LEGALS

NOTICE OF SHERIFF'S SALE
CJ-2025-208

Notice is given that on the 10th day of August, 2026, at 10:00 am, at the North door of the County Courthouse, Delaware County, Oklahoma, the Sheriff will offer for sale and sell, with appraisement, at public auction, to the highest and best bidder, all that certain real estate in Delaware County, Oklahoma,:

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

subject to unpaid taxes, and all amounts set forth in the judgment granted herein, said property having been duly appraised at $190,000.00. Sale will be made pursuant to a Special Execution and Order of Sale issued in accordance with judgment entered in the District Court of Delaware County, Oklahoma, in Case No. CJ-2025-208, titled Carrington Mortgage Services, LLC vs Victor A Ott, Barbara J Ott, Spouse of Barbara J Ott, Oklahoma Central Credit Union, United States of America, ex rel. Secretary of Housing and Urban Development and Unknown Successors of Barbara J. Ott, Deceased, being all of the Defendants and persons holding or claiming any interest in lien in the subject property.

Delaware County Sheriff
Delaware County, Oklahoma
By: /s/ Kristy Haynes
DEPUTY

Don Timberlake - #9021
Matt Hudspeth - #14613
Kim S. Jenkins - #32809
Gina D. Knight - #12996
Chynna Scruggs - #32663
Rachel P. O`Day - #36561
BAER & TIMBERLAKE, P.C.
5901 N. Western, Suite 300
Oklahoma City, OK 73118
Telephone: (405) 842-7722
Email: mail@baertimber lake.com
BT: 209235-02

(Published in the Grove Sun June 30 and July 7, 2026)
LPXLP

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

KEN PROPERTIES, LLC, an Oklahoma Limited Liability Company, Plaintiff,

v.

TERRY G. HEMBREE, IF LIVING, and if not living, his unknown HEIRS, SUCCESSORS and ASSIGNS; and VALERIE L. HEMBREE, IF LIVING, and if not living, her unknown HEIRS, SUCCESSORS; TERRY KANE HEMBREE, IF LIVING, and if not living, his unknown HEIRS SUCCESSORS and ASSIGNS; OCCUPANT(S) OF THE PREMISES; and DELAWARE COUNTY, OKLAHOMA, Ex. Rel., DELAWARE COUNTY TREASURER, Defendants.

Case No. CV-2026-95
NOTICE BY PUBLICATION

THE STATE OF OKLAHOMA, TO THE ABOVE-NAMED DEFENDANTS:

YOU ARE HEREBY NOTIFIED that you have been sued in the District Court of Delaware County, State of Oklahoma, in Case No. CV-26-95, by the above-named Plaintiff, wherein the Plaintiff alleges that it is the owner of the following-described real property situated in Delaware County, Oklahoma, to-wit:

Lot 2, Block 3, John Cox First Addition to the Town of Grove, Delaware County, Oklahoma, according to the recorded Plat thereof; TOGETHER with all the improvements thereon and appurtenances thereunto belonging (hereinafter "the subject property").

YOU ARE FURTHER NOTIFIED that, unless you answer the Plaintiff's Petition on or before AUGUST 10, 2026, the allegations contained in said Petition will be taken as true, and a Judgment entered quieting Plaintiff's title in and to the subject property determining that the above-named Defendants, each and all, have no right, title or interest in or to the above-described subject property. You are referred to the Petition on file for more details.

WITNESS my hand this 17th day of June, 2026.

/s/ Dollie A. Roberts,
DELAWARE COUNTY COURT
CLERK DEPUTY

Tommy R. Dyer, Jr.,
O.B.A. #13594
DAVIS & THOMPSON, PLLC
314 S. 5th Street
P.O. Box 487
Jay, Oklahoma 74346-0487
Telephone: (918)801-4454
(918) 253-4220
Facsimile:(918) 801-4493
E-mail: tommy@davisandthompson.net
Attorneys for Plaintiff

(Published in the Grove Sun June 23 and 30, and July 7, 2026)
LPXLP

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

IN RE: The Application of
Jon Boat
To Issue Title

Case No. CV-2026-104
APPLICATION
FOR COURT ORDER

COMES NOW the applicant, Steven R Flaming of Jay, 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 #US BUJ03131F102 in the name of Steven R Flaming for a Jon Boat 1848 MV Jon

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:

Bought in 2024 Fixed it up Know trying to get title

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 2 day of July, 2026.

