

# LEGALS

ADVERTISEMENT FOR BIDS

The City of Grove is soliciting bids for janitorial services for city owned properties. The bids shall be a monthly flat rate. All SEALED BIDS shall be marked "Janitorial Services Expo Center" and must be received in the office of the City Clerk on or before Tuesday, January 13, 2026, by 9:00 AM. Mail or hand deliver bids to City of Grove – 1201 NEO Loop – Grove, OK 74344 - Attention City Clerk, Laura Davila. No electronic bids will be accepted.

Contact Jared Loveday, Buildings and Grounds, 918-327-9660 to obtain Bid Specifications. The City of Grove reserves the right to reject any and all bids.

**Karyn Pesich  
City Clerk**  
  
(Published in the Grove Sun December 12 and 16, 2025)  
LPXLP

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

CARRINGTON MORTGAGE SERVICES, LLC  
Plaintiff,

vs.

VICTORIA OTT, et al.  
Defendant(s)

No: CJ-2025-208  
NOTICE BY PUBLICATION

THE STATE OF OKLAHOMA  
TO: Spouse of Barbara J Ott, Unknown Successors of Barbara J. Ott, 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 January 21, 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 Delaware County, Oklahoma, to-wit:

Lot Twenty-Three (23), Jackson Heights Addition, a subdivision in Delaware County, Oklahoma, according to the recorded plat thereof.

for the sum for:  
Reason:  
Unpaid Principal Balance  
Amount:  
\$70,256.46  
Date of Default  
May 1, 2025  
Interest Due From  
April 1, 2025  
Interest Rate(s)  
3.37500 %  
\*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 14th day of November, 2025.

**Delaware County Court Clerk,  
By: Ashlynn Roberson  
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 #: 209235-02**

(Published in the Grove Sun December 5, 12, and 19, 2025)  
LPXLP

ADVERTISEMENT FOR BIDS

The City of Grove is accepting sealed bids for labor-only curb, gutter, and flatwork concrete services for the new Fire Station.

Bids must be in a sealed envelope marked CONCRETE SERVICES FIRE and received by Karyn Pesich, City Clerk, no later than 9:00 A.M.(CST) on January 12, 2026 at the City of Grove office at 1201 NEO Loop, Grove, Oklahoma 74344.

Specifications are included in the Bid Packet and are available at the above address, online www.cityofgroveok.gov or call 918-786-6107 for a copy to be e-mailed, faxed or mailed.

For more information about the project please contact Deric Douthit, Public Works Director, 918-786-6107.

The City of Grove reserves the right to reject any and/or all bids.

**Karyn Pesich  
City Clerk**  
  
(Published in the Grove Sun December 12 and 16, 2025)  
LPXLP

ADVERTISEMENT FOR BIDS

The City of Grove is accepting sealed bids for labor-only curb, gutter, and flatwork concrete services for the new Police Station.

Bids must be in a sealed envelope marked CONCRETE SERVICES POLICE and received by Karyn Pesich, City Clerk, no later than 9:00 A.M.(CST) on January 12, 2026 at the City of Grove office at 1201 NEO Loop, Grove, Oklahoma 74344.

Specifications are included in the Bid Packet and are available at the above address, online www.cityofgroveok.gov or call 918-786-6107 for a copy to be e-mailed, faxed or mailed.

For more information about the project please contact Deric Douthit, Public Works Director, 918-786-6107.

The City of Grove reserves the right to reject any and/or all bids.

**Karyn Pesich  
City Clerk**  
  
(Published in the Grove Sun December 12 and 16, 2025)  
LPXLP

IN THE DISTRICT COURT  
OF DELAWARE COUNTY  
STATE OF OKLAHOMA

CHRISTOPHER STANLEY  
NEEDHAM, PLAINTIFF,

vs.

DALE EPPERSON and RANDY EPPERSON or Any Other Person(s) Claiming Interest, DEFENDANT(S).

Case Number: CV-2025-159  
AMENDED NOTICE BY  
PUBLICATION

THE STATE OF OKLAHOMA  
TO: ANY OTHER PERSON(S)  
CLAIMING INTEREST

NOTICE IS HEREBY GIVEN that Christopher Stanley Needham, as Plaintiff in the above-styled and numbered action filed a Petition to Quiet Title in the District Court of Delaware County, State of Oklahoma against the Defendants named above.

