

**LPXLP**

(Published in the Perry Daily Journal November 29 and December 6, 2025)  
IN THE DISTRICT COURT OF NOBLE COUNTY STATE OF OKLAHOMA In the Matter of the Estate of ROYAL STERLING HARPER, deceased.

Case No. PB-2025-37  
COMBINED NOTICE  
NOTICE OF HEARING  
SUMMARY ADMINISTRATION,  
NOTICE TO CREDITORS,  
FINAL ACCOUNT AND  
PETITION FOR DETERMINA-  
TION OF HEIRS, DISTRIBUTI-  
ON OF PROPERTY AND  
DISCHARGE

ROYAL STERLING HARPER died on August 19, 2024. The address of the deceased was 3823 Oxbow Village Lane NW, Albuquerque, NM 87120. JOHN A. LASATER whose address is 3823 Oxbow Village Lane NW, Albuquerque, NM 87120 has filed a Petition and has been appointed as Special Administrator of this Estate. Attached to the Petition is an instrument purporting to be the Last Will and Testament of the Decedent and Petitioner has asked the court to admit the Will to probate and other summary proceedings pursuant to 58 O.S. §245, et seq.

In an Order for Combined Notice, the court found that it should dispense with regular estate proceedings and order notice to creditors and issue an order for hearing upon the Petition for Summary Administration and Admission of Will to Probate, the Final Account and Petition for Determination of Heirs, Distribution of Property and Discharge.

The claim of any creditor not shown in the Petition will be barred unless the claim is presented to the Special Administrator, c/o Jason P. Brewer, PO Box 896, Arkansas City, KS 67005 on or before the 24th day of December, 2025. The Final Account and Petition for Determination of Heirs, Distribution of Property and Discharge shall be filed by the 6th day of January, 2026. The hearing shall be held on the 27th day of January, 2026, at 10:00 A.M. at the District Court of Noble County, at the Noble County Courthouse, located at 300 Courthouse Drive, Perry, OK 73077.

Any person receiving this notice who has an objection must file objections to the Petition before the hearing date. The objection must be in writing and must be mailed to the attorney at the above address. Failure to file objections will be deemed a waiver of any objections. Any objections filed in a timely manner will be heard on the hearing date set forth below and at said hearing the Court will determine whether summary proceedings are appropriate and, if so, whether the estate will be distributed and to whom the estate will be distributed.

JASON P. BREWER,  
OBA # 34090  
Summit Law, P.A.  
Attorney for Special  
Administrator

(Published in the Perry Daily Journal December 6 and 10, 2025)

IN THE DISTRICT COURT OF NOBLE COUNTY STATE OF OKLAHOMA In the Matter of the Guardianship of Craig M. Wilson, Sr., an incapacitated person.

Case No. PG-2023-12  
NOTICE OF SALE OF PERSONAL PROPERTY AND REAL PROPERTY

NOTICE is hereby given that Craig Wilson Jr. and Penny Dunne-Muzi, the duly appointed Guardians of Craig M. Wilson, Sr. ("Ward"), will sell at private sale to the highest bidder, on or after 12:00 p.m. on the 18th day of December, 2025, all the right, title, and interest of the Ward, in and to the personal property and real property located in Noble County, State of Oklahoma, described as follows:

A tract of land situated in the East half (E/2) of the Northwest quarter (NW/4) of Section Thirty (30), Township Twenty-one (21) North, Range Two (2) W.I.M., Noble County, Oklahoma. More particularly by metes and bounds as follows: Commencing at a point on the centerline of Fourth Street (4th St.) and on the South property line of "A" Street, Original Township of Lucien; Thence South along 4th St. extended a distance of 165.0 feet; Thence East and parallel with the South property line or "A" Street a distance of 190.0 feet; Thence North a distance of 165.0 feet to a point on the South property line of "A" Street; Thence West along the South line of said "A" Street a distance of 190.0 feet to the point of beginning embracing a part of Block Fifty-one (51) of the Original Townsite of Lucien, vacated by Judicial Order as set forth on page 07 Vol 370 in Noble Court House, Containing in all .72 acres more or less.

(commonly referred to as 314 Albatross Street, Lucien, Oklahoma 73757) and

Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7), and Eight (8), in Block Twenty (20), all in the Townsite of Lucien, Oklahoma. According to the recorded plat thereof.

