

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

GITSIT SOLUTIONS, LLC, NOT IN ITS
INDIVIDUAL CAPACITY BUT SOLELY
IN ITS CAPACITY AS SEPARATE
TRUSTEE OF GITSIT MORTGAGE
LOAN TRUST BBPLC1

Plaintiff,

vs.

UNKNOWN TRUSTEES OF THE C.E.
AND MARGARET M. WATKINS
REVOCABLE LIVING TRUST U/D/T
DATED THE 11TH DAY OF JULY, 2001,
F/B/O C.E. WATKINS AND MARGARET
M. WATKINS, et al.

Defendant(s)

No: CJ-2025-58

ISSUED
On 9-10-25
Donna Howell, Court Clerk
Deputy DS

SPECIAL EXECUTION AND ORDER OF SALE
(WITH APPRAISEMENT)

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

GREETINGS:

WHEREAS, on the 3rd day of September, 2025, in the above action, the Plaintiff recovered a judgment against the Defendants in this cause for:

Reason	Amount
Unpaid Principal Balance:	\$257,036.45
Date of Default	July 15, 2021
Interest Due From	January 15, 2025
Interest Rate(s)	4.85000 %
Fees & Costs of this Action:	
Attorney fees	\$3,000.00
*or as adjusted by the Note and Mortgage	

plus all advances by Plaintiff, all costs of this action, reasonable attorney's fees and expenses as the Court may allow, and further judgment decreeing the Plaintiff's mortgage to be a valid, first and prior lien upon the real estate, for the full amount of the judgment, foreclosing its lien, and ordering that a Special Execution And Order of Sale issue from the office of the Court Clerk,

directing the Sheriff of Beckham County, Oklahoma, to levy upon and sell the real estate, with appraisalment, as provided by law.

YOU ARE HEREBY COMMANDED to levy upon and cause to be appraised and sold, subject to unpaid taxes, 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:

Part of the North Half (N/2) of the Southwest Quarter (SW/4) of the Southwest Quarter (SW/4) of Section FIFTEEN (15), Township ELEVEN (11) North, Range TWENTY-ONE (21) West of the Indian Meridian, Beckham County, Oklahoma, being described by metes and bounds: Beginning at a point 40.00 feet South 89°52' East of the Southwest Corner of said North Half of the Southwest Quarter of the Southwest Quarter of Section 15, said point being on the East right-of-way line of a County Road; Thence North along said East right-of-way a distance of 10.0 feet; Thence South 89°52' East a distance of 127.50 feet; Thence North a distance of 107.44 feet; Thence South 89°52' East a distance of 50.00 feet; Thence South a distance of 26.44 feet; Thence South 89°52'E a distance of 98.00 feet; Thence South a distance of 53.50 feet; Thence North 89°52' West a distance of 138.00 feet; Thence South a distance of 37.50 feet to the South line of said North Half of the Southwest Quarter of the Southwest Quarter of Section 15; Thence North 89°52' West along said South line a distance of 137.50 feet to the point of beginning.

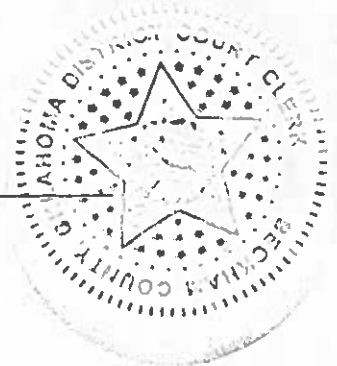
with the buildings, improvements, appurtenances, hereditaments, and all other rights thereunto appertaining or belonging, and pay the proceeds thereof to the Clerk of this Court, as provided by law.

You will make due return of this writ, with your proceedings endorsed thereon, within sixty (60) days from the date hereof.

WITNESS my hand and official seal this 10 day of Sept, 2020

Beckham County Court Clerk,

By: Bailey Gulland
DEPUTY



Property Address:

1600 N RANDALL AVE
ELK CITY, OK 73644