

**ORIGINAL**  
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**ISSUED**

On 10/7/24  
Donna Howell, Court Clerk  
Deputy KK

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

**U.S. BANK NATIONAL ASSOCIATION,  
NOT IN ITS INDIVIDUAL CAPACITY, BUT  
SOLELY AS TRUSTEE FOR RMTP TRUST,  
SERIES 2021 COTTAGE-TT-V,**

**Plaintiff,**

**vs.**

**BILLY JOE WALKER;  
ANN M. WALKER;  
UNITED STATES OF AMERICA ex rel THE  
SECRETARY OF HOUSING AND URBAN  
DEVELOPMENT; and  
UNKNOWN OCCUPANTS, if any, of 19918 E  
1070 Rd., Elk City, OK 73644;**

**Defendants.**

**Case No. CJ-2024-00014  
Judge Jill C. Weedon**

**FIRST ALIAS SPECIAL EXECUTION AND ORDER OF SALE**

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

**GREETINGS:**

**WHEREAS, on August 14, 2024, in the above styled cause, the Court entered judgment to enforce a mortgage lien upon the following described real property, to-wit:**

**A tract of land located in the NW/4 of Section 4-11N-21W of the I.M., Beckham County, Oklahoma, more particularly described by metes and bounds as follows: Beginning at a point on the North line of said NW/4 which is S89°51'04"E 809.65 feet from the NW corner of said NW/4; thence S89°51'04E along the said North line 157.10 feet; S02°29'47"W 603.53 feet; thence N89°51'04"W 130.03 feet; thence N00°04'26"W parallel with the West line of said NW/4, 603.03 feet to the point of beginning AND including a 2007 Southern Energy MH VIN# DSDAL50952AB**

**Together with all improvements constructed upon, affixed to or located upon the above described real property, including without limitation any residential dwelling located upon or to be located thereon, which dwelling is or may be a manufactured home, as hereinbelow described, which manufactured home is or upon placement and affixation shall be conclusively deemed to be real estate (the "Manufactured Home"):**

**Make: SOUTHERN HOMES      Model: SS9861      Serial Number: NTA1445655, NTA14456**

**Year Built: 2007      Length and Width 76FT X 15FT (LXW)**

**Property Address: 19918 E 1070 Rd., Elk City, OK 73644**

the Plaintiff having a judgment *in personam* against Billy Joe Walker and *in rem* against the real estate and premises herein sued upon in the sum of \$108,034.72 comprised of a principal balance of \$91,812.34, accrued interest thereon through August 01, 2024 in the sum of \$7,478.50; accruing interest thereafter at 7.0% per annum or as adjusted by the Note and Mortgage until paid; the further sum of \$3,000.00 as a reasonable attorney's fee; and for all advances by the Plaintiff, if any, for taxes, insurance premiums, or expenses necessary for the preservation of the subject property; and for all costs of this action; and for any reasonable attorney's fees and costs incurring during the enforcement of the judgment; and a judgment of foreclosure of its first mortgage lien against the Defendant and to have said mortgage declared a valid first, prior and superior lien upon the real property, improvements, buildings, appurtenances, hereditament and all other rights appertaining thereto, as hereinabove described, for and in the amounts above set forth, and ordering said real property sold with appraisal, as provided in said mortgage by law, subject to real estate ad valorem taxes, if any, to satisfy said indebtedness secured thereby, and forever barring the Defendants from any right, title, equity or interest in or to said real estate therein described adverse to the title of the purchaser at said sale, and that said lien be and the same is hereby foreclosed and the mortgage is hereby canceled in judgment; and,

**WHEREAS**, the judgment in favor of the Plaintiff remains wholly unpaid, and the Plaintiff has demanded a Special Execution and Order of Sale to issue in accordance with said judgment.

**NOW, THEREFORE**, you are hereby commanded to cause the said real property to be appraised and sold according to the judgment and law, subject to unpaid taxes and advanced preservation expenses, if any, and make return of this Order with your certificate thereon show the manner in which you have executed the same within sixty (60) days from the date hereof.

DATED this 7 day of OCT., 2024.

Donna Howell, Court Clerk  
Beckham County, Oklahoma



BY: DONNA HOWELL  
Kandice Ruppel, Deputy