

ORIGINAL
RETURN TO COURT CLERK

ISSUED

On 5/21/25
Donna Howell, Court Clerk
Deputy KR

IN THE DISTRICT COURT OF BECKHAM COUNTY
STATE OF OKLAHOMA

WELLS FARGO BANK, N.A.,
Plaintiff,

v.

DANNY M. ANDERSON, DECEASED; MARY J. ANDERSON A/K/A MARY JANE ANDERSON, DECEASED; JOHN DOE, OCCUPANT; STATE OF OKLAHOMA EX REL. OKLAHOMA TAX COMMISSION; UNITED STATES OF AMERICA EX REL. INTERNAL REVENUE SERVICE; LLOYD HILBURN, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF MARY J. ANDERSON; UNKNOWN HEIRS, SUCCESSORS AND ASSIGNS OF DANNY ANDERSON; AND UNKNOWN HEIRS, SUCCESSORS AND ASSIGNS OF MARY J. ANDERSON

Defendant(s).

Case No. CJ-2024-49

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 May 5th, 2025, in the above-entitled cause, the Plaintiff recovered an In Rem judgment against the Defendant(s), Danny M. Anderson, in the sum of \$155,525.42 with interest thereon from April 1, 2023, at the rate of 4% per annum, until paid, attorney's fee in the amount of \$3,000.00, late charges, all advances for taxes, insurance premiums, property preservation expenses, and other fees or expenses incurred prior to or during the pendency of this action, and costs of this action; and recovered a further judgment decreeing the 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 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 3, IN BLOCK 1, OF ROBERTS ADDITION TO THE CITY OF ELK CITY, BECKHAM COUNTY, OKLAHOMA

PROPERTY ADDRESS: 906 N. Randall Avenue, Elk City, OK 73644

with appraisement, 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, Wells Fargo Bank, N.A., including interest, attorney's fees, advances, and costs, 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 May, 2025.

COURT CLERK
BY: Kandice Kippert
DEPUTY



LOGS LEGAL GROUP LLP
770 NE 63rd St.
Oklahoma City, OK 73105-6431
(405) 848-1819
Attorneys for Plaintiff
File No. 24-140564