

TO THE PUBLISHER: Please publish this document one day per week for two (2) consecutive weeks, exactly one week apart with the first publication running at least 32 days before the date of sale.

IN THE DISTRICT COURT IN AND FOR PITTSBURG COUNTY
STATE OF OKLAHOMA

SPECIALIZED LOAN SERVICING,)
LLC;)
Substituted Plaintiff,) Case No. CJ-2022-138
vs.) Judge Hogan, Mike
GINA LIGHTLE A/K/A GINA LARUE)
LIGHTLE, F/K/A GINA KREIMEIER,)
F/K/A GINA LARUE KREIMEIER;)
BRADLEY LIGHTLE A/K/A)
BRADLEY DON LIGHTLE; et al.)
Defendants.)

NOTICE OF SALE OF LAND UNDER EXECUTION

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Notice is hereby given that on the 10th day of October, 2024, at 10 o'clock, A.M., (location at Courthouse or Room #), Front Lobby, of the Pittsburg County Courthouse in McAlester, Oklahoma, the undersigned Sheriff will offer for sale and sell for cash to the highest and best bidder, subject to real estate ad valorem taxes, superior special assessments and all interests of record, if any, except the Mortgage and interests foreclosed herein on the following described real property, to-wit:

The East Forty (40) feet of Lot Five (5) and the West Ten (10) feet of Lot Six (6), in Block Five Hundred Eighty-seven (587), in the City of McAlester (known as South McAlester, Oklahoma), Pittsburg County, State of Oklahoma, according to the recorded plat thereof, commonly known as 415 East Seneca Avenue, McAlester, OK 74501 (the "Property")

Sale will be made pursuant to a Special Execution and Order of Sale issued out of the office of the Court Clerk in and for Pittsburg County, Oklahoma, and pursuant to said judgment reserving the right of Assignee of Substituted Plaintiff to recall said execution by oral announcement and/or order of the Court, prior to the sale, said judgment entered in the District



Court in and for said County, State of Oklahoma, in Case No. CJ-2022-138, entitled Specialized Loan Servicing, LLC, Substituted Plaintiff, vs. Gina Lightle a/k/a Gina Larue Lightle, f/k/a Gina Kreimeier, f/k/a Gina Larue Kreimeier; Bradley Lightle a/k/a Bradley Don Lightle, et al., Defendants, to satisfy:

FIRST: The costs of said action accrued and accruing;

SECOND: The judgment and first lien of Newrez LLC dba Shellpoint Mortgage Servicing (fka Specialized Loan Servicing LLC), assignee of the Substituted Plaintiff, Specialized Loan Servicing, LLC, in the sum of \$23,983.92 with interest thereon at the rate of 6.625% per annum, as adjusted, if applicable, from May 1, 2020, until paid; advances for taxes, insurance and preservation expenses, accrued and accruing; abstracting expenses, accrued and accruing; bankruptcy fees and costs, if any; and an attorney's fee, plus costs, with interest thereon at the same rate, until paid.

Persons or other entities having interest in the property, including those whose actual addresses are unknown and persons or other entities who have or may have unknown successors and such unknown successors are hereby notified are: Gina Lightle a/k/a Gina Larue Lightle, f/k/a Gina Kreimeier, f/k/a Gina Larue Kreimeier; Bradley Lightle a/k/a Bradley Don Lightle; Occupants of the Premises; Oklahoma Educators Credit Union.

The property has been duly appraised in the sum of \$ 46,900.⁰⁰.

WITNESS MY HAND this 22 day of August, 2024.

Franki McDendon
By: Julie Padgett
Deputy

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ATTORNEYS FOR NEWREZ LLC DBA SHELLPOINT MORTGAGE SERVICING (FKA SPECIALIZED LOAN SERVICING LLC), ASSIGNEE OF SUBSTITUTED PLAINTIFF

