

LEGAL

(Published in The Antlers American on  
December 18 & 25, 2025 & January 1, 2026)

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

CARRINGTON MORTGAGE SERVICES LLC Plaintiff,vs.UNKNOWN SUC-  
CESSORS OF GEORGE DAVIS, DECEASED, et al. Defendant(s)

CJ-2025-48  
ALIAS NOTICE BY PUBLICATION

THE STATE OF OKLAHOMA TO: Unknown Successors of George Davis,  
Deceased, Unknown Successors of Judy Davis, Deceased,

TAKE NOTICE that you have been sued by the above named Plain-  
tiff, and that you must answer the Petition of said Plaintiff on file in said cause on  
or before February 16, 2026, or the allegations of said Petition will be taken as  
true and judgment rendered, foreclosing any interest you may have in the follow-  
ing-described real estate (property) situated in Pushmataha County, Oklahoma,  
to-wit:

LOT 38 AND LOT 39 OF RAMBLING OAKS ESTATES, A SUBDIVI-  
SION OF A PART OF THE E/2 OF THE NW/4 AND NE/4 OF THE SW/4  
OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 17 EAST OF THE  
INDIAN BASE AND MERIDIAN, PUSHMATAHA COUNTY, OKLAHO-  
MA. LESS AND EXCEPT ALL THE OIL, GAS AND OTHER MINER-  
ALS RESERVED OR CONVEYED BY PRIOR GRANTORS.  
for the sum for:

Reason:	Amount:
Unpaid Principal Balance	\$88,984.68
Date of Default	June 17, 2025
Interest Due From	October 2, 2025
Interest Rate(s)	7.62400 %
*or as adjusted by the Note and Mortgage	

including all advances by Plaintiff, if any, for taxes, insurance premiums, or ex-  
penses necessary for the preservation of the subject property, all costs of this ac-  
tion, reasonable attorney’s fees and costs as the Court may allow, and the costs of  
foreclosing your interest in the property and ordering said property sold with or  
without appraisalment as Plaintiff may elect, all of which you will take due notice.  
WITNESS my hand and official seal this 9th day of December, 2025.

Pushmataha County Court Clerk,

By: /s/ Michelle Hedgecock,  
DEPUTY COURT CLERK

Don Timberlake - # 9021  
Kim S. Jenkins - # 32809  
Gina D. Knight - # 12996  
Chynna Scruggs - # 32663  
BAER & TIMBERLAKE, P.C.  
5901 N. Western, Suite 300  
Oklahoma City, OK 73118  
Telephone: (405) 842-7722  
Email: mail@baertimberlake.com  
BT #: 211820-01

Wishing  
you the  
Happiest of  
Holidays!

And heartfelt  
thanks to our  
neighbors,  
friends and  
customers!

We wouldn’t be here  
without you and we look forward to  
serving you in the years to come!

With bright wishes for all of us to  
all of you on this festive occasion.



Brooke ~ Shelly ~ Tracy

LEGAL

(Published in The Antlers American on  
December 25, 2025 & January 1, 2026)

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

IN THE MATTER OF THE ESTATE OF EFFIE DANIELS, Deceased.

PB-2024-50  
NOTICE OF SALE OF REAL PROPERTY  
AT PRIVATE SALE

Notice is hereby given that, pursuant to an Order of the District Court  
of the County of Pushmataha, State of Oklahoma, made on the 16th day of De-  
cember, 2025, in the Matter of the Estate of Effie Daniels, Deceased, the under-  
signed as the Personal Representative of the Estate of said Deceased, will sell at  
private sale to the highest bidder for cash for not less than 90% of the appraised  
value, on or after January 12th, 2026 at 1:00 p.m. at the Office of James T. Bran-  
nam, PLLC, , 115 West Main, Antlers, Oklahoma 74523, Pushmataha County,  
all the right, title, interest and estate of the said Effie Daniels, Deceased at the  
time of her death, and all right, title and interest that the said estate has, by oper-  
ation of law, or otherwise, acquired in the and to all real property, situate in the  
County of Pushmataha, State of Oklahoma, described as follows, to-wit:

Pushmataha County

All that part of the S/2 of the NW/4 of the SE/4 lying and being South and  
East of the County Road, in Section 27, Township 2 South, Range 18 East  
of the Indian Base and Meridian

APPRAISED VALUE: \$120,000.00  
MINIMUM BID \$108,000.00

Said sales will be subject to confirmation of the Court.

