jane Doe, spouse if any of Patricia Ann Carpenter aka)
Patricia A. Carpenter;)
State of Oklahoma, ex rel Oklahoma Tax Commission;)
Occupants of premises, if any;)
Defendants.)

Case No. CJ-2021-20

BECKHAM COUNTY
FILED

JUL 13 2021

DONNA HOWELL, COURT CLERK
BY _____ DEPUTY

NOTICE OF SHERIFF'S SALE

NOTICE is hereby given that on the 24th day of August,
2021, at 10:00 o'clock A.m., at the Beckham County Courthouse, the
undersigned Sheriff of said County will offer for sale and sell for cash at time of sale, at
public auction to the highest and best bidder, with appraisalment, all that certain real
estate situated in Beckham County, State of Oklahoma, to wit:

**Two (2) tracts of land lying in the Southwest Quarter (SW ¼) of Section
Twenty-two (22), Township Ten (10) North, Range Twenty-three (23) West
of the Indian Meridian, Beckham County, Oklahoma, being described as: A
tract of land in the SW/4 of Section 22, T10N, R23W, I.M., Beckham County,
Oklahoma, according to the U.S. Government Survey thereof, being
described by means as follows: COMMENCING at the Southwest corner of
said SW/4; THENCE N 00°00'00" E with the Westerly line thereof, a
distance of 823.41 feet to the POINT OF BEGINNING; THENCE N
00°00'00" E, with the Westerly line, a distance of 105.00 feet; THENCE N
90°00'00" E a distance of 160.00 feet; THENCE S 00°00'00" W a distance of
105.00 feet; THENCE S 90°00'00" W a distance of 160.00 feet to the Point of
Beginning.
AND**

A tract of land in the SW/4 of Section 22, T10N, R23W, I.M., Beckham County, Oklahoma according to the U.S. Government Survey thereof, being described by means as follows: COMMENCING at the Southwest corner of said SW/4; THENCE N 00°00'00" E with the Westerly line thereof, a distance of 928.41 feet to the POINT OF BEGINNING; THENCE N 00°00'00" E, with the Westerly line, a distance of 105.00 feet; THENCE N 90°00'00" E a distance of 160.00 feet; THENCE S 00°00'00" W a distance of 105.00 feet; THENCE S 90°00'00" W a distance of 160.00 feet to the Point of Beginning.

and

**2012 SOUTHERN MOBILE HOME VIN: DSD058382ALAB
(the "Property")**

Subject to taxes and tax sales, the property was duly appraised at \$ 73,000.00.

Sale will be made pursuant to Order of Sale issued upon Judgment entered in the District Court of Beckham County, State of Oklahoma, in the above entitled cause, wherein Vanderbilt Mortgage and Finance, Inc. was Plaintiff and Michael Wayne Carpenter aka Michael W. Carpenter; Jane or John Doe, spouse if any of Michael Wayne Carpenter aka Michael W. Carpenter; Patricia Ann Carpenter aka Patricia A. Carpenter; John or Jane Doe, spouse if any of Patricia Ann Carpenter aka Patricia A. Carpenter; Occupants of premises, if any; and State of Oklahoma, ex rel Oklahoma Tax Commission were Defendants, to satisfy the Judgment of the Plaintiff and the lien of the Defendants as follows:

1. To the payment of the costs of said sale in this action;
2. To the Plaintiff, the principal sum of \$71,602.22, together with interest as of February 2, 2021 in the amount of \$4,268.03 thereon and accruing thereafter at 10.03 (note rate)% from The date of default, until paid to the date of judgment; post-judgment interest thereafter at the contract rate, until paid; abstract expenses, late charges, advances for taxes and insurance, and all other expenses, fees, charges, advances, taxes, assessments, and costs of this action, including a reasonable attorney's fee;
3. To the Defendant State of Oklahoma, ex rel Oklahoma Tax Commission the sum of \$3,697.30 for tax warrant number 1774243840 recorded at Book 2343, Page 127 on January 21, 2021; plus fees and penalty; and

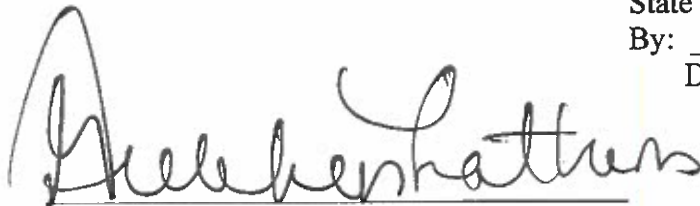
4. That the residue, if any, to be paid to the Clerk of this Court to await further Order of this Court.

including the reasonable expenses and costs of this action, including the payment of any prior mortgage interest, taxes, or prior liens, accrued and accruing.

WITNESS my hand this 13th day of July, 2021.

Sheriff of Beckham County
State of Oklahoma

By: Sonya Blagov
Deputy



Gretchen M. Latham - OBA No. 17523

Of the Firm:

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ATTORNEY FOR VANDERBILT

INSTRUCTIONS TO PUBLISHER: Please publish this Notice once a week for two (2) consecutive weeks, with the first date of publication being no less than thirty (30) days prior to the sale date.