LEGALS

SECOND ALIAS NOTICE OF SHERIFF'S SALE CJ-2023-79

Notice is given that on the 19th day of August, 2026, at 10:00am, in the Lobby of the Sheriff`s office at 28 B St. SE, in the City of Miami, Ottawa County, Oklahoma, The Sheriff will offer for sale and sell, with appraisement, at public auction, to the highest and best bidder, all that certain real estate in Ottawa County, Oklahoma,:

A TRACT OF LAND IN THE NE1/4 OF THE SE1/4 OF SECTION 26, TOWNSHIP 29 NORTH, RANGE 24 EAST OF THE INDIAN MERIDIAN, OTTAWA COUNTY, OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT THE SOUTHEAST CORNER OF THE NE1/4 OF THE SE1/4; THENCE NORTH 0°01` WEST 253.42 FEET; THENCE NORTH 89°03` WEST 277.38 FEET; THENCE SOUTH 1°43` WEST 255.60 FEET; THENCE SOUTH 89°29` EAST 285.70 FEET TO THE POINT OF BEGINNING.

subject to unpaid taxes, and all amounts set forth in the judgment granted herein, said property having been duly appraised at $62,000.00. Sale will be made pursuant to a Second Alias Special Execution and Order of Sale issued in accordance with judgment entered in the District Court of Ottawa County, Oklahoma, in Case No. CJ-2023-79, titled Freedom Mortgage Corporation, vs Mason Shores, Spouse of Mason D. Shores, Jane Doe, John Doe, United States of America, ex rel. Secretary of Housing and Urban Development, being all of the Defendants and persons holding or claiming any interest in lien in the subject property.

Ottawa County Sheriff
Ottawa County, Oklahoma
By: /s/ David A. Dean
Sheriff

Don Timberlake - #9021
Matt Hudspeth - #14613
Kim S. Jenkins - #32809
Gina D. Knight - #12996
Chynna Scruggs - #32663
Rachel P. O`Day - #36561
BAER & TIMBERLAKE, P.C.
5901 N. Western, Suite 300
Oklahoma City, OK 73118
Telephone: (405) 842-7722
Email: mail@baertimberlake.com

(Published in the Miami News Record July 14 and 21, 2026)
LPXLP

PLANET HOME LENDING, LLC,
Plaintiff,

v.

JAMES P. NIGRO, DECEASED; SPOUSE, IF ANY OF JAMES P. NIGRO; TONI BRASSFIELD; SPOUSE, IF ANY OF TONI BRASSFIELD; JOHN DOE, OCCUPANT; AND UNKNOWN HEIRS, SUCCESSORS AND ASSIGNS OF JAMES P. NIGRO, DECEASED
Defendant(s).

Case No. CJ-2025-26
Judge Jennifer McAffrey
NOTICE OF SHERIFF'S SALE

NOTICE IS GIVEN to James P. Nigro, Deceased; Spouse, if any of James P. Nigro; Toni Brassfield; Spouse, if any of Toni Brassfield; John Doe, Occupant; Unknown Heirs, Successors and Assigns of James P. Nigro, Deceased, and their unknown successors and assigns, that on the 19th day of August, 2026, at 10:00 am, at Sheriff's Office Lobby at 28 B Street S.E., in Miami, Ottawa 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 appraisement, all that certain real estate in Ottawa County, Oklahoma, to wit:

THE SOUTH 5 FEET OF LOT TWENTY-ONE (21) AND ALL OF LOTS 22, 23, AND 24 IN BLOCK 13 IN ROCKHILL ADDITION, TO THE CITY OF MIAMI, OTTAWA COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

PROPERTY ADDRESS: 611 N. Street N.W., Miami, OK 74354

subject to taxes and tax sales, said property being duly appraised at $85,000.00.

