

LEGALS

NOTICE OF INTENTION TO APPLY FOR AN ALCOHOLIC BEVERAGE LICENSE

In accordance with Title 37A, Oklahoma Statutes, Section 2-141, Flint Fire Mercantile, LLC, 23701 S. 655 Rd., Grove, OK 74344, a/ an Tribal Limited Liability Company hereby publishes notice of its intention to apply within sixty days from this date to the Oklahoma Alcoholic Beverage Laws Enforcement Commission for a retail beer license under authority of and in compliance with the said Act: That it intend(s), if granted such license to operate as a retail beer establishment with business premises located at 24930 S. 655 Rd. in Grove, Delaware County, Oklahoma under the business name of Flint Fire Mercantile.

Dated this 27th day of March, 2026.
/s/ Charles Diebold
County of Delaware, State of Oklahoma.

Before me, the undersigned notary public, personally appeared: Charles Diebold to me known to be the person described in and who executed the foregoing application and acknowledged that he executed the same as his free act and deed.

/s/ Nicole Reece, Notary Public Comm. #24002928
My Commission expires March 1, 2028.

(Published in the Delaware County Journal April 1 and 8, 2026)
LPXLP

Barring tenants' satisfaction of liens beforehand, Bailey's Self Storage at 2910 Hwy 412, West Siloam Springs, April 15 shall sell or otherwise dispose of all personal property contained within the following locked storage unit belonging to this individual:

Tyler Kolysko
Unit 147
Colcord OK

Tim Hammer
Unit 35
Westville OK

Jayson Balk
Units 55 and 131
Springdale AR

Jack Wright
Unit 101
Siloam Springs AR

David Perez
Units 143 and 61
Siloam Springs AR

Angela King
Unit 141
Siloam Springs AR

Interested parties may call
918-422-5700.

(Published in the Delaware County Journal April 1 and 8, 2026)
LPXLP

IN THE DISTRICT COURT OF DELAWARE COUNTY STATE OF OKLAHOMA

ARVEST BANK
Plaintiff,

vs.

VAN FAMILY FARM LLC; SUI VANG; TIAL CUNG; and VAN RAM CEU,
Defendants.

Case No: CJ-25-240 NOTICE OF SHERIFF'S SALE

NOTICE is given on the 4th day of May 2026, at 10 o'clock a.m. at the Courthouse Doors of the Delaware County Courthouse, the Sheriff of Delaware County will offer for sale and sell at public auction for cash to the highest and best bidder, subject to the appraisalment thereof fixed in the sum of \$300,000.00, all that certain real property located in Delaware County, Oklahoma, described as follows:

OKLAHOMA CLASSIFIED AD NETWORK

FOR MORE INFO CALL
1-888-815-2672

WANT TO BUY

OLD GUITARS WANTED! LARRY BRINGS CASH 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, April 14th (17201 S. Hwy 81, Bison, Garfield Co., OK) 6,080 ± SF Commercial Bldg. with Living Qtrs. * 5.5 ± acres * WigginsAuctioneers.com * 580-233-3066

ONLINE AUCTION

OIL & GAS MINERAL AUCTION- 4/16th @ 2 PM (Online Only): Garfield, Alfalfa, Major & Woods Co., OK | Producing & Nonproducing Minerals | INVESTMENT OPPORTUNITY | WigginsAuctioneers.com | 580-233-3066

GUN SHOW

WORLD'S LARGEST GUN SHOW - April 11 & 12 - Tulsa, OK Fairgrounds, Saturday 8-6, Sunday 8-4. WANEMACHER'S TULSA ARMS SHOW. Free appraisals. Bring your guns! www.TulsaArmsShow.com

ADVERTISE STATEWIDE

Put your message where it matters most - IN OKLAHOMA NEWSPAPERS. We can place your ad in 134 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.

