

**PUBLIC NOTICE**

(Published in the Vinita Daily Journal, May 2, and May 9th 2026)

**NOTICE OF FIRST ALIAS SHERIFF'S SALE**

CASE NO. CJ-2025-00183  
Notice is given that on the 4 day of June, 2026, at 10 o'clock A.M., at the Mayes County Courthouse, 1 Court Place #200, Pryor, Oklahoma 74361 (inside west door), the Sheriff of said County will offer for sale and sell, with appraisal, for cash, at public auction, to the highest bidder,

all certain real property in Mayes County, Oklahoma, to-wit: Lot Numbered Six (6) in Block Numbered Twenty-six (26) in the Town of CHOUTEAU, Mayes County, State of Oklahoma, according to the United States Government Survey and Plat filed thereof

Property Address: 107 S Railroad St., Chouteau, OK 74337  
Subject to unpaid taxes, tax advancement by Plaintiff for taxes, insurance premiums, and expenses necessary for the preservation of the subject real property, if any, said real property having been duly appraised at \$70,000.00. Sale will be made pursuant to a First Alias Special Execution and Order of Sale

issued in accordance with judgment entered in the District Court of Mayes County, Oklahoma, in Case No. CJ-2025-00183, entitled NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff vs. RANDEE CAYT KORNMEYER; RANDEE CAYT KORNMEYER, UNKNOW SPOUSE, IF ANY, OF RANDEE CAYT KORNMEYER; FIRST STAR BANK; and UNKNOW OCCUPANTS; IF ANY, OF 107 S RAILROAD ST, CHOUTEAU, OK 74337, Defendants, being all of the Defendants and persons holding or claiming interest or lien in the subject real property.

Mike Reed Sheriff of Mayes County, Oklahoma  
By: Steven Brown, Deputy John Seidenberger, OBA # 30715 Brian G. Sayer, OBA # 32966 THE SAYER LAW GROUP, P.C. 925 East 4th Street, Waterloo, IA 50703  
Tel: (319) 234-2530 | Fax: (319) 232-6341  
OKUpdates@sayerlaw.com Attorneys for Plaintiff

Case No. CJ-2025-99  
Judge Shawn S. Taylor  
**NOTICE OF SHERIFF'S SALE**  
NOTICE IS GIVEN to Brett W. Thornton; Spouse, if any, of Brett W. Thornton; Raina M Cox; John Doe, Occupant; Tinker Federal Credit Union, and their unknown successors and assigns, that on the 18 day of June, 2026, at 10:00 A.M., at the West Door of the County Courthouse at the County Courthouse in Pryor, Mayes 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 appraisal, all that certain real estate in Mayes County, Oklahoma, to-wit: LOT NUMBERED TWENTY-TWO (22), IN BLOCK NUMBERED FIVE (5) OF THE RESUBDIVISION OF LOT 7, BLOCK 5 AND SUBDIVISION OF BLOCK 6 AND BLOCK 7, OF THE PIERRE CHOUTEAU ADDITION TO THE INCORPORATED TOWN OF PRYOR CREEK, MAYES COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE OFFICIAL RECORDED SURVEY AND PLAT FILED THEREOF. PROPERTY ADDRESS: 80 Bryan Street, Pryor, OK 74361 subject to taxes and tax sales, said property being duly appraised at \$75,000.00

Sale will be made pursuant to an Order of Sale issued upon a judgment entered in the District Court of Mayes County, Oklahoma, in Case No. CJ-2025-99, wherein PHH Mortgage Corporation is Plaintiff and Brett W. Thornton and Raina M. Cox is/are Defendant(s) to satisfy said judgment in the sum of \$73,926.87 together with interest at 3.99% per annum from November 1, 2024, until paid, attorney's fee in the amount of \$3,650.00, abstracting cost of \$1,125.00, 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), Raina M Cox, a/k/a Raina M. Thornton, and her/his/their unknown successors are unknown to the Plaintiff.  
WITNESS MY HAND this 4 day of May, 2026.  
By: Mike Reed Sheriff  
By: Steven Brown

**PUBLIC NOTICE**  
Published in the Vinita Daily Journal Saturday, May 9 and 16th, 2026.  
PHH MORTGAGE CORPORATION, Plaintiff,

Undersheriff/Deputy LOGS LEGAL GROUP LLP  
770 NE 63rd St.  
Oklahoma City, OK 73105-6431  
(405) 848-1819  
Attorneys for Plaintiff  
File No. 25-141550

**PUBLIC NOTICE**

Published in the Vinita Daily Journal Saturday May 9 and 16th and 23rd, 2026.

