Published in the Tulsa World, Tulsa, Tulsa County, Oklahoma, July

7, 2025

NOTICE TO THE PUBLIC OF TWO PUBLIC HEARINGS REGARDING THE PROPOSED PEARL DISTRICT NEIGHBORHOOD ECONOMIC DEVELOP-MENT PROJECT PLAN

Pursuant to the Oklahoma Local Development Act, 62 O.S. § 850, et seq. ("Act"), notice is hereby given to all interested persons that the Tulsa City Council will hold two public hearings regarding the proposed Pearl District Neighborhood Economic Development Project Plan ("Project Plan"). A draft of the Project Plan may be reviewed by any person interested at the offices of the City Clerk, City Hall at One Technology Center, 175 East 2 nd Street South Tulsa Oklahoma during normal business hours from

2 nd Street South, Tulsa, Oklahoma, during normal business hours from 9:00 AM to 5:00 PM, Monday through Friday, and at www.cityoftulsa.org/ TIF, on and after 5:00 PM on Wednesday, July 9, 2025.

Both public hearings will be held in the Council Meeting Room, City Hall at One Technology Center, 175 East 2 nd Street South, Tulsa, Oklahoma. The first public hearing will be at 5:00 PM on Wednesday, July 23, 2025, and will be for the purpose of providing information, including an analysis of potential positive or negative impacts, and answering questions regarding the proposed Project Plan. The second public hearing will be held at 5:00 PM on Wednesday, August 6, 2025, and will be for the purpose of giving members of the public an opportunity to be heard prior to any vote on the proposed Project Plan.

The Project Plan establishes one new ad valorem increment district that will support of a project by the City of Tulsa to provide an economic structure and funding mechanism that will support the redevelopment of the Pearl District neighborhood, located immediately east of downtown Tulsa, by encouraging multiple types of private investment, including substantial new housing units at various levels of affordability, commercial, and mixed-use developments. The proposed new increment district would be effectuated and given a consecutive numerical designation by subsequent action of the Tulsa City Council within 10 years of the approval of the Project Plan, pursuant to 62 O.S. § 856(B)(2)–(3). The public funding that will be generated within the proposed increment district would be used to fund authorized project costs described in the Project Plan. No new or increased taxes would be involved. Development and redevelopment prospects are anticipated to be up to \$200,000,000 over the life of the increment district, not including the \$28,000,000 in anticipated public infrastructure and public improvements included in the Project Plan's authorized project costs.

The proposed project area ("Project Area") and the proposed increment district share coterminous boundaries, which can be described generally as the area located east of U.S. Highway 75 and Inner Dispersal Loop, south of Interstate 244, north of 11 th Street South, and West of South

Utica Avenue. The Project Area and increment district boundaries are depicted on the map below as the shaded area:

The specific boundary description of the Project Area and increment dis

Beginning at the intersection of the eastern right of way of S Utica Ave

Beginning at the intersection of the eastern right of way of S Utica Ave and the southern right of way line of I-244; thence continuing south along the eastern right of way line of S Utica to the southern right of way of E 11th St S; thence west along the southern right of way of E 11th St S approximately 2580 feet to the western right of way of S Peoria Ave; thence north along the western right of way line of S Peoria Ave to the intersection of S Peoria Ave and southern right of way of E 6th St S; thence west along the southern right of way line of E 6th St S for approximately 1047 feet to the intersection of E 6th St S and eastern US 75 right of way; thence north along the eastern US-75 right of way line to the southern right of way line of I-244; thence east along the southern right of way line of I-244 to the point of beginning. COL-TUL-102263

Published in the Tulsa World, Tulsa, Tulsa County, Oklahoma, July 7, 14, 21, 2025

> IN THE DISTRICT COURT OF TULSA COUNTY, STATE OF OKLAHOMA Case No. SC-23-8954

> > PUBLICATION NOTICE

Take notice that you have been sued in the above-named Court, for an indebtedness on an open account. You must appear in court on the 26th day of August, 2025 at 10 o'clock AM in the TULSA County Juv. Justice

Ctr, 500 W. Archer, Room 1, in Tulsa, TULSA County, Oklahoma, and have with you at that time, all books, papers, and witnesses needed to establish your defense. If you fail to appear, judgment may be granted in favor of the Plaintiff for the amount alleged of \$3,199.97 plus interest accruing at the legal or contractual rate, court costs, and a possible attorney fee. WITNESS my hand and the seal of said Court this 25th day of June 2025.