NOTICE OF INTENTION TO APPLY FOR AN ALCOHOLIC BEVERAGE LICENSE

In accordance with Title 37A, Oklahoma Statutes, Section 2-141, Flint Fire Mercantile, LLC, 23701 S. 655 Rd., Grove, OK 74344, a/ an Tribal Limited Liability Company hereby publishes notice of its intention to apply within sixty days from this date to the Oklahoma Alcoholic Beverage Laws Enforcement Commission for a retail wine license under authority of and in compliance with the said Act: That it intend(s), if granted such license to operate as a retail wine establishment with business premises located at 24930 S. 655 Rd. in Grove, Delaware County, Oklahoma under the business name of Flint Fire Mercantile.

Dated this 27th day of March, 2026.
/s/ Charles Diebold
County of Delaware, State of Oklahoma.

Before me, the undersigned notary public, personally appeared: Charles Diebold to me known to be the person described in and who executed the foregoing application and acknowledged that he executed the same as his free act and deed.

/s/ Nicole Reece, Notary Public Comm. #24002928
My Commission expires March 1, 2028.

(Published in the Delaware County Journal April 1 and 8, 2026)
LPXLP

TO: ROBYN L CARGILL
The Sheriff of DELAWARE County, Oklahoma, Greetings:

You will take notice that the Plaintiff, ONEMAIN FINANCIAL GROUP, LLC, filed its petition in the District Court of DELAWARE County, Oklahoma, against the above-captioned Defendant, ROBYN L CARGILL, seeking a money judgment against Defendant, ROBYN L CARGILL in the amount of \$10832.46, and all costs of this action including a reasonable attorney's fee, and unless Defendant answers said petition on or before the 26TH day of May, 2026, said petition will be taken as true and judgment will be rendered for Plaintiff for \$10832.46, and all costs of this action including a reasonable attorney's fee.

Dated this 9th day of March, 2026.

COURT CLERK Karma Sapp
BY: /s/ Natasha Isaac
Court Clerk or Deputy Clerk

(Published in the Delaware County Journal March 18 and 25, and April 1, 2026)
LPXLP

IN THE DISTRICT COURT OF DELAWARE COUNTY STATE OF OKLAHOMA

/s/ Leah K. Clark
Stephen L. Bruce, OBA #1241
Everette C. Altdoerffer, OBA #30006
Leah K. Clark, OBA #31819
Roger M. Coil, OBA #17002
Katelyn M. Conner, OBA #36601
Attorneys for Plaintiff
P.O. Box 808
Edmond, Oklahoma 73083-0808
(405) 330-4110
brucelaw@sbrucelaw.com

(Published in the Delaware County Journal March 18 and 25, and April 1, 2026)
LPXLP

IN THE DISTRICT COURT OF DELAWARE COUNTY STATE OF OKLAHOMA

CAPITAL ONE, N.A., successor by merger to Discover Bank
Plaintiff,

vs.

LENDA L ANDERSON-BALES
Defendant

CASE NO. CS-2025-417 NOTICE BY PUBLICATION

THE STATE OF OKLAHOMA
TO: LENDA L ANDERSON-BALES

The Sheriff of DELAWARE County, Oklahoma, Greetings:

You will take notice that the Plaintiff, CAPITAL ONE, N.A., successor by merger to Discover Bank, filed its petition in the District Court of DELAWARE County, Oklahoma, against the above-captioned Defendant, LENDA L ANDERSON-BALES, seeking a money judgment against Defendant, LENDA L ANDERSON-BALES in the amount of \$3105.39, with post-judgment interest at the statutory rate, and costs of this action, and

unless Defendant answers said petition on or before the 26TH day of May, 2026, said petition will be taken as true and judgment will be rendered for Plaintiff for \$3105.39, with post-judgment interest at the statutory rate, and costs of this action.

Dated this 9th day of March, 2026.

