

**ORIGINAL**  
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**CUSTER COUNTY COURT CLERK**

**DO NOT RE-APPRAISE**  
IN THE DISTRICT COURT OF CUSTER COUNTY  
STATE OF OKLAHOMA

U.S. BANK TRUST NATIONAL ASSOCIATION,  
AS TRUSTEE FOR TOWD POINT MORTGAGE  
TRUST 2021-1,  
Plaintiff,

v.

ALFREDO MONTES; SPOUSE, IF ANY, OF  
ALFREDO MONTEZ; OLIVIA RODRIGUEZ,  
DECEASED; JOHN DOE, OCCUPANT; AND  
CITIFINANCIAL SERVICES, INC.  
Defendant(s).

Case No. CJ-2022-80

Judge Jill C. Weedon

**FIRST ALIAS**  
**SPECIAL EXECUTION AND ORDER OF SALE**

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

WHEREAS, on July 31, 2023, in the above-entitled cause, the Plaintiff recovered an in rem judgment against the Defendant(s), Olivia A. Rodriguez, in the sum of \$8,993.90 with interest thereon from February 20, 2022, at the rate of 12.13% per annum, 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 Custer 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 appraisalment, 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 Custer County, State of Oklahoma, and described as follows, to-wit:

LOTS ELEVEN (11) AND TWELVE (12), BLOCK FIVE (5), HAYES ADDITION TO  
THE CITY OF CLINTON, CUSTER COUNTY, OKLAHOMA, ACCORDING TO THE  
RECORDED PLAT THEREOF.

PROPERTY ADDRESS: 420 S. 5th Street, Clinton, OK 73601

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

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- First. The costs of said sale and the cost of said action;
- Second. The judgment awarded the Plaintiff, U.S. Bank Trust National Association, as Trustee for Towd Point Mortgage Trust 2021-1, 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 11<sup>th</sup> day of Dec, 2023.



COURT CLERK  
BY: Staci Hunter  
~~DEPUTY~~

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