

ORIGINAL

RETURN TO COURT CLERK

ISSUED

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

2-15-22

Donna Howell, Court Clerk

Deputy

VILLAGE CAPITAL & INVESTMENT,
LLC

Plaintiff,

vs.

OPAL BROWNING, et al.

Defendant(s)

No: CJ-2019-118

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 October, 2021, in the above action, the Plaintiff recovered a judgment against the Defendants in this cause for:

Unpaid Principal Balance	\$179,319.54
Date of Default	April 19, 2019
Interest Due From	March 19, 2019
Interest Rate *	3.75000 %

*or as adjusted by the Note and Mortgage

plus all advances by Plaintiff, all costs of this action, reasonable attorney's fees in the amount of \$2,000.00 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 appraisal, 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:

A tract of land lying in the EAST HALF of the NORTHWEST QUARTER (E1/2 NW1/4) of Section THIRTY-THREE (33), Township TEN (10) North, Range

TWENTY-TWO (22), West of the Indian Meridian, Beckham County, Oklahoma, more particularly being described by metes and bounds as follows:

Commencing at the NE corner of said NW1/4; Thence N.89deg59'38"W along the North line of said NW1/4 a distance of 1313.98 feet to the NW corner of said E1/2; Thence S.00deg10'51"E a distance of 373.04 feet to the Point of Beginning; Thence N.89deg49'09"E a distance of 892.17 feet; Thence S.00deg10'51"E a distance of 488.27 feet; Thence S89deg49'09"W a distance of 892.17 feet; Thence N.00deg10'51"W a distance of 488.27 feet to the Point of Beginning.

Less & Except tracts

Tract 1:

A tract of land lying in the EAST HALF of the NORTHWEST QUARTER (E1/2 NW1/4) of Section THIRTY-THREE (33), Township TEN (10) North, Range TWENTY-TWO (22), West of the Indian Meridian, Beckham County, Oklahoma, more particularly being described by metes and bounds as follows: Commencing at the NE corner of said NW1/4; Thence N.89deg59'38"W along the North line of said NW1/4 a distance of 1313.98 feet to the NW corner of said E1/2; Thence S.00deg49'51"E a distance of 373.04 feet to the Point of Beginning; Thence N.89deg49'09"E a distance of 208.71 feet; Thence S.00deg10'51"E a distance of 208.71 feet; Thence S.89deg49'09"W a distance of 208.71 feet; Thence N.00deg10'51"W a distance of 208.71 feet to the Point of Beginning.

Tract 2:

A tract of land lying in the EAST HALF of the NORTHWEST QUARTER (E1/2 NW1/4) of Section THIRTY-THREE (33), Township TEN (10) North, Range TWENTY-TWO (22), West of the Indian Meridian, Beckham County, Oklahoma, more particularly being described by metes and bounds as follows: Commencing at the NE corner of said NW1/4; Thence N.89deg59'38"W along the North line of said NW1/4 a distance of 1313.98 feet to the NW corner of said E1/2; Thence S.00deg10'51"E a distance of 861.31 feet to the Point of Beginning; Thence N.89deg49'09"E a distance of 208.71 feet; Thence N.00deg10'51"W a distance of 208.71 feet; Thence S.89deg49'09"W a distance of 208.71 feet; Thence S.00deg10'51"E a distance of 208.71 feet to the Point of Beginning

Including any residential dwelling located thereon, which dwelling is or may be a manufactured

home described as: 2001 / Southern Homes / Serial No. DSDAL36526AB 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 15th day of February 2021.

Beckham County Court Clerk,

By: Audra Lawrence
DEPUTY



Property Address:

19332 E 1181 Rd
Sayre, OK 73662