

# LEGALS

## Advertisement for Bids

Notice is hereby given that South Delaware County Regional Water Authority (hereinafter called the "Owner") will receive sealed bids in the Office of the Business Manager, at 653 Valley View Rd, Kansas, OK 74347, Delaware County until 2:00 p.m., Central Standard Time, until the 6th day of May, 2026, for improvements to the Raw Water Intake Structure.

Funding for this project is provided through American Rescue Plan Act (ARPA) grant program. As such, compliance with Labor Standards Contract Provisions is mandatory. Compliance with the Davis Bacon Act is mandatory if the total project cost exceeds \$10,000,000 (ten million dollars).

All bids received at said time will be opened and evaluated for completeness and correctness. All work shall be performed, and all construction and materials used and furnished shall be in accordance with the Plans and Specifications prepared by Ward Engineering, LLC, and on file in the office of the Business Manager, located at the District's office.

The Bid Packet and Contract Documents for this project may be examined at the following locations:

1. Office of the Business Manager, 653 Valley View Rd, Kansas, OK 74347

2. Ward Engineering, LLC, 3712 N.W. 65th Street, Oklahoma City, OK 73116

A complete set of hardcopy Plans and Specifications may be obtained by the prospective bidders from Ward Engineering for a non-refundable fee of \$250.00. Complete digital project bidding documents are available for a non-refundable fee of \$50.00 by going to QuestCDN - www.questcdn.com and by entering Quest Project # 10143645 on the website's project search page. Please contact QuestCDN.com at 952.233.1632 or email info@questcdn.com for assistance in free membership registration, downloading and working with this digital project information.

Each bidder shall accompany this original bid, filed with the Business Manager's Office, with a certified or Cashier's Check on a solvent bank located in Oklahoma, or a Bidder's Bond, in the amount of five (5) percent of the amount bid, as a guarantee of his ability to perform the contract bid upon, and that he will enter into a written contract with the Owner to perform said work and/or furnish said materials in accordance with said Plans and Specifications, and furnish the required bonds according to the Public Competitive Bidding Act of 1974.

The Owner will retain the deposit for liquidated damages in case the successful bidder fails to enter into said contract and furnish the required bonds provided for in the specifications within the time required. Deposit of the unsuccessful bidders will be returned upon the execution of the Contract and required bonds.

Each bidder shall accompany this bid with a sworn statement in writing that the bidder has not directly or indirectly entered into an agreement, expressed or implied, with any other bidder concerning the price or amount of such bid or any bids, the limiting of the bids or bidders, the paying to anyone any money for promotion expenses, the parceling or farming out to any bidder or bidders or other persons of any part of the contract or any part of the subject matter of the bid or of the profits thereof.

Construction, Maintenance and Statutory Payment Bonds in the amount of 100% of the contract price are required for this project. These bonds must be obtained from a Corporate Surety licensed in Oklahoma and approved by the Owner and Consulting Engineer. The bidder shall state in the proposal the name and address of the Surety or Sureties who will sign these bonds in case the contract is awarded. The Maintenance Bond required will guarantee the repair of all damage due to improper materials or workmanship for a period of one (1) year after the acceptance of the work by the Owner.

This project is to be financed by the ARPA grant program managed by the Oklahoma Water Resources Board (OWRB) and shall be referred to as Project No. ARP-23-0040-DTG. The following requirements and regulations must be complied with:

A. "Equal Opportunity in Employment: All qualified applicants will receive consideration for employment without regard to race, color, religion, sex, national origin, age or physical handicap. Bidders on

this work will be required to comply with the President's Executive Order No. 11246, as amended."

B. "Each bidder must fully comply with the requirements, terms and conditions of the Environmental Protection Agency's Disadvantaged Business Enterprise Requirements, which have been adopted for the OWRB ARPA program, and include employing the six (6) good faith efforts and soliciting disadvantaged business enterprises during the performance of this contract. Requirements are contained in OWRB's Guidance and Procedures, ARP-267. The bidder commits itself to following the good faith efforts to solicit disadvantaged business enterprises contained herein and all other requirements, terms, and conditions of these bid conditions by submitting a properly signed bid."

C. If the total project cost exceeds \$10,000,000 (ten million dollars) "Davis Bacon Act wage rules shall apply. All laborers and mechanics employed by contractors and subcontractors on projects funded directly by or assisted in whole or in part by and through the Federal Government shall be paid wages at rates not less than those prevailing on projects of a character similar in the locality as determined by the Secretary of Labor in accordance with subchapter IV of Chapter 31 of Title 40, United States Code and 29 CFR parts 1,3, and 5. The Department of Labor provides all pertinent information related to compliance with labor standards, including prevailing wage rates and instructions for reporting. More information is available at <http://www.sam.gov> and <https://www.dol.gov/agencies/whd/government-contracts/construction>

D. System for Award Management (SAM) registration is required for all Applicants and Awardees (Entities, Prime Contractors, Subcontractors, Vendors) in order to receive funds from the ARPA program. SAM replaced the Central Contractor Registration/ Federal Agency Registration, Online Representations and Certifications Application, and Excluded Parties List System. Applicants and awardees are required to complete a one-time free registration to provide basic information relevant to procurement and financial transactions. On April 4, 2022, the unique entity identifier used across the federal government changed from the DUNS Number to the Unique Entity ID (generated by SAM.gov). Registrants must retain an active status to be eligible for ARPA funding. Applicants and Awardees can go to SAM.gov to complete the registration process.

