

Public Notice

August 24, 2026
Board of County Commissioners
Regular Meeting
Agenda was posted August 20, 2026, 12:00 AM at the door of the Courthouse Annex and exit doors of the Courthouse.

Present: Commissioners David Magee, Mike Mayes and Stacy Rushing; Commissioner Elect Jason Tipton; Minutes by County Clerk Shelly Russell; Bryan Reick, Chad McMillan, Darell Holland, Karen Riley, Treasurer Karla Smith, Carol Wolfe, Sheriff Andy Cumberledge, BrylunAnderson, Harvey Stewart and Dianna Dandridge-Rystrom.

Called to order by Chairman Mayes. Quorum Call. Present Magee, Mayes and Rushing. Requisition–Purchase Order-Claims presented for payment the week of 8/13 – 8/20, 2026 were approved. Motion Magee Second Rushing. Vote Yes – Magee, Mayes and Rushing.

2025-2026
Donations #10, SHIPMAN COMMUNICATIONS INC, 6332.00, equipment;

General Gov’t-ST #653, PITNEY BOWES, 1087.44, rental

2026-2027

911 Phone #5, AT&T, 783.01, service;

County Clerk-ST #22, OSU CTP, 130.00, registration;

Extension-ST #6, OKLAHOMA COOPERATIVE EXTENSION SERVICE, 6466.66, service #7, AT&T MOBILITY, 42.73, service;

General #214, SPARKLIGHT BUSINESS, 185.03, service #215, MID-WEST PRINTING, 43.33, balance #216, JASON HILLTOP GROCERY, 46.98, fuel #217, JASON HILLTOP GROCERY, 48.09, fuel #218, SPRING HOUSE WATER CO INC, 90.47, water #219, HOGANS JIF-E-LUBE, 79.95, service #220, MARIETTA MONITOR, 218.90, publication #221, ONG, 44.96, service #222, ONG, 411.20, service #223, ONG, 44.96, service #224, TURN KEY HEALTH CLINICS LLC, 8513.92, service #225, ONG, 46.36, service;

General Gov’t-ST #80, PITNEY BOWES, 639.08, ink #81, FRIENDLY AND FAIR LAW NCARE, 75.00, service #82, FRIENDLY AND FAIR LAWN CARE, 225.00, service #83, AMAZON BUSINESS, 82.91, supplies #84, CINTAS CORPORATION, 712.56, mats #85, AMAZON BUSINESS, 70.53, hitch;

Highway #200, ARBUCKLE COMMUNICATIONS INC., 134.84, service #201, PAVING MATERIALS, 3296.08, materials #202, AMAZON BUSINESS, 189.82, supplies #203, P & K EQUIPMENT INC, 2805.46, repair #204, AMAZON BUSINESS, 405.40, supplies #205, MARTIN

PETROLEUM INC., 12349.49, fuel #206, BURTON TIRE COMPANY, 1194.68, tires #207, JUST TRASH’N, 30.00, service #208, ULINE, 128.48, supplies #209, CALDWELL MECHANICAL SERVICES LLC, 297.88, materials #210, ARBUCKLE COMMUNICATIONS INC., 134.84, service #211, ELLIOTT HYDRAULICS, 15.60, supplies #212, ELLIOTT HYDRAULICS, 65.44, supplies #213, ELLIOTT HYDRAULICS, 1045.72, supplies;

ML Fee #5, MARIETTAMONITOR, 150.00, advertisement;

Rural Fire-ST #26, ARBUCKLE COMMUNICATIONS INC., 236.97, service #27, BANNER FIRE EQUIPMENT INC, 2442.39, nozzles #28, ARBUCKLE COMMUNICATIONS INC., 64.84, service #29, ONG, 44.24, service #30, ARBUCKLE COMMUNICATIONS INC., 64.84, service #31, AMAZON BUSINESS, 387.07, supplies #32, AMAZON BUSINESS, 565.68, supplies #33, ARBUCKLE COMMUNICATIONS INC., 145.49, service #34, ARBUCKLE COMMUNICATIONS INC., 64.84, service;

SH Drug Buy #1, JOHNSTON COUNTY SHERIFF’S OFFICE, 13564.12, proceeds;

SH Svc Fee #16, AT&T, 784.61, service;

SR Cit-ST #10, ONG, 83.37, service #11, LOVE COUNTY SENIOR PROGRAM, 3333.33, payroll #12, LOVE COUNTY SENIOR PROGRAM, 425.00, benefits #13, MARKHAM RESTAURANT SUPPLY CO, 6432.00, appliance;

Use-ST #16, CALDWELL MECHANICAL SERVICES LLC, 600.00, service

Board approved Minutes and Proceedings of the 8/17/2026 Board of County Commissioners meeting. Motion Magee Second Rushing. Vote Yes – Magee, Mayes and Rushing.

