

Thursday
July 17, 2025

CLASSIFIEDS/LEGALS

7

HELP WANTED

GARAGE SALE

LEGALS

LEGALS

LEGALS

CPA Firm in need of help (in Guymon, OK)

Tax Return prep experience a plus, but will train.

Excel journal entries

Computer knowledge

If interested call
806-339-3825

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

HOME FOR SALE!

1312 N. Oklahoma
Guymon, OK

Red brick & steel
siding. Steel double
car-port. Fenced in
yard. Cement front &
back porches & patio.

Central Heat/Air.
3 bedrooms with closets
& TV hook-ups. 1 & 1/2
bathrooms with new
walk-in shower.
Laundry room with
back door & outside
clothes line.
Washer/dryer hook-
ups. Garbage disposals.
Electric stove & oven.
Den with fireplace.
Dining room with
outside door to patio.

Call Birdie Hayworth
580-651-1436
9am-9pm

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

2th

DISTRICT COURT OF TEXAS COUNTY
STATE OF OKLAHOMA

IN THE MATTER OF THE ESTATE OF

RODNEY DEAN AYRES,

Deceased.

No. PB-2025-8

NOTICE OF HEARING PETITION FOR
DETERMINATION OF HEIRS,
DISTRIBUTION AND DISCHARGE

Notice is hereby given that Vicki N. Ayres-Portman, personal representative of the Estate of Rodney Dean Ayres, deceased, has filed a petition praying for the distribution of the assets of said estate remaining, for discharge as such personal representative, for determination of heirs of said estate and for closing of said estate.

IT IS THEREFORE ORDERED that July 31, 2025, at 8:30 a.m., in Court-room No. II of the with in Court be, and the same is hereby appointed as the time and place for distribution of assets, discharge of said personal representative, determining the heirs of said estate, and the closing of said estate, at which time and place any person may appear and show cause why approval not be given for distribution as prayed for, said personal representative discharged, the heirs in said estate determined, and said estate closed.

Dated this July 7, 2025.

s/A. Clark Jett
A. Clark Jett, Associate District Judge

David K. Petty, OBA # 7095
Attorney for Personal Representative

LPXLP

Published in the Guymon Daily Herald, Thursdays, July 17, July 24 & July 31, 2025.

3th

IN THE DISTRICT COURT OF TEXAS COUNTY
STATE OF OKLAHOMA

Serena Mary Caudell,

Plaintiffs,

vs.

The Heirs, Executors, Administrators, Devisees, Trustees, Assigns, immediate and remote, known and unknown, of Irene I. Davis, f/k/a Irene I. Matkin, deceased, Ken William Matkin, deceased, and Mary Ann Matkin, deceased,

Defendants.

Case No. CV-2025-59

NOTICE BY PUBLICATION

THE STATE OF OKLAHOMA TO:

The Heirs, Executors, Administrators, Devisees, Trustees, Assigns, immediate and remote, known and unknown, of Irene I. Davis, f/k/a Irene I. Matkin, deceased, Ken William Matkin, deceased, and Mary Ann Matkin, deceased.

You are hereby notified that you have been sued by Plaintiffs in the above cause in the District Court of Texas County, Oklahoma, entitled Serena Mary Caudell v. The Heirs, Executors, Administrators, Devisees, Trustees, Assigns, immediate and remote, known and unknown, of Irene I. Davis, f/k/a Irene I. Matkin, deceased, Ken William Matkin, deceased, and Mary Ann Matkin, deceased.

The Northeast Quarter (NE/4) of Section Twenty-six (26), Township Six (6) North, Range Nineteen (19) East of the Cimarron Meridian, according to the recorded plat thereof, LESS and EXCEPT the following tract:

A strip of land 100 feet and 150 feet in width in the Northeast Quarter (NE/4) of Section Twenty-six (26), Township Six (6) North, Range Nineteen (19) East, and described as follows:

75 feet on each side of a center line beginning at the East and West center line of Section Twenty-six (26), Thence Northeasterly 1010 feet to Engineer's Profile Station 7675 plus 92 more or less, and 50 feet on each side of a center line from Engineer's Profile Station 7675 plus 92, a distance of a distance of 1835 feet to the North line of Section Twenty-six (26) at Engineer's Profile Station 7694 plus 27, said center line being more particularly described as beginning at a point in the East and West center line of Section Twenty-six (26) at Engineer's Profile Station 7675 plus 82, which point is 112 feet East of the Center of Section Twenty-six (26), Thence Northeasterly on a tangent 2845 feet to a point on the North line of Section Twenty-six (26) at Engineer's Profile Station 7694 plus 27, which point is 1454 feet West of the Northeast corner of Section Twenty-six (26), and containing 7.71 acres, more or less;

Said tract also being described as follows:

A strip of land 100 feet and 150 feet wide in the NE/4 of Section 26-6N-19 ECM, described as beginning in the South line of the said NE/4, and extending Northeasterly to the North line of said NE/4, being the right-of-way of the former Chicago, Rock Island and Pacific Railway Company containing 7.71 acres, more or less.

DATED this 8th day of July, 2025.

M. Renee Ellis, Court Clerk

By: *s/M. Renee Ellis*

Court Clerk

Todd Trippet (OBA No. 18480)

TRIPPET & KEE, PLLC

P.O. Box 728

Beaver, Oklahoma 73932

(580) 625-4597

Attorney for Plaintiff

LPXLP

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

3th

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 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 \$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 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/ Rhonda Rorie, 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: 817-978-5563 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

LPXLP

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 15 th 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