Cherokee Nation TERO requirements apply including fee of 1/2 of 1% of contract award to be paid to the TERO office, including \$25.00 per non-Indian employee per day working on this project to be paid to the TERO office. Successful bidder must complete required TERO paperwork and pay all applicable fees in accordance with Legislative Act 30-12 for this project.

The bids filed with the Business Manager's Office will be opened and considered by the Owner, at a meeting to be held in the Office of the Business Manager, at 653 Valley View Rd, Kansas, OK 74347 on the 30th day of April, 2026 at 11 a.m. Bids received more than ninety-six (96) hours prior to the Bid Opening will be returned.

The contract is to be awarded to the lowest, responsive, responsible bidder. The Owner reserves the right to correct any non-material clerical errors in the bidding as allowed under Oklahoma Law. The Owner reserves the right to reject any and all bids in accordance with the Oklahoma Public Competitive Bidding Act of 1974. Conditional bids shall not be accepted.

A non-mandatory pre-bid conference will be held on this project at the Office of the Business Manager, at 653 Valley View Rd, Kansas, OK 74347 on the 29th day of April, 2026 at 10 a.m.

(Published in the Grove Sun April 10 and 17, 2026)  
LPXLP

## ADVERTISEMENT FOR BIDS

The City of Grove is soliciting bids for furnishing all labor, materials, equipment, and services required to install a complete sound system for Wolf Creek Expo. All SEALED BIDS shall be marked "WOLF CREEK EXPO SOUND SYSTEM" and must be received in the office of the City Clerk on or before Wednesday, May 6, 2026, by 9:00 AM. Mail or hand deliver bids to City of Grove - 1201 NEO Loop - Grove, OK 74344 - Attention City Clerk, Karyn Pesich. No electronic bids will be accepted. The City of Grove reserves the right to reject any and all bids A site visit is required. Contact Dana Able,

Wolf Creek Expo Director, 918-937-3552 to schedule required site visit. Bid Packets including Bid Specifications are available at City Hall, 1201 NEO Loop, Grove, OK and on the city's website [www.cityofgroveok.gov](http://www.cityofgroveok.gov)

**Karyn Pesich**  
City Clerk

(Published in the Grove Sun April 14 and 17, 2026)  
LPXLP

WELLS FARGO BANK, N.A., Plaintiff,

v.

ALMA LACKEY; VICTOR H. LACKEY, III; PATRICIA ANN LACKEY; AUTOVEST, LLC; AND OCCUPANT(S) OF THE PREMISES Defendant(s).

**Case No. CJ-2022-223**  
**Judge Barry V. Denney**  
**FOURTH ALIAS**  
**NOTICE OF SHERIFF'S SALE**

NOTICE IS GIVEN to Alma Lackey; Victor H. Lackey, III; Patricia Ann Lackey; Autovest, LLC; Occupant(s) of the Premises, and their unknown successors and assigns, that on the 18th day of May, 2026, at 10:00 am, Steps of the County Courthouse at the County Courthouse in Jay, Delaware County, Oklahoma, the Sheriff of said County will offer for sale and sell for cash at public auction to the highest and best bidder, with appraisal, all that certain real estate in Delaware County, Oklahoma, to wit:

A TRACT OR PARCEL OF LAND LOCATED IN SECTION 1, TOWNSHIP 22 NORTH, RANGE 23 EAST, DELAWARE COUNTY, OKLAHOMA, PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 482 FEET SOUTH OF THE NORTHWEST CORNER OF THE NW1/4 OF THE SW1/4 OF SAID SECTION 1, TOWNSHIP 22 NORTH, RANGE 23 EAST; THENCE NORTH 61° 30' EAST 210 FEET, FOR A POINT OF BEGINNING; THENCE SOUTH 28° 30' EAST 417 FEET; THENCE NORTH 61° 30' EAST 105 FEET; THENCE NORTH 28° 30' WEST 417 FEET; THENCE SOUTH 61° 30' WEST 105 FEET TO THE PLACE OF BEGINNING, ALL IN SECTION 1, TOWNSHIP 22 NORTH, RANGE 23 EAST OF THE INDIAN BASE AND MERIDIAN, ACCORDING TO SURVEY THEREOF.

PROPERTY ADDRESS: 1302 W. Lindly Street, Jay, OK 74346

subject to taxes and tax sales, said property being duly appraised at \$65,000.00.