Board adopted Resolution #2026-61A Disposing of Equipment for the Treasurer’s Office: Battery Backup, SN: AS1418213, \$459.00; (4) White Battery Backup, MN: 4B1236P3, \$109.00 each; Battery Backup, SN: 4M-5575-0829-780E, \$495.00; junked and disposed of at Marietta Transfer Site, 408 West Chickasaw, Marietta, OK.

Printer, SN: VNB3531601, \$650.00; Printer, SN: VNB3531602, \$650.00; Printer, SN: VNB3531600, \$650.00; Printer, SN: VNB3531598, \$650.00; Compaq Monitor, SN: CNC251NRW5; Monitor, SN: 3CQ30803DC, \$219.00; Monitor, SN: CN444400113, \$219.00; Monitor, \$535.00; Computer, SN: MXL2370V3C, \$900.00; Computer, SN: MXL2370V4H, \$900.00; Computer, SN: MXL2370HHS, \$900.00; Computer, SN:

26A8301ZCY, \$929.61; Computer, SN: 2UA8301ZD6, \$929.61; HP Tower, \$1095.00; Computer, SN: 2UA8301ZD0, \$929.61; Fujitsu Scanner, SN: 742817, \$1130.08; Fujitsu Scanner, SN: 761388, \$1130.08; Fujitsu Scanner, SN: 757860, \$1130.08; Fujitsu Scanner, SN: 761683, \$1130.08; junked and disposed of at the Marietta Transfer Site, 803 North Brentwood, Marietta, OK. Motion Magee Second Rushing. Vote Yes – Magee, Mayes and Rushing.

Board approved the FY 2026-2027 General Government Estimate of Needs (Budget), \$4,037,463.95. Motion Magee Second Rushing. Vote Yes – Magee, Mayes and Rushing.

Modification of Agreement with SODA for the use of the Love County Nutrition Site as the office for the Nutrition Director for all counties working within the SODA Nutrition Program was approved. Motion Magee Second Rushing. Vote Yes – Magee, Mayes and Rushing.

Assignment and Assumption Agreement for Canadian County Children’s Justice Center Authority from the Canadian County Juvenile Detention Center Services for juvenile detention services for remaining FY 26/27 was approved. Motion Magee Second Rushing. Vote Yes – Magee, Mayes and Rushing.

Blanket Purchase Orders were approved. Motion Magee Second Rushing. Vote Yes – Magee, Mayes and Rushing.

Board approved August payroll and travel claims. Motion Magee Second Rushing. Vote Yes – Magee, Mayes and Rushing.

Recess Board of County Commissioner’s meeting. Motion Magee Second Rushing. Vote Yes – Magee, Mayes and Rushing.

Enter into Executive Session in accordance to 25 O.S. 2011, § 307 (B)(1); Discussing the employment, hiring, appointment, promotion, demotion, disciplining or resignation of any individual salaried public officer or employee, Commissioner’s Secretary/Executive Assistant. Motion Magee Second Rushing. Vote Yes – Magee, Mayes and Rushing.

Reconvene Board of County Commissioner’s meeting. Motion Magee Second Rushing. Vote Yes – Magee, Mayes and Rushing.

Action of Executive Session. Commissioner Secretary to be placed on a Plan of Action and be reevaluated on December 1, 2026. Motion Magee Second Rushing. Vote Yes – Magee, Mayes and Rushing.

Adjourn. Motion Magee Second Rushing. Vote Yes – Magee, Mayes and Rushing.

Approved this 31st day of August 2026.

