ORIGINAL
RETURN FOR FILING WITH
CUSTER COUNTY COURT CLERK

IN THE DISTRICT COURT OF CUSTER COUNTY
STATE OF OKLAHOMA

WELLS FARGO BANK, N.A.,
Plaintiff,

v.

BRANDON SCOTT KILPATRICK A/K/A BRANDON S. KILPATRICK A/K/A BRANDON KILPATRICK; SPOUSE, IF ANY, OF BRANDON SCOTT KILPATRICK; JINA MARIE KILPATRICK A/K/A JINA M. KILPATRICK A/K/A JENNIFER MARIE KILPATRICK; SPOUSE, IF ANY, OF JINA MARIE KILPATRICK; JOHN DOE, OCCUPANT; LVNV FUNDING LLC; CAPITAL ONE, N.A., SUCCESSOR BY MERGER TO CAPITAL ONE BANK (USA), N.A.; AND STATE OF OKLAHOMA EX REL. OKLAHOMA TAX COMMISSION
Defendant(s).

Case No. CJ-2025-19

Judge Donna Dirickson

SPECIAL EXECUTION AND ORDER OF SALE WITH APPRAISEMENT

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

WHEREAS, on _____, 2026, in the above-entitled cause, the Plaintiff recovered a judgment against the Defendant(s), Brandon Scott Kilpatrick, in the sum of $196,250.03 with interest thereon from December 1, 2020, at the rate of 3.5% per annum, until paid, attorney's fee in the amount of $3,650.00, 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 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 Custer 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 Custer County, State of Oklahoma, and described as follows, to-wit:

THE SOUTH 1 FOOT OF LOT TWENTY (20), ALL OF LOT TWENTY-ONE (21) AND THE NORTH 2 FEET OF LOT TWENTY-TWO (22), OF BLOCK EIGHT (8), IN SABER HILLS ADDITION, TO THE CITY OF WEATHERFORD, CUSTER COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

PROPERTY ADDRESS: 1820 Linwood Street, Weatherford, OK 73096

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 24 day of Oct., 2026.

DISTRICT COURT CLERK CUSTER COUNTY, OKLAHOMA

COURT CLERK

BY: Staci Hewett
~~DEPUTY~~

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File No. 25-141426