

**ORIGINAL**  
**RETURN TO COURT CLERK**

**ISSUED**

On 8/4/23  
Donna Howell, Court Clerk  
Deputy KU

IN THE DISTRICT COURT OF BECKHAM COUNTY  
STATE OF OKLAHOMA

WELLS FARGO BANK, N.A.,  
Plaintiff,

v.

DAVID PHILLIPS; SUSAN D. PHILLIPS A/K/A  
SUSAN PHILLIPS; AND JOHN DOE,  
OCCUPANT  
Defendant(s).

Case No. CJ-2023-59

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 July 31, 2023, in the above-entitled cause, the Plaintiff recovered an in rem judgment against the Defendant(s), David Phillips, in the sum of \$49,373.49 with interest thereon from June 1, 2022, at the rate of 6.5% 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 appraisalment, 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:

LOTS ONE (1), TWO (2), AND THREE (3) IN BLOCK TWO (2) OF THE WOLFLEY  
ADDITION TO THE CITY OF ELK CITY, BECKHAM COUNTY, OKLAHOMA.

PROPERTY ADDRESS: 420 N. Wolfley Street, Elk City, OK 73644-3664

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, 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 4 day of August, 2023.

COURT CLERK

BY:  DEPUTY



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Attorneys for Plaintiff  
File No. 23-139344