That Plaintiff is the owner of the following described real property situated in Delaware County, Oklahoma:

Lot 178, Carriage Hills, Unit 3, situated in Delaware County, Oklahoma, according to the recorded plat thereof, AND

1980 14X 70 Skyline Mobile Home, Serial # 01520236P, Title # A813220C

Address: 24608 S Redbud Circle, Afton, Oklahoma 74331

That he is in actual and peaceable possession of said real property, that the Defendants, and each of them, may claim some right, title or interest in and to said real property adverse to the Plaintiff's interest which constitutes a cloud on the Plaintiff's title. That the Plaintiff requests that he receive judgment against the Defendants, and each of them, judicially determining him to be the sole owner of said real property.

That the Defendants be required to show what right, title or interest, if any, they now have in and to said real property adverse to the right, title and interest of Plaintiff. That the Defendants, and each of them, be adjudged to have no right, title, interest, estate or encumbrance therein and that the title of Plaintiff in and to said real property be quieted against the above-described individuals and the Defendants, and each of them, be perpetually barred and enjoined from setting up or asserting any right, title or interest in said real property. That said Defendants, and each of them, must answer the petition filed by the Plaintiff on or before the 2nd day of February, 2026 or said Petition to Quiet Title will be taken as true and judgment rendered adjudging and decreeing Christopher Stanley Needham to be the sole owner of said real property and entitled to the possession thereof, and that the Defendants, and each of them, have no right, title or interest therein, and quieting the title of the Plaintiff against all adverse claims of said Defendants, and each of them.

Given under my hand and seal this 9th day of December, 2025.

**Karma Sapp, Court Clerk  
By: /s/ Ashlynn Roberson**

**Deputy Clerk**  
  
(Published in the Grove Sun December 12, 19, and 26, 2025)  
LPXLP

IN THE DISTRICT COURT  
OF DELAWARE COUNTY  
STATE OF OKLAHOMA

JASON GAINES ETZEL, TRACY ROCHELLE ETZEL, BRENT JACKSON TIPTON, LESLIE IVANN TIPTON, JARED LEE FUSER, and MINDI JEAN FUSER, Plaintiffs,

v.

EVERETTE FRANKLIN MARTIN and CARROL ROSS MARTIN, deceased, et al., Defendants.

Case No. CV-2025-00165  
NOTICE BY PUBLICATION

THE STATE OF OKLAHOMA TO: The unknown heirs, executors, administrators, devisees, trustees and assigns, immediate and remote, of Everett Franklin Martin, deceased, and Carrol Ross Martin, deceased, and all other persons claiming any right, title, or interest in the following described real property:

Lot Three (3), Block Three (3) in Leisure Shores, Delaware County, Oklahoma  
Property ID: 25N22E-12-0-00427-003-0003

You are hereby notified that Plaintiffs Jason Gaines Etzel, Tracy Rochelle Etzel, Brent Jackson Tipton, Leslie Ivann Tipton, Jared Lee Fuser, and Mindi Jean Fuser have filed a Petition in the District Court of Delaware County, Oklahoma, Case No. CV-2025-00165, claiming title by adverse possession to the above-described real property.

The Petition alleges that Plaintiffs have been in actual, open, notorious, exclusive, hostile, and continuous possession of said property since June 30, 2018, have paid all taxes thereon, and have made substantial improvements to the property.

You are further notified that unless you answer the Petition on or before January 31, 2026, the allegations of said Petition will be taken as true and judgment will be rendered accordingly, quieting title to said property in the Plaintiffs.  
  