(commonly referred to as 501 SW 4th, Lucien, Oklahoma 73757)

Offers to purchase the real property described above must be submitted in writing to Penny Dunne-Muzi, Guardian for the Ward, at N 140 W 13726 Cedar Lane, Germantown, WI 53022, prior to the above date. You may

obtain more information about the property by contacting Penny Dunne-Muzi at 414-207-3178. BE ADVISED that the sale shall be subject to confirmation by the District Court of Noble County, State of Oklahoma.

DATED the 2nd day of December 2025.

Dana L. Murphy,  
OBA No. 15816  
Goodwin/Lewis/Cason/Gentry  
420 NW 6th Street  
Second Floor  
Oklahoma City, OK 73102  
(405)900-5700  
Attorney for Guardians

(Published in the Perry Daily Journal November 29 and December 6, 2025)

IN THE DISTRICT COURT IN AND FOR NOBLE COUNTY STATE OF OKLAHOMA U.S. NATIONAL ASSOCIATION.; Plaintiff, VS.

MONTY LEE WISELEY; SAILOR MAYNE WISELEY A/K/A SAILOR M. WISELEY, N/K/A SAILOR M. BOWDEN; et al. Defendants.

Case No. CJ-2024-39  
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 6th day of January, 2026, at 10 o'clock, A.M. (location at Courthouse or Room #), first floor east doors, of the Noble County Courthouse in Perry, Oklahoma, the undersigned Sheriff will offer for sale and sell for cash to the highest and best bidder, subject to real estate ad valorem taxes, superior special assessments and all interests of record, if any, except the Mortgage and interests foreclosed herein on the following described real property, to-wit:

A piece, parcel and tract of land in the Northeast Quarter (NE/4) of Section Nine (9), Township Twenty (20) North, Range Two (2) West of the Indian Meridian, in Noble County, State of Oklahoma, more particularly described by metes and bounds, as follows: Beginning at a point on the North line 693 feet East of the Northwest corner of the Northeast Quarter (NE/4) of Section 9, Township 20 North, Range 2 West of the I.M., Thence South perpendicular to the North line of said Northeast Quarter (NE/4) 502 feet, thence East parallel with the North line of said Northeast Quarter (NE/4) 434 feet, thence North 502 feet, thence West along the North line of said Northeast Quarter (NE/4) 434 feet to the point of beginning, commonly known as 3600 Frontier, Perry, OK 73077 (the "Property")

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 Noble County, Oklahoma, and pursuant to said judgment reserving the right of Plaintiff to recall said execution by oral announcement and/or order of the Court, prior to the sale, said judgement entered in the District Court in and for said County, State of Oklahoma, in Case No. CJ-2024-39, entitled U.S. Bank National Association, Plaintiff, vs. Monty Lee Wiseley; Sailor Mayne Wiseley a/k/a Sailor M. Wiseley, n/k/a Sailor M. Bowden, et al., Defendants, to satisfy:

FIRST: The costs of said action accrued and accruing;

SECOND: The judgment and first lien of the Plaintiff, U.S. Bank National Association, in the sum of \$276,894.17 with interest thereon at a rate of 3.375% per annum, as adjusted, if applicable, from January 1, 2024, until paid; advances for taxes, insurance and preservation expenses, accrued and accruing; abstracting expenses, accrued and accruing; bankruptcy fees and costs, if any; and an attorney's fee, plus cost's, with interest thereon at the same rate, until paid.

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: Monty Lee Wiseley; Sailor Mayne Wiseley a/k/a Sailor M. Wiseley, n/k/a Sailor M. Bowden; Occupants of the Premises.

The property has been duly appraised in the sum of \$210,000.00

WITNESS MY HAND this 24th day of November, 2025.

Matt McGuire  
Deputy

KIVELL, RAYMENT AND FRANCIS  
A Professional Corporation  
Ger'Kayla Tunley, OBA #36283  
Triad Center I, Suite 550  
7666 East 61st Street  
Tulsa, Oklahoma 74133  
Telephone (918)254-0626  
Facsimile (918)254-7915  
E-mail: gtunley@kivell.com

ATTORNEYS FOR PLAINTIFF

(Published in the Perry Daily Journal November 29 and December 6, 2025)

NOTICE OF SHERIFF'S SALE  
CJ-2025-37

Notice is given that on the 6th day of January, 2026, at 10 a.m., at the East door of the County Courthouse, Noble County, Oklahoma, the Sheriff will offer for sale and sell, with appraisement, at public auction, to the highest and best bidder, that certain real estate in Noble County, Oklahoma;