COURT CLERK Karma Sapp
BY: /s/ Natasha Isaac
Court Clerk or Deputy Clerk

(Published in the Delaware County Journal March 18 and 25, and April 1, 2026)
LPXLP

IN THE DISTRICT COURT OF DELAWARE COUNTY STATE OF OKLAHOMA

ROBERT L. COLE and CHARLENE A. COLE, Husband and Wife, Plaintiffs,

vs.

DALETON TIMOTHY GATES
Defendant

CV-26-49 NOTICE OF HEARING ON PETITION TO CHANGE NAME

TO: All interested parties.

Take notice that Dalton Timothy Gates has petitioned to change his/her name to Dalton Lee Albin.

A Hearing on said petition is set for 2:30 o'clock p.m. on the 4th day of May, 2026, before Judge Lelecas at 2:30 o'clock in courtroom 1 at the Delaware County Courthouse. Should you know of some reason why this change of name should not be allowed you must file a written protest in the above styled and numbered cause prior to the above date with the Clerk of this Court. Should you fail to do so, the petition for change of name will be granted as prayed.

Dated this 9th day of March, 2026.

COURT CLERK Karma Sapp
BY: /s/ Nikitia Smoke
By: DEPUTY

(Published in the Delaware County Journal April 1, 2026)
LPXLP

APPROVED:
/s/ Dalton Gates

(Published in the Delaware County Journal April 1, 2026)
LPXLP

IN THE DISTRICT COURT OF DELAWARE COUNTY STATE OF OKLAHOMA

TO: ROBYN L CARGILL

The Sheriff of DELAWARE County, Oklahoma, Greetings:

You will take notice that the Plaintiff, ONEMAIN FINANCIAL GROUP, LLC, filed its petition in the District Court of DELAWARE County, Oklahoma, against the above-captioned Defendant, ROBYN L CARGILL, seeking a money judgment against Defendant, ROBYN L CARGILL in the amount of \$10832.46, and all costs of this action including a reasonable attorney's fee.

Dated this 9th day of March, 2026.

COURT CLERK Karma Sapp
BY: /s/ Natasha Isaac
Court Clerk or Deputy Clerk

(Published in the Delaware County Journal March 18 and 25, and April 1, 2026)
LPXLP

IN THE DISTRICT COURT OF DELAWARE COUNTY STATE OF OKLAHOMA

TO: ROBYN L CARGILL

The Sheriff of DELAWARE County, Oklahoma, Greetings:

You will take notice that the Plaintiff, ONEMAIN FINANCIAL GROUP, LLC, filed its petition in the District Court of DELAWARE County, Oklahoma, against the above-captioned Defendant, ROBYN L CARGILL, seeking a money judgment against Defendant, ROBYN L CARGILL in the amount of \$10832.46, and all costs of this action including a reasonable attorney's fee.

Dated this 9th day of March, 2026.

COURT CLERK Karma Sapp
BY: /s/ Natasha Isaac
Court Clerk or Deputy Clerk

(Published in the Delaware County Journal March 18 and 25, and April 1, 2026)
LPXLP

IN THE DISTRICT COURT OF DELAWARE COUNTY STATE OF OKLAHOMA

TO: ROBYN L CARGILL

The Sheriff of DELAWARE County, Oklahoma, Greetings:

You will take notice that the Plaintiff, ONEMAIN FINANCIAL GROUP, LLC, filed its petition in the District Court of DELAWARE County, Oklahoma, against the above-captioned Defendant, ROBYN L CARGILL, seeking a money judgment against Defendant, ROBYN L CARGILL in the amount of \$10832.46, and all costs of this action including a reasonable attorney's fee.

Dated this 9th day of March, 2026.