Published in the Tulsa World, Tulsa, Tulsa County, Oklahoma, July

Please take notice JustStorage - Tulsa located at 119 W 1st St Tulsa OK 74103 intends to hold a sale to sell the property stored at the Facility by the below list of Occupants whom are in default at a Auction. The sale

the below list of Occupants whom are in default at a Auction. The sale will occur or otherwise disposed as an online auction via www.bid13. com on 7/23/2025 at 10:00AM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Amber Gibbs unit #1018 last known address: 2401 Charles Page Blvd., Tulsa, 0K 74127; Betsy Jolene Bumgarner unit #1052 last known address: 2055 N 345th W Ave., Mannford, OK 74044; Sandy Clark unit #1092 last known address: P.O. Box 2895, Tulsa, 0K 74101; Brittany Rentie unit #2006 last known address: 1015 East Anne Street Unit B, Tulsa, OK 74106; Jacquelline Verner Brown unit #2122 last known address: 671 East Young Place, Tulsa, 0K 74106; Arturo Amaro unit #2160 last known address: 8205 E 22nd St., Tulsa, 0K 74129; Roche Guthrie unit #2175 last known address: 24 Stanley Ct., Chicopee, MA 01020; Ashley Thompson unit #2284 last known address: 6710 West Archer Street, Tulsa, 0K, Usa, Tulsa, 0K 74127; April Stanton unit #2308 last known address: 2704 E Oakland Pl., Broken Arrow, OK 74014; Leonna J Davis unit #3025 last known address: 1819 N Axnus Ave., Tulsa, 0K 74110; Ashley T Stabler unit #3109 last known address: 1220 S Quaker Ave - Apt 2, Tulsaoj, OK 74120; Suzette Mazouat unit #3363 last known address: 306 S 49th West Ave., Tulsa, oK 74127. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details. COL-TUL-102099

COMMUNITY HIGHERED

THE STATE OF OKLAHOMA

COMMUNITY HIGHERED MATT YEAGER PO BOX 3280, Broken Arrow, OK 74013 Phone (918) 615-0001

Notice of Self Storage Sale

COL-TUL-102266

TO THE ABOVE NAMED DEFENDANT

DON NEWBERRY, Court Clerk STATE OF OKLA. TULSA COUNTY

SHANNON JONES, Defendant.

Plaintiff,

Pearl Project Area & TIF District

any vote on the proposed Project Plan.

Project Area/TIF

LEGAL NOTICES LEGAL NOTICES

Published in the Tulsa World, Tulsa, Tulsa County, Oklahoma, July 5, 7, 12, 14, 21, 26, 28, 2025

REQUEST FOR QUALIFICATIONS **DESIGN BUILD OPPORTUNITY** 

**OWNER: Fort Sill Apache Tribe** 

INDIAN PREFERENCE OPPORTUNITY ONLY

RFQ's DUE by July 31, 2025 at 4:00 PM CST

HUD-ICDBG Project (Award #24GC4001760) NEW CULTURAL CENTER – PUBLIC FACILITY

Project Location: 43187 US Highway 281, Apache, OK 73006

The Fort Sill Apache Tribe is requesting Qualifications of Design-Build teams for the following grant project scope and fixed-price contracting opportunity:

PROJECT DESCRIPTION: The Fort Sill Apache Tribe is creating a new cultural center. To best serve the collection and the Cultural and Language Program's needs, the center should be large enough to contain the following spaces:

Cultural Collections Storage Collections process/work areas Intake Cultural Item Room

Library Kitchen

Exhibit Space Classrooms

Room to function as a recording room, for audio or visual record-

ings 1-2 Workshop Space Workshop Supply Storage Space 6-8 Staff Offices

Great Room/Multipurpose Room 1-3 Storage Closets for equipment Storage Room for files and documents Conference Room

Employee Breakroom
Employee & Public Restrooms
Industrial Load/Storage Space
Culturally appropriate landscaping with information place cards Community use outdoor space
Sprinkler systems
Fire Response system suitable for cultural collections and storage

Security Systems, Cameras, Locks Pest and Mold Control

#### Location of Building: 43187 US Highway 281, Apache, OK 73006

The square footage of the cultural center will be determined through design. Estimated cost range is \$1,000,000.00 to \$2,000,000.00. A [CD1] 1-year warranty period is required post substantial completion with walk-through required of the contractor team, USACE and Owner 12 months later. The site is considered rural and not permitted or inspected by the City of Apache.

