

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 IN AND FOR DELAWARE COUNTY STATE OF OKLAHOMA

SOUTHWEST STAGE
FUNDING, LLC DBA CASCADE
FINANCIAL SERVICES; Plaintiff,
vs.

WILLIAM WARREN; TAMRA
WARREN; et al. Defendants.

Case No. CJ-2025-215
Judge McAffrey, Jennifer
NOTICE BY PUBLICATION

**THIS IS AN ATTEMPT TO
COLLECT A DEBT AND ANY
INFORMATION OBTAINED
WILL BE USED FOR THAT
PURPOSE.**

THE STATE OF OKLAHOMA
TO: WILLIAM WARREN; TAMRA
WARREN, IF LIVING, AND IF
DECEASED, THEIR HEIRS,
PERSONAL REPRESENTA-
TIVES, DEVISEES, TRUSTEES,
SUCCESSORS AND ASSIGNS
AND THE UNKNOWN
SUCCESSORS

GREETINGS:

You are hereby notified that you have been sued by Plaintiff in the above cause in the District Court of Delaware County, Oklahoma, entitled Southwest Stage Funding, LLC dba Cascade Financial Services, Plaintiff v. William Warren; Tamra Warren, et al., Defendants, and that you must answer the Petition of said Plaintiff on or before the 30 day of January, 2026, or the allegations of said Petition will be taken as true and a judgment will be entered for the sums due under the Note and Mortgage which are the subject of said suit in the amount of \$182,384.76 with interest; attorney fees and all costs and a Decree ordering foreclosure of said Mortgage, barring your interest in the following described real property:

Lot 191, Block 16, WALNUT HILL AREA, FLINT RIDGE NO. 4, a subdivision, according to the recorded plat thereof, Delaware County, Oklahoma

Together with all improvements constructed upon, affixed to or located upon the above-described real property, including without limitation, any residential dwelling located thereon, which dwelling is or may be a manufactured home, which manufactured home shall be conclusively deemed to be real estate - VIN #BEL021419TXBAC, commonly known as 16191 Black Walnut Rd., Kansas, OK 74347 (the "Property")

DATED this 1st day of December, 2025.

**COURT CLERK OF
DELAWARE COUNTY**
By: /s/ Natasha Isaac
Deputy Clerk

**KIVELL, RAYMENT AND
FRANCIS**

A Professional Corporation

Ger'Kayla Tunley, OBA #36283

Triad Center I, Suite 550

7666 East 61st Street

Tulsa, Oklahoma 74133

Telephone (918) 254-0626

Facsimile (918) 254-7915

E-mail: gtunley@kivell.com

ATTORNEYS FOR PLAINTIFF

(Published in the Grove Sun December 9, 16, and 23, 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 IN AND FOR DELAWARE COUNTY STATE OF OKLAHOMA

RICHARD SCHRADER, Plaintiff,
v.

The Successors, Heirs,
executors, Administrators,
Trustees, Devisees and Assigns,
Immediate and Remote,
Whether Known or Unknown of
DORETHA MAY SCHRADER,
DECEASED, and DAVID
LEONARD, MIKE LEONARD,
and ROBIN LEONARD,
Defendants.

Case No. CV-2023-197
NOTICE BY PUBLICATION

THE STATE OF OKLAHOMA,
TO: David Leonard and Mike
Leonard

You are hereby notified that you have been sued in the District Court of Delaware County, State of Oklahoma, in Case No. CV-2023-197, by the above-named Plaintiff, wherein the Plaintiff is seeking to reform the deed, and to quiet title to the following-described real property situated in Delaware County, Oklahoma, to-wit:

LOTS 213 & 214, FLINT RIDGE RV PARK NO. 2, A SUBDIVISION LOCATED IN DELAWARE COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

You are further notified that unless you answer the Petition of the Plaintiff on or before the 27th day of January, 2026, the allegations of the Petition will be taken as true and judgment rendered reforming the Deed and determining that a joint tenancy was created and title passed to Richard Schrader upon Doretha May Schrader's death, and a further judgment determining that David Leonard, Mike Leonard, Robin Leonard, and the unknown successors, heirs, executors, administrators, trustees, devisees and assigns of Doretha May Schrader, deceased, if any, have no right, title or interest in and to the above-described property. You are referred to the Petition for further details.

WITNESS my hand this 10th day of December 2025.

Karma Sapp, Court Clerk
DELAWARE County, Oklahoma
By: /s/ Natasha Isaac
Deputy

Clayton M. Baker,
O.B.A. #32347

DAVIS & THOMPSON, PLLC

P.O. Box 487

Jay, Oklahoma 74346

Telephone (918) 801-4454

Fax (918) 801-4493

Attorney for Plaintiff

(Published in the Grove Sun December 16, 23, and 30, 2025)
LPXLP

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

IN RE: The Application of
1987 Magnolia Homes Trailer
To Issue Title

Case No. CV-2025-155
Amended APPLICATION
FOR COURT ORDER

COMES NOW the applicant, Bailee Fowler of Colcord, 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 # N/A (painted over) & need order to assign serial # in the name of Bailee Fowler & Rowdy Smith for a 1987 Magnolia Homes Trailer Home

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:

Bill of Sale provided. Bought from Mr. Dobbs. He had bought the land with the trailer on it. No registration or 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 3rd day of November, 2025.