/s/ Steven R Flaming
Applicant's signature
43324 S 646 Rd
Jay OK 74346

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

In the Matter of
Jon Boat
US BUJ03131F102
Property and VIN#

Case No. CV-2026-104
ORDER OF SETTING

Now on this 2 day of July, 2026 the Court finds this matter should be set before me the 10th day of August, 2026, at 2:30 p.m.

/s/ Nicholas Lelecas
Judge

(Published in the Grove Sun July 7, 2026)
LPXLP

IN THE DISTRICT COURT
OF DELAWARE COUNTY
STATE OF OKLAHOMA

In the Matter of Estate of: Fonda Davis, Deceased.

Case NO: PB-2023-100
NOTICE OF HEARING
FINAL ACCOUNT AND
REPORT OF PERSONAL
REPRESENTATIVE, PETITION
FOR DETERMINATION
OF HEIRS AND DECREE
OF DISTRIBUTION AND
DISCHARGE

NOTICE IS HEREBY GIVEN that the duly appointed and qualified Personal Representative of the above-captioned Estate has filed in this Court a Final Account of the administration of said Estate and a Petition for Determination of Heirs and Decree of Distribution of said Estate and Discharge; hearing of the same has been fixed by the Judge of the District Court for the 28th day of July, 2026, at the hour of 1:30 p.m. of said date, at the Courtroom of said Court, in the City of Jay, County of Delaware, State of 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 determined, said Estate distributed and the Personal Representative discharged.

/s/ Nicholas Lelecas
JUDGE OF THE DISTRICT COURT

/s/ Clayton M. Baker
Clayton M. Baker,
O.B.A. #32347
117 Anchor Rd., Suite A
Grove, Oklahoma 74344
(918) 801-2990
Attorney for Personal Representative

(Published in the Grove Sun July 7 and 14, 2026)
LPXLP

DISTRICT COURT OF
DELAWARE COUNTY
STATE OF OKLAHOMA

IN THE MATTER OF THE ESTATE OF BONNIE F. GRANT, DECEASED.

No. PB-2024-17
NOTICE OF HEARING
FINAL ACCOUNT AND
REPORT OF CO-PERSONAL
REPRESENTATIVES, PETITION
FOR DETERMINATION
OF HEIRS AND DECREE
OF DISTRIBUTION AND
DISCHARGE

NOTICE IS HEREBY GIVEN that the duly appointed and qualified Co-Personal Representatives of the above-captioned Estate has filed in this Court a Final Account of the administration of said Estate and a Petition for Determination of Heirs and Decree of Distribution of said Estate and Discharge; hearing of the same has been fixed by the Judge of the District Court for the 14th day of July 2026, at the hour of 1:30 p.m. of said date, at the Courtroom of said Court, in the City of Jay, County of Delaware, State of 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 determined, said Estate distributed and the Co-Personal Representatives discharged.

/s/ Dave Crutchfield
JUDGE OF THE DISTRICT COURT

(Published in the Grove Sun June 30 and July 7, 2026)
LPXLP

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

In the Matter of the Estate of VICKIE LEE LAWTON, deceased.

Case No. PB-2025-9

NOTICE OF HEARING FINAL ACCOUNT AND PETITION FOR DETERMINATION OF HEIRSHIP AND FOR DISTRIBUTION OF ESTATE

Notice is hereby given that Nicole Nulton, the duly appointed and qualified Personal Representative of the above captioned estate, has filed in this Court a Final Account and Report of the administration of said estate and a Petition for determination of heirship, distribution of said estate, and discharge; said hearing of the same has been fixed by the Judge of the Court for the 21st day of July, 2026, at 1:30 p.m., at the courtroom of said Court in the Delaware County Courthouse at Jay, in the County and State aforesaid, and all persons interested in said estate are notified then and there to appear and show cause, if any they have, why said account should not be settled and allowed, and said estate distributed and the Personal Representative discharged.

Dated 26th day of June, 2026.