Sale will be made pursuant to an Order of Sale issued upon a judgment entered in the District Court of Delaware County, Oklahoma, in Case No. CJ-2022-223, wherein Wells Fargo Bank, N.A. is Plaintiff and Alma Lackey is/are Defendant(s) to satisfy said judgment in the sum of \$42,870.27 together with interest at 4.5% per annum from June 1, 2022, until paid, attorney's fee in the amount of \$2,000.00, late charges, all advances for taxes, insurance premiums, property preservation expenses, and other fees or expenses incurred prior to or during the pendency of this action, and costs of this action.

WITNESS MY HAND this 6th day of April, 2026.

**BY: /s/ Thurman Ray Thomas**  
Sheriff

**BY: /s/ Joe White**  
Undersheriff/Deputy

**LOGS LEGAL GROUP LLP**  
**770 NE 63rd St.**  
**Oklahoma City, OK 73105-6431**  
**(405) 848-1819**  
**Attorneys for Plaintiff**  
**File No. 24-140419**

(Published in the Grove Sun April 10 and 17, 2026)  
LPXLP

**FOURTH ALIAS NOTICE**  
**OF SHERIFF'S SALE**  
**CJ-2024-31**

Notice is given that on the 1st day of June, 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 appraisal, at public auction, to the highest and best bidder, all that certain real estate in Delaware County, Oklahoma,:

LOT 14, RAINBOW BEND, A SUBDIVISION, ACCORDING TO THE RECORDED PLAT THEREOF, DELAWARE COUNTY, OKLAHOMA.

AND TRACT "A" OF LOT 15, RAINBOW BEND, A SUBDIVISION, DELAWARE COUNTY, OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT

THE NW CORNER OF SAID LOT 15; THENCE S 41 DEGREES 25 MINUTES 39 SECONDS EAST 129.90 FEET ALONG THE NORTH LINE OF SAID LOT 15 TO THE NE CORNER THEREOF; THENCE N 50 DEGREES 47 MINUTES 59 SECONDS WEST 123.71 FEET TO A POINT ON THE WEST LINE OF SAID LOT 15; THENCE N 27 DEGREES 18 MINUTES 05 SECONDS EAST 21.62 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

subject to unpaid taxes, and all amounts set forth in the judgment granted herein, said property having been duly appraised at \$240,000.00. Sale will be made pursuant to a Forth Alias Special Execution and Order of Sale issued in accordance with judgment entered in the District Court of Delaware County, Oklahoma, in Case No. CJ-2024-31, titled PennyMac Loan Services, LLC, vs Chris D. Charles, Elizabeth Ann Charles, Jane Doe, John Doe, 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/ Samantha Demereck**  
**DEPUTY**

**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**

(Published in the Grove Sun April 17 and 24, 2026)  
LPXLP

**IN THE DISTRICT COURT**  
**OF DELAWARE COUNTY**  
**STATE OF OKLAHOMA**

CARRINGTON MORTGAGE SERVICES, LLC, Plaintiff,

v.

ROBERT SCOTT, JR. AS ADMINISTRATOR OF THE ESTATE OF ROBERT LEE SCOTT, DECEASED, MV REALTY OF OKLAHOMA, LLC, JOHN DOE OCCUPANT, IF ANY, NEAL HENDRIX, JENNIFER SAVLATIERRA, ROBERT LEE SCOTT, JR. AND RACHELLE WELCH Defendants.

**Case No. CJ-2025-00067**  
**ALIAS NOTICE BY**  
**PUBLICATION**

THE STATE OF OKLAHOMA TO: EACH DEFENDANT NAMED ABOVE

TAKE NOTICE that you have been sued by CARRINGTON MORTGAGE SERVICES, LLC in the above cause in the District Court of Delaware County, State of Oklahoma, and that you must answer the Petition on or before June 1, 2026, or the allegations of said Petition will be taken as true and judgment rendered against you awarding Plaintiff a first lien upon the following described real estate situated in Delaware County, State of Oklahoma, to-wit:

North Half (N/2) Southwest Quarter (SW/4) Northeast Quarter (NE/4) of Section Nine (9), Township Twenty-three (23) North, Range Twenty-five (25) East, AND Part of the N/2 SE/4 NE/4 of Section 9, Township 23 North, Range 25 East, Delaware County, Oklahoma, more particularly described as follows: Beginning at Northeast corner of said N/2 SE/4 NE/4, run along the East line thereof South 00°01'54" West 27.01 feet; thence South 89°33'14" West 435.54 feet; thence South 89°05'21" West 436.71 feet; thence South 08°32'53" West 108.72 feet; thence South 09°11'28" West 211.15 feet; thence South 77°12'31" West 55.79 feet; thence South 74°29'06" West 94.81 feet; thence South 43°24'54" West 64.70 feet; thence West 202.50 feet to the West line of said N/2 SE/4 NE/4; thence North 00°02'37" East 427.77 feet to the Northwest corner thereof; thence North 89°33'14" East 1314.52 feet to the point of beginning.