COURT CLERK Karma Sapp
BY: /s/ Natasha Isaac
Court Clerk or Deputy Clerk

(Published in the Delaware County Journal March 18 and 25, and April 1, 2026)
LPXLP

IN THE DISTRICT COURT OF DELAWARE COUNTY STATE OF OKLAHOMA

TO: ROBYN L CARGILL

The Sheriff of DELAWARE County, Oklahoma, Greetings:

You will take notice that the Plaintiff, ONEMAIN FINANCIAL GROUP, LLC, filed its petition in the District Court of DELAWARE County, Oklahoma, against the above-captioned Defendant, ROBYN L CARGILL, seeking a money judgment against Defendant, ROBYN L CARGILL in the amount of \$10832.46, and all costs of this action including a reasonable attorney's fee.

Dated this 9th day of March, 2026.

COURT CLERK Karma Sapp
BY: /s/ Natasha Isaac
Court Clerk or Deputy Clerk

(Published in the Delaware County Journal March 18 and 25, and April 1, 2026)
LPXLP

IN THE DISTRICT COURT OF DELAWARE COUNTY STATE OF OKLAHOMA

TO: ROBYN L CARGILL

The Sheriff of DELAWARE County, Oklahoma, Greetings:

You will take notice that the Plaintiff, ONEMAIN FINANCIAL GROUP, LLC, filed its petition in the District Court of DELAWARE County, Oklahoma, against the above-captioned Defendant, ROBYN L CARGILL, seeking a money judgment against Defendant, ROBYN L CARGILL in the amount of \$10832.46, and all costs of this action including a reasonable attorney's fee.

SULLIVAN LONG and MARIE LONG, if living, and if deceased, the unknown heirs, successors, executors, administrators, devisees, trustees and assigns, immediate and remote, of such deceased persons, Defendants.

Case No. CV-2026-51 NOTICE BY PUBLICATION

STATE OF OKLAHOMA, TO: The Unknown heirs, executors, administrators, successors, devisees, trustees, and assigns, immediate and remote of SULLIVAN LONG and MARIE LONG, husband and wife, deceased;

GREETINGS:

YOU are hereby notified that on the 30th day of March, 2026, the Plaintiffs filed their Petition in the District Court of Delaware County, Oklahoma, in Case No. CV-2026-51, entitled "Robert L. Cole and Charlene A. Cole, Husband and Wife, Plaintiffs, v. Sullivan Long and Marie Long, husband and wife, if living, and if deceased, the unknown heirs, successors, executors, administrators, devisees, trustees and assigns, immediate and remote, of such deceased persons, Defendants, and you, to protect your interest MUST answer said Petition on or before the 15th day of May, 2026, or said Petition will be taken as true and judgment will be rendered for the Plaintiffs as prayed for in their Petition on file herein, quieting title to the following described real property, to-wit:

All that part of the S½ SW¼ lying South and East of existing County Road, and all that part of the SW¼ SE¼ lying south of said county Road, all in Section 5, Township 21 North, Range 24 East, Delaware County, Oklahoma, subject to any and all easements.

and forever barring and foreclosing said Defendants and each of them from any right, title, estate, interest or equity of redemption in and to said lands and premises or any part thereof.

Dated this 30th day of March, 2026.

KARMA SAPP, COURT CLERK
DELAWARE COUNTY,
OKLAHOMA
BY: /s/ Ashlynn Roberson
Deputy

(SEAL)

Kay Lyn Beauchamp,
OBA #15529
Attorney for Plaintiff
PO Box 451987
524 S. Main Street
Grove, OK 74345-1987
(918)787-5540 (office)
(918)787-6115 (facsimile)

(Published in the Delaware County Journal April 1, 8, and 15, 2026)
LPXLP

TS No. NR-53483-OK U.S. Department Of Housing And Urban Development Notice Of Default And Foreclosure Sale

