

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 REPRESENTATIVES, 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 #BEL021419TXABAC, 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, 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, DECEASED,

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 be Deceased, the Known and Unknown Heirs, Executors, Administrators, Devisees, Trustees, Successors, and Assigns of each such party.

YOU, and each of you will take notice that you have been sued in the District Court of Delaware County, State of Oklahoma, in Cause No. CV-2025-166, by GREG W. BUTCHER and JANET M. BUTCHER, as the Plaintiffs.

Unless you answer the petition on or before the 14th day of January, 2026, the allegations of the petition will be taken as confessed, and judgment will be rendered accordingly determining that the Plaintiffs are the absolute owners of, and are in the actual, lawful and peaceable possession of the following described real property in Delaware County, State of Oklahoma, to-wit:

Government Lot 4 (NW¼ NW¼) and the Southwest Quarter of the Northwest Quarter (SW¼ NW¼) 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 (NW¼ NW¼) and part of the SW¼ of the NW¼ of Section 5, Township 21 North, Range 22 East, Delaware County Oklahoma, more particularly described as follows: Beginning at the SE corner of said SW¼ of the NW¼; THENCE West 650 Feet along the South line of said SW¼ of the NW¼; 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 SW¼ of the NW¼ 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 collateral (if any) held by each creditor with respect to such claim, to the Personal Representative, KENNETH WAYNE COLE JR., c/o his attorney, SUSAN A. MUSCARI, Muscari Law, PLLC, P. O. Box 452409, Grove, OK 74345, on or before the following presentment date: the 25th day of January, 2026, or the same will be forever barred.

DATED 25th day of November, 2025.

/s/ Kenneth Wayne Cole Jr
KENNETH WAYNE COLE JR.

**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 Petitioner**

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

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

In the matter of the estate of Colten L. Woods, deceased.

Case No. PB-2025-110 COMBINED NOTICE FOR HEARING: NOTICE TO CREDITORS, PETITION FOR SUMMARY ADMINISTRATION, DETERMINATION OF HEIRS, FINAL ACCOUNT AND DISCHARGE OF PERSONAL REPRESENTATIVE

To all creditors, heirs and any others having interest in the estate of Colten L. Woods deceased,

please take notice of the following:

1. Colten L. Woods, (the "Decedent"), age 35, departed this life on June 30, 2025, and at the time of his demise he resided in Delaware County, State of Oklahoma.

2. The petitioner, Leann Barnwell, resides in Delaware County, State of Oklahoma.

3. Due search and inquiry has been made to ascertain if decedent left a Will, and according to the best information and belief of Petitioner, no will was left by the decedent. After the exercise of due diligence, Petitioner does not believe that Decedent's Will has been admitted to probate in any other jurisdiction.

4. Petitioner is entitled to be appointed Personal representative of this Estate pursuant to 58 O.S. § 122 and consents to serve in that capacity.

5. That the names, ages, and residences of the heirs at law of Decedent, so far as known to your Petitioner, are as follows:

Name/Address, Age/Relationship

Ty C. Woods/Red Rock 8-A-221 8607 SE Flower Mound Rd. Lawton, OK 73501, Adult/Sibling

6. The probable value of the Decedent's estate is less than \$200,000.00.

7. Any person receiving notice, or any interested party may file objections at any time before the final hearing and send a copy to Petitioner or that person will be deemed to have waived any objections to the petition.

8. The claim of any creditor will be barred unless the claim is presented to the personal representative no more than thirty (30) days following the granting of the order admitting the petition and combined notice.

9. The final hearing on the Petition for Summary Administration, Determination of Heirs, Final Account and Distribution and Discharge is set for the 20th day of January, 2026 at 1:30 o'clock p.m. before the undersigned Judge at the Delaware County Courthouse, Jay, Oklahoma.

/s/ Nicholas Lelecas
Judge of the District Court

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

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

In the matter of the estate of Charlene Pritchard, deceased.

Case No. PB-2025-111 COMBINED NOTICE FOR HEARING: NOTICE TO CREDITORS, PETITION FOR SUMMARY ADMINISTRATION, DETERMINATION OF HEIRS, LEGATEES AND DEVISEES, FINAL ACCOUNT AND DISTRIBUTION AND DISCHARGE OF PERSONAL REPRESENTATIVE

To all creditors, heirs and any others having interest in the estate of CHARLENE PRITCHARD deceased, please take notice of the following:

1. Charlene Pritchard, (the "Decedent") age 67, departed this life on August 9, 2025, and at the time of her demise she resided at 29670 S 630 Rd., Grove, Delaware County, OK 74344.

2. The petitioner, Leann Barnwell resides at 55571 East 365 Rd., Jay, Delaware County, OK 74346.

3. Decedent left a Will bearing the date of the 20th day of October, 2022, which Petitioner believes to the best of his knowledge to have been validly executed, and after the exercise of due diligence, Petitioner is unaware of any instrument revoking said Will, that the original of said Will is attached to the Petition on file herein and is believed to be Decedent's Last Will and Testament.

4. Pursuant to Decedent's Will, Ila Gibson is nominated and

appointed to serve as Personal Representative of the estate, and Petitioner is nominated and appointed to serve as successor Personal Representative. Ila Gibson consents to Petitioner serving as Personal Representative and Petitioner consents to serve in that capacity.

5. That the names, ages, and residences of the heirs at law of Decedent, so far as known to your Petitioner, are as follows:

Name/Address, Age/Relationship

Ila Gibson Pyron/1704 Winterpark Dr. Sallisaw, OK 74955, Adult/Sibling

6. That the names, ages and residences of the legatees and devisees of Decedent are as follows:

Name/Address

Ila Gibson Pyron/1704 Winterpark Dr. Sallisaw, OK 74955

Leann Barnwell/55571 East 365 Rd. Jay, OK 74346

7. The probable value of the Decedent's estate is less than \$200,000.00.

8. Any person receiving notice, or any interested party may file objections at any time before the final hearing and send a copy to Petitioner or that person will be deemed to have waived any objections to the petition.

9. The claim of any creditor will be barred unless the claim is presented to the personal representative no more than thirty (30) days following the granting of the order admitting the petition and combined notice.

10. The final hearing on the Petition for Summary Administration, Determination of Heirs, Legatees and Devisees, Final Account and Distribution and Discharge is set for the 20th day of January, 2026 at 1:30 o'clock p.m. before the undersigned Judge at the Delaware County Courthouse, Jay, Oklahoma.

/s/ Nicholas Lelecas
Judge of the District Court

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

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

IN THE MATTER OF THE ESTATE OF DANNY LEE COTRILL, Deceased

CASE NO.: PB-2025-86

NOTICE TO CREDITORS

All creditors having claims against DANNY LEE COTRILL, 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 Administrator, REGENA M. COTRILL, c/o her attorney, SUSAN A. MUSCARI, PO BOX 452409, GROVE, OK 74345, on or before the following presentment date: the 25th day of January, 2026, or the same will be forever barred.

/s/ Regena M. Cotrill
REGENA M. COTRILL,
Administrator

**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 Administrator**

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

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AWARD-WINNING WEEKLY community newspaper in Stephens County for sale. Contact Todd at 580-641-6356.

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