PROPERTY ADDRESS: 69889 E 362 LN, JAY, OK 74346 25-00426

For the sum of \$312,279.54, with interest from January 1, 2024, at 4.62500% per annum, together with a reasonable attorney's fee, costs for abstracting, advances for taxes, insurance and property preservation, and the costs of this action, and ordering said property sold to satisfy said judgment, and forever barring you and all persons claiming by, through or under you from ever setting up or asserting any right, title, equity or interest in and to said real estate adverse to the right and title of the purchaser at said foreclosure sale, and for such other and further relief to

which it may be entitled.

WITNESS MY HAND AND OFFICIAL SEAL, this 19 day of March 2026.

**MARINOSCI LAW GROUP, P.C.**  
**Arnetta J. Porter OBA# 34757**  
**2601 NW Expressway, Suite 710W**  
**Oklahoma City, OK 73112**  
**Telephone: (405) 252-9500**  
**Facsimile: (405) 242-4395**  
**Email: aporter@mlg-defaultlaw.com**  
**ATTORNEYS FOR PLAINTIFF**

(Published in the Grove Sun April 3, 10, and 17, 2026)  
LPXLP

**NOTICE OF SHERIFF'S SALE**  
**CJ-2025-251**

Notice is given that on the 18 day of May, 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 appraisal, at public auction, to the highest and best bidder, all that certain real estate in Delaware County, Oklahoma,:

The NW 1/4 of the SW 1/4 of Section 2, Township 20 North, Range 24 East, containing 40 acres, more or less.

subject to unpaid taxes, and all amounts set forth in the judgment granted herein, said property having been duly appraised at \$95,000.00. 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-2025-251, titled Bank of Gravette n/k/a Legacy National Bank vs Sherrill Wheeler, Unknown Spouse of Sherrill Wheeler, Decatur State Bank n/k/a Grand Savings Bank, Conesco Finance Servicing Corp. n/k/a Newrez LLC, and Occupants of the Premises, 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/ Samantha Demereck**  
**DEPUTY**

**Jason Boyeskie, OBA # 34222**  
**The Law Group of Northwest**  
**Arkansas PLLC**  
**1830 Shelby Lane**  
**Fayetteville, AR 72704**  
**Phone: (479) 316-3760**  
**Fax: (844) 325-6603**  
**Jason.boyeskie@lawgroupnwa.com**  
**Andrew.dungan@lawgroupnwa.com**

(Published in the Grove Sun April 10 and 17, 2026)  
LPXLP

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

CASSIE HILLEGASS, Plaintiff,

v.

The Successors, Heirs, Executors, Administrators, Trustees, Devises and Assigns, Immediate and Remote, Whether Known or Unknown of ALONZO RENALDO BEEHLER and LAURA P. BEEHLER, individually and as trustees of the Alonzo Renaldo Beehler and Laura P. Beehler Revocable Living Trust, dated the 2nd day of December 1994, both deceased, and the Unknown Beneficiaries of the Alonzo Renaldo Beehler and Laura P. Beehler Revocable Living Trust, dated the 2nd day of December 1994, Defendants.

**Case No. CV-2026-52**  
**NOTICE BY PUBLICATION**

THE STATE OF OKLAHOMA, TO: The Successors, Heirs, Executors, Administrators, Trustees, Devises and Assigns, Immediate and remote, Whether Known or Unknown of Alonzo Renaldo Beehler and Laura P. Beehler, individually and as trustees of the Alonzo Renaldo Beehler and Laura P. Beehler Revocable Living Trust, dated the 2nd day of December 1994, both Deceased, and the Unknown Beneficiaries of the Alonzo Renaldo Beehler and Laura P. Beehler Revocable Living Trust, dated the 2nd day of December 1994.

You are hereby notified that you have been sued in the District Court of Delaware County, State of Oklahoma, in Case No. CV-2026-52, by the above-named Plaintiff, wherein the Plaintiff is seeking to quiet title to the following-described real property situated in Delaware County, Oklahoma, to-wit:

The South 13.33 Feet of Lots One (1) and Two (2) and all of Lots Three (3) and Four (4) in Block Three (3) in SUNRISE HEIGHTS TRACT #2, being a part of the Southeast Quarter of the Northwest Quarter (SE/4 NW/4) of Section Twenty-three (23), Township Twenty-five (25) North, Range Twenty-two (22) East in the County of Delaware, State of Oklahoma, according to the recorded plat thereof.

THE STATE OF OKLAHOMA TO: The Successors, Heirs, Executors, Administrators, Trustees, Devises and Assigns, Immediate and remote, Whether Known or Unknown of Alonzo Renaldo Beehler and Laura P. Beehler, individually and as trustees of the Alonzo Renaldo Beehler and Laura P. Beehler Revocable Living Trust, dated the 2nd day of December 1994, both Deceased, and the Unknown Beneficiaries of the Alonzo Renaldo Beehler and Laura P. Beehler Revocable Living Trust, dated the 2nd day of December 1994.

