

ISSUED

On 1/22/24
Donna Howell, Court Clerk
Deputy KR

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

Vanderbilt Mortgage and Finance, Inc.,
Plaintiff,

vs.

Michael Walker and Angel Walker, husband and
wife, et al.,
Defendants.

Case No. CJ-2023-63

**SPECIAL EXECUTION AND ORDER OF SALE
(With Appraisement)**

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

GREETINGS:

WHEREAS, on the 20th day of December, 2023, the Plaintiff, Vanderbilt Mortgage and Finance, Inc., recovered a judgment *in-personam* against the Defendants, Michael Walker and Angel Walker, husband and wife and *in-rem* against the remaining Defendants, for the sum of sixty-seven thousand fifty-six and 87/100 (\$67,056.87) with a reasonable attorney fee, abstracting expense, and the costs of this action, accrued and accruing, the total sums to bear interest at the legally allowed rate, and recovered a further judgment decreeing the Plaintiff's lien set up and sued upon therein to be a valid, subsisting lien upon the real estate hereinafter described, for the full amount of the judgment, above set forth, and foreclosing the lien, and ordering that if the judgment be not paid, that a special execution issue from the Office of the Court Clerk, directed to the Sheriff of Beckham County, commanding the Sheriff to levy upon, advertise and sell the real estate, with appraisement, as provided by law; 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 the judgment.

NOW, THEREFORE, THESE ARE TO COMMAND YOU to levy upon and cause to be appraised, advertised and sold, subject to any of the following: unpaid taxes and special assessments; advances by Plaintiff for taxes; insurance premiums; expenses necessary for the preservation of the subject property; in accordance

with the judgment and as by law required, the following described lands and tenements situated in Beckham County, State of Oklahoma, and described as follows, to wit:

A tract of land in the SE/4 of Section 28, Township 9 North, Range 25 West of the Indian Meridian, Beckham County, Oklahoma lying South of the C.R.I. & P. Railroad, being more particularly described as follows: A two acre tract beginning 554.0 feet west of the Southeast Corner of the SE/4 of Section 28, thence West along the South line of Section 28, a distance of 225 feet; thence North a distance of 370.2 feet to a point on the South right-of-way line of the C.R.I. & P. Railroad; thence Northeasterly along said right-of-way line a distance of 227.4 feet; thence South a distance of 404.7 feet to the point of beginning; and 2006 Clayton MH, VIN: CS2007567TNAB

a/k/a

17585 E. 1240 Rd.
Erick, OK 73645

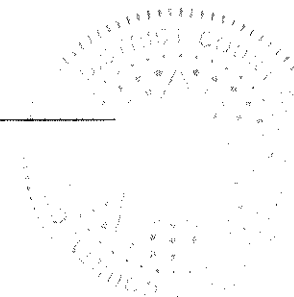
with the buildings, improvements, appurtenances, hereditaments and all other rights thereunto appertaining or belonging, and pay the proceeds thereof to the Clerk of this Court, as provided by law.

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 at my office in Sayre, Beckham County, Oklahoma, this 22nd day of Jan, 2024.

Beckham County Court Clerk

By [Signature]
Deputy



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