Brent Tipton  
Pro Se Plaintiff  
10309 Ashewood Drive  
Oklahoma City, OK 73151  
405-684-1001  
Btipton24@outlook.com

(Published in the Grove Sun December 5, 12, and 19, 2025)  
LPXLP

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

IN RE: The Application of MSFLX25A81644 - AV12 To Issue Title

Case No. CV-25-167  
APPLICATION  
FOR COURT ORDER

COMES NOW the applicant, Tana L. Washington of Delaware, Oklahoma, and hereby makes Application to the District Court of DELAWARE COUNTY to issue an order directing Service Oklahoma to issue an Oklahoma Title bearing the VIN #MSFLX25A81644 - AV12 in the name of Tana L. Washington for a Anniversary Model

In support of this application, the Applicant would state under oath that he is the Owner of said vehicle. That the above described property is not stolen. That he/she claims ownership to the above described property as follows:

A friend of mine, George Huber, saw this trailer for sale, asked if I'd be interested. The owners said they couldn't rent it out any longer because of hwy construction. George Huber helped me haul it to my property after I paid for it.

That ownership of the above described property is not disputed or that an ownership interest may be claimed by \_\_\_\_\_, whom I will have served with a copy of this application along with summons notifying them of the allegations of this application and date and time of the hearing.

Dated this 25th day of November, 2025.

/s/ Tana L. Washington  
Applicant's signature  
56781 S 695 Rd  
Colcord OK 74338

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

In the Matter of MSFLX25A81644 - AV12 Property and VIN#

Case No. CV-25-167  
ORDER OF SETTING

Now on this 25th day of November, 2025 the Court finds this matter should be set before me the 5th day of January, 2026, at 2:30 p.m.

/s/ Nicholas Lelecas  
Judge

(Published in the Grove Sun December 12, 2025)  
LPXLP

DISTRICT COURT OF  
DELAWARE COUNTY  
STATE OF OKLAHOMA

IN THE MATTER OF THE ESTATE OF DON LAVERNE BURCHAM, DECEASED

No. PB-2025-104  
NOTICE TO CREDITORS

All persons having claims against Don Laverne Burcham, 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 Michael Burcham, Personal Representative of the Estate, c/o Randall G. Vaughan, Davis & Thompson, PLLC, P.O. Box 487, Jay, OK 74346, on or before the following presentment date: February 10, 2026 or the same will be forever barred.

DATED this 3rd day of December, 2025.

/s/ Randall G. Vaughan  
Randall G. Vaughan,  
OBA #11554  
DAVIS & THOMPSON, PLLC  
Mail P.O. Box 487;  
Physical 314 S. Fifth Street  
Jay, Oklahoma 74346  
Phone (918) 801-4454;  
Fax (918) 801-4493  
rvaughan@davisandthompson.net  
Attorneys for Personal Representative

(Published in the Grove Sun December 5 and 12, 2025)  
LPXLP

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

IN THE MATTER OF THE ESTATE OF RICHARD D. RESNIK Deceased.

CASE NO. PB-2025-106  
NOTICE TO CREDITORS

All creditors having claims against Richard D. Resnik, 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, at the office of Erin Lanway, Attorney at Law, 409 S Main, Grove OK 74344, on or before the following presentment date: February 13 2026, or the same will be forever barred.

Dated this 9th day of December 2025.

Brian K. Resnik  
Personal Representative

**By: /s/ Erin Lanway  
Erin Lanway, OBA #5232  
Attorney for Personal Representative  
PO Box 451334  
Grove OK 74345-1334  
(918) 786-6640**

(Published in the Grove Sun December 12 and 19, 2025)  
LPXLP

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

IN THE MATTER OF THE ESTATE OF BENJAMIN LEE WOLFE (a/k/a BENJAMIN L. WOLFE), Deceased

Case No. PB-2025-108

**NOTICE AND ORDER  
FOR HEARING PETITION  
FOR PROBATE OF WILL:  
APPOINTMENT OF PERSONAL REPRESENTATIVE:  
DETERMINATION OF HEIRS,  
DEVEISEES AND LEGATEES:  
ISSUANCE OF LETTERS  
TESTAMENTARY; and WAIVER  
OF INVENTORY**

Notice is hereby given to all persons interested in the Estate of BENJAMIN LEE WOLFE (a/k/a BENJAMIN L. WOLFE) , Deceased, that on the 3rd day of December, 2025, JULIA B. WOLFE filed in the District Court of Delaware County, Oklahoma, a Petition praying that Letters Testamentary be issued thereon to JULIA B. WOLFE, and requesting that the Court determine the identity of all heirs, devisees and legatees.