You are further notified that unless you answer the Petition of the Plaintiff on or before the 15th day of May, 2026, the allegations of the Petition will be taken as true and judgment rendered quieting title in and to the Real Property in the name of the Plaintiff, and a further judgment determining that the Successors, Heirs, Executors, Administrators, Trustees, Devises and Assigns, Immediate and Remote, Whether Known or Unknown of Alonzo

**PLEASE SEE**  
**LEGALS PG 7**

YOU ARE HEREBY NOTIFIED that the Plaintiff, Penny L. Howard, Trustee of The Keith L. Snyder Revocable Trust Agreement, dated 12-16-2020, has filed a Petition in the District Court in and for Delaware County, State of Oklahoma, Case No. CV-2026-50.

Unless you answer the Petition on or before the 22nd day of May 2026, the allegations of the Petition will be taken as confessed, and judgment will be rendered accordingly determining that the Plaintiff is the absolute owner of good and perfect title in and to the following described real property, to wit:

LOT TWO (2), SHORT ESTATE, a subdivision of Delaware County, State of Oklahoma, according to the Recorded Plat thereof.

Judicial determination will quiet title against all claims of the Defendants, or others claiming by or through them, and decree that the Plaintiff is the absolute owner of good and perfect title to the above described real property. You are referred to the Plaintiff's Petition filed in the cause for further particulars.

WITNESS my hand and seal of said Court this 27 day of March 2026.

**Karma Sapp**  
**Delaware County Court Clerk**  
**BY: /s/ Ashlynn Roberson**  
**Clerk / Deputy**  
[Seal]

**Prepared by:**  
**Bryan A. Rock, OBA #22700**  
**Ritchie, Rock & Atwood**  
**P.O. Box 246**  
**Pryor, OK 74362**  
**Ph: 918-825-4558**  
**Fx: 918-825-1623**  
**Attorney for Plaintiff**

(Published in the Grove Sun April 3, 10, and 17, 2026)  
LPXLP

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

CASSIE HILLEGASS, Plaintiff,

v.

The Successors, Heirs, Executors, Administrators, Trustees, Devises and Assigns, Immediate and Remote, Whether Known or Unknown of ALONZO RENALDO BEEHLER and LAURA P. BEEHLER, individually and as trustees of the Alonzo Renaldo Beehler and Laura P. Beehler Revocable Living Trust, dated the 2nd day of December 1994, both deceased, and the Unknown Beneficiaries of the Alonzo Renaldo Beehler and Laura P. Beehler Revocable Living Trust, dated the 2nd day of December 1994, Defendants.

**Case No. CV-2026-52**  
**NOTICE BY PUBLICATION**

THE STATE OF OKLAHOMA, TO: The Successors, Heirs, Executors, Administrators, Trustees, Devises and Assigns, Immediate and remote, Whether Known or Unknown of Alonzo Renaldo Beehler and Laura P. Beehler, individually and as trustees of the Alonzo Renaldo Beehler and Laura P. Beehler Revocable Living Trust, dated the 2nd day of December 1994, both Deceased, and the Unknown Beneficiaries of the Alonzo Renaldo Beehler and Laura P. Beehler Revocable Living Trust, dated the 2nd day of December 1994.

You are hereby notified that you have been sued in the District Court of Delaware County, State of Oklahoma, in Case No. CV-2026-52, by the above-named Plaintiff, wherein the Plaintiff is seeking to quiet title to the following-described real property situated in Delaware County, Oklahoma, to-wit:

The South 13.33 Feet of Lots One (1) and Two (2) and all of Lots Three (3) and Four (4) in Block Three (3) in SUNRISE HEIGHTS TRACT #2, being a part of the Southeast Quarter of the Northwest Quarter (SE/4 NW/4) of Section Twenty-three (23), Township Twenty-five (25) North, Range Twenty-two (22) East in the County of Delaware, State of Oklahoma, according to the recorded plat thereof.

You are further notified that unless you answer the Petition of the Plaintiff on or before the 15th day of May, 2026, the allegations of the Petition will be taken as true and judgment rendered quieting title in and to the Real Property in the name of the Plaintiff, and a further judgment determining that the Successors, Heirs, Executors, Administrators, Trustees, Devises and Assigns, Immediate and Remote, Whether Known or Unknown of Alonzo

# LEGALS

CONTINUED FROM PG 6

Renaldo Beehler and Laura P. Beehler, individually and as trustees of the Alonzo Renaldo Beehler and Laura P. Beehler, Trustees of the Alonzo Renaldo Beehler and Laura P. Beehler Revocable Living Trust, dated the 2nd day of December 1994, both deceased, and the unknown beneficiaries of the Alonzo Renaldo Beehler and Laura P. Beehler Revocable Living Trust, dated the 2nd day of December 1994, 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 31st day of March 2026.

