

LEGAL

(Published in The Antlers American on November 20 and 27, 2025)

IN THE DISTRICT COURT OF
PUSHMATAHA COUNTY
STATE OF OKLAHOMA

IN THE MATTER OF THE ESTATE OF E. W. HAMMER, a/k/a ELDON WEBSTER HAMMER, JR.

PB-2025-20

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

NOTICE is hereby given that APRIL DAWN WHITE, Personal Representative of the Estate of E. W. HAMMER, a/k/a ELDON WEBSTER HAMMER, JR., deceased, having filed in this Court her Final Account and Petition for Order Allowing Final Account, Determination of Heirship and Distribution and Discharge of Personal Representative of said estate.

IT IS THEREFORE CONSIDERED, ORDERED, ADJUDGED AND DECREED by the Court that the hearing of the same has been set by the Court for the 16th day of December, 2025, at 9:30 o'clock a.m. in the District Courtroom of the Pushmataha County Courthouse, Antlers, Oklahoma, and all persons interested in said estate are notified then and there to appear and show cause, if any they have, why the said account should not be settled and allowed, the heirs of said E. W. HAMMER, a/k/a ELDON WEBSTER HAMMER, JR., deceased, determined, said estate distributed, and the Personal Representative discharged.

Dated this 12th of November, 2025.

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

SHANNON REASOR, OBA #15833
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Attorney for Estate

LEGAL

(Published in The Antlers American on November 20 and 27, 2025)

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

ORDER & NOTICE OF HEARING PETITION TO SELL REAL PROP-
ERTY AT PRIVATE SALE BY REALTOR

NOW on the 10 day of November, 2025, there having been filed in this Court a Petition to Sell Real Property at Private Sale by realtor.

THE COURT FINDS AND IT IS HEREBY ORDERED, ADJUDGED AND DECREED that the Petition be set for hearing on the 16 day of December, 2025, at 9:30 a.m. in the District Courtroom in the County Courthouse at 302 SW B Street, Antlers, Oklahoma 74523 and that notice be given as required by law.

Therefore Notice is hereby given to all persons interested in the Estate of Effie Daniels, Deceased, that on the 10 day of November, 2025, there was produced and filed in the District Court of Pushmataha County, State of Oklahoma, a Petition to Sell Real Property at Private Sale by realtor.

Pursuant to an Order of this Court made on the 10 day of November, 2025, notice is given that the 16 day of December, 2025, at 9:30 a.m., is the day and time that the Petition will be heard in the District Courtroom of the County Courthouse, 302 SW B Street, Antlers, Oklahoma and all persons interested may appear and contest the same.

Witness, the undersigned, Judge of the District Court of Pushmataha County, State of Oklahoma, this 10 day of November, 2025.

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

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Attorney for Personal Representative Alan DeBenedictis
of the Estate of Effie Daniels, Deceased



education

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IF THERE'S A SCHOOL ELECTION TODAY
HOW WILL YOU KNOW?

State and local laws require public notice because you need to know when actions that affect you are about to happen. We expect accountability, transparency and warnings from our state and local governments.

Many important notices are included as part of this newspaper. Printed newspaper notices are permanent, affordable, archived, independent of government and well-read.

In a statewide survey, 68% of Oklahomans said government should be required to publish notices in local newspapers. Furthermore, 70% said government should not be allowed to put notices only on their own website. Oklahomans know internet postings don't achieve the same result as printed public notice put in the hands of local citizens.

Public notice is for you – when you need to know.



LEGAL

(Published in The Antlers American on Noember 27 and December 4, 2025)

IN THE DISTRICT COURT OF PUSHMATAHA COUNTY
STATE OF OKLAHOMA

In the Matter of the Estate of: Ollie Mae (Frazier) Madbull,
Choctaw, Deceased.

PB-2025-23

ORDER FOR AND NOTICE OF HEARING FINAL ACCOUNT,
PETITION FOR DETERMINATION OF HEIRSHIP,
AND FOR DISTRIBUTION OF ESTATE

IT IS HEREBY ORDERED AND NOTICE IS HEREBY given that the duly appointed and qualified representative, Jeffery L. Madbull, of the above-captioned Estate has filed in this Court a Final Account of the administration of said Estate and a Petition for Determination of Heirship, Distribution of said estate, and Discharge; said hearing of the same has been fixed by the Judge of the Court for 16th day of December 2025 at 9:30 a.m. in the Pushmataha County courthouse in Antlers, Oklahoma, and all persons interested in the said Estate are notified then and there to appear and show cause, if any they have why said account should not be settled and allowed and said Estate distributed and the personal representative discharged.

Dated this 14th day of November 2025.

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

Prepared for entry by:
/s/ Kendra Jump, OBA #35789
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LEGAL

(Published in The Antlers American on Noember 27 and December 4, 2025)

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

PENNYMAC LOAN SERVICES, LLC; Plaintiff, vs. THE HEIRS, PERSONAL REPRESENTATIVES, DEVISEES, TRUSTEES, SUCCESSORS AND ASSIGNS OF JOSHUA WYATT WLBORN, DECEASED, AND THE UNKNOWN SUCCESSORS; et al., Defendants.

