

# LEGALS

## NOTICE OF SALE OF BONDS

In accordance with 62 O.S. 2021, § 354, notice is hereby given that the Board of Education of Independent School District Number 3 of Delaware County, Oklahoma, will receive bids by: sealed bid, facsimile bid, electronic (Parity®) bid or similar secure electronic bid on the 15th day of January, 2026, at 12:30 o'clock p.m., at the Board of Education Room in the Superintendent's Office, High School Building, Kansas Public Schools, 700 N. Woods Ave., Kansas, Oklahoma, for the sale of \$420,000 of General Obligation Building Bonds of said School District, which Bonds will mature \$125,000 annually in two (2) years from their date, and \$295,000 annually each year thereafter until paid. The bids will be opened and read and shall be awarded at the first Board of Education meeting held after the bids are due.

Said Bonds shall be sold to the bidder bidding the lowest rate of interest the Bonds shall bear and agreeing to pay par and accrued interest for the Bonds. Each bidder shall submit with his bid a sum in cash, cashier's or certified check, electronic (wire) transfer or surety bond payable to the Treasurer of the District, equal to two (2%) percent of the amount of his bid. The Board reserves the right to reject all bids.

WITNESS my official hand and seal this 10th day of November, 2025.

Dennis Avery  
Clerk, Board of Education  
(SCHOOL DISTRICT SEAL)

(Published in the Delaware County Journal December 17 and 24, 2025)  
LPXLP

## NOTICE OF SHERIFF'S SALE (First Alias)

U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF CABANA SERIES V TRUST vs. CARA HAWLEY;  
Case No. CJ-2024-137

Notice is given that on January 26, 2026, at 10:00 o'clock a.m. at Front steps of the Delaware County Courthouse in Jay, Delaware County, Oklahoma, the Sheriff of said County will offer for sale and sell, for cash, at public auction, to the highest and best bidder, all that certain real estate in Delaware County, Oklahoma, to-wit:

A TRACT OR PARCEL OF LAND IN THE NORTHEAST QUARTER (NE/4) OF THE SOUTHWEST QUARTER (SW/4) OF THE NORTHWEST QUARTER (NW/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP TWENTY-TWO (22) NORTH, RANGE TWENTY-TWO (22) EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT A POINT 1,320 FEET SOUTH AND 660 FEET EAST OF THE NORTHWEST CORNER OF SAID SECTION THIRTY-FOUR (34); GO SOUTH 210 FEET; THENCE GO EAST 210 FEET; THENCE GO NORTH 210 FEET; THENCE GO WEST 210 FEET TO THE POINT OF BEGINNING, DELAWARE COUNTY, OKLAHOMA, LESS AND EXCEPT BEGINNING AT A POINT THAT IS 4.25 FEET SOUTH 89 51' 01" EAST OF THE NORTHWEST CORNER OF AND ON THE NORTH LINE OF SAID NORTHEAST QUARTER (NE/4) OF THE SOUTHWEST QUARTER (SW/4) OF THE NORTHWEST QUARTER (NW/4), SAID POINT BEING ON THE EXISTING WESTERLY HIGHWAY RIGHT OF WAY LINE; THENCE SOUTH 89 51' 01" EAST ALONG SAID NORTH LINE 13.55 FEET; THENCE SOUTH 20 36' 31" EAST 47.97 FEET; THENCE SOUTH 20 52' 11" EAST 166.78 FEET TO A POINT OF CURVATURE; THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 615.00 FEET, AN ARC DISTANCE OF 10.16

FEET TO A NONTANGENT LINE; THENCE NORTH 89 51' 01" WEST 15.43 FEET TO SAID EXISTING HIGHWAY RIGHT OF WAY LINE; THENCE NORTH 20 23' 41" WEST ALONG SAID EXISTING HIGHWAY RIGHT OF WAY LINE 224.26 FEET TO THE POINT OF BEGINNING.;

subject to unpaid taxes, assessments, advancements by Plaintiff for taxes, insurance premiums, expenses necessary for the preservation of the subject property, if any, prior security interests in fixtures, if any, and all interests not herein adjudicated, said property having been appraised at \$15,000.00, and subject to any applicable statutory right of redemption. Sale will be made pursuant to the First Alias Special Execution and Order of Sale issued in accordance with judgment entered in the District Court of Delaware County, Oklahoma.

