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(Published Wed., Feb. 11 & 18, 2026)

NOTICE OF FIRST ALIAS SHERIFF'S SALE
CASE NO. CJ-2023-1394

Notice is given that on the 17 day of March, 2026, at 10:00 o'clock A.M., at the conducted virtually at www.bid4assets.com/oksheriff, the Sheriff of said County will offer for sale and sell, with appraisalment, for cash, at public auction, to the highest bidder, all certain real property in Oklahoma County, Oklahoma, to-wit:

A tract of land being a part of the North Half of the Northwest Quarter (N/2 NW/4) of Section 23, Township 11 North, Range 1 West of the Indian Meridian, Oklahoma County, Oklahoma, said tract of land being described as follows: Commencing at the Northwest corner of said N/2 NW/4; Thence South 89°38'00" East along the Northerly line of said N/2 NW/4 for 662.06 feet to the point of beginning of said tract of land; Thence continuing South 89°38'00" East along said Northerly line for 331.03 feet; Thence South 0°11'00" West for 657.95 feet; Thence North 89°38'00" West for 331.04 feet; Thence North 0°11'00" East for 657.95 feet to the point of beginning of said tract of land

Property Address: 14140 SE 44th St., Choctaw, OK 73020

Subject to unpaid taxes, tax advancement by Plaintiff for taxes, insurance premiums, and expenses necessary for the preservation of the subject real property, if any, said real property having been duly appraised at \$650,000.00. Sale will be made pursuant to a First Alias Special Execution and Order of Sale issued in accordance with judgment entered in the District Court of Oklahoma County, Oklahoma, in Case No. CJ-2023-1394, entitled CITIZENS BANK N.A. F/K/A RBS CITIZENS N.A., Plaintiff vs. DION WILLIAMS A/K/A DION WILLIAMS, SR.; STACIE WILLIAMS; STATE OF OKLAHOMA EX REL OKLAHOMA TAX COMMISSION; OKC1 APARTMENT HOLDING LLC; and UNKNOWN OCCUPANTS, IF ANY, OF 14140 SE 44TH STREET, CHOCTAW, OK 73020, Defendants, being all of the Defendants and persons holding or claiming interest or lien in the subject real property.

Tommie Johnson III Sheriff of Oklahoma County, Oklahoma BY: [Signature], Deputy

John Seidenberger, OBA # 30715 Brian G. Sayer, OBA # 32966 THE SAYER LAW GROUP, P.C. 925 East 4th Street, Waterloo, IA 50703 Tel: (319) 234-2530 Fax: (319) 232-6341 OKUpdates@sayerlaw.com Attorneys for Plaintiff

(Published Wed., Feb. 11 & 18, 2026)

NOTICE OF SHERIFF'S SALE
CASE NO. CJ-2024-3536

Notice is given that on the 17 day of March, 2026, at 10:00 o'clock A.M., at the conducted virtually at www.bid4assets.com/oksheriff, the Sheriff of said County will offer for sale and sell, with appraisalment, for cash, at public auction, to the highest bidder, all certain real property in Oklahoma County, Oklahoma, to-wit:

THE FOLLOWING DESCRIBED REAL PROPERTY AND PREMISES SITUATE IN OKLAHOMA COUNTY, STATE OF OKLAHOMA, TO-WIT:

PART OF THE NE/4 OF SECTION 20, TOWNSHIP 12 NORTH, RANGE 1 WEST BEGINNING 290.25 FEET NORTH OF THE SE/C OF NE/4, THENCE NORTH 132.74 FEET, WEST 656.31 FEET, SOUTH 132.74 FEET, EAST 656.31 FEET TO THE POINT OF BEGINNING

Property Address: 2921 North Anderson Road, Choctaw, OK 73020

Subject to unpaid taxes, tax advancement by Plaintiff for taxes, insurance premiums, and expenses necessary for the preservation of the subject real property, if any, said real property having been duly appraised at \$ 80,000. Sale will be made pursuant to a Special Execution and Order of Sale issued in accordance with judgment entered in the District Court of Oklahoma County, Oklahoma, in Case No. CJ-2024-3536, entitled DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR MASTR SPECIALIZED LOAN TRUST 2007-01 MORTGAGE PASS-THROUGH CERTIFICATES, Plaintiff vs. UNKNOWN HEIRS, EXECUTORS, DEVISEES, TRUSTEES OR ASSIGNS, IF ANY, OF ALMA A. JACKSON; UNKNOWN HEIRS, EXECUTORS, DEVISEES, TRUSTEES OR ASSIGNS, IF ANY, OF CYRUS JACKSON JR.; ALLEN WATER WELL DRILLING CO., INC; SOUTHEAST INVESTMENT CORP., D/B/A SOUTHEAST FINANCE OF OKLA. CITY; MONEY SERVICES, INC. D/B/A MONEY SERVICES OF MWC; WOOKIE FEDERAL CREDIT UNION; UNKNOWN OCCUPANTS, IF ANY, OF 2921 N ANDERSON RD., CHOCTAW, OK 73020; and TERRANCE JACKSON, PERSONAL REPRESENTATIVE OF THE ESTATE OF ALMA A. JACKSON, DECEASED, Defendants, being all of the Defendants and persons holding or claiming interest or lien in the subject real property.