CJ-2025-19

NOTICE OF SALE OF LAND UNDER EXECUTION

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Notice is hereby given that on the 13th day of January, 2026, at 10 o'clock a.m., (location at Courthouse of Room #) Front steps, of the Pushmataha County Courthouse in Antlers, Oklahoma, the undersigned Sheriff will offer for sale and sell for cash to the highest and best bidder, subject to real estate ad valorem taxes, superior special assessments and all interests of record, if any, except the Mortgage and interests foreclosed herein on the following described real property, to-wit:

Lots 2, 3, 4, and 5 of Block 1 of the STAFFOR ADDITION to the Town of Antlers, Pushmataha County, Oklahoma, according to the recorded plat thereof, commonly known as 816 NE 6th St., Antlers, OK 74523 (the “Property”)

Sale will be made pursuant to a Special Execution and Order of Sale issued out of the office of the Court Clerk in and for Pushmataha County, Oklahoma, and pursuant to said judgment reserving the right of Plaintiff to recall said execution by oral announcement and/or order of the Court, prior to the sale, said judgment entered in the District Court in and for said County, State of Oklahoma, in Case No. CJ-2025-19, entitled PennyMac Loan Services, LLC, Plaintiff, vs. Joshua Wyatt Wilborn, et al., Defendants, to satisfy:

FIRST: The costs of said auction accrued and accruing;

SECOND: The judgment and first lien of the Plaintiff, PennyMac Loan Services, LLC, in the sum of \$60,982.13 with interest thereon at the rate of 3.25% per annum, as adjusted, if applicable, from October 1, 2023, until paid; advances for taxes, insurance and preservation expenses, accrued and accruing; abstracting expenses, accrued and accruing; bankruptcy fees and costs, if any; and at attorney's fee, plus costs, with interest thereon at the same rate, until paid.

Persons of other entities having interest in the property, including those whose actual addresses are unknown and persons or other entities who have or may have unknown successors and such unknown successors are hereby notified are: The Heirs, Personal Representatives, Devisees, Trustees, Successors and Assigns of Joshua Wyatt Wilborn, Deceased, and the Unknown Successors; Spouse of Joshua Wyatt Wilborn, a/k/a Pamela Wilborn; Occupants of the Premises a/k/a Timothy Bloodworth.

The property has been duly appraised in the sum of \$37,500.

WITNESS MY HAND this 18th day of November, 2025.

By: /s/ Col. R. Cook
Deputy

KIVELL, RAYMENT AND FRANCIS
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ATTORNEYS FOR PLAINTIFF

LEGAL

(Published in The Antlers American on November 27 and December 4, 2025)

LEGAL NOTICE

The Board of Education of Moyers Public School District hereby provides a legal notice that the school board election filing period for candidates will open on Monday, Dec 1, 2025 at 8:00 AM and will end at 5:00 PM on Wednesday, Dec 3, 2025. Board Member Position on Ballot: The voters shall elect a board member for board position No. 1.

LEGAL

(Published in The Antlers American on November 27 and December 4, 2025)

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

OKLAHOMA RURAL REHABILITATION CORPORATION, an Oklahoma not for profit benefit corporation, Plaintiff, v. Donald B. Osborn aka Donald Brent Osborn and Brooke N. Osborn aka Brooke Nicole Osborn, husband and wife, and United States of America through the Farm Service Agency, United States Department of Agriculture, Defendants.

CJ-2025-31
NOTICE OF SHERIFF'S SALE

Notice is hereby given that pursuant to an Execution and Order of Sale issued out of the District Court of Pushmataha County, State of Oklahoma, on the 6th day of November, 2025, in an action wherein Oklahoma Rural Rehabilitation Corporation was the plaintiff and Donald Brent Osborn aka Donald B. Osborn and Booke Osborn were the defendants, directed to me the undersigned Sheriff of Pushmataha County, State of Oklahoma, commanding me to levy and sell the appraisement the following described real property:

The E/2 SE/4 SW/4 and the SE/4 of Section 335, Township 3 South, Range 15 East, Pushmataha County, State of Oklahoma, AND

Lot 2 and the SW/4 NE/4 (W/2 NE/4) of Section 2, Township 4 South, Range 15 East of the Indian Base and Meridian, Pushmataha County, State of Oklahoma less and except that portion conveyed to the State of Oklahoma acting through the Department of Transportation for highway purposes, recorded May 4, 1998 in Book 383 at pages 448-449 of the Pushmataha County land records

Appraised at \$875,000

to satisfy judgment in the amount, as of June 24, 2025, of \$332,276.71 plus accruing interest at the default interest rate of 7% per annum until paid, court costs and attorney fees; such judgment being obtained and made in said Court on the 6th day of November, 2025 as above set forth, and for the foreclosure of its mortgage lien against the described premises;

Said property has been duly appraised in the amount set forth above. I will be on the 13th day of January, 2026, at the hour of 10 o'clock A.M. of said day front steps of the Pushmataha County Courthouse. City of Antlers, State of Oklahoma, offer for sale and sell to the highest bidder for cash, the said properties above described or so much thereof as will satisfy said judgment together with interest and Court costs.

WITNESS MY HAND this 18th day of November, 2025.

BJ Hedgecock,
Sheriff of Pushmataha County
State of Oklahoma
/s/ Col. R. Cook, Deputy

WRIGHT, STOUT & WILBURN PLLC
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LEGAL

(Published in The Antlers American on November 20 and 27, 2025)

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

IN THE MATTER OF THE CLOSING AND VACATION OF RIVER STREET.

CV-2025-84

NOTICE AND ORDER FOR HEARING
APPLICATION AND PETITION

Notice is hereby given to all persons interested in the above styled cause of action that on the 10 day of November, 2025, there was produced and filed in the District Court of Pushmataha County, State of Oklahoma, the Application and Petition to close and vacate River Street in Tuskahoma, Oklahoma in the above styled case.

IT IS ORDERED that said Application and Petition be set for hearing on the 16 day of December, 2025, at 9:30 o'clock a.m., in the District Courtroom, Pushmataha County Courthouse, 302 SW “B” Street, Antlers, Oklahoma.

WITNESS my hand this 10 day of November, 2025.

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

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