

**July 3-6, 2025****6**

# CLASSIFIEDS/LEGALS

## HELP WANTED

Are you passionate about your community and local storytelling? Do you enjoy building relationships, being creative, and making a difference in how people stay informed? Join the Guymon Daily Herald's hometown newspaper team as a **Community Media & Marketing Specialist**—a role designed for someone who wants to help local businesses thrive and grow the voice of Texas County.

What You'll Do:

- **Build and strengthen relationships** with local businesses—develop partnerships through in-person meetings and scheduled appointments.
- **Design customized marketing solutions** tailored to the needs of each business, helping them connect with the community through print, digital, and social platforms.
- **Create marketing packages** that include print ads, digital promotions, sponsored content, and more—no two plans are the same!
- **Assist with local content** by taking photos, gathering stories, and helping highlight the heartbeat of the county.
- **Support website and social media growth** by contributing content ideas and promoting engaging posts to boost online presence.
- **Drive audience development**—help expand the newspaper's reach and relevance by connecting with new readers, both in print and online.

Ideal Candidate:

- Enjoys meeting new people and building long-term professional relationships.
- Has strong communication and organizational skills.
- Is self-motivated, energetic, and community-minded.
- Has experience or interest in media, marketing, communications, or related fields.
- Comfortable using social media platforms and open to learning basic website tools.
- Bonus: Photography or writing skills are a plus!

Why Join Us?

- Be part of a passionate, tight-knit local team.
- Make a real impact in your community.
- Flexible and creative work environment.
- Opportunities for professional growth in both media and marketing.

Job Type: Full-time

Benefits:

- 401(k)
- Dental insurance
- Health insurance
- Paid time off

Schedule:

- Day shift
- Monday to Friday

Work Location: In person

## MISC

## LIFE ESTATE

### For Sale Life Estate

209 East Elm  
\$26,462.00  
Texhoma OK 73949

319 North Third.  
\$27,418.00  
Texhoma OK 73949

Can be purchased  
together or separately  
**580-817-0005**

### Advertise Your Business Here!

Call us at  
**580-338-3355**  
or come by  
**301 NE 4th St**

## LEGALS

### ADVERTISEMENT FOR BIDS

BID: OSU&M-PRO-001723-2025

The Office of Central Procurement for Oklahoma State University and the A&M Systems, on behalf of the Board of Regents for the Oklahoma Agricultural and Mechanical Colleges, herein after called the Owner, will receive bids for the following:

**Provide all labor, materials, equipment, and services for the Aggie Apartment Flooring Upgrade described in the Specifications, per the General Conditions and Solicitation for Bids on the campus of Panhandle State University, Goodwell, OK.**

Bids shall be submitted through the electronic solicitation system at the office of the Chief Procurement Officer, 1224 N Boomer Rd, Oklahoma State University, Stillwater, Oklahoma, 74078, until **3:00pm, July 17, 2025**, and then publicly opened and read aloud. Bids received after this time or more than ninety-six (96) hours excluding Saturday, Sunday and holidays before the time set for the opening of bids will not be accepted. Bids must be submitted electronically during the time period set forth. All interested parties are invited to attend.

The contract documents are on file at the above-named office and are open for public inspection. Copies may be obtained by visiting the OSU and A&M Systems electronic bid system website at [bids.okstate.edu](http://bids.okstate.edu) by logging into your profile. If you do not have a profile, please create one by following the online instructions. The online solicitation will be available the next business day following this advertisement.

The Owner reserves the right to reject any or all bids or to waive any minor informalities or irregularities in the bidding.

Each bidder must deposit, with his bid, security in the amount and form set out in the contract documents. Security shall be subject to the conditions provided in the Instructions to Bidders. Attention of bidders is particularly directed to the statutory requirements, Certificate of Compliance with Executive Order 11246 (as amended), and certificate concerning, non-collusion, and business relationship provisions. No bidder may withdraw his bid within one hundred eighty (180) days after the date of opening thereof.

THE OFFICE OF CENTRAL PROCUREMENT

BY: Scott Schlotthauer, Associate Vice President & Chief Procurement Officer

1st Publication: Thursday, June 26, 2025

2nd Publication: Thursday, July 3, 2025

## LEGALS

Published in the Guymon Daily Herald, Thursdays, July 3, July 10, & July 17, 2025. 3th

### IN THE DISTRICT COURT OF TEXAS COUNTY STATE OF OKLAHOMA

U.S. BANK NATIONAL ASSOCIATION,  
Plaintiff,

v.  
Juan Bocanegra, et al,  
Defendant(s).

Case No. CJ-2024-38

### AMENDED NOTICE BY PUBLICATION

**DEFENDANT(S):** Unknown Spouse, if any, of Jan  
Lea Flanagan,

The above stated Defendant(s) will take notice that the Plaintiff, U.S. BANK NATIONAL ASSOCIATION, filed its Petition in Foreclosure in the District Court of Texas County, State of Oklahoma, on August 1, 2024, against the above stated Defendant(s), and said Defendant(s) must answer said Petition on or before the 15th day of August, 2025, or said Petition will be taken as true, and a judgment will be rendered in said action against the above named Defendant(s), foreclosing their interest in the full owing described real estate, to wit:

### LOTS EIGHTEEN (18), NINETEEN (19), AND TWENTY (20), BLOCK TWENTY-ONE (21), ORIGINAL TEXAHOMA, TEXAS COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF

And a judgment will be rendered on the promissory note against the Defendant(s), Juan Bocanegra, adjudging that default has been made in said note and mortgage, and that Plaintiff has a valid, prior and superior mortgage lien on said real estate in the total principal amount of \$81,621.44, with applicable interest at 3.2500%, late charges as provided in the note, and any amounts which Plaintiff may be required to advance for payment of taxes, insurance or preservation of the subject property, together with costs of this action, for all of which judgment will be taken. Also, a judgment will be rendered against Defendant(s), adjudging any right, title or interest in and to the subject property claimed by said Defendant(s) to be junior and inferior to the mortgage lien and judgment of Plaintiff, and that upon confirmation of such sale, all Defendants herein, and all persons claiming by, through or under them since the commencement of this action be forever barred, foreclosed and enjoined from asserting or claiming any right, title, interest, estate or equity of redemption in or to said premises, or any part thereof.

