



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

CREDIT SUISSE FIRST BOSTON)
MORTGAGE SECURITIES CORP.,)
HOME EQUITY ASSET TRUST 2006-)
3, HOME EQUITY PASS-THROUGH)
CERTIFICATES, SERIES 2006-3, U.S.)
BANK NATIONAL ASSOCIATION,)
AS TRUSTEE;)

Plaintiff,)

Case No. CJ 2022-202

vs.)

Judge Mills, Tim

KATHERINE R. MORDECAI; et al.)

ORIGINAL-PLEASE RETURN

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 9 day of February, 2023, 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 Northerly 48.75 feet of Lot 8 and the Northerly 48.75 feet of the Easterly Half of Lot 7 in Block 184 in THE CITY OF MCALESTER, formerly SOUTH MCALESTER, Pittsburg County, Oklahoma, commonly known as 711 North C Street, 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 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 2022-202, entitled Credit Suisse First Boston Mortgage Securities Corp., Home Equity Asset Trust 2006-3, Home Equity Pass-Through Certificates, Series 2006-3, U.S. Bank National Association, as Trustee, Plaintiff, vs. Katherine R. Mordecai, et al., Defendants, to satisfy:

FIRST: The costs of said action accrued and accruing;

SECOND: The judgment and first lien of the Plaintiff, Credit Suisse First Boston Mortgage Securities Corp., Home Equity Asset Trust 2006-3, Home Equity Pass-Through Certificates, Series 2006-3, U.S. Bank National Association, as Trustee, in the sum of \$32,565.36 with interest thereon at the rate of 4.125% per annum, as adjusted, if applicable, from August 1, 2021, 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: Katherine R. Mordecai; Occupants of the Premises; U.S. Bank National Association, as Trustee for Credit Suisse First Boston Mortgage Securities Corp., Home Equity Asset Trust 2006-4, Home Equity Pass-Through Certificates, Series 2006-4.

The property has been duly appraised in the sum of \$ 72,000.⁰⁰

WITNESS MY HAND this 15 day of December, 2022.

By: Chris Morris
J. J. Padgett
Deputy

KIVELL, RAYMENT AND FRANCIS

A Professional Corporation
K. Renee' Davis, OBA #15161
Triad Center I, Suite 550
7666 East 61st Street
Tulsa, Oklahoma 74133
Telephone (918) 254-0626
Facsimile (918) 254-7915
E-mail: rdavis@kivell.com
ATTORNEYS FOR PLAINTIFF