/s/ David Crutchfield
Judge of the District Court

Travis Hartley, OBA #20238
THE HARTLEY LAW FIRM PLLC
177 W. Delaware
P. O. Box 553
Vinita, Oklahoma 74301
918/256-2100 FAX 918/256-2121
Attorneys for Personal Representatives

(Published in the Grove Sun June 30 and July 7, 2026)
LPXLP

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

In the Matter of the Estate of CURTIS LEE LARMON, Deceased

Case No.: P8-25-15
Judge David Crutchfield
NOTICE OF HEARING AND FINAL ACCOUNT, PETITION FOR ORDER ALLOWING FINAL ACCOUNT AND DETERMINING HEIRS, DEVISEES AND LEGATEES, AND PETITION FOR FINAL DECREE OF DISTRIBUTION

NOTICE this hereby given to all persons interested in the Estate of Curtis Lee Larmon, deceased, on the 2 day of July, 2026, Debra Larmon, Personal Representative of the Estate. filed in the District Court of Delaware County. Oklahoma, Final Account, Petition for Order Allowing Final Account and Determining Heirs, Devisees and Legatees, and Petition for Final Decree of Distribution.

In conformity with an Order of this Court made on 2 day of July, 2026, Notice is hereby given that on the 28 day of July, 2026, at 1:30 o'clock P.M., the Final Report and Final Account will be heard at the Delaware County District Court, room 2, 327 S. 5th Street, Jay, Oklahoma, when and where all persons interested may appear,

IN TESTIMONY WHEREOF, I have herein to set my hand this 2 day of July, 2026.

/s/ David Crutchfield
DAVID CRUTCHFIELD, JUDGE

Submitted by;
Harlan S. Pinkerton Jr.
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(Published in the Grove Sun July 7, 2026)
LPXLP

DISTRICT COURT OF
DELAWARE COUNTY
STATE OF OKLAHOMA

IN THE MATTER OF THE ESTATE OF FRED A. VIERRA, DECEASED.

Case No. PB-2025-62
ORDER AND NOTICE OF HEARING PERSONAL REPRESENTATIVE'S FINAL REPORT AND PETITION FOR ORDER ALLOWING FINAL REPORT, DETERMINATION OF HEIRS, LEGATEES AND DEVISEES, FINAL DECREE OF DISTRIBUTION AND DISCHARGE OF PERSONAL REPRESENTATIVE

NOTICE IS HEREBY GIVEN that the duly-appointed and qualified Personal Representative of the above-captioned Estate has filed in this Court a Final Report and Petition for Order Allowing Final Report, Determination of Heirs, Legatees and Devisees, Final Decree of Distribution, and Discharge of Personal Representative, and which the Court finds should be set for hearing.

IT IS THEREFORE ORDERED that the Personal Representative's Final Report and Petition for Order Approving Final Report and Accounting, Determination of Heirs, Legatees and Devisees, Final Decree of Distribution and Discharge of Personal Representative is set for hearing on the 21st day of July, 2026, at the hour of 1:30 p.m. in the Courtroom of the District Court of Delaware County, Oklahoma in the city of Jay, Oklahoma, and that all persons interested in said estate are notified then and there to appear and show cause, if any they have, why such Final Report should not be settled and allowed, heirs determined, the estate distributed, and the Personal Representative discharged. This Order and Notice of Hearing shall be given as required by law.

DATED THIS 24th day of June, 2026.

/s/ David Crutchfield
JUDGE OF THE DISTRICT COURT

Presented by:
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OBA #11554
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Attorneys for Personal Representative

(Published in the Grove Sun June 30 and July 7, 2026)
LPXLP

IN THE DISTRICT COURT
OF DELAWARE COUNTY
STATE OF OKLAHOMA

IN THE MATTER OF THE ESTATE OF MELVIN GALE WELLS, DECEASED.

