

PUBLISH IN MCALESTER NEWS-CAPITAL & DEMOCRAT

(NOTE TO PUBLISHER: Publish for two consecutive weeks, the first publication date to be at least thirty (30) days prior to the date of Sheriff's Sale. On publication, send copy to Plaintiff's attorney immediately.)

COPY

THE BANK OF NEW YORK MELLON, AS
INDENTURE TRUSTEE, FOR MID-STATE
CAPITAL CORPORATION 2006-1 TRUST,
Plaintiff,

Case No. CJ-2022-110

v.

Judge Mike Hogan

WENDELL FREDERICK A/K/A WENDELL
T. FREDERICK A/K/A WENDELL
THEADORE FREDERICK A/K/A
WENDELL FREDRICK; CINDI
FREDERICK A/K/A CINDI M. FREDERICK
A/K/A CINDI MARIE FREDERICK A/K/A
CINDI FREDRICK; JOHN DOE,
OCCUPANT; JIM WALTER HOMES, INC.;
JACK D. STAMPER; AND ANGIE L.
STAMPER

Defendant(s).

NOTICE OF SHERIFF'S SALE

NOTICE IS GIVEN to Wendell Frederick; Cindi Frederick; John Doe, Occupant; Jim Walter Homes, Inc.; Jack D. Stamper; Angie L. Stamper, and their unknown successors and assigns, that on Jan. 19, 2023 at 10 A. m., at The Front Lobby of the County Courthouse at the County Courthouse in McAlester, Pittsburg County, Oklahoma, the Sheriff of said County will offer for sale and sell for cash at public auction to the highest and best bidder, with appraisalment, all that certain real estate in Pittsburg County, Oklahoma, to wit:

LOT 45, TOWNSITE ADDITION #13, BEING EMBRACED IN THE NORTH 330 FEET OF THE WEST 991.3 FEET OF THE NW1/4 NW1/4, SECTION 20, TOWNSHIP 5 NORTH, RANGE 16 EAST OF THE INDIAN BASE AND MERIDIAN, COUNTY OF PITTSBURG, STATE OF OKLAHOMA.

PROPERTY ADDRESS: 134 Red Oak Cemetary Road, McAlester, OK 74501

subject to taxes and tax sales, said property being duly appraised at \$ 42,000.

Sale will be made pursuant to an Order of Sale issued upon a judgment entered in the District Court of Pittsburg County, Oklahoma, in Case No. CJ-2022-110, wherein The Bank of New York Mellon, as Indenture Trustee, for Mid-State Capital Corporation 2006-1 Trust is Plaintiff and Wendell Frederick a/k/a Wendell T. Frederick is/are Defendant(s) to satisfy said judgment in the sum of \$41,874.96 together with interest at 8.99% per annum from November 5,


2021, including late charges, a reasonable attorney's fee, and all necessary funds advanced by said Plaintiff accrued or accruing hereafter through completion of this action.

WITNESS MY HAND this 14 day of November, 2022.

BY:


Sheriff

BY:


Undersheriff/Deputy

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File No. 22-138478