

SHERIFF RETURN
RETURNS TO
COURT CLERK

IN THE DISTRICT COURT OF CUSTER COUNTY
STATE OF OKLAHOMA

ISSUED
DISTRICT COURT
Custer County, Okla.

DEC 15 2023

STACI HUNTER
COURT CLERK

NewRez LLC d/b/a Shellpoint Mortgage Servicing,
Plaintiff,

vs.

Case No. CJ-2021-27

The Unknown Heirs and Successors, if any, of
Minita Emma Twins, et al.,
Defendants.

SPECIAL EXECUTION AND ORDER OF SALE IN FORECLOSURE

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

WHEREAS, in the District Court of Custer County, Oklahoma on January 11, 2022, in the above entitled and numbered cause, the Plaintiff recovered a judgment for the sum of \$122,337.41, with 8.25% interest per annum thereon from December 1, 2019, until paid; title search and examination expense with interest per annum thereon, until paid; advances for preservation of the subject property with interest per annum thereon, until paid; and a further judgment to Plaintiff and Plaintiff's attorneys for a reasonable attorney's fee, and for all costs of this action, and recovered a further judgment and decree of foreclosure of said mortgage given to secure said debt on the property 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 issued from the office of the Court Clerk, directed to the Sheriff of Custer County, commanding said Sheriff to levy upon, and sell said real estate, with appraisal, 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, THIS IS TO COMMAND YOU to levy upon and cause to be appraised, advertised, 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 mortgage lien including costs, expenses and attorney's 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 Custer County, State of Oklahoma, and described as follows, to-wit:



LOT 17, BLOCK 5, TIMBER CREEK ESTATES, AN ADDITION TO THE CITY OF WEATHERFORD, CUSTER COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

and commonly known as 1505 Timber Creek Dr, Weatherford, OK 73096

with 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.

You will make return of this Order of Sale with your proceedings endorsed thereon, within sixty (60) days from the date hereof, showing the manner in which you have executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Court at my office in the City of Arapaho, Custer County, Oklahoma this _____ day of _____, 2023.

Custer County Court Clerk:

(S E A L)

By: _____
Deputy

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Bryan P. Cardwell, #33440
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