Recorded in accordance with 12 USCA 3764 (c) APN 210026227 Whereas, on 7/22/2009, a certain Mortgage was executed by Geneva A. Peterson, a single person as mortgagor in favor of Wells Fargo Bank, N.A. as lender, and None Shown as trustee, and was recorded on 7/30/2009, as Instrument No. I-2009-007255, in Book 1872, Page 833, in the Office of the County Recorder of Delaware County, Oklahoma; and Whereas, the Mortgage was insured by the United States Secretary of Housing and Urban Development (the Secretary) pursuant to the National Housing Act for the purpose of providing single family housing; and Whereas, the beneficial interest in the Mortgage is now owned by the Secretary, pursuant to an Assignment of Mortgage dated 4/30/2014, recorded on 5/27/2014, as instrument number I-2014-003773, book 2076, page 116, in the Office of the County Recorder,

Delaware County, Oklahoma; and Whereas, a default has been made in the covenants and conditions of the Mortgage in that the payment due on 3/23/2025, was not made due to an obligation of the borrower under this security instrument is not performed and remains wholly unpaid as of the date of this notice, and no payment has been made sufficient to restore the loan to currency; and Whereas, the entire amount delinquent as of 3/23/2025 is \$120,445.27; and Whereas, by virtue of this default, the Secretary has declared the entire amount of the indebtedness secured by the Mortgage to be immediately due and payable; Now Therefore, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, subpart B, and by the Secretary's designation of Nationwide Reconveyance, LLC as Foreclosure Commissioner (see attached), notice is hereby given that on 4/10/2026 at 11:00 AM local time, all real and personal property at or used in connection with the following described property will be sold at public auction to the highest bidder: Legal Description: Lot 257, Holiday Shores, a subdivision in Delaware County, Oklahoma, according to the recorded plat thereof. Commonly known as: 25471 S 606 Rd, Grove, OK 74344 The sale will be held outside the Delaware County Courthouse, 327 S. 5th St, Jay, OK 74346. The Secretary of Housing and Urban Development will bid an estimate of \$131,878.31. There will be no proration of taxes, rents or other income or liabilities, except that the purchaser will pay, at or before closing, his prorata share of any real estate taxes that have been paid by the Secretary to the date of the foreclosure sale. When making their bids, all bidders except the Secretary must submit a deposit totaling \$13,187.83 [10% of the Secretary's bid] in the form of a certified check or cashier's check made out to the Secretary of HUD. Each oral bid need not be accompanied by a deposit. If the successful bid is oral, a deposit of \$13,187.83 must be presented before the bidding is closed. The deposit is nonrefundable. The remainder of the purchase price must be delivered within 30 days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier's check. If the Secretary is the high bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveyancing fees, all real estate and other taxes that are due on or after the delivery of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them. The Secretary may grant an extension of time within which to deliver the remainder of the payment. All extensions will be for 15-day increments for a fee of \$500.00, paid in advance. The extension fee shall be in the form of a certified or cashier's check made payable to the Secretary of HUD. If the high bidder closes the sale prior to the expiration of any extension period, the unused portion of the extension fee shall be applied toward the amount due. If the high bidder is unable to close the sale within the required period, or within any extensions of time granted by the Secretary, the high bidder may be required to forfeit the cash deposit or, at the election of the foreclosure commissioner after consultation with the HUD Field Office representative, will be liable to HUD for any costs incurred as a result of such failure. The commissioner may, at the direction of the HUD field office Representative, offer the Property to the second highest bidder for an amount equal to the highest price offered by that bidder. There is no right of redemption, or right of possession based upon a right of redemption, in the mortgagor or others subsequent to a foreclosure completed pursuant to the Act. Therefore the Foreclosure commissioner will issue a Deed to the purchaser(s) upon receipt of the entire purchase price in accordance with the terms of the sale as provided herein. HUD does not guarantee that the property will be vacant. The amount that must be paid if the Mortgage is to be reinstated prior to the scheduled sale is \$131,878.31, as of 4/9/2026, plus all other amounts that would be due under the mortgage agreement if payments under the mortgage had not been accelerated, advertising costs and postage expenses incurred in giving notice, mileage by the most reasonable road distance for posting notices and for the Foreclosure Commissioner's attendance at the sale, reasonable and customary costs incurred for title and lien record searches, the necessary out-of-pocket costs incurred by the Foreclosure Commissioner for recording

Dated this 30th day of March, 2026.

