

ORIGINAL

ISSUED

On

6-26-23

RETURN TO COURT CLERK

Donna Howell, Court Clerk

Deputy

IN THE DISTRICT COURT OF BECKHAM COUNTY
STATE OF OKLAHOMA

NEWREZ LLC D/B/A SHELLPOINT
MORTGAGE SERVICING,
Plaintiff,

v.

JOSHUA RAY BRITTON, SR. A/K/A JOSHUA
RAY BRITTON A/K/A JOSHUA R. BRITTON
A/K/A JOSHUA R. BRITTON SR. A/K/A
JOSHUA BRITTON SR. A/K/A JOSHUA
BRITTON; ALMYRA R. BRITTON A/K/A
ALMYRA BRITTON; JOHN DOE, OCCUPANT;
SUN LOAN CO.; AND CAVALRY SPV I, LLC
Defendant(s).

Case No. CJ-2023-49

Judge Jill C. Weedon

SPECIAL EXECUTION AND ORDER OF SALE
WITH APPRAISEMENT

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

WHEREAS, on June 19, 2023, in the above-entitled cause, the Plaintiff recovered a judgment against the Defendant(s), Joshua Ray Britton Sr., in the sum of \$51,042.09 with interest thereon from May 1, 2022, at the rate of 5% per annum, until paid, plus late charges and for all cost of this action, including a reasonable attorney's fee and any advancements made during the pendency of this action; and recovered a further judgment decreeing the purchase money mortgage set up and sued upon by the Plaintiff therein to be a valid and subsisting first lien upon the real estate, hereinafter described for the amount of said judgment, including interest, attorney's fee and costs, and foreclosing said purchase money mortgage and ordering that if redemption be not made from said judgment forthwith, upon praecipe filed therefore, a special execution and order of sale issued from the office of the Court Clerk directed to the Sheriff of Beckham County, Oklahoma, commanding said Sheriff to sell said real estate, with the sale being published as directed by the Plaintiff in the same manner as sales of real estate taken under general execution, with appraisement, and directing the manner of the distribution of the proceeds arising from said sale; and

WHEREAS, said judgment in favor of the Plaintiff remains wholly unpaid, and there is now due and owing thereon the full amount thereof, with interest, costs and attorney's fee as hereinabove set out.

NOW, THEREFORE, this is to command you that you forthwith advertise as directed by Plaintiff and sell the lands hereinabove referred to, situated in Beckham County, State of Oklahoma, and described as follows, to-wit:

LOT 6 IN BLOCK 1 OF THE MORNINGSIDE SECOND ADDITION TO THE CITY OF ELK CITY, OKLAHOMA; LESS AND EXCEPT ALL OF THE OIL, GAS, AND OTHER MINERALS.

PROPERTY ADDRESS: 1121 Constantine Drive, Elk City, OK 73644

with appraisal, and, in accordance with said judgment and from the proceeds thereof, pay:

- First. The costs of said sale and the cost of said action;
- Second. The judgment awarded the Plaintiff, NewRez LLC d/b/a Shellpoint Mortgage Servicing, including interest and attorney's fees, as set forth herein;
- Finally and the residue, if any, to be paid into Court to await the further order of the Court or a Judge thereof.

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 21st day of June, 2023.

COURT CLERK

BY:

Audra Guzman
DEPUTY



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Attorneys for Plaintiff
File No. 23-139100