

THE KINGFISHER TIMES & FREE PRESS CLASSIFIEDS

HIRE **BUY** **SELL** **TRADE**

To Place Advertisements, Call 405-375-3220
...or email: kflegals@gmail.com

DEADLINES

- 2PM Monday for the Wednesday Edition
- 2PM Thursday for the Sunday Edition

3,100 Homes
are reached by the Sunday & Wednesday Classifieds!

323 N. Main
Kingfisher, OK 73750
P.O. Box 209

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CLASSIFIED ADS — First insertion: 40¢ per word, minimum charge is \$4.00, 30¢ per word for each issue thereafter. All classifieds are payable when ordered unless advertiser has a regular monthly account. No refunds on classified ads.

CLASSIFIED COPY DEADLINE — Monday at 2 p.m. for Wednesday's paper and Thursday at 2 p.m. for Sunday's paper. Deadline for stopping ads is at the same times.

DISPLAY CLASSIFIED ADS — \$6.95 per inch for local accounts. Pre-payment required, except for business firms with established accounts.

ERRORS — The publisher's responsibility for any errors in advertisements ends after the ad is published the first time. Unless the advertiser notifies the newspaper office after the first insertion, the ad is presumed to be correct. Please phone 405-375-3220 AT ONCE in case of error.

CARD OF THANKS — 35¢ per word, minimum charge is \$7.00.

OBITUARIES — 20¢ per word.

AREA DEATHS — No Charge.

Help Wanted 1

Now Taking Applications

Apply in person at...

K & S TIRE INC.

GOOD YEAR

816 N. Court

Kingfisher

(10tfc)

THE TIMES & FREE PRESS

Celebrating 137 Years!

Crossword Puzzle

1 2 3 4

5 6 7 8

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ACROSS

1. Cheese

5. Swerve

9. Indonesian island

10. Make copy of

11. Cereal ingredient

12. Eastern religion

13. Quarrel

15. Failure

16. Gentle sea giant

18. Spanish bullfighter

21. Bullfight cheer

22. Glue brand

26. Vice (tv show)

28. Lotion ingredient

29. Subatomic particle

30. Glen

31. Fresh

32. After awhile

DOWN

1. Tides

2. Flit

3. Winged

4. Lowest point on a graph

5. Lanka

6. Gourmet chocolate brand

7. Inordinate

8. Musical composition

10. Acid

14. Become distinctive (2 wds.)

17. Fleet

18. Ma

19. Strange

20. Jeer

23. Zeal

24. Rolled chocolate candy brand

25. Was looked at

27. Cut grass

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5. Swerve

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Legal notices

(Published Wed., Jan. 14, and 21, 2026 in the Kingfisher Times and Free Press)
IN THE DISTRICT COURT OF KINGFISHER COUNTY STATE OF OKLAHOMA IN THE MATTER OF THE ESTATE OF BARBARA

(Published Wed., Jan. 7, 14, 21, & 28, 2026, in the Kingfisher Times and Free Press)

NOTICE OF SALE-TIME AND PLACE OF SALE PURSUANT TO OKLAHOMA POWER OF SALE MORTGAGE FORECLOSURE ACT

TO THE BORROWER, GUARANTORS, OTHER HOLDERS OR POTENTIAL HOLDERS, AND OTHER PARTIES ENTITLED TO RECEIVE NOTICE, REGARDING THE SUBJECT PROPERTY AND THE MORTGAGE INSTRUMENT REFERENCED AND DESCRIBED BELOW, EACH NOTICE TRANSMITTED BY: REGULAR MAIL AND CERTIFIED MAIL. RETURN RECEIPT REQUESTED, OR AS OTHERWISE REQUIRED BY LAW.

DATE OF NOTICE: December 31, 2025

PARTY ROLE	ADDRESS
Borrower	Damien Robert Castro 4361 W Reno Ave Oklahoma City, OK 73107

RE: Damien Robert Castro, a single person, (the "Borrower" or the "Mortgagor") and Cashion Holdings, LLC an Oklahoma limited liability company ("Cashion Holdings" or the "Mortgagee") Contract for Deed (With Power of Sale) (the "Mortgage Instrument") from Borrower as the Mortgagor to Cashion Holdings as Mortgagee dated July 22, 2024 and recorded as Instrument No. I-2024-004989, Book 3568, Page 0337-0344 in the Official Public Records of Kingfisher County, Oklahoma.

Cashion Holdings, and its affiliates and/or successors, is the current holder and the Mortgage Instrument and any modifications or amendments thereto.

