LEGALS

**Alcoholic Beverage Laws
Enforcement Commission**

**Notice Of Intention To Apply For
An Alcoholic Beverage License**

In accordance with Title 37A, Oklahoma Statutes, Section 2-141, Pece Investment 2 LLC 100 E Hwy 85A, Bernice OK 74331, a/ an Limited Liability Corporation, hereby publishes notice of their intention to apply within sixty days from this date to the Oklahoma Alcoholic Beverage Laws Enforcement Commission for a BAW License under authority of and in compliance with the said Act: That they intend(s), if granted such license to operate as a Beer and Wine establishment with business premises located at 100 E Hwy 85A in Bernice, Delaware County, Oklahoma under the business name of Bobbers Cafe & Fresh Market.

**Dated this 3rd day of August, 2026.
/s/ Jennifer Pece
/s/ Kevin Pece
County of Rogers, State of Oklahoma.**

Before me, the undersigned notary public, personally appeared: Jennifer Pece, Kevin Pece to me known to be the person(s) described in and who executed the foregoing application and acknowledged that they executed the same as their free act and deed.

**/s/ Kelly Maynor, Notary Public Comm. #23016151
My Commission expires December 14, 2027.**

(Published in the Delaware County Journal August 19 and 26, 2026)
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**Alcoholic Beverage Laws
Enforcement Commission**

**Notice Of Intention To Apply For
An Alcoholic Beverage License**

In accordance with Title 37A, Oklahoma Statutes, Section 2-141, Pece Investment 2 LLC 100 E Hwy 85A, Bernice OK 74331, a/ an Limited Liability Corporation, hereby publishes notice of their intention to apply within sixty days from this date to the Oklahoma Alcoholic Beverage Laws Enforcement Commission for a REB License under authority of and in compliance with the said Act: That they intend(s), if granted such license to operate as a Retail Beer establishment with business premises located at 100 E Hwy 85A in Bernice, Delaware County, Oklahoma under the business name of Bobbers Cafe & Fresh Market.

**Dated this 3rd day of August, 2026.
/s/ Jennifer Pece
/s/ Kevin Pece
County of Rogers, State of Oklahoma.**

Before me, the undersigned notary public, personally appeared: Jennifer Pece, Kevin Pece to me known to be the person(s) described in and who executed the foregoing application and acknowledged that they executed the same as their free act and deed.

**/s/ Kelly Maynor, Notary Public Comm. #23016151
My Commission expires December 14, 2027.**

(Published in the Delaware County Journal August 19 and 26, 2026)
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**SOLICITATION FOR BIDS
(BID NOTICE)**

Sealed bid proposals will be received by the Northeast Technology Center for the Northeast Tech Kansas Propane Tank Relocation project, located at 450 US-59, Kansas, OK 74347. Sealed bids will be received and opened at the Northeast Technology Workforce Training Hub, located at 15 S Vann St, Pryor, OK 74361, or electronically via the Building Connected website until 2:00 PM on Tuesday, September 8th, 2026. Send requests for a Building Connected bid invitation to joshua.b@ellingsoncontracting.com. Bids will be opened publicly and then taken under advisement to determine the lowest responsible bidder. The Owner reserves the right to waive any informalities and accept or reject any or all bids. Complete sets of plans, specifications, and other bidding documents can be obtained at the following locations: BuildingConnected at www.buildingconnected.com. A pre-bid meeting will be held at the project location, 450 US-59, Kansas, OK 74347 at 10:00 AM on Tuesday, August 25th, 2026, to ensure all Bidders understand the scope of the Work. For additional information contact Joshua Barnett at (936) 355-5652 or joshua.b@ellingsoncontracting.com.

(Published in the Delaware County Journal August 19 and 26, 2026)
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**IN THE DISTRICT COURT
IN AND FOR
DELAWARE COUNTY
STATE OF OKLAHOMA**

BANK OF COMMERCE
SUCCESSOR BY MERGER
TO CHETOPA STATE BANK &
TRUST CO.;
Plaintiff,

vs.

MINDY RIDDLE A/K/A MINDY
LYNN GILMORE RIDDLE;
ERNEST RIDDLE A/K/A
ERNEST L. RIDDLE; et al.
Defendants.

**Case No. CJ 2024-33
Judge McAffrey, Jennifer
NOTICE OF ALIAS 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 28th day of September, 2026, at 10:00 o'clock, A.M., (location at Courthouse or Room #), Front Steps, of the Delaware County Courthouse in Jay, Oklahoma, the undersigned Sheriff will offer for alias 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:

Lot 3, HUNTER HILLS ADDITION, a subdivision of Delaware County, Oklahoma, according to the recorded plat thereof, commonly known as 26870 South 541 Road, Afton, OK 74331 (the "Property")

Alias sale will be made pursuant to a Special Execution and Order of Alias Sale issued out of the office of the Court Clerk in and for Delaware 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 alias sale, said judgment entered in the District Court in and for said County, State of Oklahoma, in Case No. CJ 2024-33, entitled Bank of Commerce Successor by Merger to Chetopa State Bank & Trust Co., Plaintiff, vs. Mindy Riddle a/k/a Mindy Lynn Gilmore Riddle; Ernest Riddle a/k/a Ernest L. Riddle, et al., Defendants, to satisfy:

FIRST: The costs of said action accrued and accruing;

SECOND: The judgment and first lien of the Plaintiff, Bank of Commerce Successor by Merger to Chetopa State Bank & Trust Co., in the sum of $126,964.03 with interest thereon at the rate of 7% per annum, as adjusted, if applicable, from November 19, 2025, 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 costs, 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: Mindy Riddle a/k/a Mindy Lynn Gilmore Riddle; Ernest Riddle a/k/a Ernest L. Riddle; Occupants of the Premises a/k/a James Silkwood; Spouse of Ernest Riddle a/k/a Ernest L. Riddle, if married.