Pursuant to judgment, Plaintiff reserves the right to recall the Special Execution and Order of Sale and to cancel this scheduled sale orally or in writing at any time prior to sale without notice or leave of Court.

PERSONS OR OTHER ENTITIES HAVING AN INTEREST IN THE PROPERTY WHOSE INTEREST IS SOUGHT TO BE EXTINGUISHED INCLUDING THOSE WHOSE ACTUAL ADDRESS IS UNKNOWN AND PERSONS OR OTHER ENTITIES WHOSE UNKNOWN SUCCESSORS ARE HEREBY NOTIFIED ARE: CARA HAWLEY, UNKNOWN SPOUSE OF CARA HAWLEY, UNITED KEETOOWAH BAND.

RAY THOMAS, SHERIFF OF DELAWARE COUNTY, OKLAHOMA  
BY: /s/ Joshua Bynum DEPUTY

KELLY M. PARKER #22673 LAMUN MOCK CUNNYNGHAM & DAVIS, P.C.  
Attorneys for Plaintiff  
5621 N. Classen Blvd.  
Oklahoma City, OK 73118  
(405) 840-5900

(Published in the Delaware County Journal December 17 and 24, 2025)  
LPXLP

IN THE DISTRICT COURT OF DELAWARE COUNTY STATE OF OKLAHOMA

KINO FINANCIAL CO., LLC Plaintiff,

vs.

ADRIANNA FRANKLIN Defendant

CASE NO. CS-2025-409  
NOTICE BY PUBLICATION

THE STATE OF OKLAHOMA  
TO: ADRIANNA FRANKLIN

The Sheriff of DELAWARE County, Oklahoma, Greetings:

You will take notice that the Plaintiff, KINO FINANCIAL CO., LLC, filed its petition in the District Court of DELAWARE County, Oklahoma, against the above-captioned Defendant, ADRIANNA FRANKLIN, seeking a money judgment against Defendant, ADRIANNA FRANKLIN in the amount of \$1691.80, with interest at the statutory rate from the date of judgment, until paid; and all costs of this action including a reasonable attorney's fee, and unless Defendant answers said petition on or before the 11th day of March, 2026, said petition will be taken as true and judgment will be rendered for Plaintiff for \$1691.80, with interest at the statutory rate from the date of the judgment, until paid; and all costs of this action including a reasonable attorney's fee.

Dated this 15th day of December, 2025.

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

Stephen L. Bruce, OBA #1241  
Everette C. Altndoerffer, 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 December 24 and 31, 2025, and January 7, 2026)  
LPXLP

In the District Court of  
DELAWARE County  
State of Oklahoma

CITY OF TULSA  
Plaintiff

CHRIS LANCASTER,  
JOE TANNER,  
DONNA MAE TANNER,  
LAWRENCE TANNER,  
LUTHER TANNER,  
AARON TANNER,  
SHARON TANNER,  
SPENCER TANNER,  
LOU ELLA TANNER,  
SAMMY TANNER,  
SAM TANNER,  
LILLIE TANNER,  
BUCK TANNER,  
PATRICIA TANNER,  
DAPHNE BELL,  
GRAND TELEPHONE  
COMPANY,  
DELAWARE COUNTY RURAL  
DISTRICT NO. 1,  
PUBLIC SERVICE COMPANY  
OF OKLAHOMA (PSO),  
WEST JAY RURAL WATER  
DISTRICT,  
FORD MOTOR COMPANY,  
SEVER STALK, ESTATE OF,  
HER KNOWN AND UNKNOWN  
HEIRS,

