

LEGAL

(Published in the Newkirk Herald Journal Thursday June 5, 2025, Thursday June 12, 2025 and Thursday June 19, 2025.)

(3T)

TS No. NR-53433-OK
U.S. Department Of Housing And Urban Development Notice Of Default And Foreclosure Sale
Recorded in accordance with 12 USCA 3764 (c) APN 19569 Whereas, on 8/29/2013, a certain Mortgage was executed by Edward E. Nipper And Stella M. Nipper, Husband And Wife as mortgagor in favor of Mortgage Electronic Registration Systems, Inc., (MERS) As Nominee For American Advisors Group Its Successors And/Or Assigns as lender, and None Shown as trustee, and was recorded on 9/11/2013, as Instrument No. I-2013-008672, in Book 1621, Page 0324, in the Office of the County Recorder of Kay County, Oklahoma; and 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 8/29/2023, recorded on 9/5/2023, as instrument number I-2023-005949, book 1944, page 106, in the Office of the County Recorder, Kay County, Oklahoma; and Whereas, a default has been made in the covenants and conditions of the Mortgage in that the payment due on 2/22/2025, 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 2/22/2025 is \$121,637.87; 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 6/30/2025 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: Lots 11 and 12, Block 21, New Townsite of Kaw City, an Addition to the City of Kaw City, Kay County, State of Oklahoma, according to the recorded plat thereof. Commonly known as: 108 Maple Drive, Kaw City, OK 74641 The sale will be held outside the Kay County Courthouse located at 201 S. Main St., Newkirk, OK 74647. The Secretary of Housing and Urban Development will bid an estimate of \$82,865.31. 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 \$8,286.53 [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 \$8,286.53 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 \$126,703.85, as of 6/29/2025, 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. Date: 5/22/2025 Nationwide Reconveyance, LLC U.S. Dept. of HUD Foreclosure Commissioner By: /s/ Rhonda Rorie 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 5/22/2025 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 Council 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

LEGAL

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(3T)

IN THE DISTRICT COURT OF KAY COUNTY STATE OF OKLAHOMA

DERRICK GREENLEE, Plaintiff, vs. THE HEIRS, EXECUTORS, ADMINISTRATORS DEVISEES, LEGATEES, AND ASSIGNS OF KATHRYN FRANCE, DECEASED and ANY UNKNOWN HEIRS, EXECUTORS, ADMINISTRATORS, DEVISEES, LEGATEES AND ASSIGNS OF KATHRYN FRANCE DECEASED, and JACQUELINE DECOURDES, DECEASED, GREG DECOURDES, MARK DECOURDES, GINA DUNLAP, TRENT DECOURDES, BRENT DECOURDES, THE HEIRS, EXECUTORS, ADMINISTRATORS, DE- VISEES, LEGATEES, AND ASSIGNS OF DEAN E. DECOUDRES, DECEASED and ANY UN- KNOWN HEIRS, EXECUTORS, ADMINIS- TRATORS, DE- VISEED, LEGATEES, AND ASSIGNS OF DEAN E. DECOUDRES, DECEASED, Defendants.

Case No. CJ-2023-244

SECOND SERVICE OF SUMMONS BY PUBLICA- TION NOTICE

State of Oklahoma To: The Heirs, Executors, Admin- istrators, Trustees, De- visees, Legatees and Assigns and Successors, and the Unknown Heirs, Executors, Administrators, Trustees, De- visees, Legatees and As- signs and Successors, Imme- diate and Remote of Kathryn France deceased.

The Heirs, Executors, Admin- istrators, Trustees, De- visees, Legatees and Assigns and Successors, and the Un- known Heirs, Executors, Admin- istrators, Trustees, De- visees, Legatees and Assigns and Successors, Immediate and Remote of Dean E. De- Courdes deceased.

TAKE NOTICE that you have been sued in the Dis- trict Court, Kay County, State of Oklahoma, Case No. CJ-2023-244, styled *Derrick Greenlee, Plaintiff vs. Dillon Scarbrough and the Heirs, Executors, Administrators, Trustees, Devisees, Legatees*

Trustees, Devisees, Legatees and Assigns and Successors, and the Unknown Heirs, Executors, Administrators, Trustees, Devisees, Legatees and Assigns and Successors, Immediate and Remote of Kathryn France deceased , and Jacqueline DeCourdes, Greg DeCourdes, Mark DeCourdes, Gina Dunlap, Trent DeCourdes, Brent De- Courdes, and the Heirs, Exec- utors, Administrators, Trust- ees, Devisees, Legatees and Assigns and Successors, and the Unknown Heirs, Execu- tors, Administrators, Trust- ees, Devisees, Legatees and Assigns and Successors, Im- mediate and Remote of Dean E. DeCourdes deceased. The action alleges that the Plain- tiff is entitled to an *Order Quieting Title* to the follow- ing described real property to-wit:

A tract in the Northeast Quarter of Section Thirty-five, Township Twenty-nine North, Range Two East, Kay County, Oklahoma platted as Tract "d" in Plat dated August 8, 1973, and more particularly described as follows: Commencing at the North- east Corner of the North- east Quarter of Section 35, Township 29 North, Range 2 East, thence West 280 feet to a point of beginning; thence West 275 feet to the East right-of-way of A.T.S.F. Railroad; thence South 21° 17' West along said right-of- way line a distance of 332.4 feet, thence East 392 feet, thence North 311 feet to the point of beginning, said tract containing 2.38 acres, more or less. You are notified that you must answer the *Petition* filed by the Plaintiff on or before the 25 th day of July, 2025, or the allegations con- tained in the *Petition* will be taken as true and judgment will be entered against you and in favor of Plaintiff as prayed for in his *Petition* .

Which will include all right title and interest in and to the above described real property to be awarded to the Plaintiff.

Given under my hand and seal this 29 th day of May, 2025.

Marilee Thornton, Court Clerk
Kay County, Oklahoma

By: Madison Eubank (S E A L)
(Deputy)
Approved:

W. Lee Stout, OBA #17930
W.L. Stout, P.C.
P.O. Box 262
Newkirk, OK 74647
(580) 362-2032
(580) 362-2035 Fax
Attorney for Plaintiff

NOTICES

CLASSIFIED advertising rates are 25 cents per word with a minimum charge of \$3.00 (up to 12 words) per issue. Classified display advertising is \$4.91 per column inch. The deadline is Monday at 4:00 p.m

NOTICES

OKLAHOMA CLASSIFIED AD NETWORK
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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

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When buyers and sellers need to connect...
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Budget

From Page 1

Additional future road repairs are also being considered and preparations are being made for some much-needed pothole repair. Alley repair has slowed in the last couple of weeks due to the continued excessive rainfall. Alley repair will continue as soon as the weather dries out.

The electric department completed replacement of a pole on 5th and on Maple. “They have also found other poles in need of replacement. While waiting to get into those areas, the department has also been busy continuing with tree trimming.”

Smykil also gave brief updates on both the pool and splash pad project. Partitions arrived for the swimming pool, but unfortunately arrived damaged. Replacements for it are due this week. “Dumpsters arrived at Lions Park and demolition of the bathrooms there has begun.” In connection with the splash pad project, he said the city is still waiting for the broadband line to be removed from the project area.

He also gave an update for the financials for the city as the 11th month of the fiscal year came to a close at the end of May. Revenue was down 3.1% for the month when compared to May of last year. “However, revenue remains up for the fiscal year less than one percent. Expenditures for May were up 4.1% for the month when compared to May 2024. Expenses are up for the fiscal year less than 1%. Department heads are currently running 7.5% under budget for the year.”

City offices will be closed Fri. July 4 for Independence Day.

Stay

From Page 2

Hanson was sentenced to death in Tulsa County after he was convicted of carjacking, kidnapping and killing Mary Bowles. Authorities said he and an accomplice kidnapped the woman from a Tulsa shopping mall.

Hanson was transferred to Oklahoma custody in March by federal officials following through on President Donald Trump's sweeping executive order to more actively support the death penalty.

Hanson had been serving a life sentence in federal prison in Louisiana for several federal convictions, including being a career criminal, that predate his state death sentence.

Both Drummond and his predecessor, John O'Connor, had sought Hanson's transfer during President Joe Biden's administration, but the U.S. Bureau of Prisons denied it, saying it was not in the public interest.