Tommie Johnson III Sheriff of Oklahoma County, Oklahoma BY: [Signature], Deputy

John Seidenberger, OBA # 30715 Brian G. Sayer, OBA # 32966 THE SAYER LAW GROUP, P.C. 925 East 4th Street, Waterloo, IA 50703 Tel: (319) 234-2530 Fax: (319) 232-6341 OKUpdates@sayerlaw.com Attorneys for Plaintiff

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(Published Wed., Feb. 4, 11, 18, 2026)

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

GITSIT SOLUTIONS, LLC, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS SEPARATE TRUSTEE OF GV TRUST 2025-1

Plaintiff,

vs.

UNKNOWN SUCCESSORS OF ERNEST S. BEAVER, DECEASED, et al.

Defendant(s)

No: CJ-2026-440

NOTICE BY PUBLICATION

THE STATE OF OKLAHOMA TO: Unknown Successors of Ernest S. Beaver, Deceased, Unknown Successors of Etolia Ann Beaver, Deceased,

TAKE NOTICE that you have been sued by the above named Plaintiff, and that you must answer the Petition of said Plaintiff on file in said cause on or before March 27, 2026, or the allegations of said Petition will be taken as true and judgment rendered, foreclosing any interest you may have in the following-described real estate (property) situated in Oklahoma County, Oklahoma, to-wit:

The North 245.00 feet of the West 105.00 feet of the West Half (W/2) of the Northeast Quarter (NE/4) of the Northwest Quarter (MW/4) of the Southwest Quarter (SE/4) of Section One (1) Township Eleven (11) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, according to the Government Survey thereof

for the sum for:

Table with 2 columns: Reason, Amount. Unpaid Principal Balance: \$345,142.44; Interest Due From: December 21, 2025; Interest Rate(s): 5.56000 %

including all advances by Plaintiff, if any, for taxes, insurance premiums, or expenses necessary for the preservation of the subject property, all costs of this action, 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 16th day of January, 2026.

Oklahoma County Court Clerk,

By: 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 #: 212145-01

(Published Wed., Feb. 4, 11, 18, 2026)

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

GITSIT SOLUTIONS, LLC, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS SEPARATE TRUSTEE OF GV TRUST 2025-1

Plaintiff,

vs.

UNKNOWN SUCCESSORS OF VICTORIA MARIE SAVAGE, DECEASED, et al.

Defendant(s)

No: CJ-2025-8370

NOTICE BY PUBLICATION

THE STATE OF OKLAHOMA TO: McDaniel Longwolf Lucas Jr. and Spouse of McDaniel Longwolf Lucas Jr.

TAKE NOTICE that you have been sued by the above named Plaintiff, and that you must answer the Petition of said Plaintiff on file in said cause on or before March 17, 2026, or the allegations of said Petition will be taken as true and judgment rendered, foreclosing any interest you may have in the following-described real estate (property) situated in Oklahoma County, Oklahoma, to-wit:

All of Lot Five (5), Block Two (2), in Rhapsody Heights Addition, in Oklahoma County, Oklahoma, as shown by the recorded plat thereof

for the sum for:

Table with 2 columns: Reason, Amount. Unpaid Principal Balance: \$124,506.15; Date of Default: April 25, 2023; Interest Due From: October 25, 2025; Interest Rate(s): 5.31000 %

*or as adjusted by the Note and Mortgage

including all advances by Plaintiff, if any, for taxes, insurance premiums, or expenses necessary for the preservation of the subject property, all costs of this action, 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 20th day of January, 2026.

Oklahoma County Court Clerk,

By: 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 #: 211825-01

(Published Wed., Feb. 4, 11, 18, 2026)

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

FIRST UNITED BANK AND TRUST COMPANY

Plaintiff,

vs.

MONCEIS MONCLOVA JR., et al.

Defendant(s)

No: CJ-2025-7018

ALIAS NOTICE BY PUBLICATION

THE STATE OF OKLAHOMA TO: Monceis Monclova, Spouse of Monceis Monclova Jr.

TAKE NOTICE that you have been sued by the above named Plaintiff, and that you must answer the Petition of said Plaintiff on file in said cause on or before April 3, 2026, or the allegations of said Petition will be taken as true and judgment rendered, foreclosing any interest you may have in the following-described real estate (property) situated in Oklahoma County, Oklahoma, to-wit:

Lot Thirty-One (31), in Block Five (5), of DEL CREST HEIGHTS, to Del City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

for the sum for:

Table with 2 columns: Reason, Amount. Unpaid Principal Balance: \$143,238.43; Date of Default: March 1, 2025; Interest Due From: February 1, 2025; Interest Rate(s): 7.62500 %

*or as adjusted by the Note and Mortgage

including all advances by Plaintiff, if any, for taxes, insurance premiums, or expenses necessary for the preservation of the subject property, all costs of this action, 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 27 day of January, 2026.

Oklahoma County Court Clerk,

By: 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 #: 211669-01