**IN THE DISTRICT COURT IN AND FOR CRAIG COUNTY STATE OF OKLAHOMA**

Todd S. Fradd and Patricia J. Fradd, Trustees of The Fradd Family Trust, created by Trust Agreement dated the 8th day of May, 2013, Plaintiffs, v. Robert H. Carr and Eloise Carr, and their unknown successors and assigns, Defendants.

Case No. CV-2026-41  
**NOTICE BY PUBLICATION**  
STATE OF OKLAHOMA, COUNTY OF CRAIG, TO: Robert H. Carr and Eloise Carr, and their unknown successors and assigns.

YOU AND EACH OF YOU ARE HEREBY NOTIFIED that Plaintiffs have filed in the District Court of Craig County, State of Oklahoma, their Petition against the above named Defendants alleging that Plaintiffs are the owner of and are in the actual peaceable possession of the following described real estate situated in Craig County, State of Oklahoma, to-wit:

Part of the Southeast Quarter of the Northeast Quarter (SE/4 NE/4) of Section 35, Township 24 North, Range 21 East of the Indian Base and Meridian, Craig County, State of Oklahoma, according to the United States Government Survey thereof, more particularly described as follows: From the Northeast corner of said NE/4 of Section 35, run South 89°54'19" West 656.60 feet, thence South 00°40'11" East 1,494.38 feet to the POINT OF BEGINNING; thence South 00°40'11" East 265.69 feet; thence North 89°53'53" East 34.50 feet to the G.R.D.A. Taking Line; thence North 07°32' West 216.55 feet along said Taking Line; thence North 38°09'19" West 52.37 feet; thence North 77°12'46" West 166.74 feet to the POINT OF BEGINNING;

and further alleging that if Defendants above named claim some right, title or interest in and to said real property adverse to the Plaintiffs which constitutes a cloud on the Plaintiffs' title; and praying that the Plaintiffs have judgment against the Defendants that the above named Defendants be required to show what right, title or interest, if any, that he or she now have in and to said real property adverse to the right, title and interest of the Plaintiffs; and that the above named Plaintiffs in and to said real property be quieted against the said Defendants, and that the Defendants be perpetually barred and enjoined from setting up or asserting any right, title or interest in and to said real property, and that a decree quieting Plaintiffs' title to the said real property will be entered. That the said Defendants, and each of them, must answer the Petition filed by the Plaintiffs on or before the 22nd day of June, 2026, or said Petition will be taken as true and judgment rendered adjudging and decreeing Plaintiffs to be the owner of said real property and entitled to the possession thereof, and that the Defendants above named have no right, title or interest therein, and quieting the title of the Plaintiffs against all adverse claims of said Defendants. Given under my hand and seal this 5th day of May, 2026.

Renee Todd, Court Clerk  
Craig County, Oklahoma  
By: Shyly Lauchner Deputy  
Karl D. Jones, OBA #11,886  
JONES LAW FIRM, PLLC  
202 S. Wilson; P.O. Box 866  
Vinita, Oklahoma 74301

**PUBLIC NOTICE**  
Published in the Vinita Daily Journal Saturday May 9, 2026.  
**IN THE DISTRICT COURT OF CRAIG COUNTY, OKLAHOMA**  
In the matter of the Estate of ROBERT L. NEIL, Deceased  
No. PB-2026-16

**NOTICE OF HEARING PETITION FOR PROBATE OF WILL, APPOINTMENT OF CO-PERSONAL REPRESENTATIVES, AND DETERMINATION OF HEIRS, DEVISES AND LEGATEES**

Notice is hereby given to all persons interested in the Estate of Robert L. Neil, deceased, that on the 6th day of April, 2026, Diana K. Snow and Denise R. Neil, produced and filed in the District Court of Craig County, Oklahoma, an instrument purporting to be the Last Will and Testament of Robert L. Neil, deceased, along with a Petition asking that this Will be admitted to probate, that Letters Testamentary issue to Diana K. Snow and Denise R. Neil as the Co-Personal Representatives named in the Will, and for a judicial determination of the heirs, devisees, and legatees of the decedent.