JOSEPH CHOPPER, IF LIVING,  
AND IF NOT LIVING,  
EDDIE STREATER, AREA  
DIRECTOR OF THE FIVE  
CIVILIZED TRIBES ATTORNEY  
GENERAL OF THE CHEROKEE  
NATION,  
U.S. DEPARTMENT OF  
INTERIOR, BUREAU OF  
INDIAN AFFAIRS, EASTERN  
OKLAHOMA REGION,  
BOARD OF COUNTY  
COMMISSIONERS OF  
DELAWARE COUNTY,  
EARP, TREASA TREASURER  
OF DELAWARE COUNTY,  
CARL LANCASTER,  
SHERRY LANCASTER  
Defendant

Case No. CV-24-377  
Notice in  
Condemnation Proceeding

To:  
GRAND TELEPHONE  
COMPANY  
226 S. 4TH ST  
JAY, OK 74346

MARK SWINEY  
175 EAST SECOND STREET,  
SUITE 685  
TULSA, OK 74103

S. DOUGLAS DODD  
TWO WEST 2ND STREET,  
SUITE 700  
TULSA, OK 74103

GEORGE E. GIBBS  
2021 SOUTH LEWIS AVENUE,  
SUITE 410  
TULSA, OK 74119

WILLIAM L. NIXON JR.  
PO BOX 32758  
OKLAHOMA CITY, OK 73123

NOLAN M. FIELD IV.  
110 W 7TH ST, STE 300  
TULSA, OK 74119

AARON C. TIFFT  
100 NORTH BROADWAY,  
SUITE 2900  
OKLAHOMA CITY, OK 73102

BLAKE H. GEROW  
521 E. 2ND STREET, SUITE  
1200  
TULSA, OK 74120

ERICA L. GRAYSON  
175 EAST SECOND STREET,  
SUITE 685  
TULSA, OK 74103

You will take notice that court-appointed commissioners (appraisers) filed their report in this case on OCTOBER 23, 2025. A copy of this report, as it pertains to the tract in which you have an interest, is attached to this notice.

If you wish to present a legal challenge to the attached report or contest the condemner's right to take, you or your lawyer must file a written exception to it in this office at the courthouse not later than thirty (30) days after the date the attached report was filed. Should you desire a jury trial on the amount of damages to be awarded, you or your lawyer must file a written demand for it in this office at the courthouse not later than sixty (60) days after the date the attached report was filed. Should the condemner wish to make a written offer of just compensation, such offer must be made not later than seventy-five (75) days after the date the attached report was filed.

Dated this 15th day of December, 2025.

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

Stephen L. Bruce, OBA #1241  
Everette C. Altndoerffer, 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 December 24 and 31, 2025, and January 7, 2026)  
LPXLP

In the District Court of  
DELAWARE County  
State of Oklahoma

CITY OF TULSA  
Plaintiff

By: /s/ Natasha Isaac  
(Deputy)

I certify that a copy hereof, together with a copy of the Report of Commissioners, was mailed by me this date, postage prepaid, to each of the persons herein named at the address above indicated which is the last known address of each of them; and

I certify that a copy hereof was published one (1) time in the \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

12-16-2025

(Date)

/s/ Natasha Isaac  
(Deputy)

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

CITY OF TULSA, OKLAHOMA,  
a municipal corporation, Plaintiff/  
Condemnor,

vs.

Chris LANCASTER, a/k/a C. Lancaster; Joe Tanner; Donna Mae Tanner, now Jennings; Lawrence Tanner; Luther Tanner; Aaron Tanner; Sharon Tanner; Spencer Tanner; Lou Ella Tanner, now Edwards; Sammy Tanner; Sam Tanner; Lillie Tanner; Buck Tanner; Patricia Tanner; Daphne Bell; Grand Telephone Company; Delaware County Rural Water District No. 1; Public Service Company of Oklahoma (PSO); West Jay Rural Water District; Ford Motor Company; Estate of Sever Stalk and her known and unknown heirs; Joseph Chopper, if living, and if not living, his heirs, successors and assigns; Eddie Streater, Area Director of the Five Civilized Tribes Attorney General of the Cherokee Nation; U.S. Department of the Interior, Bureau of Indian Affairs, Eastern Oklahoma Region; Board of County Commissioners of Delaware County; Treasa Earp, Delaware County Treasurer; Carl Lancaster; Sherry Lancaster; Defendant/Landowners.