The property has been duly appraised in the sum of $205,000.00.

WITNESS MY HAND this 10th day of August, 2026.

**By: /s/ Kristy Haynes
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 Delaware County Journal August 19 and 26, 2026)
LPXLP

**NOTICE OF SHERIFF'S SALE
CJ-2025-249**

Notice is given that on the 28th day of September 2026, at 10:00 am, at the North door of the County Courthouse, Delaware 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 Delaware County, Oklahoma,:

Lots 30, 31 & 32, Block 10, of Hickory Meadows Addition, Delaware County, Oklahoma, a subdivision, according to the recorded plat thereof; including and residential dwelling located thereon which may be manufactured housing described as 2007 Southern Jefferson/X, Serial No. SSDAL468724

subject to unpaid taxes, and all amounts set forth in the judgment granted herein, said property having been duly appraised at $30,000.00 Sale will be made pursuant to a Special Execution and Order of Sale issued in accordance with judgment entered in the District Court of Delaware County, Oklahoma, in Case No. CJ-2025-249, titled Freedom Mortgage Corporation vs Jarrett W Groff and Spouse of Jarrett W Groff, being all of the Defendants and persons holding or claiming any interest in lien in the subject property.

**Delaware County Sheriff
Delaware County, Oklahoma
By: /s/ Kristy Haynes
DEPUTY**

**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: 211980-01**

(Published in the Delaware County Journal August 19 and 26, 2026)
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**TS No. NR-53960-OK
U.S. Department Of Housing
And Urban Development
Notice Of Default
And Foreclosure Sale**

Recorded in accordance with 12 USCA 3764 (c) APN 27210 Whereas, on 1/8/2012, a certain Mortgage was executed by Arch Dean Bostley as mortgagor in favor of Mortgage Electronic Registration Systems, Inc. As Nominee For Genworth Financial Home Equity Access, Inc. Its Successors And Assigns as lender, and None Shown as trustee, and was recorded on 1/7/2012, as Instrument No. 2012-000437, in Book 1975, Page 416, 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 6/28/2018, recorded on 7/9/2018, as instrument number I-2018-005250, book 2245, page 0228, 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 6/6/2026, was not made due to a borrower dies and the property is not the principal residence of at least one surviving borrower 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 6/6/2026 is $562,168.64; 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 exhibit "A", notice is hereby given that on 9/8/2026 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: A parcel of land located in Lot 7, Section 18, Township 25 North, Range 24 East, Delaware County, Oklahoma, more particularly described as follows: From the NW corner of Lot 6, Section 18, Township 25 North, Range 24 East, thence S 0° 12' 06" West 1670.97 feet; thence S 76° 54' 04" East 247.78 feet; thence S 51° 24' 04" East 327.00 feet to the P.C. of a curve to the right; thence S 83° 16' 47" East 144.66 feet to the point of beginning; thence N 27° 49' 14" West 56.3 feet; thence N 54° 15' 41" East 32.29 feet; thence S 51° 07' 26" East 56.3 feet; thence S 52° 43' 15" West 55.00 feet to the point of beginning. And A parcel of land located in Lot 7, Section 18, Township 25 North, Range 24 East, also known as Lot 6, Moorea Shores, an unrecorded subdivision, more particularly described as follows: Beginning at the NW corner of Lot 6, Section 18, Township 25 North, Range 24 East, thence S 0° 12' 06" West 1670.97 feet; thence S 76° 54' 04" East 247.78 feet; thence S 51° 24' 04" East 327.00 feet to the P.C. of a curve to the right; thence S 83° 16' 47" East 144.66 feet to the true point of beginning; thence S 20° 14' 24" East 319.23 feet to the GRDA taking line; thence along the taking line, N 44° 48' 36" East 146.90 feet; thence N 37° 33' 36" East 25.50 feet; thence from the taking line N 41° 47' 08" West 279.20 feet to a point on a curve; thence S 52° 43' 07" West 55.00 feet to the point of beginning. Commonly known as: 25301 S 610 Dr, Grove, OK 74344-0137 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 $571,530.18. 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 $57,153.02 [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 $57,153.02 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 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 $571,530.18, as of 9/7/2026, 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 documents, a commission for the Foreclosure Commissioner, and all other costs incurred in connection with the foreclosure prior to reinstatement. Notice To Potential Bidders: Please be advised that the trustee may require entity or trust bidders at this trustee's sale to provide information, documentation and/or certification of the vesting instructions and the data required to be reported pursuant to FinCEN regulations effective for transfers of residential real property to covered transferees on or after March 1, 2026. The required information must be provided to the trustee before a trustee's deed upon sale will be issued for covered transfers. Additional information regarding these regulations and the required transferee information and certifications can be found at https://www.federalregister.gov/documents/2024/08/29/2024-19198/anti-money-laundering-regulations-for-residential-rela-estate-transfers and https://www.fincen gov/rre-faqs. Date: 7/30/2026 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 (858) 201-3590 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 7/30/2026 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 Exhibit "A" 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 August 12, 19, and 26, 2026)
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OKLAHOMA CLASSIFIED AD NETWORK

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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

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