Pursuant to the Court's Order, this Petition for Probate of Will will be heard before the Honorable Joseph M. Gardner, Judge of the District Court, in District Courtroom Number 1 of the Craig County Courthouse, Vinita, Oklahoma, on the 1st day of June, 2026, at 11:00 A.M., at which time and place any heir, devisee, or legatee of this decedent may appear and show cause, if any they have, why this Petition should not be granted. Dated this 6th day of May, 2026  
S/ Joseph M. Gardner  
Associate District Judge  
Judge of the District Court  
Charles W. Chesnut, OBA #1648  
Attorney for Petitioners  
34 First Avenue N.E.  
Miami, Oklahoma 74354  
918-542-1845

**PUBLIC NOTICE**  
Published in the Vinita Daily Journal Saturday May 9th and 16th, 2026.

**IN THE DISTRICT COURT OF CRAIG COUNTY STATE OF OKLAHOMA IN THE MATTER OF THE ESTATE OF LINDA KAY SCOTT, Deceased.**

Case No. PB-2026-10  
**NOTICE TO CREDITORS**

To the Creditors of Linda Kay Scott, Deceased:  
All creditors having claims against Linda Kay Scott, Deceased, are required to present the same with a description of all security interests and other collateral (if any) held by each creditor with respect to such claim, to Weston Scott and Brian Scott, Co-Personal Representatives, c/o Bryce P. Harp, Harp Law 33 W. Third Street, Grove, OK 74344, addressed to Bryce P. Harp, attorney for the Personal Representative, on or before the following presentation date: **July 10, 2026** or the same will be forever barred.

DATED this 6th day May, 2026.  
Bryce P. Harp, OBA # 30869  
Harp Law  
33 W. 3rd Street  
Grove, Oklahoma 74344  
Telephone: (918) 786-0500  
bryce.harp@harp-legal.com  
Attorney for Co-Personal Representatives

**PUBLIC NOTICE**  
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**IN THE DISTRICT COURT OF CRAIG COUNTY, OKLAHOMA**  
In the matter of the Estate of ROBERT L. NEIL, Deceased  
No. PB-2026-16

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**PUBLIC NOTICE**  
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**IN THE DISTRICT COURT WITHIN AND FOR MAYES COUNTY STATE OF OKLAHOMA MID FIRST BANK, Plaintiff,**

ISAAC S. TSOSIE A/K/A ISAAC SHANE TSOSIE; SPOUSE,

IF ANY, OF ISAAC S. TSOSIE A/K/A ISAAC SHANE TSOSIE; UNITED STATES OF AMERICA EX REL SECRETARY OF HOUSIN'G AND URBAN DEVELOPMENT; STATE OF OKLAHOMA EX REL OKLAHOMA TAX COMMISSION; OCCUP ANT(S) OF THE PREMISES; Defendants.  
CASE NO. CJ-2024-00260  
**NOTICE OF HEARING TO CONFIRM SHERIFF'S SALE**  
PLEASE BE ADVISED that the Plaintiff in the above-captioned matter seeks the Court's confirmation of the Sheriff's sale of the following described real property:  
A tract of land lying in the NW/4 NE/4, Section 24, Township 21 north, Range 20 East of the Indian Base and Meridian, Mayes County, Oklahoma, more particularly described as Follows, to-wit:  
Commencing at the Northeast corner of said NW/4 NE/4; Thence N89°53'42"W and along the North line of said NW/4 NE/4 a distance of 150.00 feet to the point of beginning; Thence S00°03'18"E a distance of 332.00 feet; Thence N89°53'42"W a distance of 397.21 feet; Thence N15°30'00"E a distance of 248.80 feet; Thence N64°06'31"E a distance of 210.19 feet to a point on the North line of said NW/4 NE/4; Thence S89°53'42"E and along the North line of said NW/4 NE/4 a distance of 141.33 feet to the point of beginning.  
Including any residential dwelling located thereon, which swelling is or may be a manufactured home described as: 2000 / Home Smart / Serial No. HOTX11B01020ABC Common Address: 7850 East 498, Salina, OK 74365  
The Sheriff's sale was duly conducted on April 30, 2026. A hearing for the confirmation of this sale has been scheduled to occur at the Mayes County Courthouse on the 10 day of June, 2026, at 9:30 a.m. At said hearing, Plaintiff will request this Court to issue an Order directing the Sheriff to execute a deed for the above-described property in favor of Plaintiff Midfirst Bank.  
Respectfully submitted,  
Sally E. Garrison, OBA #18709  
Alex S. Rivera, OBA #32269  
Dalton Woodring, OBA # 36492  
THE MORTGAGE LAW FIRM, PLLC  
421 NW 13111 Street, Suite 300  
Oklahoma City, OK 73103  
Telephone: (405) 246-0602  
Facsimile: (405) 698-0007  
Sally.Garrison@mtglawfirm.com  
Alex.Rivera@mtglawfirm.com  
Dalton.Woodring@mtglawfirm.com  
Attorneys for Plaintiff

