

**PUBLISH IN THE GROVE SUN DAILY**

(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.)

**FILED**

AUG 09 2024

KARMA SAPP  
DELAWARE CO. COURT CLERK

WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR ASSET BACKED SECURITIES CORPORATION HOME EQUITY LOAN TRUST, SERIES OOMC 2005-HE6, ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES OOMC 2005-HE6,  
Plaintiff,

Case No. CJ-2021-58

v.

BILL R BENDER A/K/A BILL BENDER, DECEASED; JUDITH BENDER A/K/A JUDITH A. BENDER A/K/A JUDITH ANN BENDER, DECEASED; SPOUSE, IF ANY, OF BILL R. BENDER; JOHN DOE, OCCUPANT; UNKNOWN HEIRS, SUCCESSORS AND ASSIGNS OF JUDITH BENDER; MICHAEL BENDER, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF BILL R. BENDER; UNKNOWN HEIRS, SUCCESSORS AND ASSIGNS OF BILL R. BENDER; AND CARRIAGE HILLS PROPERTY OWNER'S ASSOCIATION

Judge Barry V. Denney

Defendant(s).

**NOTICE OF SHERIFF'S SALE**

NOTICE IS GIVEN to Bill R Bender, Deceased; Judith Bender, Deceased; Spouse, if any, of Bill R. Bender; John Doe, Occupant; Unknown Heirs, Successors and Assigns of Judith Bender; Michael Bender, as Personal Representative of the Estate of Bill R. Bender; Unknown Heirs, Successors and Assigns of Bill R. Bender; Carriage Hills Property Owner's Association, and their unknown successors and assigns, that on the 14<sup>TH</sup> day of OCTOBER, 2024, at 10:00 a m., at Steps of the County Courthouse at the County Courthouse in Jay, Delaware 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 Delaware County, Oklahoma, to wit:

LOT 177 IN CARRIAGE HILLS, UNIT III. ACCORDING TO THE RECORDED PLAT THEREOF, DELAWARE COUNTY, OKLAHOMA

That there is attached to the real property a certain mobile/manufactured home, to wit: a 2002 (Year), Patriot American (Make and Model), HA01171ABMO (VIN/Serial number), 580203195017 (Title Number).

PROPERTY ADDRESS: 24606 S. Red Bud Circle, Afton, OK 74331

subject to taxes and tax sales, said property being duly appraised at \$ 45,000.

Sale will be made pursuant to an Order of Sale issued upon a judgment entered in the District Court of Delaware County, Oklahoma, in Case No. CJ-2021-58, wherein Wells Fargo Bank, National Association, as Trustee for Asset Backed Securities Corporation Home Equity Loan Trust, Series OOMC 2005-HE6, Asset Backed Pass-Through Certificates, Series OOMC 2005-HE6 is Plaintiff and Judith A. Bender and Bill R. Bender is/are Defendant(s) to satisfy said judgment in the sum of \$51,520.75 together with interest at 6.6% per annum from November 1, 2020, until paid, attorney's fee in the amount of \$2,875.00, abstracting cost of \$1,050.00, late charges, all advances for taxes, insurance premiums, property preservation expenses, and other fees or expenses incurred prior to or during the pendency of this action, and costs of this action.

The addresses of the Defendant(s), Spouse, if any, of Bill R. Bender and Unknown Heirs, Successors and Assigns of Judith Bender and Unknown Heirs, Successors and Assigns of Bill R. Bender, and her/his/their unknown successors are unknown to the Plaintiff.

WITNESS MY HAND this 9<sup>th</sup> day of August, 2024.

BY: \_\_\_\_\_  
~~Sheriff~~

BY: Shan Odeh  
~~Undersheriff/Deputy~~

LOGS LEGAL GROUP LLP  
770 NE 63rd St.  
Oklahoma City, OK 73105-6431  
(405) 848-1819  
Attorneys for Plaintiff  
File No. 21-137336

FILED

AUG 09 2024

KARMA SAPP  
DELAWARE CO. COURT CLERK

IN THE DISTRICT COURT OF DELAWARE COUNTY  
STATE OF OKLAHOMA

WELLS FARGO BANK, NATIONAL  
ASSOCIATION, AS TRUSTEE FOR ASSET  
BACKED SECURITIES CORPORATION HOME  
EQUITY LOAN TRUST, SERIES OOMC 2005-  
HE6, ASSET BACKED PASS-THROUGH  
CERTIFICATES, SERIES OOMC 2005-HE6,

Plaintiff,

v.

BILL R BENDER A/K/A BILL BENDER,  
DECEASED ; JUDITH BENDER A/K/A JUDITH  
A. BENDER A/K/A/ JUDITH ANN BENDER,  
DECEASED; SPOUSE, IF ANY, OF BILL R.  
BENDER; JOHN DOE, OCCUPANT;  
UNKNOWN HEIRS, SUCCESSORS AND  
ASSIGNS OF JUDITH BENDER; MICHAEL  
BENDER, AS PERSONAL REPRESENTATIVE  
OF THE ESTATE OF BILL R. BENDER ;  
UNKNOWN HEIRS, SUCCESSORS AND  
ASSIGNS OF BILL R. BENDER; AND  
CARRIAGE HILLS PROPERTY OWNER'S  
ASSOCIATION

Defendant(s)

Case No. CJ-2021-58

Judge Barry V. Denney

BILL OF APPRAISERS

RE: Compensation for Appraisers in appraising the following described real estate situated in Delaware County, State of Oklahoma:

Legal description as given on SPECIAL EXECUTION AND ORDER OF SALE (With Appraisalment), Case No. CJ-2021-58.

