

ORIGINAL
RETURN TO COURT CLERK

ISSUED

On 1/11/23
~~BECKHAM COUNTY~~ Court Clerk
Deputy KV

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

WELLS FARGO BANK, N.A.,

Plaintiff,

vs.

JAMES DANIEL SECKMAN, et al.,

Defendants.

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) CJ-2022-95
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SPECIAL EXECUTION AND ORDER OF SALE
(With Appraisement)

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

WHEREAS, on the 4 day of January, 2023, in the above entitled and numbered cause, the Plaintiff recovered a judgment for the sum of \$73,165.56, with 3.375% interest per annum thereon from AUGUST 1, 2020, until paid; title search and examination expense of a reasonable amount with interest per annum thereon, until paid; abstract expense of a reasonable amount with interest per annum thereon, until paid for abstract expense; and the further sum of \$6,500.00 attorney's fee, and for all the costs of this action, and recovered a further judgment decreeing the Plaintiff's mortgage set up and sued upon therein to be a valid, subsisting first and prior lien upon the real estate hereinafter described, for the full amount of the judgment, above set forth, and foreclosing said lien, and ordering that if said judgment be not paid, that a special execution issue from the office of the Court Clerk, directed to the Sheriff of Beckham County, commanding said Sheriff to levy upon, and sell said real estate, with appraisement, after notice 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 said judgment.

NOW, THEREFORE, THESE ARE TO COMMAND YOU to levy upon and cause to be appraised and sold, subject to unpaid taxes, assessments, advancements by Plaintiff heretofore or hereafter made for taxes, insurance premiums, or expenses necessary for the preservation of the subject property, or protection of the priority of Plaintiff's first mortgage lien including costs, expenses and

attorneys fees incurred in any bankruptcy and all expenses and costs of execution and sale, including poundage upon sale hereafter incurred, if any, in accordance with said 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:

LOTS TWENTY-ONE (21), TWENTY-TWO (22), AND TWENTY-THREE (23), BLOCK ONE (1), ORIGINAL TOWN, SAYRE, OKLAHOMA;

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.

This writ may be recalled orally or in writing by Plaintiff without notice or leave of Court at any time prior to sale.



WITNESS my hand and official seal at my office in Sayre, Oklahoma, this 11th day of January, 2023.

DONNA HOWELL, Court Clerk
BY: *Donna Howell*

Property Address: 303 NORTH 11TH STREET, SAYRE, OK 73662