SWORN to before me this 6th day of May, 2026.  
My Commission Expires 2-08-29 Notary Public  
Katheryn Jo French

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CASE NO. CJ-2024-00260  
**NOTICE OF HEARING TO CONFIRM SHERIFF'S SALE**  
PLEASE BE ADVISED that the Plaintiff in the above-captioned matter seeks the Court's confirmation of the Sheriff's sale of the following described real property:  
A tract of land lying in the NW/4 NE/4, Section 24, Township 21 north, Range 20 East of the Indian Base and Meridian, Mayes County, Oklahoma, more particularly described as Follows, to-wit:  
Commencing at the Northeast corner of said NW/4 NE/4; Thence N89°53'42"W and along the North line of said NW/4 NE/4 a distance of 150.00 feet to the point of beginning; Thence S00°03'18"E a distance of 332.00 feet; Thence N89°53'42"W a distance of 397.21 feet; Thence N15°30'00"E a distance of 248.80 feet; Thence N64°06'31"E a distance of 210.19 feet to a point on the North line of said NW/4 NE/4; Thence S89°53'42"E and along the North line of said NW/4 NE/4 a distance of 141.33 feet to the point of beginning.  
Including any residential dwelling located thereon, which swelling is or may be a manufactured home described as: 2000 / Home Smart / Serial No. HOTX11B01020ABC Common Address: 7850 East 498, Salina, OK 74365  
The Sheriff's sale was duly conducted on April 30, 2026. A hearing for the confirmation of this sale has been scheduled to occur at the Mayes County Courthouse on the 10 day of June, 2026, at 9:30 a.m. At said hearing, Plaintiff will request this Court to issue an Order directing the Sheriff to execute a deed for the above-described property in favor of Plaintiff Midfirst Bank.  
Respectfully submitted,  
Sally E. Garrison, OBA #18709  
Alex S. Rivera, OBA #32269  
Dalton Woodring, OBA # 36492  
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Dalton.Woodring@mtglawfirm.com  
Attorneys for Plaintiff

SWORN to before me this 6th day of May, 2026.  
My Commission Expires 2-08-29 Notary Public  
Katheryn Jo French

**PUBLIC NOTICE**  
Published in the Vinita Daily Journal Saturday May 9th, 2026.  
**IN THE DISTRICT COURT WITHIN AND FOR MAYES COUNTY STATE OF OKLAHOMA MID FIRST BANK, Plaintiff,**

ISAAC S. TSOSIE A/K/A ISAAC SHANE TSOSIE; SPOUSE,

IF ANY, OF ISAAC S. TSOSIE A/K/A ISAAC SHANE TSOSIE; UNITED STATES OF AMERICA EX REL SECRETARY OF HOUSIN'G AND URBAN DEVELOPMENT; STATE OF OKLAHOMA EX REL OKLAHOMA TAX COMMISSION; OCCUP ANT(S) OF THE PREMISES; Defendants.

CASE NO. CJ-2024-00260  
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A tract of land lying in the NW/4 NE/4, Section 24, Township 21 north, Range 20 East of the Indian Base and Meridian, Mayes County, Oklahoma, more particularly described as Follows, to-wit:  
Commencing at the Northeast corner of said NW/4 NE/4; Thence N89°53'42"W and along the North line of said NW/4 NE/4 a distance