KARMA SAPP, COURT CLERK
DELAWARE COUNTY,
OKLAHOMA
BY: /s/ Ashlynn Roberson
Deputy

(SEAL)

Kay Lyn Beauchamp,
OBA #15529
Attorney for Plaintiff
PO Box 451987
524 S. Main Street
Grove, OK 74345-1987
(918)787-5540 (office)
(918)787-6115 (facsimile)

(Published in the Delaware County Journal April 1, 8, and 15, 2026)
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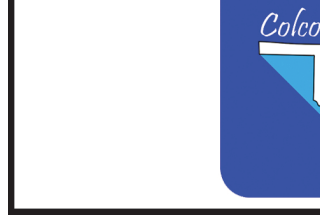
EMPLOYMENT

Colcord Public Works Authority is currently accepting applications for a full-time utility worker.

Applications can be picked up at Town Hall and are due by Thursday, April 2 at 5:00 pm.

NOTICE

This notice sets forth the intent of the Town of Colcord to file an application for financial assistance through the United States Department of Agriculture, Rural Housing Services for the purchase/construction to request funding to purchase vehicles for the Colcord Police Department.



Legals

•Continued from Page 6

documents, a commission for the Foreclosure Commissioner, and all other costs incurred in connection with the foreclosure prior to reinstatement. Date: 3/2/2026 Nationwide Reconveyance, LLC U.S. Dept. of HUD Foreclosure Commissioner By: /s/ Rhonda Rorie, AVP rr@nationwidereconveyance.com 9665 Chesapeake Dr., Ste. 365, San Diego, CA 92123 (844) 252-6972 Fax (844) 252-6972 A notary public or officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. State of California County of San Diego On 3/2/2026 before me, C. Stewart, a Notary Public, personally appeared Rhonda Rorie who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under Penalty Of Perjury under the laws of the State of California that the foregoing paragraph is true and correct. Witness my hand and official seal Signature /s/ C. Stewart Notary Public My Comm. Expires Sep 25, 2027 U.S. Department Of Housing And Urban Development Fort Worth Regional Office, Region VI Office of Regional Counsel 307 W 7th Street, Ste. 1000 Fort Worth, TX 76102 Phone: 817-978-5987 Fax: 817-978-5563 April 12, 2023 Foreclosure Commissioner Designation To: Nationwide Reconveyance, LLC Attn: Jason C. Tatman 5677 Oberlin Drive, Suite 210 San Diego, CA 92121 Pursuant to Section 850 of the Single Family Mortgage Foreclosure Act of 1994 (the "Act"), and the Delegation of Authority published in 76 FR 42466 on July 18, 2011, you are hereby designated as a Foreclosure Commissioner to act on behalf of the Secretary of Housing and Urban Development to conduct nonjudicial foreclosures in the State of Oklahoma of the mortgages that may be referred to you by the Department of Housing and Urban Development ("HUD") including cases under Title I, Title II, and Section 312. A copy of the Act, as codified at 12 U.S.C. §§ 3751-3768 and the federal regulations (24 CFR 27, Subpart B, the "Regulations") applicable to your designation are available online through the Government Printing Office website. Foreclosures HUD refers to you