This project is federally funded by a United States Department of Housing and Urban Development (HUD) Indian Community Development Block Grant Program – Competitive grant award.

The U.S. Army Corps of Engineers-Tulsa District (USACE) will observe the project design, estimate, and construction. The USACE will also review pay applications for the Owner's recommendation to pay.

RFQ email submissions are DUE by July 31, 2025 at 4:00 PM CST.

For selection consideration, please EMAIL the RFQ in PDF format or provide a DROPBOX LINK, including all evaluation criteria items in order, to Troy Johanntoberns at troy.johanntoberns@fortsillapache-nsn.gov and CC [CD2]: Enter Email Address FSAT@fortsillapache-nsn.gov

EIGHT (8) hard copies of the RFQ response/proposal <u>are also required</u> and can be mailed or delivered to Fort Sill Apache Tribe, 43187 US Highway 281, Apache, OK 73006. The telephone number is (580) 588-2292. ATTN: TROY JOHANNTOBERNS. Hardcopies must be in hand by the RFQ

Selection of a Design-Build team will be evaluated on the following cri-

- 1. Design-Build team's experience and qualifications for construction of cultural facilities for tribal nation and public use. 0-40 points 2. Experience working with Tribal Governments and/or on Tribal Projects.
- 3. Design-Build Team's experience working together on projects. 0-15
- Design-Build team's experience working together on projects. 5-15 points
   Design-Build team's general requirement percentage of project and overhead percentage of project. 0-5 points
   Proposed design-build completion schedule with critical path items.
- 0-5 points
- 6-3 points
  6. Indian Preference (proof of tribal enrollment) 0-10 points
  7. Proof of existing business insurance and ability to 100% bond payment and performance. 0-5 points.
- 8. Design-Build contractor proof of SAM.gov "No Exclusions" showing contractor is not debarred from receiving a federal contract. 0-5
- A 100% payment and 100% performance bond will be required at the time of contracting at 30% design. A Certificate of Liability Insurance for the full contract price, naming the Fort Sill Apache Tribe as a certificate holder or additional insured, will also be required at contracting. The Design-Build lead must be registered on www.SAM.gov and with no exclusive perfecting and the statement of the contracting. sions prior to contracting.

Contractor will make all reasonable attempts to hire minority subcontractors and/or Indian-owned businesses and report annually to the Owner. Contractor will hold a local job fair, report monthly progress to Owner with minutes and a photo log, and have a superintendent on site during all construction activity.

This is a Request for Qualifications only. There is no site showing. No additional questions will be taken at this time.

Fort Sill Apache Tribe reserves the right to select a Design-Build team from the responses and with or without conducting interviews. A Design-Build team will be notified with an Intent to Negotiate to produce design documents up to 30%, guaranteed maximum price estimate, MEP narrative, and construction schedule prior to a fully negotiated contract. Assumptions and clarifications are to be included in the 30% contract package. If pricing and scope cannot be negotiated, Fort Sill Apache Tribe can release the Design-Build team and move to another contractor. The Design-Build contractor assumes risk prior to a fully expected. tor. The Design-Build contractor assumes risk prior to a fully executed

\*Contract award is dependent on HUD's release of grant funds.

