

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

TOWD POINT MORTGAGE TRUST)
2017-6, U.S. BANK NATIONAL)
ASSOCIATION, AS INDENTURE)
TRUSTEE;)



Plaintiff,)

Case No. CJ-2022-55

vs.)

Judge Hogan, Mike

JUDY E. LEWIS; KENNETH E.)
LEWIS; 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 26 day of January, 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:

Lots Three (3), Four (4), and Five (5), Block Sixty-three (63), of PINEY CREEK, SECTION SIX (6), Pittsburg County, Oklahoma, according to the Official Plat thereof, commonly known as Rt 4 Box 2984 a/k/a 31 Holly Road, Stigler, OK 74462 (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-2022-55, entitled Towd Point Mortgage Trust 2017-6, U.S. Bank



National Association, as Indenture Trustee, Plaintiff, vs. Judy E. Lewis; Kenneth E. Lewis, et al., Defendants, to satisfy:

FIRST: The costs of said action accrued and accruing;

SECOND: The judgment and first lien of the Plaintiff, Towd Point Mortgage Trust 2017-6, U.S. Bank National Association, as Indenture Trustee, in the sum of \$42,750.07 with interest thereon at the rate of 7.33% per annum, as adjusted, if applicable, from July 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: Judy E. Lewis; Occupants of the Premises; CFNA Receivables (OK), Inc. f/k/a Citifinancial Services, Inc.; Midland Funding LLC.

The property has been duly appraised in the sum of \$ 37,000.⁰⁰.

WITNESS MY HAND this 22 day of November, 2022.

Chris Morris
By: Jule Pett
Deputy

KIVELL, RAYMENT AND FRANCIS
A Professional Corporation

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