**Karma Sapp, Court Clerk**  
**DELAWARE County, Oklahoma**  
By: **/s/ Nikitia Smoke**  
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 April 3, 10, and 17, 2026)  
LPXLP

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

J.B. Schuelein, Trustee of the J.B. Schuelein Trust dated March 3, 2015, as Amended April 5, 2022 and John Howard Walstad and Shelly Jeanne Walstad, Trustees of the John and Shelly Walstad Revocable Trust dated the 6th day of May, 2015, Timothy L. Potter and Julie L. Potter, Trustees of The Potter Family Trust dated July 24, 1997 Plaintiffs,

The Successors, Heirs, Executors, Administrators, Trustees, Devisees and Assigns, Immediate and Remote, Whether Known or Unknown of William F. Schuelein, Deceased, William M. Schuelein, Deceased, and Wilma H. Wagon, formerly Wilma H. Schuelein, Deceased, Defendants.

**Case No. CV-2026-57**  
**NOTICE BY PUBLICATION**

THE STATE OF OKLAHOMA, TO: The Successors, Heirs, Executors, Administrators, Trustees, Devisees and Assigns, Immediate and Remote, Whether Known or Unknown of William F. Schuelein, Deceased, William M. Schuelein, Deceased and Wilma H. Wagon, formerly Wilma H. Schuelein, Deceased,

You are hereby notified that you have been sued in the District Court of Delaware County, State of Oklahoma, in Case No. CV-2026-57, by the above-named Plaintiffs, wherein the Plaintiffs are seeking to quiet title to the following-described real property situated in Delaware County, Oklahoma, to-wit:

A TRACT OF LAND THAT IS PART OF SECTION 8, TOWNSHIP 24 NORTH, RANGE 23 EAST OF THE INDIAN BASE AND MERIDIAN, DELAWARE COUNTY, OKLAHOMA, SAID TRACT BEING THAT LAND LYING BETWEEN SCHUELEIN ESTATES SUBDIVISION AND THE GRDA TAKING LINE, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 11 OF SAID SUBDIVISION ALSO BEING A FOUND 5/8" IP, THENCE ALONG THE EAST LINE OF SAID SUBDIVISION'S EXTERIOR N 33°44'21" E A DISTANCE OF 15.36 FEET; THENCE S 68°20'13" E A DISTANCE OF 35.97 FEET TO AN ANGLE POINT IN THE GRDA TAKING LINE; THENCE THE FOLLOWING THREE COURSES ALONG SAID GRDA LINE: S 33°16'26" W A DISTANCE OF 247.80 FEET; AND N 84°01'51" W A DISTANCE OF 131.74 FEET; AND N 39°28'03" W A DISTANCE OF 187.90 FEET; THENCE LEAVING SAID GRDA LINE, N 39°30'45" E A DISTANCE OF 10.84 FEET TO THE EXTERIOR BOUNDARY OF SAID SUBDIVISION, ALSO BEING THE SOUTHWEST CORNER OF LOT 13 AND A

FOUND IP CAP #1199; THENCE ALONG THE SOUTH LINE OF SAID SUBDIVISIONS EXTERIOR BOUNDARY S 37°51'42" E A DISTANCE OF 148.72 FEET (PLAT S 36°22' E) TO A FOUND IP CAP #1199; THENCE ALONG THE SOUTH LINE OF SAID SUBDIVISIONS EXTERIOR BOUNDARY S 84°09'46" E A DISTANCE OF 130.67 FEET (PLAT S 82°47' E 131.30 FEET) TO A FOUND 5/8" IP; THENCE ALONG THE EAST LINE OF SAID SUBDIVISION'S EXTERIOR N 33°44'21" E A DISTANCE OF 206.50 FEET (PLAT N 35°05' E) TO THE POINT OF BEGINNING; CONTAINING 0.33 ACRES MORE OR LESS. AND SUBJECT TO ANY EASEMENT OF RECORD OR FACT.

AND

A TRACT OF LAND THAT IS PART OF SECTION 8, TOWNSHIP 24 NORTH, RANGE 23 EAST OF THE INDIAN BASE AND MERIDIAN, DELAWARE COUNTY, OKLAHOMA, SAID TRACT BEING THAT LAND LYING BETWEEN SCHUELEIN ESTATES SUBDIVISION AND THE GRDA TAKING LINE, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 13 OF SAID SUBDIVISION; THENCE ALONG THE SOUTHWEST LINE OF LOT 14, N 37°19'23" W 73.22 FEET TO A POINT ON THE GRDA TAKING LINE; THENCE ALONG THE GRDA TAKING LINE AND LEAVING SAID SOUTHWEST LINE OF LOT 14 S 19°18'32" 38.83 FEET TO A FOUND IRON PIN WITH A CAP; THENCE CONTINUING ALONG SAID TAKE LINE S 39°28'03" E 38.78 FEET TO A FOUND IRON PIN WITH CAP #1489; THENCE LEAVING SAID TAKE LINE N 39°30'45" E 10.84 FEET TO THE POINT OF BEGINNING. CONTAINING 0.015 ACRE, MORE OR LESS. SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.

