

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 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 13.58 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

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

NEWSPAPER FOR SALE

AWARD-WINNING WEEKLY community newspaper in Stephens County for sale. Contact Todd at 580-641-6356.

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.

FEET TO AN TANGENT 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 CUNNINGHAM & 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. 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 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 condemnor'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 condemnor 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.

You are advised that in computing the time limits for filing the papers mentioned in this notice, the date the commissioners' report was filed is to be excluded and the last day of the prescribed period included.

If you fail to file an exception to the attached report or a demand for jury trial within the time limits given in this notice, your property that is sought to be taken in this case may pass to the condemnor for the amount stated in the attached commissioners' report.

JAY, OKLAHOMA 12/16/2025
(Name of town and date of notice)

KARMASAPP
(Name of Court Clerk)
Court Clerk of DELAWARE County

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 NW¼ NW¼ 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 NW¼ NW¼ 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 NW¼ NW¼ 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 NW¼ NW¼ OF SECTION 28, TOWNSHIP 22 NORTH, RANGE 23 EAST, DELAWARE COUNTY, OKLAHOMA, DESCRIBED AS FOLLOWS:

STARTING IN THE SE CORNER OF THE NW¼ NW¼ 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.

TRACT II: (ASSESSOR ACCOUNT# 210062415):
A TRACT OF LAND LOCATED IN THE NW¼ NW¼ OF SECTION 28, TOWNSHIP 22 NORTH, RANGE 23 EAST, 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.

/s/ Wes Davenport
/s/ Rob Armbrister
/s/ Clint Cunningham

Dated this ____ day of _____, 2025.

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

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

-vs-

CHRIS LANCASTER, et al., Defendants.

Case No. CV-2024-377 BILL OF COMMISSIONERS

On the 23rd day of October, 2025, Wes Davenport, Rob Armbrister and Clint Cunningham made a fair and impartial estimate of the Defendant's damages occasioned by the taking of the land for public purposes in the above referenced action.

FEES:
WES DAVENPORT \$800.00 PO Box 1548, Jay, OK 74346
ROB ARMBRISTER \$800.00 PO Box 547, Jay, OK 74346
CLINT CUNNINGHAM \$800.00 PO Box 493, Jay, OK 74346

/s/ Wes Davenport
/s/ Rob Armbrister
/s/ Clint Cunningham

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

DISTRICT COURT OF DELAWARE COUNTY STATE OF OKLAHOMA

IN RE: The name of: Virginia Mae Huffman

CV-25-172 Amended NOTICE OF HEARING ON CHANGE ON PETITION TO CHANGE NAME

TO: All interested parties.

Take notice that Virginia Mae Huffman has petitioned to change his/her name to Virginia Mae Newton.

A Hearing on said petition is set for 2:30 o'clock P.M. on the 26th day of January, 2026, before Judge Lelecas at 2:30 o'clock in his/her courtroom in 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.

COURT CLERK
/s/ Amber Dudley
By: DEPUTY

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

NOTICE BY PUBLICATION

THIS SUMMONS IS SPECIFICALLY DIRECTED TO: W.L. MOORE, if living, or the unknown heirs, beneficiaries, successors, executors, administrators, devisees, and assigns, if deceased; SPOUSE OF W.L. MOORE, if living, or the unknown heirs, beneficiaries, successors, executors, administrators, devisees, and assigns, if deceased; CINDY R. JOHNSON, Trustee of the Cindy

R. Johnson Family Revocable Trust Dated May 15th, 2013, if living, or the unknown successors trustee(s), beneficiaries, or assigns;

PLEASE TAKE NOTICE that a petition has been filed against you in the District Court of Delaware County, Oklahoma in an action entitled CHARLES DREAS vs. W.L. MOORE et al.

Case No. CV-2025-173

The nature of this suit against you is an action seeking to quiet title to property located in Oklahoma County and further described as:

The South West Quarter (SW 1/4) of the South East Quarter (SE 1/4) of the North West Quarter (NW ¼) of Section 14, Township 23 North, Range 23 East, Delaware County, Oklahoma, subject to any and all easements.

Unless you answer the Petition on or before February 7, 2026 (or 41 days from the first date of publication, whichever is earliest), default judgment will be taken in favor of Plaintiff and against you and quiet title in Plaintiff.

Karma Sapp,
Court Clerk [SEAL]
/s/ Natasha Isaac,
Deputy Court Clerk

Respectfully Submitted:

/s/ Timothy Geary
Timothy D. Geary,
OBA No 36121
Jones Property Law, PLLC
517 Liberty Ln. Suite 100
Edmond, Oklahoma 73034
P: 405-888-2744
E: tim@jonespropertylaw.com
Attorney for Plaintiff

(Published in the Delaware County Journal December 24 and 31, 2025, and January 7, 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 30TH day of DECEMBER, 2025, 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 4 WALNUT HILL AREA BLOCK 16 LOT 91
FLINT RIDGE 4 WALNUT HILL AREA BLOCK 16 LOT 96
FLINT RIDGE 4 WALNUT HILL AREA BLOCK 16 LOT 55

BIDDER
MANDISA LAYMAN

AMOUNT BID
\$60.00

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 1ST day of DECEMBER, 2025

TREASA EARP
County Treasurer

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

(Published in the Delaware County Journal December 10, 17, and 24, 2025)
LPXLP

"Notice Of Timber Sale"

The Oklahoma Department of Wildlife Conservation is accepting cash bids for timber sales on the Spavinaw WMA in Delaware county. For further information or a copy of the sale contact the area biologist, Russell Perry at 918-629-5286.

(Published in the Delaware County Journal December 24 and 31, 2025)
LPXLP