Bids must be in writing and may be left at the office of James T. Branam, attor-  
ney at law, 115 West Main Street, Antlers, Oklahoma 74523, or may be delivered  
to the Administratrix personally.

DATED this 16th day of December, 2025.

/s/ Nicholas R. Tucker,  
JUDGE OF THE DISTRICT COURT

LEGAL

(Published in The Antlers American on  
December 25, 2025 & January 1, 2026)

IN THE DISTRICT COURT OF  
PUSHMATAHA COUNTY  
STATE OF OKLAHOMA

ESTATE OF CHARLIE MICHELLE ROWLAND, DECEASED.

PB-2023-22  
ORDER FOR HEARING OF FINAL ACCOUNT, PETITION FOR JUDI-  
CIAL DETERMINATION OF HEIRSHIP, DISTRIBUTION OF ESTATE,  
AND FINAL DISCHARGE OF ADMINISTRATOR

REBECCA FRANKS, the duly appointed and qualified Personal  
Representative of the Estate of CHARLIE M. ROWLAND, deceased, has filed a  
Final Account and Petition for Judicial Determination of Heris, Distribution  
of Estate and Final Discharge of Administrator; hearing is fixed by the Judge  
of the Court for the 3rd day of February, 2026, at 9:00 o'clock a.m., in the Dis-  
trict Court Room at the Pushmataha County Courthouse, Antlers, Oklahoma,  
and all persons interested in the Estate are notified to appear and show cause, if  
they have any, why the heir(s) of CHARLIE ROWLAND, deceased, should not  
be determined, why the Account should not be settled and allowed, said Estate  
be distributed according to the Final Account herein and the Administrator dis-  
charge. Notice of said hearing to heirs, legatees and devisees whose addressess  
are known deposited in the post office with the postage thereon prepaid, at least  
ten (10) days before the hearing and notice of such hearing shall also be given  
by publication once each week for two (2) consecutive weeks in a newspaper  
published in the county, showing the name of the decedent and of the executor or  
administrator, the date of the hearing, and that such account is for final settlement  
and distribution pursuant to 58 O.S. §553.  
Dated this 9 day of the December, 2025.

/s/ Nicholas R. Tucker,  
Judge

Respectfully Submitted:  
J.P. LONGACRE, PC  
117 N. Central Ave.  
Idabel, Oklahoma 74745  
580-286-6636 Telephone  
580-286-6632 Facsimile

LEGAL

NOTICE TO THE PUBLIC OF PUBLIC COMMENT PERIOD  
FOR THE 2026-2029 STATEWIDE TRANSPORTATION  
IMPROVEMENT PROGRAM.

The Oklahoma Department of Transportation is seeking public comment on the  
Statewide Transportation Improvement Program (STIP) for federal fiscal years  
2026 through 2029. The full proposed FFY 2026-2029 STIP can be viewed online  
at www.ODOT.org by clicking the Programs and Projects tab and then clicking  
Transportation Programs. Comments can be submitted using the comment form  
on the website. Comments will be accepted through Thursday, January 8, 2026.  
LPXLPL

LEGAL

(Published in The Antlers American on December 18 and 25, 2025)

IN THE DISTRICT COURT OF PUSHMATAHA COUNTY,  
STATE OF OKLAHOMA

IN THE MATTER OF THE ESTATE OF STEPHEN PATRICK PORTER, De-  
ceased.