[CD1] Recommend we give an estimated cost range to aid the contractors as they assemble their costs. If this range is incorrect, please update as needed.
[CD2] Please add another email address to receive the RFQ material

COL-TUL-102227

#### Published in the Tulsa World, Tulsa, Tulsa County, Oklahoma, July 7, 14, 2025

IN THE DISTRICT COURT IN AND FOR TULSA COUNTY STATE OF OKLAHOMA
CASE NO: PB-2018-147
IN THE MATTER OF THE ESTATE OF
PATRICIA FAYE GREATHOUSE
Deceased.
JUDGE GLASSCO
NOTICE TO CREDITORS

STATE OF OKLAHOMA COUNTY OF TULSA

All creditors having claims against Patricia Faye Greathouse, deceased, are required to present same with a description of all security interests and other collateral, if any, held by each creditor with respect to such claim, to the attorney of the special administrator at:

Debbra J. Gottschalk, OBA #3497 2518 E. 71st Street Tulsa, OK 74136 (918) 496-1184

(918) 494-2811

(918) 494-2811 debbrajgottschalk@gmail.com on or before the following presentment date: August 18, 2025 or same will be forever barred. Dated this 18th day of June 2025.

Dedollschall Debbra. Gottschalk, OBA #3497 2518 E. 71st Street Tulsa, OK 74136 918-496-1184 918-494-2811 COL-TUL-102261

# Published in the Tulsa World, Tulsa, Tulsa County, Oklahoma, July 7, 14, 21, 2025

IN THE DISTRICT COURT OF TULSA COUNTY STATE OF OKLAHOMA Case Number CS-2025-2611

PROFESSIONAL FINANCE COMPANY, INC. Plaintiff,

TIMOTHY SHANE ELLIS

### NOTICE BY PUBLICATION

Timothy Shane Ellis you are hereby noticed that you have been sued by Professional Finance Company, Inc. and you must answer plaintiff's petition on or before the 30th day of August, 2025 or a money judgment in the amount of \$641.66 plus interest will be rendered accordingly. Dated this day

DEPUTY COURT CLERK FOR TULSA COUNTY DISTRICT COURT DON NEWBERRY

(seal) APPROVED BY Hugh H. Fudge OBA# 20487 Robinson, Hoover & Fudge, PLLC 726 W. Sheridan Ave., Suite 200 Oklahoma City, OK 73102 (405) 232-6464 | (405) 232-6363 fax lawmail@rhfok.com COL-TUL-102267

LEGAL NOTICES LEGAL NOTICES LEGAL NOTICES

LEGAL NOTICES

Published in the Tulsa World, Tulsa, Tulsa County, Oklahoma, July 7, 14, 2025

NOTICE AND INVITATION TO BIDDERS FOR CDBG PROJECT CONTRACT NO. ST24170 QUESTCDN PROJECT NO. 9759117 BID NO. 25.180

Notice is hereby given that the City of Broken Arrow, Oklahoma is accepting Bids on the following Work:

ST24170 RESIDENTIAL STREETS ASPHALT REPAIR & RESURFACING COLLEGE ADDITION PHASE 1: This project, funded with federal Housing and Urban Development (HUD) Community Development Block Grant (CDBG) funds, includes residential street repair and resurfacing on the following two lane roads located in the City of Broken Arrow, OK: W. Freeport Street, N. 2nd Street, N. 3rd Street and N. 5th Street. The work consists approximately 2,770 square yards of full depth asphalt pavement removal and replacement as well as approximately 5,890 square yards of cold milling and 2" asphalt overlay. Also included in the work are miscellaneous storm drainage improvements. The contract time for the project shall be one hundred twenty (120) days.

There will be a MANDATORY pre-bid meeting on July 17th, 2025 from 1:00PM to 2:00PM. This meeting will be held virtually. The link for the pre bid meeting can be found by opening the link below, then opening up the correct project under "Current Bid Opportunities":

https://www.brokenarrowok.gov/business/bids-contracts

Contract No:ST24170

Complete digital project documents are available at

https://qap.questcdn.com/qap/projects/prj\_browse/ipp\_browse\_grid. html?projType=all&provider=7011687&group=7011687

or by "control clicking" on the following link:

Broken Arrow, City of Projects

and/or www.questcdn.com. A contractor may view the project documents at no cost prior to becoming a Planholder. Input the QuestCDN project number 9759117 on the website's projects search page to download the digital project documents for \$22. Contact QuestCDN Customer Support at 952-233-1632 or info@questcdn.com for assistance in membership registration, downloading digital project information and vBid online bid submittal questions. Project bid documents must be downloaded from QuestCDN which will add your company to the Planholder List and allow access to vBid online bidding for the submittal of your bid (which is required for this project). Bidders will be charged a fee of \$42 to submit a bid electronically. to submit a bid electronically

FOR THIS PROJECT, BIDS WILL ONLY BE RECEIVED AND ACCEPTED VIA THE ONLINE ELECTRONIC BID SERVICE THROUGH QUESTCDN.COM. All required affidavits and Proposal Guarantees MUST be submitted through QuestCDN.com with bid documents. Only bids submitted as required above by 1:45 p.m. on the date of the bid opening will be considered.