Pursuant to an Order of said Court made on the 5th day of

December, 2025, notice is hereby given that on the 30th day of December, 2025, at the hour of 1:30 o'clock p.m. of said day has been appointed as the time of hearing said Petition in Courtroom #2 in the Courthouse of Delaware County, Jay, State of Oklahoma, when and where all persons interested may appear and contest the same.

In testimony whereof, I have hereunto set my hand and the seal of said Court this 5th day of December, 2025.

/s/ David Crutchfield  
DISTRICT COURT JUDGE

**By: /s/ Amber Dudley  
Deputy Court Clerk**

**SUSAN A. MUSCARI,  
OBA #16521  
Muscari Law, PLLC  
P. O. Box 452409,  
Grove, OK 74345  
PH: (918)791-3150  
s.muscari@muscarilaw.com  
Attorney for Personal Representative**

(Published in the Grove Sun December 12 and 19, 2025)  
LPXLP

IN THE DISTRICT COURT  
OF DELAWARE COUNTY  
STATE OF OKLAHOMA

In the Matter of the Estate of DONNA J. DAVIS, deceased

Case No. PB-2025-113  
NOTICE OF HEARING  
PETITION FOR PROBATE  
OF WILL, APPOINTMENT  
OF PERSONAL  
REPRESENTATIVE,  
DETERMINATION OF HEIRS,  
LEGATEES AND DEVEISEES,  
AND ISSUANCE OF LETTERS  
TESTAMENTARY

NOTICE IS HEREBY GIVEN to all personal interested in the estate of DONNA J. DAVIS, deceased, that on the 9th day of December 2025, Stacia F. Davis Valleroy produced and filed in the District Court of Delaware County, Oklahoma, an instrument in writing, purporting to be the Last Will and Testament of Donna J. Davis, deceased, and also filed in said Court a Petition praying for the probate of said Will, the Letters Testamentary be issued to Stacia F. Davis Valleroy and that the heirs, legatees and devisees of said Decedent be judicially determined. Said Petition will be heard in the Courtroom of the undersigned Judge in the said Court in the City of Jay, County of Delaware, State of Oklahoma, on the 30th day of December 2025 at 1:30 p.m. of said date, when and where all persons interested can appear and show cause, if any they have, why the prayers contained in said Petition should not be granted.

WITNESS my hand this 9th day of December 2025.

/s/ David Crutchfield  
JUDGE OF THE DISTRICT COURT

**PREPARED BY  
Lindsey M. Johnson,  
O.B.A. #35322  
DAVIS & THOMPSON, PLLC  
P.O. Box 487  
Jay, Oklahoma 74346  
Telephone: (918) 801-4454  
Fax: (918) 801-4493  
Email: Lindsey@davisandthompson.net  
Attorney for Petitioner**

(Published in the Grove Sun December 12, 2025)  
LPXLP

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

In the Matter of the Estate of JANA RAY KIMBALL, deceased.

Case No. PB-2025-38  
NOTICE OF HEARING FINAL  
ACCOUNT, PETITION FOR  
DETERMINATION OF HEIRS,  
LEGATEES, AND DEVEISEES,  
DECREE OF DISTRIBUTION  
AND DISCHARGE

Notice is hereby given that Kristy Lynn Beamish and Kerry Lee Jolly, the duly appointed and qualified Co-Personal Representatives of the Estate of Jana Ray Kimball, deceased, have filed in this Court a Final Account of the administration of said estate and a Petition for Determination of Heirs, Legatees, and Devisees, Decree of Distribution and Discharge; hearing of the same has been fixed by the Judge of the District Court of Delaware County, Oklahoma for the 30th day of December, 2025, at the hour of 1:30 o'clock p.m., at the Courtroom of said Court, in the County Courthouse at Jay, Delaware County, Oklahoma, and all persons interested in said estate are notified then and there to appear and show cause, if any they have, why said Final Account should not be settled and allowed, heirs, legatees and devisees determined, said estate

distributed and the Co-Personal Representatives discharged.