BOARD OF COUNTY COMMISSIONERS
/s/ Mike Mayes
Chairman
/s/ Stacy Rushing
Member
/s/ David Magee
Member

(SEAL)
ATTEST:
/s/ Shelly Russell
Shelly Russell, County Clerk
Published in the Marietta Monitor on September 4, 2026.

Public Notice

IN THE DISTRICT COURT OF THE 20th JUDICIAL DISTRICT OF THE STATE OF OKLAHOMA IN AND FOR LOVE COUNTY, OKLAHOMA

SUN STATE BUSINESS VENTURES, LLC, an Oklahoma Limited Liability Company

Plaintiffs,

vs.

THE UNKNOWN AND KNOWN HEIRS, EXECUTORS, ADMINISTRATORS, DEVISEES, TRUSTEES, SUCCESSORS AND ASSIGNS, IMMEDIATE AND REMOTE OF MRS. J.R. SEITZ AND J.R. SEITZ; STATE OF OKLAHOMA, ex rel.

THE OKLAHOMA TAX COMMISSION; THE BOARD OF COUNTY COMMISSIONERS, LOVE COUNTY, OKLAHOMA,

Defendants.

NOTICE BY PUBLICATION

THE STATE OF OKLAHOMA TO:

THE UNKNOWN AND KNOWN HEIRS, EXECUTORS, ADMINISTRATORS, DEVISEES, TRUSTEES, SUCCESSORS AND ASSIGNS, IMMEDIATE AND REMOTE OF MRS. J.R. SEITZ AND J.R. SEITZ; STATE OF OKLAHOMA, ex rel. THE OKLAHOMA TAX COMMISSION; THE BOARD OF COUNTY COMMISSIONERS, LOVE COUNTY, OKLAHOMA.

TAKE NOTICE that you, and each of you, have been sued by the above named Plaintiffs in the above styled and numbered cause in the District Court of Love County, Oklahoma, with said Plaintiff alleging that SUN STATE BUSINESS VENTURES, LLC, as more fully set forth in the Petition of Plaintiff on file in the above entitled cause, is the owner of and in possession of the following described property situated in Carter County, Oklahoma, to-wit:

SURFACE ONLY: A parcel of land in the East 12.00 feet of the Southeast Quarter (SE/4) of the Southwest Quarter (SW/4) of the Southeast Quarter (SE/4) of Section Thirteen (13), Township Nine (9) South, Range One (1) East, Indian Meridian, Love County, Oklahoma, being more particularly described as follows:

Beginning at the Southeast corner of the SW/4 SE/4; Thence S89°57’05”W, along the South line of the SE/4, a distance of 12.00 feet; Thence N00°07’39”W, parallel with the East line of the SW/4 SE/4, a distance of 40.00 feet; Thence N00°28’21”E, a distance of 620.84 feet to a point on the North line of the SE/4 SW/4 SE/4; Thence N89°56’22”E, along the North line of the SE/4 SW/4 SE/4, a distance of 5.50 feet to the Northeast corner thereof; Thence S00°07’39”E, along the East line of the SE/4 SW/4 SE/4, a distance of 660.82 feet to the POINT OF BEGINNING having an area of 0.14 Acres, More or Less. Basis of Bearings are from Record Deed as filed in Book 370 at Page 361 in the office of the Love County Clerk. Said being described by Jared A. Wiley, LPLS No. 1820 on June 9, 2026, (sometimes referred to herein, as the “Subject Property”).

and that you and each of you claim some right, title, lien, estate, encumbrance, claim, assessment or interest in and to the Subject Property, adverse to the Plaintiff, which constitutes a cloud on the title of Plaintiff, and that you have no right, title, lien, estate, encumbrance, claim, assessment or interest, either in law or in equity, in and to the Subject Property described above.

YOU MUST ANSWER the Petition of Plaintiff filed herein on or before the 16th day of October, 2026, or said Petition will be taken as true and Judgment will be rendered in favor of Plaintiff and against the Defendants, and each of them, and quieting the title of the Plaintiff in and to the Subject Property, and barring and enjoining the Defendants, and each of them, and those claiming by or through the Defendants, from asserting any right, title, lien, estate, encumbrance, claim, assessment, or interest, either in law or in equity, in and to the Subject Property.

DATED this 25th day of August 2026.