Unless otherwise defined in this letter, any capitalized terms in this notice shall have the same meaning as ascribed to such terms as used in the Mortgage Instrument.

This **Notice of Sale-Time and Place of Sale** is being given pursuant to Title 46 O.S. § 45. Attached hereto is the Affidavit required by Title 46 O.S. §45.

Cashion Holdings as the Mortgagee has provided one or more prior notices of default to the Borrower, including but not limited to the **Notice of Intent to Foreclose by Power of Sale** transmitted on March 28, 2025 to the Borrower and/or any other parties entitled to such notice (together, the "Prior Notices"), which Prior Notice(s) satisfied any and all notice requirements under Title 46 O.S. §44.

In the Prior Notices, Cashion Holding advised that various actions and/or omissions of the Borrower had resulted in the various events of default (each an "Event of Default" and collectively the ("Events of Default")), including the Events of Default referenced and described below.

1. The Borrower has failed to pay one or more installments, or any portion thereof, as such installments become due pursuant to the terms of the Mortgage Instrument.
2. Late fees, attorneys' fees and expenses, collection costs, and other charges assessed pursuant to the Mortgage Instrument remain unpaid.

This is not an exhaustive list of the potential breaches and/or events of default that do or may exist under the Mortgage Instrument.

Accordingly, Cashion Holding as the Mortgagee has elected to use the remedy available pursuant to the Power of Sale Mortgage Foreclosure Act (the "Act") as described in Title 46 O.S. §§ 40 to 49, inclusive, and this Notice constitutes the Notice of Sale required by Title 46 O.S. §45.

The legal description of the property as it appears in the Mortgage is described below and referred to hereinafter as the "Subject Property."

DESCRIPTION OF THE SUBJECT PROPERTY

Lot 55B of Wolf Creek Estates a platted subdivision in 25-T15N-R5W of the Indian Meridian, Kingfisher County, Oklahoma containing 1.08 acres MOL.

MORTGAGEE SHALL CONDUCT THE SALE AT THE TIME AND PLACE DESCRIBED BELOW.

TIME AND PLACE OF SALE

The Subject Property shall be sold on **MONDAY, FEBRUARY 9, 2026, AT 10:00 O'CLOCK A.M.** at the **West Entrance of the Kingfisher County Courthouse, 101 S Main St. Kingfisher, OK 73750**

Mortgagee will offer the Subject Property for sale and sell for cash, or such other terms as the Mortgagee may find acceptable, to the highest and best bidder.

THE MORTGAGOR HAS THE RIGHT TO REDEEM THE SUBJECT PROPERTY FROM FORECLOSURE BY PAYING ALL PRINCIPAL, INTEREST AND OTHER SUMS SECURED BY THE MORTGAGE TO THE MORTGAGEE PRIOR TO THE EXECUTION AND DELIVERY OF A DEED RESULTING FROM THE INTENDED SALE AS DESCRIBED IN TITLE 46 O.S. § 47.

ALL OTHER PARTIES TO WHOM THIS NOTICE IS ADDRESSED WHO CLAIM AN INTEREST IN THE SUBJECT PROPERTY ARE HEREBY ADVISED THAT THE SUBJECT PROPERTY WILL BE SOLD AND THAT YOUR INTERESTS MAY BE TERMINATED BY THE SALE UNLESS YOU TAKE APPROPRIATE LEGAL ACTION.

IF THE PROPERTY SUBJECT TO THIS MORTGAGE IS THE MORTGAGOR'S HOMESTEAD, IT SHALL BE SOLD PURSUANT TO A POWER OF SALE WITHOUT JUDICIAL FORECLOSURE UNLESS, AT LEAST TEN (10) DAYS BEFORE THE PROPERTY IS TO BE SOLD UNDER A POWER OF SALE, THE MORTGAGOR SENDS WRITTEN NOTICE BY CERTIFIED MAIL TO THE MORTGAGEE STATING THAT THE PROPERTY INVOLVED IS THE MORTGAGOR'S HOMESTEAD AND THAT JUDICIAL FORECLOSURE IS ELECTED, AND FILES OF RECORD A COPY OF SUCH NOTICE WHICH CONTAINS A LEGAL DESCRIPTION OF THE PROPERTY, WITH THE COUNTY CLERK OF THE COUNTY WHERE THE PROPERTY IS SITUATED.