Sworn statement of the Bidder's assets and liabilities, technical qualisworn statement of the Bidder's assets and liabilities, technical qualifications and performance in the form of the latest annual report and financial statement are not required to be submitted with the Bidder's Proposal, but City of Broken Arrow may require such statements prior to award of the construction contract. The References, using the forms found in Section II Proposal Documents, must be submitted with the bid and include, as a minimum, the information required herein. Failure to submit the information required in these documents may result in the City of Broken Arrow considering the Bid non-responsive and result in rejection of the Bid by the City of Broken Arrow. Bidders may be required to provide supplemental information if requested by the City of Broken Arrow to clarify, enhance or supplement the information provided in the References.

All Bids must include assurances that the following provisions will be complied with:

- 1. Federal Labor Standards Provisions, US Department of Labor, 29 CFR
- 2. Section 3 of the Housing and Urban Development Act of 1974, as amended; 12 U.S.C. 1701U, which requires that, to the greatest extent feasible, opportunities for training and employment be given lower-income residents of the project area and contracts for work in substantial part by persons residing in the area of the Project, if \$200,000in CDBG funds are awarded to the project.
- 3. Section 109 of the Housing and Community Development Act of 1974, which assures that no person shall, on the grounds of race, color, natural origin or sex, be excluded from participation in, be denied the benefits of or be subjected to discrimination:
- . Certification of Non-Segregated Facilities, which assures the Bidder does not maintain or provide any segregated facilities;
- 5. Equal Opportunity provisions Executive Order 11246, as amended, which assures non-discrimination:
- 6. Minority Business Enterprise and Women Business Enterprise provisions, which encourage minority-owned business and women-owned businesses to Bid on the Project;
- 7. Assurances that surety companies executing bonds appear on the Treasury Department's list and are authorized to transact business in the State where the Project is located.
- 8. All bidders must be registered with the Federal System for Award Management System (SAM) and their registration must be active and in good standing with www.SAM.gov.

9. The Contractor must comply with the requirements of the Build America, Buy America (BABA) Act, 41USC 8301, and all applicable rules and notices, if \$250,000 in CDBG funds are awarded to the project.

The apparent successful Bidder shall, within two (2) days after Bid opening, submit to The City a list of the Subcontractors, Suppliers, individuals or entities proposed for the following portions of the Work: asphalt paving, pavement cold milling and miscellaneous storm drain work. Such list shall be accompanied by a Statement of Qualifications, using the forms found in Section II Proposal Documents, with pertinent information conditions in all proposal days of the suitable of participated and store and supplied the suitable of the sui forms found in Section II Proposal Documents, with pertinent information regarding similar projects and other evidence of qualification and experience for each such Subcontractor, Supplier, or other individual or entity. If The City or Engineer, after due investigation, has reasonable objection to any proposed Subcontractor, Supplier, individual, or entity, The City may, before the Notice of Award is given, request apparent successful Bidder to submit an acceptable substitute, within one (1) day of notification. If apparent Successful Bidder declines to make any such substitution, The City may award the Contract to the next lowest Bidder that proposes to use acceptable Subcontractors, Suppliers, or other individuals or entities. In such event, the next lowest Bidder shall, within two (2) days after requested by The City, submit to The City the above required list of the Subcontractors, Suppliers, and other individuals or entities.

In evaluating whether a Bidder is responsible, City of Broken Arrow will consider the qualifications and experience of the Bidder and may consider the qualifications and experience of Subcontractors and Suppliers proposed for those portions of the Work for which the identity of Subcontractors and Suppliers must be submitted as provided above.

As a Proposal Guarantee, a certified check, cashier's check, bid bond or irrevocable letter of credit issued by an insured financial institution as required by law must accompany each Proposal for an amount equal to five percent (5%) of the total Bid made payable, without reserve, to the City of Broken Arrow. The successful Bidder must, within ten (10) days after receiving notice of award, furnish a Performance Bond, Statutory Bond and Maintenance Bond in the forms prescribed by City of Broken Arrow in the amounts equal to the Contract price.

