

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.

VICTOR A 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 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 %

*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 appraisement 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)
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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 Everette Franklin Martin, deceased, and Carroll 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 Ashwood Drive

Oklahoma City, OK 73151

405-684-1001

Btipton24@outlook.com

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

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

Brent Tipton
Pro Se Plaintiff

10309 Ashwood 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 an 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 452409, Grove, OK 74345.

PH: (918)791-3150
s.muscaris@muscari.com

Attorney for Personal Representative

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

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



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.

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.

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:

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

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 a 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.

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

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Smoke Shop



CBD
Products

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Grand Lake Casino
Parking Lot

918.787.6245

Grove, OK
6301 S 655 Rd.

918.787.6646

Need Health Insurance?
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Benefits Matter, LLC

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We are a family business team specializing in helping out fellow Oklahomans get the most bang for the buck with full customer care. If you are without Health Insurance now, or you have a High-Cost Group Insurance Plan, CDIB card, or just curious about comparing, Please, give us a call!

405-830-4469
darren@benefitsmatterllc.com

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