/s/ Bailee Fowler
Applicant's signature
15562 State Hwy 116
Colcord, OK 74338

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

In the Matter of
1987 Magnolia Mobile Homes
No VIN
Property and VIN#

Case No. CV-2025-155
ORDER OF SETTING

Now on this 10th day of December, 2025 the Court finds this matter should be set before me the 29th day of December, 2025, at 2:30 p.m. in Courtroom 1.

/s/ Nicholas Lelecas
Judge

(Published in the Grove Sun December 16, 2025)
LPXLP

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

GREG W. BUTCHER and
JANET M. BUTCHER, Plaintiffs,
vs.

The Known and Unknown Heirs,
Executors, Administrators,
Trustees, Devisees, Successors
and Assigns of JEFFERSON
HAIR, FULL BLOOD CITIZEN
OF THE CHEROKEE NATION,
ROLL NUMBER 26402, and JOE
HAIR, MOSE HAIR and LUCY
HAIR now LUCY STUDY, or if any party
is deceased, the Known and
Unknown Heirs, Executors,
Administrators, Trustees,
Devisees, Successors and
Assigns, of each such party.
Defendants.

AND JOE HAIR, MOSE
HAIR, and LUCY HAIR now
LUCY STUDY, or if any party
is deceased, the Known and
Unknown Heirs, Executors,
Administrators, Trustees,
Devisees, Successors and
Assigns, of each such party.
Defendants.

Case No. CV-2025-166
NOTICE BY PUBLICATION

THE STATE OF OKLAHOMA
TO: The Known and unknown
heirs, executors, administrators,
trustees, devisees, successors
and assigns, if any, of JEFFERSON
HAIR, Deceased, Full Blood
Citizen of The Cherokee Nation,
Roll Number 26402, AND JOE
HAIR, MOSE HAIR and LUCY
HAIR now LUCY STUDY, or if any party
is deceased, the Known and
Unknown Heirs, Executors,
Administrators, Trustees,
Devisees, Successors, and
Assigns of each such party.

WITNESS my hand this 10th day of December 2025.

Karma Sapp, Court Clerk
DELAWARE County, Oklahoma
By: /s/ Natasha Isaac
Deputy

Clayton M. Baker,
O.B.A. #32347

DAVIS & THOMPSON, PLLC

P.O. Box 487

Jay, Oklahoma 74346

Telephone (918) 801-4454

Fax (918) 801-4493

Attorney for Plaintiff

(Published in the Grove Sun December 16, 23, and 30, 2025)
LPXLP

Government Lot 4 (NW $\frac{1}{4}$ NW $\frac{1}{4}$) and the Southwest Quarter of the Northwest Quarter (SW $\frac{1}{4}$ NW $\frac{1}{4}$) of Section Five (5), Township Twenty-one (21) North, Range Twenty-two (22) East of the Indian Base and Meridian, Delaware County, State of Oklahoma, subject to any and all easements, LESS AND EXCEPT

A tract of land being a part of Government Lot 4 (NW $\frac{1}{4}$ NW $\frac{1}{4}$) and part of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 5, Township 21 North, Range 22 East, Delaware County Oklahoma, more particularly described as follows:

Beginning at the SE corner of said SW $\frac{1}{4}$ of the NW $\frac{1}{4}$; THENCE West 650 Feet along the South line of said SW $\frac{1}{4}$ of the NW $\frac{1}{4}$; THENCE North 22° 08' 50" East 1538.51 Feet to a point in said Government Lot 4; THENCE East 70 Feet to the East line of said Government Lot 4; THENCE South 1425 Feet along said East line of said Government Lot 4 and the East line of said SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ to the Point of Beginning;

settling, confirming and quieting title to the real property in the Plaintiffs against you.

You are referred to the Plaintiffs' Petition filed in the cause for further particulars.

DATED this 25th day of November, 2025.

KARMA SAPP, Court Clerk
By: /s/ Amber Dudley
Deputy

FRED H. SORDAHL, OBA
#8456

Fred H. Sordahl, Inc.
Attorney for Plaintiffs
P.O. Box 7

Pryor, OK 74362

Phone: (918) 825-6994

(Published in the Grove Sun December 2, 9, and 16, 2025)
LPXLP

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

IN THE MATTER OF THE
ESTATE OF KENNETH WAYNE
COLE SR, Deceased

Case No. PB-2025-101

NOTICE TO CREDITORS

All creditors having claims

against Kenny Wayne Cole Sr.,

Deceased, are required to present

the same with a description of

all security interests and other