Physical Address: 24606 S. Red Bud Circle, Afton, OK 74331

We, the undersigned appraisers, in valuation and appraisalment of the above described real property, state that we have valued and appraised said property as set forth in the Report of Appraisers attached hereto and our charges for appraising the same are as follows:

<u>Le Roy Hendren</u>	<u>Po Box 373 Jay OK 74346</u>	<u>150.<sup>00</sup></u>
Name	Address	Charges
<u>Virginia Hendren</u>	<u>P.O. Box 373, Jay, OK 74346</u>	<u>\$150.<sup>00</sup></u>
Name	Address	Charges
<u>VIRGIL McLain</u>	<u>2506 SUMAC RD GROE OK 74344</u>	<u>\$150.<sup>00</sup></u>
Name	Address	Charges

Dated this 2 day of AUGUST, 2024

<u>Le Roy Hendren</u>	<u>Virginia Hendren</u>	<u>Virgil McLain</u>
Appraiser	Appraiser	Appraiser

IN THE DISTRICT COURT OF DELAWARE COUNTY  
STATE OF OKLAHOMA

FILED

AUG 09 2024

KARMA SAPP  
DELAWARE CO. COURT CLERK

WELLS FARGO BANK, NATIONAL  
ASSOCIATION, AS TRUSTEE FOR ASSET  
BACKED SECURITIES CORPORATION HOME  
EQUITY LOAN TRUST, SERIES OOMC 2005-  
HE6 , ASSET BACKED PASS-THROUGH  
CERTIFICATES, SERIES OOMC 2005-HE6,  
Plaintiff,

Case No. CJ-2021-58

v.

BILL R BENDER A/K/A BILL BENDER,  
DECEASED; JUDITH BENDER A/K/A JUDITH  
A. BENDER A/K/A JUDITH ANN BENDER,  
DECEASED; SPOUSE, IF ANY, OF BILL R.  
BENDER; JOHN DOE, OCCUPANT;  
UNKNOWN HEIRS, SUCCESSORS AND  
ASSIGNS OF JUDITH BENDER; MICHAEL  
BENDER, AS PERSONAL REPRESENTATIVE  
OF THE ESTATE OF BILL R. BENDER;  
UNKNOWN HEIRS, SUCCESSORS AND  
ASSIGNS OF BILL R. BENDER; AND  
CARRIAGE HILLS PROPERTY OWNER'S  
ASSOCIATION

Judge Barry V. Denney

Defendant(s).

VALUATION AND APPRAISEMENT OF PROPERTY

We, Leroy Hendon, Virginia Hendren, & Virgil M. Linn interested persons, having been by  
James Beck, Sheriff of said Delaware County, duly summoned to appraise the property levied  
upon in this case, after being first sworn, do return that upon actual view of said premises, and after  
having been on said premises, we find and estimate the same to be of total value of \$ 75,000, the  
said property herein described and separately appraised as follows, to-wit:

LOT 177 IN CARRIAGE HILLS, UNIT III. ACCORDING TO THE RECORDED PLAT  
THEREOF, DELAWARE COUNTY, OKLAHOMA

Name LEROY HENDREN Address PO Box 373 JAY OK 74346 SSN JAY OK 74346 Charges 150.00

Name Virginia Hendren Address P.O. Box 373, Jay, OK 74346 SSN Charges \$150.00

Name VIRGIL McLAIR Address 2506 SUMAC RD GROVE OK 74344 SSN Charges 150.00

STATE OF OKLAHOMA )  
COUNTY OF DELAWARE )

I do certify that the above named, LEROY HENDREN, Virginia Hendren & Virgil McLAIR are disinterest persons, and were by me duly summoned and sworn impartially to appraise the above described property upon actual view thereof this 9<sup>th</sup> day of AUGUST, 2024.

under [Signature]  
SHERIFF DELAWARE COUNTY - JAMES MORGAN  
BY: [Signature]  
DEPUTY

STATE OF OKLAHOMA )  
COUNTY OF DELAWARE )

We, LEROY HENDREN, Virginia Hendren & Virgil McLAIR being duly sworn on our oaths, do say that we are disinterested persons, and that we will impartially appraise upon actual view of the property levied on by the Sheriff of said County for which we have been summoned.

WITNESS our hands this 9<sup>th</sup> day of AUGUST, 2024.

[Signature]  
Virginia Hendren  
Virgil McLAIR

AUGUST, 2024.

Subscribed and sworn to before me this 9<sup>th</sup> day of  
under Sheriff of Delaware County - JAMES MORGAN  
BY: [Signature]  
DEPUTY