/s/ David Crutchfield  
JUDGE OF THE DISTRICT COURT

**LOGAN & LOWRY, LLP  
101 South Wilson Street  
P.O. Box 558  
Vinita, Oklahoma 74301  
(918) 256-7511  
(918) 256-3187 (fax)  
Attorneys for the Co-Personal Representatives**

(Published in the Grove Sun December 5 and 12, 2025)  
LPXLP

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

IN THE MATTER OF THE ESTATE OF GROVER THOMAS DUFFIELD, JR. Deceased

CASE NO.: PB-2025-00007

**NOTICE AND ORDER  
OF HEARING PETITION  
FOR FINAL DECREE  
OF DISTRIBUTION OF  
ESTATE; DISCHARGE OF  
ADMINISTRATOR; and  
CLOSURE OF ESTATE**

Notice is hereby given that KATHLEEN SARAH DUFFIELD, the duly appointed and qualified Administrator of the ESTATE OF GROVER THOMAS DUFFIELD, JR., Deceased, has filed her Petition for Final Decree of Distribution of Estate and Discharge of Administrator. A hearing has been fixed by the Judge of the Court for the 30th day of December, 2025, at 1:30 p.m., in District Courtroom #2 of the Courthouse in the City of Jay, Delaware County, Oklahoma, and all persons interested in the Estate are notified to appear and show cause, if any they have, why the Estate should not be distributed, and the Administrator discharged.

DATED this 8th day of December, 2025.

/s/ David Crutchfield  
JUDGE OF DISTRICT COURT

**By: /s/ Natasha Isaacs  
Deputy Court Clerk**

**SUSAN A. MUSCARI,  
OBA# 16521  
Muscari Law, PLLC  
P. O. Box 452409  
Grove, Oklahoma 74345  
PH: (918)791-3150  
s.muscari@muscarilaw.com  
Attorney for the Administrator**

(Published in the Grove Sun December 12 and 19, 2025)  
LPXLP

IN THE DISTRICT COURT  
OF DELAWARE COUNTY  
STATE OF OKLAHOMA

IN THE MATTER OF THE ESTATE OF MARY LOU PETERS, DECEASED.

Case No. PB-2025-89  
ALIAS NOTICE  
TO CREDITORS

TO THE CREDITORS OF MARY LOU PETERS, DECEASED:

All creditors having claims against the above-named Decedent are required to present the same, with a description of all security interest and other collateral (if any) held by each creditor with respect to such claim, to the named Personal Representative at the offices of John C. Young, Attorney at Law, PLLC, attorneys for said Personal Representative, at the address shown below on or before the following presentment date, to-wit: the 28th day of February, 2026, or the same will be forever barred.

Dated this 8th day of December, 2025.

/s/ Irene Peters  
Irene Peters  
Personal Representative

**John C. Young,  
Attorney at Law, PLLC  
John C. Young, OBA #31889  
111 North College Avenue  
Tahlequah, Oklahoma 74464  
Telephone: (918) 414-5177  
john@jchapmanyong.com  
Attorney for Personal Representative**

(Published in the Grove Sun December 12 and 19, 2025)  
LPXLP

IN THE DISTRICT COURT  
OF DELAWARE COUNTY  
STATE OF OKLAHOMA

In the Matter of the Guardianship of D. W., An Incapacitated Person.

Case No. PG-2025-24  
NOTICE OF SALE OF REAL

PLEASE SEE  
LEGALS PG 8





## Give the gift of presence this year

Serving residents and protecting rights, the long-term care Ombudsman program, along with Grand Gateway's Area Agency on Aging, shares why holiday visits matter for nursing home residents. The holidays can be joyful, but for many nursing home residents, holidays can bring feelings of loneliness. Visits from family or friends and even strangers combat isolation and can boost well-being. Here's why your presence matters:

- Reduces Isolation and Depression. Residents often feel forgotten during the holidays. A visit reduces sadness, lifts spirits, and reminds residents they are valued. Even a 30-minute chat can make all the difference.
- Strengthens Emotional Health. Face-to-face interactions improve mood and cognitive function. Sharing stories, laughter, or holiday traditions creates lasting memories for residents.
- Improves Physical Health. Engaged residents are more likely to eat well, participate in activities, and follow care plans. Your visit can spark motivation and energy.