Judge: J. McAffrey  
Case #: CV-24-377  
REPORT OF  
COMMISSIONERS

The undersigned Commissioners appointed to inspect the real property described below and to consider the Defendants damages and benefits sustained by reason of the taking of said property, respectfully submit the following report:

The undersigned Commissioners were and are disinterested freeholders, not interested in this or any like question, and pursuant to the Court order made on October 2, 2025, took the oath prescribed by law and proceeded to inspect the following described real property. The Commissioners have considered the damages and benefits Defendants have sustained by the taking of the following interests in the following property:

Fee Simple in the subject property, to-wit:

TRACT I: (ASSESSOR

ACCOUNT# 210034928):

THE SOUTH 429.0 FEET OF THE  
NW<sup>1/4</sup> NW<sup>1/4</sup> OF SECTION 28,  
TOWNSHIP 22 NORTH, RANGE  
23 EAST, DELAWARE COUNTY,  
OKLAHOMA, SUBJECT TO ANY  
AND ALL EASEMENTS:

LESS AND EXCEPT: A TRACT  
OF LAND LOCATED IN THE  
NW<sup>1/4</sup> NW<sup>1/4</sup> OF SECTION 18,  
TOWNSHIP 22 NORTH, RANGE  
23 EAST, DELAWARE COUNTY,  
OKLAHOMA, DESCRIBED AS  
FOLLOWS:

BEGINNING AT A POINT 744.83  
FEET EAST AND 884.29 FEET  
SOUTH OF THE NW CORNER  
OF THE NW<sup>1/4</sup> NW<sup>1/4</sup> FOR THE  
POINT OF BEGINNING:

THENCE SOUTH 417.42 FEET;  
THENCE EAST 210.0 FEET;  
THENCE NORTH 417.42 FEET;  
THENCE WEST 210.0 FEET TO THE  
POINT OF BEGINNING.

ALSO, LESS AND EXCEPT: A  
TRACT OF LAND LOCATED IN THE  
NW<sup>1/4</sup> NW<sup>1/4</sup> OF SECTION 28,  
TOWNSHIP 22 NORTH, RANGE  
23 EAST, DELAWARE COUNTY,  
OKLAHOMA, DESCRIBED AS  
FOLLOWS:

STARTING IN THE SE CORNER  
OF THE NW<sup>1/4</sup> NW<sup>1/4</sup> OF SECTION  
28, TOWNSHIP 22 NORTH, RANGE  
23 EAST; THENCE WEST 208.75 FEET;  
THENCE NORTH 208.75 FEET; THENCE  
EAST 208.75 FEET; THENCE  
SOUTH 208.75 FEET TO THE  
POINT OF BEGINNING.

JAY, OKLAHOMA 12/16/2025

(Name of town and date of  
notice)

KARMASAPP  
(Name of Court Clerk)

Court Clerk of DELAWARE  
County

OKLAHOMA, DESCRIBED AS  
FOLLOWS, TO-WIT:

BEGINNING AT A POINT 891.0  
FEET SOUTH AND 330.0 FEET  
EAST OF THE NW CORNER OF  
SAID SECTION 28:

THENCE GO NORTH 221.0  
FEET:

THENCE GO EAST 412.0 FEET:

THENCE GO SOUTH 221.0  
FEET:

THENCE GO WEST 412.0 FEET  
TO THE POINT OF BEGINNING,  
SUBJECT TO ANY AND ALL  
EASEMENTS

We hereby assess the damages  
for the taking of the property as  
follows:

\$60,000.00

\$60,000.00

\$60,000.00

We further report that we have  
well and truly executed our duties  
as Commissioners and are entitled  
to be paid the following sums for  
our services herein:

\$800.00

\$800.00

\$800.00

We have each attached an  
itemized invoice to this report in  
support of this request for payment  
of Commissioners' fees and have  
signed below.