

ISSUED

On 11/28/22

Donna Howell, Court Clerk

Deputy

ORIGINAL
RETURN TO COURT CLERK

IN THE DISTRICT COURT OF BECKHAM COUNTY
STATE OF OKLAHOMA

NEWREZ LLC D/B/A SHELLPOINT
MORTGAGE SERVICING,
Plaintiff,

v.

THOMAS J. HULSTINE A/K/A THOMAS
HULSTINE, DECEASED; GUADALUPE G.
HULSTINE A/K/A GUADALUPE HULSTINE,
DECEASED; JOHN DOE, OCCUPANT; CAROL
ANN HULSTINE, INDIVIDUALLY AND AS
PERSONAL REPRESENTATIVE OF THE
ESTATE OF THOMAS J. HULSTINE; SPOUSE,
IF ANY, OF CAROL ANN HULSTINE; BLUE
WORLD POOLS, INC.; PROFESSIONAL
FINANCE COMPANY, INC.; TD BANK USA,
N.A.; LAURA STUCZYNSKI; VERONICA
LACKEY; UNKNOWN HEIRS, SUCCESSORS
AND ASSIGNS OF THOMAS J. HULSTINE;
AND UNKNOWN HEIRS, SUCCESSORS AND
ASSIGNS OF GUADALUPE G. HULSTINE
Defendant(s).

Case No. CJ-2022-62

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 November 21st, 2022, in the above-entitled cause, the Plaintiff recovered an in rem judgment against the Defendant(s), Thomas J. Hulstine and Guadalupe G. Hulstine, in the sum of \$24,488.24 with interest thereon from March 1, 2021, at the rate of 3.375% per annum or at the current adjustable rate, 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 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:

LOT FIVE (5), OF BLOCK TWO (2) IN COUNTRY CLUB ESTATES ADDITION, TO THE CITY OF ELK CITY, BECKHAM COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

PROPERTY ADDRESS: 153 Blackburn Boulevard, Elk City, OK 73644

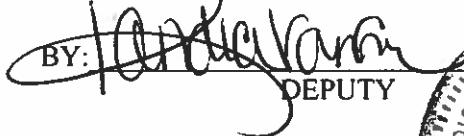
with appraisalment, and, in accordance with said judgment and from the proceeds thereof, pay:

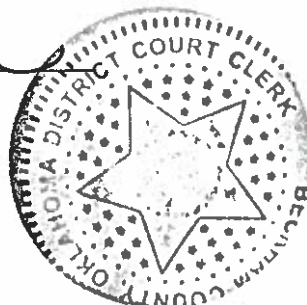
- First. The costs of said sale and the cost of said action;
- Second. The judgment awarded the Plaintiff, NewRez LLC d/b/a Shellpoint Mortgage Servicing, including interest and attorney's fees, as set forth herein;
- Finally and the residue, if any, to be paid into Court to await the further order of 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 28th day of Nov., 2022.

COURT CLERK

BY:  DEPUTY



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File No. 22-138440