

# LEGAL PUBLICATIONS

Serving SE OK Since 1895

Thursdays

www.theantlersamerican.com

## 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

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

A Professional Corporation  
Jason Howell, OBA #19128  
Triad Center I, Suite 550  
7666 East 61st Street  
Tulsa, Oklahoma 74133  
Telephone (918) 254-0626  
Facsimile (918) 254-7915  
E-mail: jhowell@kivell.com  
ATTORNEYS FOR PLAINTIFF

## SUBSCRIBE TODAY

THE ANTLERS AMERICAN

# subscribe

**Pushmataha County**

\$46.00 - 52 Weeks

**Outside County**

\$56.00 - 52 Weeks

**Outside State**

\$70.00 - 52 Weeks

All print subscriptions include a print edition delivered weekly and access to the online e-edition. When you subscribe online, your e-edition will be activated automatically. Otherwise, you will need to go to the website and create a username (your email) and password. Access could take up to two business days to link to your account.

## 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 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  
Oklahoma Indian Legal Services, Inc.  
4200 Perimeter Center Drive, Suite 222  
Oklahoma City, Oklahoma 73112  
T: (405) 943-6457  
F: (405) 917-7060  
jump@oilsonline.org  
Attorney for the Personal Representative

## 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 appraisalment 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**

Attorneys for Plaintiff  
P.O. BOX 707  
Muskogee, Oklahoma 74402-0707

## LEGAL

(Published in The Antlers American on December 4 and 11, 2025)

IN THE DISTRICT COURT OF PUSHMATAHA COUNTY,  
STATE OF OKLAHOMA

**PB-2025-43**

IN THE MATTER OF THE ESTATES OF ROBERT J. SCOTT, Deceased, and BEULAH E. SCOTT a/k/a EYLEEN SCOTT.

**COMBINED NOTICE TO CREDITORS AND NOTICE OF HEARING PETITION FOR FINAL ACCOUNTING, DETERMINATION OF HEIRSHIP, DISTRIBUTION AND DISCHARGE PURSUANT TO 58 O.S. SEC. 245**

A Petition for Summary Administration pursuant to 58 O.S. §245 has been filed setting forth the following information:

The name, address and date of death of the Decedents are as follows:

Robert J. Scott  
HC 70 Box 1210  
Antlers, OK 74523

Date of Death- March 19, 1988

Beulah E. Scott a/k/a Eyleen Scott  
18085 Valley View Rd.  
Earlsboro, OK 74890

Date of Death- December 8, 2009

The address of Petitioner/Personal Representative is as follows:

Robert J. Scott, Jr.  
420779 E. 1960 Rd.  
Antlers, OK 74523

The total value of the Estate of the Decedents is \$10,000.00.

Pursuant to the provisions of 58 O.S. § 246, the following dates have been set for hearing on the order allowing final accounting, determination of heirs, legatees and devisees, if any, distribution and discharge:

Hearing Date: January 20, 2026 at 9:00 a.m.

Place of hearing: District Court of Pushmataha County, Oklahoma

The Last Will and Testament of Robert J. Scott has been admitted for probate. The names and residences of the heirs, devisees, and legatees of Robert J. Scott, all of whom are of legal age are:

Beulah E. Scott Spouse, Deceased

Lela Ann York Adult Daughter  
18085 Valley View Rd.  
Earlsboro, OK 74890

Robert J. Scott, Jr. Adult Son  
420779 E. 1960 Rd.  
Antlers, OK 74523

Jonathan E. Scott Adult Son  
420551 E. 1960 Rd.  
Antlers, OK 74523

The Last Will and Testament of Beulah E. Scott has been admitted for probate. The names and residences of the heirs, devisees, and legatees of Beulah E. Scott, all of whom are of legal age are:

Lela Ann York Adult Daughter  
18085 Valley View Rd.  
Earlsboro, OK 74890

Robert J. Scott, Jr. Adult Son  
420779 E. 1960 Rd.  
Antlers, OK 74523

Jonathan E. Scott Adult Son  
420551 E. 1960 Rd.  
Antlers, OK 74523

That pursuant to the Last Will and Testament of Robert J. Scott and Beulah E. Scott, the property should be distributed as follows:

Robert J. Scott, Jr. 50%  
420779 E. 1960 Rd.  
Antlers, OK 74523

Jonathan E. Scott 50%  
420551 E. 1960 Rd.  
Antlers, OK 74523

The Petition sets forth the names and addresses of all known creditors, which is none.

Pursuant to 58 O.S. § 246, each person receiving this Notice is advised of the following:

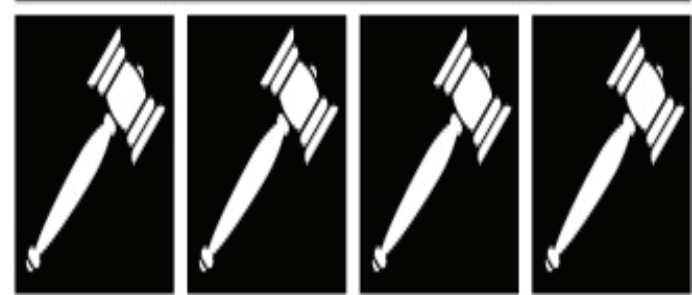
Each person receiving this Notice must file objections to the Petition at least ten (10) days before the hearing and send a copy to the Petitioner or that person will be deemed to have waived any objections to the Petition.

If an objection is filed at least ten (10) days before the hearing, the Court will determine at the hearing whether summary proceedings are appropriate and, if so, whether the estate will be distributed and to whom the estate will be distributed.

The claim of any creditor shown in the petition will be barred unless the claim is presented to the Attorney of the Administrator at the address of the undersigned attorney, on or before the presentment date of December 26, 2025(30 days after filing).

Dated this 26th day of November, 2025.

Heather Burrage, OBA #19423  
BURRAGE LAW FIRM  
1201 Westside Drive  
P.O. Box 1727  
Durant, OK 74702-1727  
Telephone: 580-920-0700  
Facsimile: 580-920-0702  
Attorney for Personal Representative



# Legals

# TheAntlersAmerican

www.theantlersamerican.com

your news.  
your way.