are to be conducted pursuant to the Act, the Regulations, and the instructions that HUD will give to you at the time of referral. HUD will pay you a commission for a completed foreclosure of \$1,050 (a "Commission"). HUD will pay you a percentage of the Commission for cases that HUD withdraws, based on the following: * 20% of Commission for work completed if withdrawn prior to "service" of Notice of Foreclosure and Sale * 80% of Commission for work completed if withdrawn after "service" of Notice of Foreclosure and Sale but prior to foreclosure sale, including the start of publication, or posting if required. As a Foreclosure Commissioner, you are a fiduciary of the Secretary and not an employee of the Department of Housing and Urban Development or of the Federal Government. You will be responsible for your actions as any other fiduciary. This designation is effective immediately and may be revoked by HUD with or without cause pursuant to the Act. An original and two copies of this Designation are enclosed. Please sign and date them, providing your Tax Identification or Social Security Number, and return one copy to Sakeena M. Adams at 307 W 7th Street, Ste 1000, Fort Worth, TX 76102. By: /s/ Sakeena M. Adams, Deputy Regional Counsel Acceptance Of Designation I, Jason Tatman, hereby accept designation as a Foreclosure Commissioner and agree to abide by the provisions of my appointment, the Act referred to above, the regulations, and the instructions as provided to me by HUD. Date 4.14.2023 Name of Firm Nationwide Reconveyance, LLC By: /s/ Jason Tatman Tax I.D. or Social Security No. 46-4373386 A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. State of California County of San Diego On 4/14/2023 before me, Dana Renee Stewart, a notary public, personally appeared Jason C. Tatman who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under Penalty Of Perjury under the laws of the State of California that the foregoing paragraph is true and correct. Witness my hand and official seal. Signature: /s/ Dana

Renee Stewart My Commission Expires September 24, 2026

(Published in the Delaware County Journal March 18 and 25, and April 1, 2026) LPXLP

WITHIN AND FOR THE DISTRICT COURT OF DELAWARE COUNTY STATE OF OKLAHOMA

IN THE MATTER OF THE APPROVAL OF A QUIT CLAIM DEED FROM:

LINDA PHILPOT AKA LINDA PHILPOTT a direct decedent of the allottee, John Wolf, FB Cherokee, and LANNIE K. PHILPOTT, wife and husband, Petitioner's/Grantor to convey by Quit Deed to CHAD STRONG, Grantee.

FB-2026-1 ALIAS NOTICE OF HEARING PETITION FOR APPROVAL OF CONVEYANCE OF RESTRICTED PROPERTY

NOTICE IS FURTHER GIVEN that on the 24th day of March, 2026 there was filed in the District Court of Delaware County, State of Oklahoma, the verified Second Amended Petition of Linda Philpott, alleging that she is an heir sat law of Thomas Wolfe, FB Cherokee, and Avanel Louise Wolfe, a non-Indian who was the surviving spouse of Thomas Wolfe, who both died intestate, residents of the State of Oklahoma. Petitioner is requesting approval to convey her undivided interest in the following described real estate, which was a portion of the allotment of John Wolfe, FB Cherokee, Cherokee Roll No. 20269 hereinafter referred to as the Subject Tract, to-wit:

The Southeast Quarter of the Northeast Quarter (SE/4 NE/4) in Section Thirty-five (35), Township Twenty (20) North, Range Twenty-two (22) East, Delaware County, State of Oklahoma, according to the United States Government Survey and Plat thereof, containing 40 acres more or less.

Petitioner prays for the Court to approve the conveyance by Quit Claim Deed to Chad Strong in consideration of the sum of Ten Thousand Dollars (\$10,000.00) of her undivided interest, in the Subtract Tract and with competitive bidding. Said property shall be sold at public auction and the deed confirmed in the name of the person offering the highest and best bid, together with all expenses, court costs and attorney's fees incident to approval thereof.

NOTICE IS HEREBY GIVEN to all parties concerned that the said Petition requesting approval of the Quit Claim Deed to Chad Strong be approved will be heard on the 5th day of May, 2026 at the hour of 1:30 o'clock p.m. at the Delaware County Courthouse, situate at 327 South Fifth Street, Jay, OK 74346, before the undersigned Judge of the District Court of Delaware County, State of Oklahoma, Courtroom Number 2 for the Court to consider approval of the sale of said property to Chad Strong or to take such other and further action as the Court may deem necessary. At the said date and time any person may appear and bid or object or show cause, if any they have why said Quit Claim Deed should not be approved.