WENDY HOLLAND
Court Clerk of Love County, Oklahoma

(SEAL)

By: /s/ Kim Chavarria
Deputy Court Clerk

ATTORNEYS FOR PLAINTIFF:
THOMAS K. BALDWIN, ESQ.
Thomas K. Baldwin, PLLC
P. O. Box 578
Ardmore, Oklahoma 73402-0578
(580) 319-7782
Published in the Marietta Monitor on August 28, September 4 and 11, 2026.

Public Notice

IN THE DISTRICT COURT OF LOVE COUNTY STATE OF OKLAHOMA

IN THE MATTER OF THE ESTATE OF JIMMY GLENN SAMPSON, DECEASED. No. PB-2026-26

NOTICE TO CREDITORS

All creditors having claims against estate of Jimmy Glenn Sampson, Deceased, are required to present the same, with a description of all security interests and other collateral (if any) held by each creditor with respect to such claim, to the named Personal Representative, Brandon Abraham Sampson, c/o Richard A. Cochran, Jr., Attorney at Law, P.O. Box 262, 309 West Main Street, Marietta, Oklahoma 73448, on or before the following presentment date: September 23, 2026, or the same will be forever barred.

Dated: August 19, 2026.

/s/ Richard A. Cochran, Jr.
Richard A. Cochran, Jr., OBA #1747
Richard A. Cochran, Jr. P.C.
P.O. Box 262
309 West Main Street
Marietta, Oklahoma 73448
Telephone (580) 276-5111
Fax (580) 276-5121
Attorney for Personal Representative
Published in the Marietta Monitor on August 28 and September 4, 2026.

Public Notice

IN THE DISTRICT COURT OF LOVE COUNTY STATE OF OKLAHOMA

TED PHELAN,

Plaintiff,

vs.

REIT FINCRE2106 LLC, ITS UNKNOWN SUCCESSORS AND ASSIGNS; ESTATE OF FRANCES L. WILDER; STEPHEN WILDER; SANDRA WILDER; AND MARK WILDER, IF LIVING, OR IF DECEASED, THEIR UNKNOWN HEIRS, EXECUTORS, ADMINISTRATORS, DEVISEES, TRUSTEES, AND ASSIGNS, IMMEDIATE AND REMOTE,

Defendants.

SERVICE OF SUMMONS BY PUBLICATION NOTICE

STATE OF OKLAHOMA TO: REIT FINCRE2106 LLC, ITS UNKNOWN SUCCESSORS AND ASSIGNS; ESTATE OF FRANCES L. WILDER; STEPHEN WILDER; SANDRA WILDER; AND MARK WILDER, IF LIVING, OR IF DECEASED, THEIR UNKNOWN HEIRS, EXECUTORS, ADMINISTRATORS, DEVISEES, TRUSTEES, AND ASSIGNS, IMMEDIATE AND REMOTE.

You are hereby notified that an action has been filed in the District Court in and for Love County, State of Oklahoma, in Case No. CV-2026-67, styled “Ted Phelan, Plaintiff, vs. Reit Fincre2106 LLC, its unknown successors and assigns; Estate of Frances L. Wilder; Stephen Wilder; Sandra Wilder; and Mark Wilder, if living, or if deceased, their unknown heirs, executors, administrators, devisees, trustees, and assigns, immediate and remote, Defendants” alleging that the Plaintiff is the sole and only record owner and in possession of the following described real property situated in Love County, Oklahoma, State of Oklahoma, to wit:

Surface Rights Only:
Lots Twelve (12) and Thirteen (13), Block Eight (8), Unit 11, Phase II, FALCONHEAD, Diamondhead Properties, Incorporated, Burneyville, Love County, Oklahoma, according to the recorded plat thereof.

Plaintiff’s Petition alleges that you and each of you claim some right, title, lien, estate, encumbrance, claim, assessment or interest in and to some or all of the above described real property adverse to the Plaintiff, which constitutes a cloud on Plaintiff’s title and that you have no right, title, lien, estate, encumbrance, claim, assessment or interest, either in law or in equity in and to the said real property and a decree quieting Plaintiff’s title in and to the said real property will be entered.

Given under my hand and seal this 28th day of August, 2026.