You are further notified that unless you answer the Petition of the Plaintiff on or before the 1st day of June, 2026, the allegations of the Petition will be taken as true and judgment rendered determining that the Successors, Heirs, Executors, Administrators, Trustees, Devisees and Assigns, Immediate and Remote, Whether Known or Unknown of William F. Schuelein, deceased, and William M. Schuelein, deceased, if any exist other than the Plaintiffs, and the Successors, Heirs, Executors, Administrators, Trustees, Devisees and Assigns, Immediate and Remote, Whether Known or Unknown of Wilma H. Wagon, formerly Wilma H. Schuelein, Deceased, have no right, title or interest in and to the real property and quieting title in and to the real property in the name of the Plaintiffs as set forth in the Petition. You are referred to the Petition for further details.

WITNESS my hand this 14th day of April, 2026.

**KARMA SAPP, Court Clerk**  
**DELAWARE County, Oklahoma**  
By: **/s/ R. Karleskint**  
Deputy

**Tommy R. Dyer Jr.,**  
**O.B.A. #13594**  
**DAVIS & THOMPSON, PLLC**  
**P.O. Box 487**  
**Jay, Oklahoma 74346**  
**Telephone: (918) 253-4220**  
**(918) 801-4454**  
**Fax: (918) 801-4493**  
**tommy@davisandthompson.net**  
**Attorney for Plaintiff**

(Published in the Grove Sun April 17 and 24, and May 1, 2026)  
LPXLP

**IN THE DISTRICT COURT**  
**OF DELAWARE COUNTY**  
**STATE OF OKLAHOMA**

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

Case No. PB-2025-00108

**NOTICE AND ORDER**  
**OF HEARING PETITION**  
**FOR FINAL DECREE OF**  
**DISTRIBUTION OF ESTATE**  
**AND DISCHARGE OF**  
**PERSONAL REPRESENTATIVE**

Notice is hereby given that

JULIA B. WOLFE, the duly appointed and qualified Personal Representative of the ESTATE OF BENJAMIN LEE WOLFE (A/K/A BENJAMINE L. WOLFE), Deceased, has filed his Petition for Final Decree of Distribution of Estate and Discharge of Personal Representative. A hearing has been fixed by the Judge of the Court for the 12th day of May, 2026, at, 1:30 PM 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 Personal Representative discharged.

DATED this 9th day of April, 2026.

**/s/ David Crutchfield**  
**JUDGE OF DISTRICT COURT**

By: \_\_\_\_\_  
Deputy Court Clerk

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

(Published in the Grove Sun April 17 and 24, 2026)  
LPXLP

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

In the Matter of the Estate of Anna Shrum, a/k/a Anna Jane Shrum, Deceased

**Case No. PB-2026-8**  
**Judge David Crutchfield**  
**NOTICE OF SALE**  
**OF REAL PROPERTY**

NOTICE is hereby given that 1Savana Ramirez, Personal Representative of the Estate of Anna Shrum, a/k/a Anna Jane Shrum, deceased (the "Decedent") 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 the 11th day of May, 2026, at 9:00 a.m., all the right, title and interest the estate has in and to the following-described real property located in Delaware County, Oklahoma, to-wit:

An undivided 1/2 interest in and to the following:

The SE 1/4 NE 1/4; of Section 34, Township 24 North, Range 22 East, Delaware County, Oklahoma, LESS AND EXCEPT the following tract of land: A strip or parcel of land 30 feet wide, lying 15 feet on each side of the following delineation located in said SE 1/4 NE 1/4 of Section 34, and all of that land lying on the East side of the road now existing, to the East side of the SE 1/4 NE 1/4 as of the above, described as follows: Beginning at a point 103 feet North of the NE corner of the said S 1/2 SE 1/4 NE 1/4 thence West 345 feet, thence South 14° 55' West 217.5 feet, thence North 85° 52' West 30 feet, thence South 14° 55' West 28 feet, thence South 44° 06' West 189.8 feet, thence South 10° 03' West 211.4 feet, thence South 22° 04' East 196 feet, to a point 528 feet West of the SE corner of the said S 1/2 SE 1/4 NE 1/4, thence East to the SE corner of said S 1/2 SE 1/4 NE 1/4, thence North to the point of beginning; and LESS AND EXCEPT the North 557 feet of the East 782.05 feet of said SE 1/4 NE 1/4; and LESS AND EXCEPT the South 207.71 feet of the West 208.71 feet of the North 615.71 feet thereof; and LESS AND EXCEPT a tract, piece or parcel of land situated in said SE 1/4 NE 1/4, more particularly described as follows, to-wit: Beginning in the center line of a public roadway, at a point on the East boundary line of said SE 1/4 NE 1/4, 763 feet North of the Southeast Corner thereof, thence, following said roadway, West 345 feet; thence South 14° 55' West 217.5 feet, thence North 85° 52' West 30 feet, to the Point of Beginning, thence South 14° 55' West 28 feet; thence South 44° 06' West 189.8 feet; thence South 10° 03' West 211.4 feet; thence South 89° 39' West 250 feet; thence North 24° 28' East 427.47 feet; thence North 89° 39' East 25 feet; thence South 85° 52' East 224.7