You are referred to the Petition on file in this action for further particulars.

WITNESS MY HAND AND OFFICIAL SEAL, this 24th day of March, 2026.

/s/ JUDGE DAVID CRUTCHFIELD

**John M. Crockett OBA 2031
John M. Crockett, Attorney at Law, P. C.
Attorney for Petitioner
226 East Graham
Pryor, OK 74361
Phone: (918) 825-5753**

Fax: (918) 825-6613 jmcrockettpc@sbcglobal.net

(Published in the Delaware County Journal April 1, 2026) LPXLP

S.A. & I. 301(1985)

NOTICE TO SELL COUNTY PROPERTY (Acquired at Resale)

Notice is hereby given Pursuant to the receipt of bid, that I, TREASA EARP County Treasurer of Delaware County, Oklahoma, will on the 21ST day of APRIL, 2026, beginning at 9:00 a.m. at my office in the Courthouse at Jay, Oklahoma, sell separately the hereinafter described tracts, parcels, or lots, of land, all situated in Delaware County, Oklahoma, and heretofore acquired by said County at Resale. Following the description of each property separately offered for sale is the name of the bidder and the amount bid, as follows:

DESCRIPTION
FLINT RIDGE 1 AMENDED LOT 10 BLOCK 6 HIGHLAND AREA (11366)

FLINT RIDGE 1 AMENDED LOT 9 BLOCK 6 HIGHLAND AREA (11767)

BIDDER

BEAR LAKE CONTRACTING LLC

AMOUNT BID \$40.00

The said properties will be separately sold to the highest competitive bidder, for cash in hand, or to the original bidder at the amount bid if there be no higher price offered, subject to the approval of the Board of County Commissioners in its discretion.

The apportioned cost of advertisement and other expense incident to said sale shall be paid by the purchaser, in addition to the amount bid upon said properties.

Witness my hand this 23RD day of MARCH, 2026

**TREASA EARP
County Treasurer**

**Statute requires three(3) consecutive weekly publications preceding the sale.

(Published in the Delaware County Journal April 1, 8, and 15, 2026) LPXLP

Real Estate Auction
Wednesday, April 22, 2026  **STARTS @ 12:01 PM**
FOR INFO & ONLINE BIDDING: www.chuppsauction.com
 Address: 1561 W. 63rd St. • Grove, OK 74344
 Directions: On west side of Grove, OK on Hwy 59 turn south on 63rd St. go 8/10 mile house on left.

GRAND LAKE HOME!



OPEN HOUSES Monday, April 6th & 13th from 4:00 - 6:00 pm

- THE CHUPP TEAM -
DALE - MARIA - JUSTIN

Coldwell Banker Select
SELLS with NO RESERVE! (918) 630-0495 (918) 640-5024

Situated on a beautiful 2-acre corner lot with a view of Grand Lake and access easement, this well-maintained property offers space, privacy, and versatility. The 1,951 sq. ft. home features 3 bedrooms, 2 bathrooms, a 2-car garage, two living areas, and an enclosed patio—perfect for relaxing or entertaining. Originally built in 1972, the home was completely updated in 2013 and includes a new HVAC system installed in 2024. Outside, you'll find a fenced backyard, a 24x24 shop, and a 16x20 insulated shed previously used for raising dogs, along with mature trees that provide a peaceful setting. This property sells absolute with no reserve — don't miss this opportunity!

TERMS: 10% down day of sale, non-refundable, no buyers contingencies, close in 30 days. 10% Buyers Premium, No Reserve - Absolute Auction.

CHUPPS AUCTION & REAL ESTATE

Stan Chupp (918) 638-1157 Dale Chupp, Realtor Coldwell Banker Select (918) 630-0495 Jonathan Miller (918) 237-7582

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