PB-2025-25  
AMENDED NOTICE OF SALE OF REAL  
PROPERTY AT PRIVATE SALE

Notice is hereby given that, pursuant to an Order of the District  
Court of the County of Pushmataha, State of Oklahoma, made on the 16th day  
of December, 2025, in the Matter of the Estate of Stephen Patrick Porter, De-  
ceased, the undersigned as the Personal Representative of the Estate of said  
Deceased, will sell at private sale to the highest bidder for cash for not less than  
90% of the appraised value, on or after 01-05-2026, at 1:00 p.m. at the Office  
of James T. Branam, PLLC, , 115 West Main, Antlers, Oklahoma 74523, Push-  
mataha County, all the right, title, interest and estate of the said Stephen Patrick  
Porter, Deceased at the time of his death, and all right, title and interest that the  
said estate has, by operation of law, or otherwise, acquired in the and to all real  
property, situate in the County of Pushmataha, State of Oklahoma, described as  
follows, to-wit:

Pushmataha County

A piece of parcel of land lying in the NW/4 of Section 26 and the SE/4 of the  
NE/4 of Section 27, Township 2 North, Range 17 East, of the I.B.&M., Push-  
mataha County, Oklahoma, more particularly described as follows, to-wit:  
COMMENCING at the W/4 Corner of said Section 26, thence N01°37'12" W,  
along the West line of said Section 26, a distance of 1076.17 feet to the  
POINT OF BEGINNING, thence S85°51'03"W a distance of 156.66 feet,  
thence N67°53'31"W a distance of 91.65 feet, thence N21°50'44"E a  
distance of 109.32 feet, thence N14°32'23"W a distance of 121.60 feet,  
thence N88°31'00"E a distance of 224.07 feet, thence N88°40'09"E a dis-  
tance of 658.31 feet, thence N01°34'41"W a distance of 330.90 feet, thence  
N88°44'13"E a distance of 1450.28 feet, thence S03°21'22"E a distance of  
119.58 feet, thence S34°30'36"E a distance of 189.28 feet, thence S76°14'17"W  
a distance of 815.74 feet, thence S76°06'24"W a distance of 816.14 feet,  
thence N50°47'49"W a distance of 81.22 feet, thence N80°57'23"W a dis-  
tance of 170.04 feet, thence S76°08'25"W a distance of 64.24 feet, thence  
S85°54'39"W a distance of 329.19 feet to the POINT OF BEGINNING, con-  
taining 20.54 acres, more of less. There shall be a 20 foot easement around  
the perimeter of this parcel for access and utility purposes.

APPRAISED VALUE: \$59,000.00  
MINIMUM BID \$53,100.00

Said sales will be subject to confirmation of the Court.

Bids must be in writing and may be left at the office of James T. Bran-  
nam, attorney at law, 115 West Main Street, Antlers, Oklahoma 74523, or may  
be delivered to the Administratrix personally.

DATED this 16th day of December, 2025.

/s/ Nicholas R. Tucker

JUDGE OF THE DISTRICT COURT

LEGAL

(Published in The Antlers American on  
December 18 & 25, 2025)

IN THE DISTRICT COURT OF  
PUSHMATAHA COUNTY  
STATE OF OKLAHOMA

IN THE MATTER OF THE ESTATE OF Ronald Dale Tyler, Deceased.

PB-2025-26  
NOTICE OF HEARING FIRST AND FINAL  
ACCOUNT, PETITION FOR DECREE OF  
DISTRIBUTION, APPROVAL OF ATTORNEYS' FEES, COSTS AND  
EXPENSES, AND DISCHARGE OF PERSONAL REPRESENTATIVE

Notice is hereby given that Cheyenne Autumn Tyler, the duly ap-  
pointed and qualified Personal Representative of the Estate of Ronald Dale Ty-  
ler, Deceased, has filed her Filed Account, Petition for Decree of Distribution,  
Approval of Attorneys’ Fees, Costs and Expenses, and Discharge of Personal  
Representative. A hearing has been fixed by the Judge of the Court for the 3rd  
day of February, 2025, at 9:30 a.m., in the District Courtroom, County Court-  
house, 203 SW B St, Antlers, Pushmataha County, Oklahoma, and all persons  
interested in the Estate are notified to appear and show cause, if any they have,  
why the Account should not be settled and allowed, the Estate distributed, the At-  
torneys’ Fees, Costs, and Expenses approved, and the Personal Representative  
discharged.

Dated this 5th day of December, 2025.

/s/ Nicholas R. Tucker,  
JUDGE OF THE DISTRICT COURT

Johnny Sandmann, OBA #32110  
Complete Legal  
322 E. Court St.  
Atoka, Ok 74525  
580-889-9428  
580-889-9430 (fax)