Case No. PB-2026-28
NOTICE OF HEARING
ON FIRST AND FINAL
ACCOUNT, MOTION FOR
APPROVAL OF SETTLEMENT
AND CONTINGENCY FEE,
PETITION FOR DECREE OF
DISTRIBUTION, APPROVAL
OF ATTORNEYS' FEES,
COSTS AND EXPENSES
AND DISCHARGE OF
ADMINISTRATOR

TAKE NOTICE THAT that Nina Wells, Administrator of the Estate of Melvin Gale Wells, Deceased, filed her First and Final Account, Motion for Approval of Settlement and Contingency Fee, and Petition for Decree of Distribution, Approval of Attorneys' Fees, Costs and Expenses, and for Discharge of Administrator on the 25th day of June, 2026, and the Judge of the Court set the Final Account, Motion for Approval of Settlement and Contingency Fee, and Petition for hearing on the 21st day of July, 2026, at 1:30 P.M., in the Delaware County Courthouse at 327 South 5th Street, Jay, Oklahoma, 74346, and all persons interested in the Estate are notified to appear and show cause, if any they have, why the heirs should not be determined, the Estate should not be distributed, and the Administrator discharged.

DATED this 25th day of June, 2026.

/s/ David Crutcfield
JUDGE OF THE DISTRICT COURT

Prepared by:
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(Published in the Grove Sun July 7 and 14, 2026)
LPXLP

IN THE DISTRICT COURT
OF DELAWARE COUNTY
STATE OF OKLAHOMA

IN THE MATTER OF THE ESTATE OF HELEN STEUBING, Deceased.

Case No. PB-2026-70
NOTICE OF HEARING
PETITION FOR PROBATE OF WILL, APPOINTMENT OF PERSONAL REPRESENTATIVE, DETERMINATION OF HEIRS, DEVISEES AND LEGATEES, AND APPOINTING RESIDENT AGENT

Notice is hereby given to all persons interested in the Estate of Helen Steubing, Deceased, that on the 25th day of June, 2026, there was produced and filed in the District Court of Delaware County, State of Oklahoma, an instrument purporting to be the Will of Helen Steubing, Deceased, dated May 4, 2011, and there was also filed in the Court the Petition of Ronald Steubing praying that the Will be admitted to probate, Letters Testamentary issued to him as Personal Representative of the Estate, to serve without bond, for a judicial determination of the heirs, devisees and legatees of the Decedent.

Pursuant to an Order of this Court made on the 25th day of June, 2026, notice is given that the 21st day of July, 2026 at 1:30 P.M. is the day and time that the Petition will be heard in the District Courtroom of the County Courthouse, 327 South 5th Street, Jay, Delaware County, Oklahoma, and all persons interested may appear and contest the same.

Witness, the undersigned, Judge of the District Court of Delaware County, State of Oklahoma, this 25th day of June, 2026.

/s/ David Crutchfield
JUDGE OF THE DISTRICT COURT

Prepared by:
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Telephone: (918) 786-0500
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Attorney for Petitioner

(Published in the Grove Sun July 7 and 14, 2026)
LPXLP

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

IN THE MATTER OF THE ESTATE OF DORIS CAREY, Deceased

Case No. PB-2026-75

NOTICE AND ORDER FOR HEARING PETITION FOR LETTERS OF ADMINISTRATION; APPOINTMENT OF ADMINISTRATOR; DETERMINATION OF HEIRS; AND ISSUANCE OF LETTERS OF ADMINISTRATION

Notice is hereby given to all persons interested in the Estate of DORIS CAREY, Deceased, that on the 2nd day of July, 2026, NEAWATHA YNEMA CAREY filed in the District Court of Delaware County, Oklahoma, a Petition praying that Letters Testamentary be issued thereon to NEAWATHA YNEMA CAREY, and requesting that the Court determine the identity of all heirs, devisees and legatees.

Pursuant to an Order of said Court made on the 2nd day of July, 2026, notice is hereby given that on the 4 day of August, 2026, at the hour of 1:30 o'clock p.m. of said day has been appointed as the time of hearing said Petition at District Courtroom No. #2 in the Courthouse located at 327 South 5th Street, in the City of Jay, County of Delaware, 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 2 day of July, 2026.

/s/ David Crutchfield
DISTRICT COURT JUDGE

By: /s/ Ashlynn Roberson
Deputy Court Clerk

SUSAN A. MUSCARI,
OBA #16521
Muscari Law, PLLC
P. O. Box 452409,
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Attorney for Petitioner

(Published in the Grove Sun July 7 and 14, 2026)
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