

ORIGINAL
RETURN TO COURT CLERK

ISSUED

On 1/2/24
Donna Howell, Court Clerk
Deputy RR

DO NOT RE-APPRAISE
IN THE DISTRICT COURT OF BECKHAM COUNTY
STATE OF OKLAHOMA

WELLS FARGO BANK, N.A.,
Plaintiff,

v.

TAYLOR LAMBERT; SPOUSE, IF ANY, OF
TAYLOR LAMBERT; JOHN DOE, OCCUPANT;
KATHERINE ROSE LAMBERT A/K/A
KATHERINE ROSE BAUCOM; COMMERCIAL
FEDERAL BANK; AND STATE OF
OKLAHOMA EX REL OKLAHOMA TAX
COMMISSION
Defendant(s).

Case No. CJ-2022-41

Judge Jill C. Weedon

FIRST ALIAS
SPECIAL EXECUTION AND ORDER OF SALE
WITH APPRAISEMENT

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

WHEREAS, on September 28, 2022, in the above-entitled cause, the Plaintiff recovered a judgment against the Defendant(s), Taylor Lambert, in the sum of \$71,447.01 with interest thereon from December 1, 2020, at the rate of 4.5% 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:

A TRACT OF LAND LYING IN THE SOUTHEAST QUARTER OF SECTION 8,
TOWNSHIP 9 NORTH, RANGE 23 WEST OF THE INDIAN MERIDIAN, BECKHAM
COUNTY, OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 677.9 FEET NORTH AND 273.0 FEET WEST OF THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE WEST A DISTANCE OF 110.0; THENCE NORTH A DISTANCE 205.0 FEET; THENCE EAST A DISTANCE OF 110.0 FEET; THENCE SOUTH A DISTANCE OF 205.0 FEET TO THE POINT OF BEGINNING, ALSO DESCRIBED AS: BEING LOT THREE IN BLOCK ONE OF THE HORNSBY ADDITION TO THE CITY OF SAYRE, OKLAHOMA.

PROPERTY ADDRESS: 107 Sadie Lane, Sayre, OK 73662

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, Wells Fargo Bank, N.A., 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 2nd day of Jan, 2024.

COURT CLERK
BY: [Signature]
DEPUTY



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Attorneys for Plaintiff
File No. 22-138371