### Tips for Meaningful Visits

- Call Ahead: Check visiting hours with the facility and any health guidelines (e.g., flu season protocols).
- Bring Small Joys: Share photos, play a game or enjoy holiday music together.
- Include Them: Ask about their holiday memories or involve them in simple activities, like decorating a small tree.
- Be Present: Put away phones and focus on connection.

### Can't Visit In Person?

- Schedule a video call via Zoom or FaceTime with the facility's activity director or social worker.
- Send a handwritten card or care package.
- Coordinate with staff for a group activity.

This holiday season, give your time. Your visit could be the highlight of a resident's entire year. If you know someone living in a long-term care facility that may need an advocate or if you are interested in becoming a volunteer advocate, more volunteers are needed for this area and throughout the state. The State Ombudsman staff offer virtual training for new volunteers throughout the year. Please contact your local Ombudsman for more information: Shelly Ferris, ext. 226 at 800-482-4594 or by e-mail [sferris@grandgateway.org](mailto:sferris@grandgateway.org).

## LEGALS

CONTINUED FROM PG 7

### PROPERTY AT PRIVATE SALE

NOTICE is hereby given that Debbie Bise, Guardian of the property of D.W., will sell at private sale, to the highest bidder for cash or on terms approved by

the Court, subject to confirmation by the District Court, on or after December 22, 2025 at 9:00 a.m., all the right, title, interest the estate has in and to the following-described real property located in Delaware County, Oklahoma:

## BUTLER

CONTINUED FROM PG 1

his father at their family ranch before embarking on a distinguished career in banking beginning at Fourth National Bank in Tulsa followed by a 25-plus year career at Delaware County Bank in Jay, retiring as senior vice president in 2001.

Owen was a man of many interests, including bird hunting, photography, grilling, wine, welding, woodworking, gardening, music and Turner Classic Movies. His hobbies reflected his love for life, nature, and animals of all kinds.

Described as kind, sweet and caring, Owen was always ready to help the underdog and lived his life with honor and integrity. He was an encouraging and supportive husband to his wife, Claudia, whom he married in 1978

in Tulsa, Oklahoma. He raised her children as his own.

Owen is survived by his wife Claudia, sons Doug Carson (Anne) and Adam Carson, both of Norman, Oklahoma; grandchildren Kileigh, Rebecca, and Sarah Carson; along with several cousins and friends.

Owen's father, Owen Butler Sr. and his grandfather, O.E. Butler, operated the Grove Sun from 1904 through 1952.

Graveside services for Owen will be held at 10 a.m. Saturday, December 13, 2025, at Olympus Cemetery in Grove, with a celebration of life/reception to follow at 11 a.m. at Nichols-Stephens Funeral Service.

In lieu of flowers, make a donation to your favorite charity or do something kind for someone in need.

## December is a leading month for U.S. home fires

The holiday season is often touted as the most wonderful time of year, but it also presents an increased risk of home fires. According to the National Fire Protection Association (NFPA), December is a leading month for U.S. home fires, with Christmas Day and Christmas Eve representing the second- and third-leading days of the year for home cooking fires, respectively, in 2024.

"Many of the activities we engage in during the holiday season reflect leading causes of home fires, which explains why we consistently see the number of home fires climb at this time of year," said Lorraine Carli, vice president of Outreach and Advocacy at NFPA.

While cooking significantly contributes to the increased risk of home fires during the holiday season, other contributing factors include Christmas trees in the home, the use of holiday decorations, particularly those involving candles or electrical lighting, and the use of heating equipment.

NFPA's latest statistics (annual averages between 2020 and 2024) underscore the factors that collectively contribute to the December spike in home fires:

### Cooking

Cooking is a leading cause of reported U.S. home fires, home fire injuries, and deaths. An estimated 48 percent of home structure fires, 35 percent of home fire injuries, and 16 percent of home fire deaths involved kitchen and cooking equipment. Unattended equipment is a factor in an estimated one-quarter (25 percent) of reported home cooking fires and nearly half (43 percent) of the associated deaths. Thanksgiving

is the leading day for home cooking fires, followed by Christmas Day and Christmas Eve.