BIDS WILL BE OPENED publicly at 2:00 p.m. on July 29, 2025, at

http://www.brokenarrowok.gov/business/bids-contracts/virtuor by "control clicking" on the following link:

Virtual bid openings | Broken Arrow, OK.

The bid opening will be live-streamed and recorded

The acceptance and award of this Bid will be considered by the Broken Arrow City Council. The City of Broken Arrow reserves the right to reject any or all Bids. Project will be awarded to the responsible Bidder with the lowest base bid or lowest combined base and additive alternate bids, if any, which is most advantageous to City of Broken Arrow. Applicable additive alternates, if any, will be determined at the City of Broken Arrow's discretion. The lowest responsible Bidder will be notified within ten (10) working days of the Bid opening as to when this Public Construction Contract will be placed on the Broken Arrow City Council Agenda for consideration. sideration.

/s/Charlie Bright Charlie Bright, P.E. Director of Engineering and Construction

COL-TUL-102188

Published in the Tulsa World, Tulsa, Tulsa County, Oklahoma, July 7, 2025

### Notice of Self Storage Sale

Please take notice ClearHome Self Storage - I-44 located at 2141 S 92nd E Ave, Tulsa, OK 74129 intends to hold a sale to sell the property stored at the Facility by the below list of Occupants whom are in default at a Auction. The sale will occur or otherwise disposed as an online auction via www.storagetreasures.com on 7/22/2025 at 12:00PM. Unless stated otherwise, the description of the contents are household goods, stated otherwise, the description of the contents are household goods, furnishings and garage essentials. Darrell Hopper Unit #117 last known address: 12910 E 73rd St N Owasso, OK 74055; Dekendrai Knowlton unit #347 last known address: 2235 E. 96th St - Apt B Tulsa OK 74129; Duana Lopez Unit #132 last known address:10721 E 26th St Tulsa, OK 74129; Elizabeth Bull unit #361 last known address: 1100 West Tuson Street-Apt 1613 Broken Arrow OK 74011; Sandra Martinez Unit #320 last known address: 107 E 9th St - Apt 9 Bartlesville, OK 74003; Kevin Cloud Unit #324 last known address: 9818 E 21st Pl, - Apt B Tulsa, OK 74129; Paul Mutagamba Unit #340 last known address: 9030 E 26th Z Ct Tulsa, OK 74129; Sacha Gardner Unit #349 last known address: 8408 E 82nd St Tulsa, OK 74133; Tammy Paul Unit #445 last known address: 9737 E 33rd St - Apt 926 Tulsa, OK 74146; Martha Edmerson Unit #481 last known address: 19001 E 16th St Tulsa, OK 74128; Brandi McCrary Unit #613 last known address: 4838 S 74th E Ave - Apt 7 Tulsa, OK 74145. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.

#### Published in the Tulsa World, Tulsa, Tulsa County, Oklahoma, July 7, 2025

## Notice of Self Storage Sale

Please take notice ClearHome Self Storage - Admiral located at 8950 E Admiral Pl, Tulsa, OK 74115 intends to hold a sale to sell the property stored at the Facility by the below list of Occupants whom are in default at a Auction. The sale will occur or otherwise disposed as an online auction via www.storagetreasures.com on 7/22/2025 at 12:00PM. Unless stated otherwise, the description of the contents are household goods, furnishings and garage essentials. Latoya Johnson Unit #152 last known address: 2115 North Norwood Place - Apt B Tulsa, OK 74115; Lawrence Wade Unit #165 last known address:7441 E 48th St - Apt 77-107 Tulsa, OK 74145; Jason Ducummon Unit #190 last known address: 132 S Quincy Ave, - Apt 2 Tulsa, OK 74120; Belinda Walters Unit #307 last known address: 1125 South Quincy Tulsa, OK 74120; Tyrone Jackson Unit #357 last known address: 4907 N. Hartford Ave Tulsa, OK 74126; Rachel Serzy-Siler Unit #380 last known address: 444 S 66th E Ave Tulsa, OK 74112. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.