Super Crossword

CELEBRATING 50 YEARS OF HIP-HOP

ACROSS	1 "Toosie Slide" rapper	6 "Top Chef" host Lakshmi	11 Mardi Gras city, for short	15 Wine vessel	19 French city	20 Web vending	21 With, in Paris	22 Margarine	23 1996 2Pac album with the hit "California Love"	25 Flo — ("Low" rapper)	26 Saitany ring	27 Mayhem	28 1986 Beastie Boys album with the hit "Fight for Your Right"	31 Equine beast	34 "Paper Planes" rapper	35 Unit of corn	36 1988 N.W.A. album with the hit "Express Yourself"	47 — "my case"	48 Ed of "Radio"	49 Golfer's drive	51 Gotten along adequately	53 50 — ("In da Club" rapper)	54 Reagan-era mil. project	56 Boxing great	57 "Let Me Blow Ya Mind" rapper	58 Solar beams	60 1992 Dr. Dre album with the hit "Nuthin' but a 'G' Thang"	64 Strengthens	67 How some food is fried	69 Des Moines natives	70 2020 Juice Wrld album with the hit "Come & Go"	74 Novelist Elizabeth George — "Your Right"	77 Battle-ready	78 — "Typhoon Lagoon"	84 Strong — ox	86 Six plus four	87 Hat of dos	88 Statute	89 R&B singer	90 Erykan	91 1980s jeans brand	94 Fee for the use of a pier	98 Wastewater	100 Kin of keno	101 2000 Eminem album with the hit "Stan"	105 Court divider	106 Chorus bit	107 Actor Liotta	108 1989 Salt-N-Pepa album with the hit "Shoop"	115 Child poet	121 Napoleon exile locale	122 "Gold Digger" rapper Kanye	123 1986	Run-D.M.C. album with the hit "Walk This Way"	126 Bridle strap	127 — part (portray someone)	128 Meat jelly	129 Artist's stand	130 Russian news agency	131 Pro votes	132 Moisten, as a turkey	133 "Work It" rapper Elliott	7 From — Z	8 Pioneer	9 Boono, briefly	9 Actress Rogers of "Boocho"	10 Actor Baldwin	11 Magical land of C.S. Lewis	12 Egg capsule (omit the key part of a story)	14 College life	15 Companions	16 Jal —	17 Peddle	18 DJ — Herc (founder of hip-hop in 1973)	24 Online 'zine	29 CPR pros	30 Masking —	32 "Quiet!"	33 Actor Keach	36 Back of a 45	37 Treasure pile	38 Hollywood's Zellweger	39 Enzyme suffix	40 Skater Midori	41 Mine metals	42 Tea vessel	43 — for fat	44 Suffix with nano- or neur-	45 Extended family, to Hawaiians	46 Actress Gena Lee	50 Twitches	52 "Troy" actress Diane	53 Ontario's capital, on scoreboards	54 Hood's knife	55 Nixing mark	59 Big primate	60 Two — sloth	61 Taking cover	62 French for "kings"	12 Egg capsule (omit the key part of a story)	14 College life	15 Companions	16 Jal —	17 Peddle	18 DJ — Herc (founder of hip-hop in 1973)	24 Online 'zine	29 CPR pros	30 Masking —	32 "Quiet!"	33 Actor Keach	36 Back of a 45	37 Treasure pile	38 Hollywood's Zellweger	39 Enzyme suffix	40 Skater Midori	41 Mine metals	42 Tea vessel	43 — for fat	44 Suffix with nano- or neur-	45 Extended family, to Hawaiians	46 Actress Gena Lee	50 Twitches	52 "Troy" actress Diane	53 Ontario's capital, on scoreboards	54 Hood's knife	55 Nixing mark	59 Big primate	60 Two — sloth	61 Taking cover	62 French for "kings"	67 "Your wish — command!"	68 "Drop it Like It's Hot" rapper	81 — Dogg	82 "Drop it Like It's Hot" rapper	83 Robert of "The Sopranos"	84 Singer Levine	85 — Hill Records	86 "Delight" label of 1979)	89 "The Fresh Prince of Bel-Air" rapper	90 Poking tool	92 Suffix with project.	93 Ontario's capital, on scoreboards	95 Nixing mark	96 "Preach it!"	97 Portal	98 Without, in Paris	99 Greek vowel	102 Noen nap	103 Lilylike garden	104 Church song	108 Lil Uzi — ("Futsal Shuffle" rapper)	109 Zeno of — (philosopher)	110 Hitting stats	111 R&B singer of 1983	116 "What — ("How precious!")	117 Spicy cuisine	118 Actress Harper	119 Bits of land in la mer	120 TVs — May Clampett	124 Create a lap	125 — ("O.G. Original Gangster" rapper)
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NHJ Weather

UPCOMING WEATHER

Today 78 64		Monday 91 70	
Friday 86 67		Tuesday 88 69	
Saturday 89 69		Wednesday 87 68	
Sunday 91 70		Weather Report Courtesy of the The Weather Channel	

◆ Moderate ◆◆ Challenging
◆◆◆ HOO BOY!