Dated this 9th day of June 2025.

Court Clerk of Texas County:

/s/ M. Renee Ellis

/s/ Joseph H. Rogers, III  
Joseph H. Rogers, III, OBA# 21541  
Bonial & Associates, P.C.  
14841 Dallas Parkway, Suite 350  
Dallas, Texas 75254  
Phone: 1-800-766-7751  
Fax: (405) 285-8951  
Email: okfc@bonialpc.com  
File: BOCJUJSB  
Attorneys for Plaintiff

### THIS IS A COMMUNICATION FROM A DEBT COLLECTOR. THIS IS A COMMUNICATION TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

LPXLP

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### IN THE DISTRICT COURT OF TEXAS COUNTY STATE OF OKLAHOMA

DISCOVER BANK  
CASE NO.CS-2025-23

Plaintiff,

vs.

MARK D HAWKINS  
Defendant

### NOTICE BY PUBLICATION

THE STATE OF OKLAHOMA TO:

MARK D HAWKINS

The Sheriff of TEXAS County, Oklahoma,  
Greetings:

You will take notice that the Plaintiff, DISCOVER BANK, filed its petition in the District Court of TEXAS County, Oklahoma, against the above-captioned Defendant, MARK D HAWKINS, seeking a money judgment against Defendant, MARK D HAWKINS in the amount of \$9370.95, with post-judgment interest at the statutory rate, and costs of this action, and unless Defendant answers said petition on or before the 3rd day of September, 2025, said petition will be taken as true and judgment will be rendered for Plaintiff for \$9370.95, with post-judgment interest at the statutory rate, and costs of this action.

Dated this 12th day of June, 2025.

COURT CLERK  
BY: M. RENEÉ ELLIS  
Court Clerk

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

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## LEGALS

Published in the Guymon Daily Herald, Thursdays, June 26 & July 3, 2025. 2th

### IN THE DISTRICT COURT OF TEXAS COUNTY STATE OF OKLAHOMA

### IN THE MATTER OF THE ESTATE OF

MARYLIN A. HEADRICK, DECEASED

Case No. PB-23-41

### NOTICE OF HEARING PETITION FOR DETERMINATION OF HEIRSHIP, DISTRIBUTION OF PROPERTY AND DISCHARGE OF THE PERSONAL REPRESENTATIVES

Notice is hereby given that Kelly L. Headrick and David A. Headrick, the duly appointed and qualified Personal Representatives of the Estate of Marylin A. Headrick, deceased, have filed their Petition for Determination of Heirship, Distribution of Property and Discharge of the Personal Representatives. A hearing has been fixed by the Judge of the Court for Monday, July 21, 2025 at 9:00 o'clock a.m., in the District Courtroom, County Courthouse, Guymon, Texas County, Oklahoma, and all persons interested in the Estate are notified to appear and show cause, if any they have, why the Petition should not be settled and allowed, the estate distributed, the attorney fees, costs, and expenses approved and the Personal Representatives discharged.

DATED this 20th day of June, 2025.

/s/ Judge A. Clark Jett  
Judge A. Clark Jett

/s/ Ryan D. Reddick  
Ryan D. Reddick OBA # 17239  
YOXALL, ANTRIM & FRYMIRE, LLP  
101 West Fourth Street  
Liberal, KS 67901  
Phone: (620) 624-8444  
Fax: (620) 624-8221  
Email: ryan@yoxallfirm.com  
Attorney for Personal Representatives

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TS No. NR-53325-OK

U.S. Department Of Housing And Urban Development Notice Of Default And Foreclosure Sale Recorded in accordance with 12 USCA 3764 (c) APN 6595 Whereas, on 3/2/2011, a certain Mortgage was executed by Tony Roybal and Mary Ann Roybal as mortgagor in favor of Mortgage Electronic Registration Systems, Inc., (MERS) As Nominee For Plaza Home Mortgage, Inc. Its Successors And/Or Assigns as lender, and None Shown as trustee, and was recorded on 4/12/2011, as Instrument No. I-2011-001086, in Book 001228, Page 509, in the Office of the County Recorder of Texas 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 11/13/2018, recorded on 11/13/2018, as instrument number I-2018-003191, book 1390, page 0792-0792, in the Office of the County Recorder, Texas County, Oklahoma; and Whereas, a default has been made in the covenants and conditions of the Mortgage in that the payment due on 10/19/2024, 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 10/19/2024 is \$112,112.01; 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 7/30/2025 at 10:00 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: All of Lot Four (4) in Block Eight (8) in Baker Brothers Northside Addition to the Town of Hooker, Texas County, Oklahoma. Commonly known as: 207 Texas Street, Hooker, OK 73945 The sale will be held Outside the County Courthouse located at 319 N Main Street, Guymon, OK 73942. The Secretary of Housing and Urban Development will bid an estimate of \$121,291.18. There will be no proportion 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 \$12,129.12 [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 \$12,129.12 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 \$121,291.18, as of 7/29/2025, 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 6/19/2025 Nationwide Reconveyance, LLC U.S. Dept. of HUD Foreclosure Commissioner By: /s/ R h o n d a R o r i e , A V P 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 6/19/2025 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 Commission 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: 817-97