WENDY HOLLAND, COURT CLERK
LOVE COUNTY, OKLAHOMA

(seal)

By: /s/ Hailee Hawkins
DEPUTY COURT CLERK

S. Brent Bahner, OBA #414
S. BRENT BAHNER, PLLC
100 “E” Street SW, Suite 200
Post Office Box 1766
Ardmore, Oklahoma 73402-1766
580/223-4321
Attorney for Plaintiff

Published in the Marietta Monitor on September 4, 11 and 18, 2026.

Public Notice

IN THE DISTRICT COURT OF LOVE COUNTY STATE OF OKLAHOMA

JOHNNY UNERFUSSEER AND DEANNA UNERFUSSEER,

Plaintiffs,

vs.

1. THE UNKNOWN HEIRS, EXECUTORS, ADMINISTRATORS, DEVISEES, TRUSTEES, AND ASSIGNS OF BILLY W. JOHNSTON, DECEASED;

2. UNKNOWN HEIRS, EXECUTORS, ADMINISTRATORS, DEVISEES, TRUSTEES, AND ASSIGNS OF CALLIE M. JOHNSTON, DECEASED;

3. JINCO, LLC;

Defendants.

SERVICE OF SUMMONS BY PUBLICATION NOTICE

STATE OF OKLAHOMA TO: THE UNKNOWN HEIRS, EXECUTORS, ADMINISTRATORS, DEVISEES, TRUSTEES, AND ASSIGNS OF BILLY W. JOHNSTON, DECEASED; THE UNKNOWN HEIRS, EXECUTORS, ADMINISTRATORS, DEVISEES, TRUSTEES, AND ASSIGNS OF CALLIE M. JOHNSTON, DECEASED; AND JINCO, LLC.

You are hereby notified that an action has been filed in the District Court in and for Love County, State of Oklahoma, in Case No. CV-2026-64, styled “Johnny Unerfusser and Deanna Unerfusser, Plaintiffs, vs. the unknown heirs, executors, administrators, devisees, trustees, and assigns of Billy W. Johnston, deceased; the unknown heirs, executors, administrators, devisees, trustees, and assigns of Callie M. Johnston, deceased; and JINCO, LLC, Defendants” alleging that the Plaintiffs are the sole and only record owners and in possession of the following described real property situated in Love County, Oklahoma, State of Oklahoma, to wit:

Surface Rights Only:
Lots Nine (9), Ten (10), and Eleven (11), Block Eight (8), Unit Eleven (11), Phase Two (2), Falconhead, Diamondhead Properties, Incorporated, Burneyville, Love County, Oklahoma, according to the recorded plat thereof.

Plaintiffs’ Petition alleges that you and each of you claim some right, title, lien, estate, encumbrance, claim, assessment or interest in and to some or all of the above described real property adverse to the Plaintiffs, which constitutes a cloud on Plaintiffs’ title and that you have no right, title, lien, estate, encumbrance, claim, assessment or interest, either in law or in equity in and to the said real property.

You are hereby notified that you have been sued and must answer the Petition filed by the Plaintiffs on or before the 8th day of October, 2026, or the allegations contained in said Petition will be taken as true and judgment entered thereon, adjudging the Plaintiffs to be the owner of the above described real property as stated in Plaintiffs’ Petition; and, in such event, you will be adjudged and decreed to have no right, title, lien, estate, encumbrance, claim, assessment or interest, either in law or in equity in and to the said real property and a decree quieting Plaintiffs title in and to the said real property will be entered.

Given under my hand and seal this 21st day of August, 2026.

WENDY HOLLAND, COURT CLERK
LOVE COUNTY, OKLAHOMA

By: /s/ Kim Chavarria
Deputy Court Clerk

S. Brent Bahner, OBA #414
S. Brent Bahner, PLLC
100 “E” Street SW, Suite 200
Post Office Box 1766
Ardmore, Oklahoma 73402-1766
580/223-4321
Attorney for Plaintiffs

Published in the Marietta Monitor on August 28, September 4 and 11, 2026.

LPXLP



Find us on Facebook
facebook.com/mariettamonitor.newspaper

Join us this Sunday

Old Fashioned Singing & Bible Preaching

10:30 a.m., Sunday Morning

Shady Dale Baptist Church

12522 Shady Dale Road

2 miles south of Marietta, 1.5 mile west of Hwy. 77

Sept. 6 SUNDAY