

interest at the rate of ten per cent (10%) per annum from the rendition thereof, and that said judgment declared the same to be a valid lien on the real estate and premises herein after described; and;

The intervenor, United Iron Works Company, by the consideration of the court, recovered a judgment in said court against the defendants, J. Truman Nixon and Florence B. Nixon, and each of them, in the sum of \$475.38, and that said judgment bear interest at the rate of eight per cent (8%) per annum from the rendition thereof, and that said judgment declared the same to be a valid lien on the real estate and premises hereinafter described; and;

That in the event the said defendants, J. Truman Nixon and Florence B. Nixon, should fail, for six months from said 29th day of October, 1923, to pay said plaintiff the sum of \$57,593.28, with interest thereon, attorney's fee and costs of said action, aforesaid; a special execution and order of sale issue from the Clerk of said court to the Sheriff of said county, upon praecipe filed; commending him to advertise and sell, without appraisement in the same manner as sales of real estate taken under execution, said real estate and premises, prescribing the manner of disposition of the proceeds arising therefrom and forever barring and foreclosing the said defendants, and all persons claiming under them since the commencement of the aforesaid action, of and from all lien upon, right, title, interest, estate or equity, of, in or to said real estate and premises, and decreeing that the purchaser at such sale take the same free, clear and discharged of and from all lien upon right, title, interest, estate or equity of said defendants and all persons claiming under them since the commencement of the aforesaid action:

AND; WHEREAS, on the 30th day of April, 1924, the same being more than six months after the date of said judgment, said judgment being wholly unpaid, and the plaintiff having filed its written praecipe therefor, there was issued by said Clerk's special execution and order of sale on said judgment, directed to the undersigned Sheriff, commanding him to proceed according to law to advertise and sell, without appraisement, the hereinafter described real estate and premises and apply the proceeds as directed by said Judgment.

AND; WHEREAS, said special execution and order of sale having come into the hands of the undersigned Sheriff on the 30th day of April, 1924, to be executed, and he accordingly advertised said real estate and premises for sale by giving due and legal notice of the time, place of sale and property to be sold by notice in the Tulsa Daily Legal News; a newspaper printed, published and of general circulation in said county wherein the said real estate and premises are situated, in each issue thereof for at least thirty days prior to the date of sale, stating that he would, on the 4th day of June, 1924, at the hour of 2 o'clock P. M.; and at the front door of the Court House in Tulsa, In said County and State, offer for sale to the highest and best bidder for cash in hand, and sell, without appraisement, said real estate and premises;

AND, WHEREAS, on the said 4th day of June, 1924, pursuant to said judgment, special execution, order of sale and notice, the undersigned Sheriff offered said real estate and premises for sale at public auction to the highest and best bidder, for cash in hand, and so sold the same, without appraisement, to EXCHANGE NATIONAL BANK of Tulsa, Oklahoma, it being the highest and best bidder therefor, at and for the price of Twelve Thousand Dollars (\$12,000.00), which was the highest and best sum bid;

AND, WHEREAS, the undersigned Sheriff, afterwards, on the 10th day of June, 1924, returned into court said special execution and order of sale with a certificate and return thereon showing the manner in which the same had been executed and performed;

AND, WHEREAS, on the 23rd day of June, 1924, the said Court having carefully