IF THE PROPERTY IS SOLD PURSUANT TO A POWER OF SALE, THE MORTGAGOR MAY AVOID A DEFICIENCY JUDGMENT BY SENDING A WRITTEN NOTICE BY CERTIFIED MAIL TO THE MORTGAGEE, AT LEAST TEN (10) DAYS BEFORE THE PROPERTY IS TO BE SOLD UNDER THE POWER OF SALE, THAT STATES THAT THE PROPERTY INVOLVED IS THE MORTGAGOR'S HOMESTEAD AND THAT THE MORTGAGOR ELECTS AGAINST A DEFICIENCY JUDGMENT.

THIS NOTICE CONTAINS IMPORTANT INFORMATION INVOLVING THE PROPERTY OF THE PERSONS OR COMPANIES RECEIVING THE SAME AND SUCH PERSONS OR COMPANIES MAY WANT TO SEEK LEGAL ADVICE.

YOU ARE HEREBY NOTIFIED THAT IF A PURCHASER OTHER THAN THE MORTGAGEE, WHEN REQUIRED BY THE MORTGAGEE, FAILS TO POST CASH OR CERTIFIED FUNDS EQUAL TO TEN PERCENT (10%) OF THE AMOUNT BID FOR THE PROPERTY WITHIN TWENTY FOUR (24) HOURS OF THE SALE, EXCLUDING SUNDAYS AND LEGAL HOLIDAYS, OR OTHERWISE FAILS TO COMPLETE THE SALE, THE MORTGAGEE MAY PROCEED WITH THE SALE AND MAY ACCEPT THE NEXT HIGHEST BID. THE PARTY THAT FAILS TO MAKE SUCH PAYMENT SHALL BE LIABLE TO ANY PERSON WHO SUFFERS LOSS OR EXPENSES, INCLUDING ATTORNEYS' FEES. OCCASIONED THEREBY AND THE MORTGAGEE MAY THEREAFTER IN ANY SALE OF PROPERTY REJECT ANY BID OF SUCH PERSON. THE TEN PERCENT (10%) DEPOSIT SHALL BE PLACED IN ESCROW BY THE MORTGAGEE AND HELD IN ESCROW PENDING COMPLETION OF THE SALE. IN THE EVENT A PURCHASER WRONGFULLY FAILS TO COMPLETE THE TRANSACTION OF SALE WITHIN TEN (10) DAYS OF THE SALE OR A LONGER REASONABLE TIME PERMITTED BY THE MORTGAGEE, ANY DEPOSIT SHALL BE APPLIED FIRST TO THE EXPENSES OF THE SALE AND THE BALANCE TO THE DEBT, AND THE PURCHASER SHALL BE LIABLE TO ANY PERSON WHO SUFFERS LOSS OR EXPENSES, INCLUDING ATTORNEYS' FEES, OCCASIONED BY THE RESALE OF THE PROPERTY.

The Power of Sale shall be made subject to taxes owed, if any, against the Subject Property.

NOTICE PROVIDED BY: CASHION HOLDINGS, LLC

/s/ Dee A Reagle III

By: Dee A Reagle, III

Its: Member/Manager

ACKNOWLEDGEMENT

STATE OF OKLAHOMA
COUNTY OF OKLAHOMA

Before me, the undersigned, a Notary Public in and for said County and State on this 31st day of December, 2025, personally appeared Dee A. Reagle, III, Member/Manager of Cashion Holdings, LLC, to me known to be the identical person who executed the within and foregoing instrument and acknowledged that he executed the same as his free and voluntary act and deed for the uses and purposes there set forth.

Given under my hand and seal the day and year last above written.

(SEAL)

/s/ Miles R English

Notary Public

My Commission Expires: 07-09-2028

PERSECHINO,
DECEASED
Judge Lance Schneiter
Case No. PB-2025-77
NOTICE TO CREDITORS
All creditors having claims against Barbara Persechino, 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 Thomas Paul Persechino Personal Representative, at 2212 Shadowlake Drive, Oklahoma City, Oklahoma 73159, on or before the following presentment date: **March 15, 2026**, or the same will be forever barred.

DATED this 5th day of January, 2026.

/s/ Thomas Paul Persechino
THOMAS PAUL
PERSECHINO,
PERSONAL
REPRESENTATIVE

MARTIN POSTIC, JR., OBA #7241

DAVID M. POSTIC, OBA #32855
POSTIC & BATES, A PROFESSIONAL CORPORATION
2212 SHADOWLAKE DRIVE
OKLAHOMA CITY, OKLAHOMA
73159

405/691-5080

405/691-6329 (FAX)

posticm@posticbates.com

ATTORNEYS FOR THE
PERSONAL REPRESENTATIVE

LPXLP

(Published Wed., Jan. 7, and 14, 2026, in the Kingfisher Times and Free Press)

IN THE DISTRICT COURT OF KINGFISHER COUNTY STATE OF OKLAHOMA
In the Matter of the Estate of GARETT J. WITTRICK, deceased.