Sale will be made pursuant to an Order of Sale issued upon a judgment entered in the District Court of Ottawa County, Oklahoma, in Case No. CJ-2025-26, wherein Planet Home Lending, LLC is Plaintiff and James P. Nigro is/are Defendant(s) to satisfy said judgment in the sum of $84,538.62 together with interest at 4.375% per annum from June 1, 2024, until paid, attorney's fee in the amount of $3,650.00, abstracting cost of $225.00, 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 James P. Nigro and Unknown Heirs, Successors and Assigns of James P. Nigro, and her/his/their unknown successors are unknown to the Plaintiff.

WITNESS MY HAND this 8th day of July, 2026.

BY: /s/ David A. Dean
Sheriff

LOGS LEGAL GROUP LLP
770 NE 63rd St.
Oklahoma City, OK 73105-6431
(405) 848-1819
Attorneys for Plaintiff
File No. 24-141205

(Published in the Miami News Record July 14 and 21, 2026)
LPXLP

NOTICE OF SHERIFF`S SALE
CJ-2025-00080

NATIONSTAR MORTGAGE LLC,
Plaintiff
vs.

THE UNKNOWN HEIRS, REPRESENTATIVES, DEVISEES, TRUSTEES, SUCCESSORS AND ASSIGNS OF MARJORIE COX, DECEASED, et al., Defendant(s)

Notice is given that on the 19th day of August, 2026, at 10:00 A.M. in the Lobby of the Sheriff`s Office at 28 B St. Southeast, the Sheriff of said County will offer for sale and sell, with appraisement, for cash, at public auction, to the highest and best bidder, all that certain real estate in Ottawa County, Oklahoma, to wit:

Lot 20, Block 45 in the City of Miami, Ottawa County, Oklahoma, according to the recorded Plat thereof.

PROPERTY ADDRESS: 902 NW 1ST ST, MIAMI, OK 74354

subject to unpaid taxes, advancements by Plaintiff for taxes, insurance premiums, and expenses necessary for the preservation of the subject property, if any, said property having been duly appraised at $72,000.00.

Sale will be made pursuant to a Special Execution and Order of Sale issued in accordance with judgment entered in the District Court of Ottawa, Oklahoma, in Case No. CJ-2025-00080, entitled NATIONSTAR MORTGAGE LLC, Plaintiff, vs. The Unknown Heirs, Representatives, Devisees, Trustees, Successors and assigns of Marjorie Cox, deceased , John Doe Occupant, if any, Derrick Wyrick, being all of the Defendants and persons holding or claiming any interest or lien in the subject property.

Sheriff of Ottawa County, Oklahoma
/s/ David A. Dean
Sheriff

Amber Siddiqui OBA# 30721
Garison Carrell OBA# 35401
2601 NW Expressway, Suite 710W
Oklahoma City, OK 73112
Telephone: (405) 252-9500
Facsimile: (405) 242-4395
Email: mlgok-all@mlg-defaultlaw.com

(Published in the Miami News Record July 14 and 21, 2026)
LPXLP

ALIAS NOTICE OF SHERIFF'S SALE
CJ-2025-89

Notice is given that on the 19th day of August, 2026, at 10:00am, in the Lobby of the Sheriff`s office, in the City of Miami, Ottawa County, Oklahoma, The Sheriff will offer for sale and sell, with appraisement, at public auction, to the highest and best bidder, all that certain real estate in Ottawa County, Oklahoma,:

Lots 16, 24, 25 and 26 in Block 4 in Grand Lake Shores, Unit 1, an Addition in Ottawa County, Oklahoma, according to the Recorded plat thereof

subject to unpaid taxes, and all amounts set forth in the judgment granted herein, said property having been duly appraised at $35,000.00. Sale will be made pursuant to an Alias Special Execution and Order of Sale issued in accordance with judgment entered in the District Court of Ottawa County, Oklahoma, in Case No. CJ-2025-89, titled PennyMac Loan Services, LLC, vs Unknown Successors of Allen L. Nusser, Deceased, Unknown Successors of Leoda Laura Nusser, Deceased, Occupants of the Premises, being all of the Defendants and persons holding or claiming any interest in lien in the subject property.