LOTS ELEVEN (11), TWELVE (12), thirteen (13), FOURTEEN (14), FIFTEEN (15), SIXTEEN (16), AND SEVENTEEN (17), AND THE SOUTH FIFTY FEET (S.50') OF LOTS EIGHTEEN

(18), NINETEEN (19), AND TWENTY (20), ALL IN BLOCK THIRTY-NINE (39), IN THE TOWNSITE OF ORIGINAL PERRY, NOBLE COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT

subject to unpaid taxes, and all amounts set forth in the judgment granted herein, said property having been duly appraised at \$12,000.00. Sale will be made pursuant to a Special Execution and Order of Sale issued in accordance with judgment entered in the District Court of Noble County, Oklahoma, in Case No. CJ-2025-37, titled Carrington Mortgage Services, LLC vs Montana Shadowen and Renda Shadowen, being all of the Defendants and persons holding or claiming any interest in lien in the subject property.

Noble County Sheriff  
Noble County, Oklahoma  
By: Matt McGuire  
Deputy

Don Timberlake- #9021  
Kim S. Jenkins- #32809  
Gina D. Knight- #12996  
Chynna Scruggs- #32663  
BAER & TIMBERLAKE, P.C.  
5901 N. Western, Suite 7310  
Oklahoma City, OK 73117  
Telephone: 405-842-7722  
Email:  
mail@baertimberlake.com

(Published in the Perry Daily Journal December 6, 2025)

NOTICE

On the 1st day of December 2025, the Mayor and City Council of the City of Perry, Oklahoma, approved Ordinance No. 2025-24 that amends the Oklahoma Open Record Act. These amendments help municipalities in working with records requests that do not describe the requested records with reasonable specificity. A copy of the ordinance is available at City Hall or by calling the City Clerk at 580-336-9360. It is presented for publication by title only:

ORDINANCE NO. 2025-24  
AN EMERGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PERRY, OKLAHOMA, AMENDING CHAPTER 2 OF THE PERRY MUNICIPAL CODE 2022 BY THE AMENDMENT OF ARTICLE 7 ENTITLED "CITY RECORDS"; PROVIDING FOR SECTION 2-701 ENTITLED "PURPOSE"; PROVIDING FOR SECTION 2-702 ENTITLED "STATEMENT OF POLICY"; PROVIDING FOR SECTION 2-703 ENTITLED "APPOINTMENT OF OPEN RECORD AND RECORD RETENTION CUSTODIANS"; PROVIDING FOR SECTION 2-704 ENTITLED "OPEN RECORD REQUESTS"; PROVIDING FOR SECTION 2-705 ENTITLED "PROCESSING RECORD REQUESTS"; PROVIDING FOR SECTION 2-706 ENTITLED "SCOPE OF RECORD SEARCH"; PROVIDING FOR SECTION 2-707 ENTITLED "RECORDS IN STORAGE"; PROVIDING FOR SECTION 2-708 ENTITLED "COMPUTER RECORDS"; PROVIDING FOR SECTION 2-709 ENTITLED "FEES FOR RECORDS"; PROVIDING FOR SECTION 2-710 ENTITLED "ACCOUNTABILITY FOR FUNDS"; PROVIDING FOR SECTION 2-711 ENTITLED "OPEN RECORD FORM ADOPTED"; PROVIDING FOR SECTION 2-712 ENTITLED "LEGAL QUESTIONS"; PROVIDING FOR SECTION 2-713 ENTITLED "RESERVED"; RETAINING SECTION 7-214 ENTITLED DESTRUCTION OF PUBLIC RECORDS; SCANNING AND STORING PUBLIC RECORDS; PROVIDING FOR THE REPEALER OF THE CURRENT SECTION 2-701 THROUGH 2-713 AND SECTIONS 2-711, 2-712 AND 2-713 OF CHAPTER 18 ENTITLED "FEE SCHEDULE"; PROVIDING FOR SAVINGS; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY. Dated this 3rd day of December 2025

Christy Conrad  
City Clerk

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Noble County Sheriff  
Noble County, Oklahoma  
By: Matt McGuire  
Deputy

Don Timberlake- #9021  
Kim S. Jenkins- #32809  
Gina D. Knight- #12996  
Chynna Scruggs- #32663  
BAER & TIMBERLAKE, P.C.  
5901 N. Western, Suite 7310  
Oklahoma City, OK 73117  
Telephone: 405-842-7722  
Email:  
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