No. PB-2025-81
NOTICE TO CREDITORS TO PRESENT CLAIMS

All creditors having claims against Garrett J. Wittrick, 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 the named Personal Representative, at 302 North Main Street, Kingfisher, Oklahoma 73750, on or before the following presentment date, March 6, 2026, or same will be forever barred.

DATED this 5th day of January, 2025.

/s/ Sonya J. Toepfer

Sonya J. Toepfer, Personal Representative of the Estate of Garrett J. Wittrick

Schulte, Schneiter & Gibson, PLLC

302 North Main Street

Kingfisher, OK 73750

Phone: (405) 375-4165

Attorneys for Estate

LPXLP

(Published Wed., Jan. 14, and 21, 2026, in the Kingfisher Times and Free Press)

Town of Hennessey SOLICITATION FOR BIDS

Notice is hereby given that the Town of Hennessey, "Owner" will receive and open sealed Bids for the construction of:

MRDAF Road Improvements

HEN-PAV26-001

in the office of the Town Administrator, Town Hall, 123 S. Main Street, Hennessey, Oklahoma 73742, until 10:00 a.m., on the 5th day of February, 2026 for the construction of the **MRDAF Road Improvements**. Bids shall be opened at the above stated time for receipt of Bids or as soon thereafter as practicable. This project consists of furnishing all required materials, supplies, equipment, tools, and personnel to perform all necessary labor for the construction of the **MRDAF Road Improvements**. This project is eligible for sales tax exemption.

The work shall be done in accordance with specifications on file in the Engineer's office. Specifications and other bidding documents are available for public inspection and copies may be obtained by visiting the respective Engineer: Cowan Group Engineering, LLC, 7100 N. Classen, Suite 500, Oklahoma City, OK 73116; phone: 405.463.3369.

Complete digital project bidding documents are available for a non-refundable fee of \$50.00 by going to www.cowangroup.com, navigating to the Bid Documents page, and by entering Quest Project #9979088 on the website's project search page. Please contact QuestCDN.com at 952-233-1632 or info@questcdn.com for assistance in free membership registration, downloading and working with this digital project information.

Hardcopy specifications are available for a non-refundable fee of \$75.00 from Cowan Group Engineering. No documents will be mailed until payment is received in full.

Each bid must be submitted in a sealed envelope bearing on the outside, the name of the bidder, his/her address and the name of the project for which the bid is submitted. If forwarded by mail, the sealed envelope containing the bid must be enclosed in another envelope addressed as specified in the bid form. All blank spaces for bid prices must be completed in ink, or typewritten and in both words and figures.

Bids received more than ninety-six (96) hours, excluding Saturdays, Sundays and holidays, before the time set for opening of bids, as well as bids received after the time set for receipt of bids, WILL NOT be considered and will be RETURNED UNOPENED.

A cashier's check, a certified check or a surety bond in the amount of five percent (5%) of the bid shall accompany the sealed proposal of each bidder. Deposits will be returned to unsuccessful bidders.

Each bid submitted is a legal offer and when accepted by the Town, constitutes a FIRM AND BINDING CONTRACT.

The Town reserves the right to REJECT ANY or ALL BIDS.

The Town of Hennessey reserves the unconditional right to cancel all or any portion of this project within thirty (30) days from the date of the opening of the bids, for any reason and at its sole discretion.

Margaret Phillips,
Owner/Broker

(405) 368-7457



MARGARET Phillips REALTY

122 N. Main • Downtown Kingfisher

Phone: 405.375.4664 • E-Mail: margaret@mphillipsrealty.com

Jordan Waltman - Sales Associate

Phone: 405.818-7712 • E-Mail: jordan@mphillipsrealty.com

See Our Complete Listings & Photos Of Properties We Have To Offer At...

www.mphillipsrealty.com

JUST LISTED



1203 Sierra Lane

3 Bed, 2 Bath Brand New Construction Home.

\$209,900

JUST LISTED



17934 N 2730 RD, Loyal

4 Bed, 2 Bath. 3.12 Acres.

\$215,000

SCAN THE QR CODE BELOW ON YOUR SMART PHONE CAMERA TO SEE ALL WE HAVE TO OFFER:



Premier Building Site Or Development Opportunity.

Highly Sought-After Location On Blacktop Road At The Edge Of Town. 6.85 Acres, MOL.

\$240,000

PRICE REDUCED



5849 E 720RD

4 Bedrooms