

**ORIGINAL**  
**RETURN TO COURT CLERK**

**ISSUED**

On 12-18-24  
Donna Howell, Court Clerk  
For Beckham County

IN THE DISTRICT COURT WITHIN AND FOR ~~BECKHAM COUNTY~~  
STATE OF OKLAHOMA

MORTGAGE CLEARING CORPORATION,	)	
	)	
Plaintiff,	)	
	)	
vs.	)	CJ-2024-68
	)	
BILLY FORD et. al.;	)	
	)	
Defendants.	)	

**SPECIAL EXECUTION AND ORDER OF SALE**  
(With Appraisement)

THE STATE OF OKLAHOMA TO THE SHERIFF OF Beckham COUNTY,  
OKLAHOMA:  
GREETINGS:

WHEREAS, on the 18th day of December, 2024, in the above entitled and numbered cause, the Plaintiff recovered a judgment for the sum of \$191,528.39, with 3.75% interest per annum thereon from October 1, 2019, until paid; title search and examination expense of a reasonable amount with interest per annum thereon, until paid; abstract expense of a reasonable amount with interest per annum thereon, until paid for abstract expense; and the further sum of \$6500 attorney's fee, and for all the costs of this action, and recovered a further judgment decreeing the Plaintiff's mortgage set up and sued upon therein to be a valid, subsisting first and prior lien upon the real estate hereinafter described, for the full amount of the judgment, above set forth, and ordering that if said judgment be not paid, that a special execution issue from the office of the Court Clerk, directed to the Sheriff of Beckham County, commanding said Sheriff to levy upon, and sell said real estate, with appraisement, after notice as provided by law, 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, THESE ARE TO COMMAND YOU to levy upon and cause to be appraised and sold, subject to unpaid taxes, assessments, advancements by Plaintiff heretofore or hereafter made for taxes, insurance premiums, or expenses necessary for the preservation of the subject property, or protection of the priority of Plaintiff's first mortgage lien including costs, expenses and attorneys fees incurred in any bankruptcy and all expenses and costs of execution and sale, including poundage upon sale hereafter incurred, if any, in accordance with said judgment, and as by law required, the following described lands and tenements situated in Beckham County, State of Oklahoma, and described as follows, to-wit:

A TRACT OF LAND LYING IN THE NORTHWEST QUARTER (NW/4) OF SECTION 3, TOWNSHIP 10 NORTH, RANGE 21 W.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 OF SECTION 3, SAID POINT BEARS S89°47'33"E A DISTANCE OF 530.9 FEET FROM THE NORTHWEST CORNER OF SAID NW/4; THENCE S89°47'33"E ALONG SAID NORTH LINE A DISTANCE OF 133.10 FEET TO A POINT; THENCE S00°30'35"W A DISTANCE OF 712.53 FEET TO A 1/2 INCH PIN WITH 1462 CAP; THENCE N88°32'05"W A DISTANCE OF 133.39 FEET TO A 1/2 INCH PIN WITH 1462 CAP; THENCE N01°23'03"E A DISTANCE OF 60.0 FEET TO A 1/2 INCH PIN WITH 1462 CAP; THENCE N00°27'09"E A DISTANCE OF 649.53 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.

This writ may be recalled orally or in writing by Plaintiff without notice or leave of Court at any time prior to sale.

WITNESS my hand and official seal at my office in Sayre, Oklahoma, this 18th day of December, 2024.

DOONIA HOWELL

, Court Clerk

BY:

*Audra Lawrence*



Property Address: 900 West Lakeview Road, Elk City, OK 73644