Ottawa County Sheriff
Ottawa County, Oklahoma
By: /s/ David A. Dean
Sheriff

Don Timberlake - #9021
Kim S. Jenkins - #32809
Gina D. Knight - #12996
Chynna Scruggs - #32663
BAER & TIMBERLAKE, P.C.
5901 N. Western, Suite 300
Oklahoma City, OK 73118
Telephone: (405) 842-7722
Email: mail@baertimberlake.com

(Published in the Miami News Record July 14 and 21, 2026)
LPXLP

INTERNATIONAL BANK OF COMMERCE,
Plaintiff,

v.

RICKY LEE LOVETTE, DECEASED; SPOUSE, IF ANY, OF RICKY LEE LOVETTE; JOHN DOE, OCCUPANT; AND UNKNOWN HEIRS, SUCCESSORS AND ASSIGNS OF RICKY LEE LOVETTE, DECEASED
Defendant(s).

Case No. CJ-2025-117
Judge Jennifer McAffrey
NOTICE OF SHERIFF'S SALE

NOTICE IS GIVEN to Ricky Lee Lovette, Deceased; Spouse, if any, of Ricky Lee Lovette; John Doe, Occupant; Unknown Heirs, Successors and Assigns of Ricky Lee Lovette, Deceased, and their unknown successors and assigns, that on the 19th day of August, 2026, at 10:00 am, at the Sheriff's Office Lobby at 28 B Street S.E., in Miami, Ottawa 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 appraisement, all that certain real estate in Ottawa County, Oklahoma, to wit:

A TRACT OF LAND IN THE SW1/4 NE1/4 OF SECTION 19, TOWNSHIP 27 NORTH, RANGE 24 EAST OF THE INDIAN MERIDIAN, OTTAWA COUNTY, OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID SW1/4 NE1/4 THENCE NORTH 385.5 FEET; THENCE SOUTHEASTERLY ON A CURVE TO THE RIGHT HAVING A RADIUS OF 1909.85 FEET A DISTANCE OF 596.9 FEET; THENCE SOUTH 44° 08' EAST 37 FEET TO A POINT IN THE SOUTH LINE OF SAID SW1/4 NE1/4; THENCE WEST 500.5 FEET TO THE POINT OF BEGINNING. LESS THAT PART DEEDED TO THE STATE OF OKLAHOMA FOR HIGHWAY PURPOSES.

PROPERTY ADDRESS: 62551 E. Highway 137, Miami, OK 74354

subject to taxes and tax sales, said property being duly appraised at $110,000.00.

Sale will be made pursuant to an Order of Sale issued upon a judgment entered in the District Court of Ottawa County, Oklahoma, in Case No. CJ-2025-117, wherein International Bank of Commerce is Plaintiff and Ricky Lee Lovette is/are Defendant(s) to satisfy said judgment in the sum of $138,697.00 together with interest at 5.625% per annum from May 1, 2025, until paid, attorney's fee in the amount of $3,650.00, abstracting cost of $225.00, 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 Ricky Lee Lovette and Unknown Heirs, Successors and Assigns of Ricky Lee Lovette, and her/his/their unknown successors are unknown to the Plaintiff.

WITNESS MY HAND this 8th day of July, 2026.

BY: /s/ David A. Dean
Sheriff

LOGS LEGAL GROUP LLP
770 NE 63rd St.
Oklahoma City, OK 73105-6431
(405) 848-1819
Attorneys for Plaintiff
File No. 25-141986

(Published in the Miami News Record July 14 and 21, 2026)
LPXLP

NOTICE OF SHERIFF'S SALE
CJ-2025-137

Notice is given that on the 19th day of August, 2026, at 10:00am, in the Lobby of the Sheriff`s office, in the City of Miami, Ottawa County, Oklahoma, the Sheriff will offer for sale and sell, with appraisement, at public auction, to the highest and best bidder, all that certain real estate in Ottawa County, Oklahoma,:

A tract of Land Located in the E/2 E/2 SE/4 SW/4 and W/2 W/2 SW/4 SE/4 of Section 3, Township 26 North, Range 23 East of the Indian Meridian, Ottawa County, Oklahoma, More particularly described as follows, to-wit: Commencing at the Southwest Corner of said Section 3; Thence South 89°24`00" East on the South Line of Section 3 a distance of 2491.36 Feet for a Point of Beginning, Thence South 89°24`00 East 400.00 Feet, Thence North 00°36`00" East 871.20 Feet; Thence North 89°24`00 West 400.00 Feet; Thence South 00°36`00" West 871.20 Feet to the Point of Beginning

subject to unpaid taxes, and all amounts set forth in the judgment granted herein, said property having been duly appraised at $225,000.00. Sale will be made pursuant to a Special Execution and Order of Sale issued in accordance with judgment entered in the District Court of Ottawa County, Oklahoma, in Case No. CJ-2025-137, titled GITSIT Solutions, LLC, not in its individual capacity but solely in its capacity as Separate Trustee of GV Trust 2025-1 vs Unknown Successors of Joseph H. Sabo, Deceased, Unknown Successors of Marylynne Wagner Sabo, Deceased, Ana Sofia Malloy, if living, and her Unknown Successors if Deceased and Dennis James Malloy, if living, and his Unknown Successors if Deceased, being all of the Defendants and persons holding or claiming any interest in lien in the subject property.

Ottawa County Sheriff
Ottawa County, Oklahoma
By: /s/ David A. Dean
Sheriff

Don Timberlake - #9021
Matt Hudspeth - #14613
Kim S. Jenkins - #32809
Gina D. Knight - #12996
Chynna Scruggs - #32663
Rachel P. O`Day - #36561
BAER & TIMBERLAKE, P.C.
5901 N. Western, Suite 300
Oklahoma City, OK 73118
Telephone: (405) 842-7722
Email: mail@baertimberlake.com
BT: 211829-01

(Published in the Miami News Record July 14 and 21, 2026)
LPXLP

IN THE DISTRICT COURT
IN AND FOR
OTTAWA COUNTY
STATE OF OKLAHOMA

JAMES A. CLEMENTE, Trustee of THE JANICE F. FIELDS FAMILY MANAGEMENT TRUST,
Plaintiff,

v.

PAUL NAHARI; EASTERN HOME SOLUTIONS, LLC, TRUSTEE OF THE 519 S. MAIN ST. TRUST, and OCCUPANTS OF THE PREMISES,
Defendants.

Case No. CJ-2026-56
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 19th day of August, 2026, at 10:00 o'clock a.m at the following location: Sheriff's Office Lobby @ 28 B Street Southeast, Miami, OK; the Sheriff will offer for sale and sell for cash to the highest and best bidder, subject to real estate ad valorem taxes and superior special assessments, if any, the following described real property, to-wit:

Lot 8, Block 2 in the hall addition to the Town of Fairland, Ottawa County, Oklahoma, according to the recorded Plat thereof.

Property Address: 519 S. Main St., Fairland, OK 7434.

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 Ottawa County, Oklahoma, and pursuant to judgment entered in the District Court in and for said County, State of Oklahoma, in Case No. CJ-2026-56, entitled JAMES A. CLEMENTE, Trustee of THE JANICE F. FIELDS FAMILY MANAGEMENT TRUST v. PAUL NAHARI, et al., to satisfy:

FIRST: In payment of the costs of the sale and of this action;

SECOND: In payment of delinquent ad valorem taxes, personal property taxes, or special assessments, fees, cost and interest, together with penalty and interest, if any;

THIRD: In payment of the judgment rendered herein in favor of the Plaintiff in the sum of $135,231.33, together with interest accruing in the amount of $26.27 per day from the 3rd day of June, 2026, until paid, including attorney fees and costs as ordered in the Journal Entry and Decree of Judgment filed herein;

FOURTH: That the residue, if any there be, be brought into the Court to abide the further order and decree of the Court herein.