### Heating

Heating equipment is another leading cause of U.S. home fires with nearly half (46 percent) of all home heating fires occurring from December through February. Space heaters and heating stoves were the type of heating equipment responsible for the largest shares of home heating equipment fires, accounting for nearly half (47 percent) of the fires, seven out of 10 deaths (73 percent), and seven out of 10 injuries (70 percent).

### Holiday Decorations

U.S. fire departments responded to an estimated 835 home structure fires that began with decorations (excluding Christmas trees), resulting in three civilian fire deaths, 29 civilian fire injuries, and \$18 million in direct property damage. Nearly half (47 percent) of these fires occurred because the decorations were too close to a heat source, such as a candle or other heat-producing equipment. Candle fires peak in December and January; 12 percent of candle fires occur in December and 10 percent occur in January.

### Christmas Trees

Christmas tree fires don't happen very often, but when they do, they tend to be more serious. U.S. fire departments responded to an average of 143 home fires that started with Christmas trees, resulting in an estimated seven civilian deaths, 13 civilian injuries, and \$15 million in property damage. Nearly one in four (24 percent) Christmas tree fires were

started by lamps or bulbs. Eleven percent were started by candles. Electrical distribution or lighting equipment was involved in 40 percent of home Christmas tree fires.

### Lithium-Ion Batteries

Many people will be buying and gifting electronic devices that contain lithium-ion batteries. As the use of these devices has increased in recent years, so too has the number of related fires. It's important to understand the risks associated with these batteries and ways to prevent them:

- Only purchase and use devices, batteries, and charging equipment that are listed by a nationally recognized testing lab and labeled accordingly.
  - Use charging equipment that is only compatible with your device. To be safe, use only the charging equipment that is supplied with your device.
  - Do not keep charging the device or device battery after it is fully charged.
  - Do not put lithium-ion batteries in the trash. Recycling is always the best option. Take the batteries to a battery recycling location or contact your local waste department for disposal instructions.
  - Stop using your device if the battery shows signs of damage, such as an unusual odor, excessive heat, popping sounds, swelling, or change in color.
  - Only have device repairs performed by a qualified professional.
- "Understanding where potential threats exist and taking the steps needed to prevent them can go a long way toward ensuring a festive, fire-safe holiday season," said Carli.

SEE ATTACHED EXHIBIT "A"

all in accordance with the terms, covenants and conditions set forth, for cash or on terms approved by the Court with the closing to be

held subject to and immediately after the confirmation of said sale by the District Court of Ottawa County.

Bids must be in writing and may be submitted to the offices of

Davis and Thompson, PLLC, P.O. Box 487, Jay, Oklahoma 74346 to the attention of Christy Wright, or may be delivered to the Guardian personally.

DATED this 10th day of December, 2025.

/s/ Christy Wright  
Christy Wright, OBA #17728  
DAVIS & THOMPSON, PLLC  
P.O. Box 487  
Jay, Oklahoma 74346  
Phone (918)801-4454  
[christy@davisandthompson.net](mailto:christy@davisandthompson.net)  
Attorneys for Guardians

### Exhibit A

A part of the W/2 NE/4 NW/4 of Section 36, Township 20 North, Range 25 East, Delaware County, Oklahoma, being more particularly described as follows: Beginning at a found brass cap at the NW corner of Section 36, Township 20 North, Range 25 East; Thence N 87°54'

13" East along the North line of Section 36, a distance of 1318.65 feet; thence South 02°03'35" East a distance of 40.00 feet to a found 3/8" iron rod; Thence S 02°03'45" East a distance of 259.89 feet to a found 3/8 iron rod; Thence continuing S 02°03'45" East a distance of 314.72 feet to a set 3/8 iron rod, said point being the NW property corner and the true point of beginning; thence continuing S 02°03'45" East a distance of 463.53 feet to a set 3/8" iron rod; thence N 88°22'19" East distance of 328.93 feet (330.00 feet deed) to a set 3/8" iron rod; thence N 02°03'26" West a distance of 463.53 feet to a set 3/8" iron rod; thence S 88°22'19" West a distance of 328.97 feet (330.00 feet deed) to the point of beginning, subject to existing road and utility easements.

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