

ORIGINAL

ISSUED

RETURN TO COURT CLERK

On 3/15/23

Donna Howell, Court Clerk

IN THE DISTRICT COURT OF BECKHAM COUNTY
STATE OF OKLAHOMA

WILMINGTON SAVINGS FUND SOCIETY,
FSB, AS TRUSTEE OF QUERCUS MORTGAGE
INVESTMENT TRUST,
Plaintiff,

Case No. CJ-2022-94

v.

Judge Jill C. Weedon

BUDDY S. HANEY A/K/A BUDDY HANEY;
SPOUSE, IF ANY, OF BUDDY S. HANEY;
KELLY LYNN HANEY A/K/A KELLY HANEY
A/K/A KELLY L. HANEY; SPOUSE, IF ANY,
OF KELLY LYNN HANEY; JOHN DOE,
OCCUPANT; UNITED STATES OF AMERICA
EX REL INTERNAL REVENUE SERVICE;
STATE OF OKLAHOMA EX REL OKLAHOMA
TAX COMMISSION; AND LVNV FUNDING,
LLC

Defendant(s).

**SPECIAL EXECUTION AND ORDER OF SALE
WITH APPRAISEMENT**

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

WHEREAS, on March 15th, 2023, in the above-entitled cause, the Plaintiff recovered a judgment against the Defendant(s), Buddy S. Haney, in the sum of \$62,153.21 with interest thereon from February 1, 2020, at the rate of 6.125% 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 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 appraisal, 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:

EAST TWENTY-SEVEN FEET (E27') OF LOT THREE (3) AND WEST THIRTY-NINE FEET (39') OF LOT FOUR (4) IN BLOCK ONE (1) OF THE CRESTVIEW ADDITION TO THE CITY OF ELK CITY, BECKHAM COUNTY, OKLAHOMA.

PROPERTY ADDRESS: 325 Hayden Boulevard, Elk City, OK 73644

with appraisalment, 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, Wilmington Savings Fund Society, FSB, as Trustee of Quercus Mortgage Investment Trust, 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 15th day of March, 2023.

COURT CLERK
BY: [Signature]
DEPUTY



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Attorneys for Plaintiff
File No. 22-138638