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: PAUL NAHARI; EASTERN HOME SOLUTIONS, LLC, TRUSTEE OF THE 519 S. MAIN ST. TRUST, and OCCUPANTS OF THE PREMISES.

The property has been duly appraised in the sum of $120,000.00.

WITNESS MY HAND this 8th day of July, 2026.

/s/ David A. Dean
Sheriff of Ottawa County, Oklahoma

(Published in the Miami News Record July 14 and 21, 2026)
LPXLP

IN THE DISTRICT COURT
OF OTTAWA COUNTY
STATE OF OKLAHOMA

In the Interest of the Child(ren) of:
FLORENCIA ALVAREZ,
Petitioner,

vs.

ELVIS J. ALVAREZ, Respondent.

Case No. FP-2026-21
NOTICE BY PUBLICATION

THE STATE OF OKLAHOMA
TO: ELVIS J. ALVAREZ

TAKE NOTICE that you have been sued by Petitioner, Florencia Alvarez, and that you must answer the Petition to Establish Custody on file in said cause on or before the 8th day of September, 2026, or the Court will take the petition as true and will grant judgment to the Petitioner accordingly, all of which you will take due notice.

The relief sought in the Petition to Establish Custody is in addition to the relief granted by the Automatic Temporary Injunction that went into effect upon the service and will remain in effect until further order of this Court.

WITNESS my hand and official seal this 16th day of July, 2026.

CASSIE KEY,
Ottawa County Court Clerk
By: /s/ Lauren Davis
Deputy

Andrew T. Doney,
OBA #31366
DONEY LAW, PLLC
First National Bank Building
2 North Main Street
Suite 404
Miami, Oklahoma 74354
(918) 540-2199
Fax (918) 540-1999
Attorneys for Petitioner

(Published in the Miami News Record July 21, 28, and August 4, 2026)
LPXLP

Legal Notice

Cornejo & Sons LLC dba Midwest Minerals Inc, 709 N Locust St, Pittsburg, KS 66762, has submitted a permit application to the Oklahoma Department of Mines (ODM) to renew permit #L.E-1452-F to mine Limestone through the surface mining method on portions of the following parcels of land:

Section 01 and Section 12, Township 28N, Range 23E, Ottawa County, Oklahoma

The total permit area contains 106 acres. The permit site is located approximately 1.2 miles south of the town of Quapaw, and 4.35 miles east of Commerce. No major waterways make their way through the property.

A copy of this permit renewal application is available for public inspection on ODM's website https://mines.ok.gov. A copy of the existing permit is available for public review by contacting ODM at 405-427-3859.

Any landowner or resident of any occupied dwelling, any public entity or public agency, or any party that may be adversely affected has the right to submit comments or object to the issuance of the permit in writing. An informal conference will be provided if requested. Any objections or requests for an informal conference on this application must be in writing and received no later than fourteen (14) days after the final publication of this notice to the

OKLAHOMA DEPARTMENT OF MINES
2915 N. Classen Blvd,.
Suite 213
Oklahoma City,
Oklahoma 73106

(Published in the Miami News Record June 30, July 7, 14, and 21, 2026)
LPXLP



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FOR MORE INFO CALL
1-888-815-2672

WANT TO BUY

OLD GUITAR$ WANTED! LARRY BRING$ CA$H for vintage USA guitars, tube amps, banjos, mandolins, etc. Fender, Gibson, Martin, Gretsch, others. Call or text 918-288-2222. www.stringswest.com

AUCTION

AUCTION, AUGUST 5TH: Commercial Building (Former Convenience Store) * SH 8/US 60 Frontage * Exc. Visibility from US 412 * High Traffic Count * Fairview/Cleo Springs Area, Major Co., OK * **WigginsAuctioneers.com * 580.233.3066**

ADVERTISE STATEWIDE

Put your message where it matters most – **IN OKLAHOMA NEWSPAPERS.** We can place your ad in 132 newspapers. For more information or to place an ad, **contact Landon Cobb at (405) 499-0022 or toll-free in OK at 1-888-815-2672.**