

ISSUED

On 12/5/22  
Donna Howell, Court Clerk  
KV

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

FIRST GUARANTY MORTGAGE  
CORPORATION

Plaintiff,

vs.

RICHARD S. PIERSON, et al.

Defendant(s)

No: CJ-2022-23

JUDGE: WEEDON

ALIAS

SPECIAL EXECUTION AND ORDER OF SALE

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

GREETINGS:

WHEREAS, on the 6th day of September, 2022, in the above action, the Plaintiff recovered a judgment against the Defendants in this cause for:

<u>Reason</u>	<u>Amount</u>
Unpaid Principal Balance:	\$121,152.69
Date of Default	October 1, 2020
Interest Due From	September 1, 2020
Interest Rate(s)	4.62500 %
Fees & Costs of this Action:	
Attorney fees	\$2,875.00
*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 an Alias 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.

WHEREAS, the Special Execution and Order of Sale issued previously herein has been returned without a completed sale of the subject property.

WHEREAS, the subject real estate must be offered for sale under the original appraisal of \$99,000.00

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:

Two tracts of Land lying in the Northeast Quarter (NE/4) of Section Thirteen (13), Township Eight (8) North, Range Twenty-four (24), West of the Indian Meridian, Beckham County, Oklahoma, being described by metes and bounds as follows: Tract 1: Beginning 572 feet West of the Northeast Corner of the NE/4; Thence West 185 feet; Thence South 150 feet; Thence West 100 feet; Thence South 223.33 feet; Thence East 427 feet; Thence South 80 feet; Thence East 250 feet; Thence North 303.33 feet; Thence West 250 feet; Thence south 50 feet; Thence West 142 feet; Thence North 200 feet to the Point of Beginning. AND Tract 2: Beginning at a Point 757 feet West of the Northeast Corner of the NE/4; Thence West 100 feet; Thence South 150 feet; Thence East 100 feet; Thence North 150 feet to the Point of beginning.

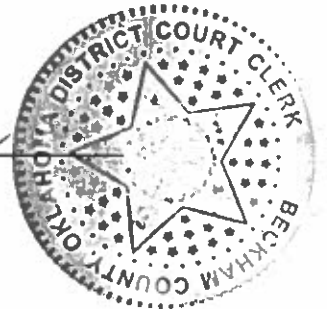
with the buildings, improvements, appurtenances, hereditaments, and all other rights thereunto appertaining or belonging, and pay the proceeds thereof to the Clerk of this Court, as provided by law.

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 5<sup>th</sup> day of December, 2022

Beckham County Court Clerk,

By:   
DEPUTY



Property Address:

18486 E 1270 ROAD  
SAYRE, OK 73662