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On

Donna Howell, Court Clerk

Deputy

KV

**IN THE DISTRICT COURT OF BECKHAM COUNTY  
STATE OF OKLAHOMA**

**WESTSTAR MORTGAGE CORPORATION**

**Plaintiff,**

v.

**FRANCISCO M. VILLEGAS; LINDA MARTINEZ; UNKNOWN TENANT,  
IF ANY, OF 213 S RANDALL AVE., ELK CITY, OKLAHOMA 73644,**

**Defendants.**

Case No.: CJ-22-77

Judge Weedon

**SPECIAL EXECUTION AND ORDER OF SALE**

STATE OF OKLAHOMA, COUNTY OF BECKHAM ) SS:

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

GREETINGS:

WHEREAS the above-stated Plaintiff, on the 14th day of December, 2022, in the above-styled cause, to enforce a mortgage lien upon the following described real property, to-wit:

**THE NORTH 45 FEET OF LOTS 19, 20, 21 ,22 ,23, AND 24 IN BLOCK 24 IN FAIRVIEW  
ADDITION TO ELK CITY, BECKHAM COUNTY, OKLAHOMA, ACCORDING TO THE  
RECORDED PLAT THEREOF.**

**Property Address: 213 S. RANDALL AVE., ELK CITY, OKLAHOMA 73644**

recovered judgment against the Defendants, Francisco M. Villegas, if living, and if deceased, his unknown successors, jointly and severally, in the sum of \$31,844.39 with interest thereon from June 30, 2022, at the rate of 4.500% per annum until paid, and attorney's fee in the amount of \$2,875.00, and all costs of this action; and a judgment of foreclosure of its first mortgage lien against the Defendants and to have said mortgage declared a valid, first, prior and superior lien upon the real property, improvements, buildings, appurtenances, hereditament and all other rights appertaining thereto, as hereinabove described, for and in the amounts above set forth, and ordering said real property and premises sold with appraisal, as provided in said mortgage and by law, to satisfy said indebtedness secured thereby, and forever barring the Defendants, or any of them, from any right, title, equity or interest in or to said real estate therein described adverse to the title of the purchaser at said sale, and that said lien be and the same is hereby foreclosed and the mortgage is hereby canceled in judgment; and,

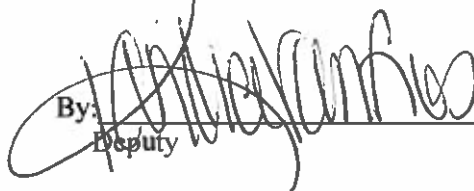
WHEREAS, the judgment in favor of the Plaintiff remains wholly unpaid, and the Plaintiff has demanded a Special Execution and Order of Sale to issue in accordance with said judgment.

NOW, THEREFORE, you are hereby commanded to cause the said lands and tenements to be appraised and sold according to the judgment and law, subject to unpaid taxes and advanced preservation expenses, if any, and make return of this Order with your certificate thereon showing the manner in which you have executed the same within sixty (60) days from the date hereof.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Court at my office in Beckham County, Oklahoma, this 9<sup>th</sup> day of January, 2023.

**DONNA HOWELL**

Court Clerk

By:   
Deputy



W. Brent Kelley, OBA #11380  
Kelley & Taylor, P.C.  
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