feet, to the point of beginning, and LESS AND EXCEPT a tract, piece or parcel of real estate situated in said SE 1/4 NE 1/4, more particularly described as follows, to-wit, Beginning at a point 763 feet North and 345 feet West of the Southeast corner of said SE 1/4 NE 1/4, thence South 14° 55' West 217.5 feet, thence North 85° 52' West 254.7 feet; thence South 89° 39' West 25 feet, to the point of beginning; thence South 89° 39' West 400 feet; thence South 24° 28' West 217.8 feet; thence North 89° 39' East 400 feet; thence North 24° 28' East 217.8 feet, to the point of beginning, according to the United States Government survey thereof, Delaware County, Oklahoma one half mineral rights. 17&1/2 acres more or less.

Full interest in and to the following:

A tract, piece or parcel of real estate situated in the SE 1/4 NE 1/4; of Section 34, Township 24 North, Range 22 East, Delaware County, Oklahoma, more particularly described as follows, to-wit: Commencing at a point 763 feet South and 345 feet West of the Northeast corner of said SE 1/4 NE 1/4; of Section 34, Township 24 North, Range 22 East; thence South 14° 55' West 217.5 feet; thence North 85° 52' West 254.7 feet; thence South 89° 39' West 25 feet, to the Point of Beginning; thence South 89° 39' West 200 feet; thence South 24° 28' West 217.8 feet; thence North 89° 39' East 200 feet; thence North 24° 28' East 217.8 feet, to the point of beginning, and containing 1 acre, more or less, according to the United States Government survey thereof.

And

A tract, piece or parcel of real estate situated in the SE 1/4 NE 1/4; of Section 34, Township 24 North, Range 22 East, Delaware County, Oklahoma, more particularly described as follows, to-wit: Commencing at a point 763 feet North and 345 feet West of the Southeast corner of said SE 1/4 NE 1/4; of Section 34, Township 24 North, Range 22 East; thence South 14° 55' West 217.5 feet; thence North 85° 52' West 254.7 feet; thence South 89° 39' West 225 feet, to the Point of Beginning; thence South 89° 39' West 200 feet; thence South 24° 28' West 217.8 feet; thence North 89° 39' East 200 feet; thence North 24° 28' East 217.8 feet, to the point of beginning, and containing 1 acre, more or less, according to the United States Government survey thereof.

All in accordance with the terms, covenants and conditions hereinafter 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 Delaware 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 Tommy R. Dyer Jr., (918) 253-4220, Attorneys at Law, or may be delivered to the Personal Representative, personally, or may be filed in the office of the Court Clerk of the District Court of Delaware County, Oklahoma. Bid forms may be obtained from the Personal Representative's counsel.

DATED this 14th day of April, 2026.

Savana Ramirez, Personal Representative of the Estate of Anna Shrum, a/k/a Anna Jane Shrum, deceased

By: **/s/ Tommy R. Dyer Jr.,**  
**Tommy R. Dyer Jr.,**  
**O.B.A. #13594**  
**DAVIS & THOMPSON, PLLC**  
**P.O. Box 487**  
**Jay, Oklahoma 74346**

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**Attorney for Personal Representative**

(Published in the Grove Sun April 17 and 24, 2026)  
LPXLP

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

IN THE MATTER OF THE ESTATE OF JIMMIE J. SAWVEL, Deceased

CASE NO. PB-2026-23

**NOTICE TO CREDITORS**

All creditors having claims against JIMMIE J. SAWVEL, 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, JIMMIE D. SAWVEL, 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 13th day of June, 2026, or the same will be forever barred.

**/s/ Jimmie D. Sawvel**  
JIMMIE D. SAWVEL,  
Administrator

Produced by:  
**Susan A. Muscari, OBA #16521**  
**MUSCARI LAW, PLLC**  
**P. O. Box 452409**  
**Grove, OK 74345**  
**PH: (918)791-3150**  
**s.muscari@muscari.com**  
**Attorney for Administrator**

(Published in the Grove Sun April 17 and 24, 2026)  
LPXLP

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

In the Matter of the Estate of DEWEY O. ANDREWS, deceased.

**Case No. PB-2026-25**  
**NOTICE TO CREDITORS**

All creditors having claims against Dewey O. Andrews, 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, Travis W. Andrews, at the law offices of Logan & Lowry, LLP, 101 South Wilson Street, P. O. Box 558, Vinita, Oklahoma 74301, attorneys for the Personal Representative, on or before the following presentment date: June 20, 2026, or the same will be forever barred.

**LOGAN & LOWRY, LLP**  
**101 South Wilson**  
**P. O. Box 558**  
**Vinita, OK 74301**  
**(918) 256-7511**

By: **/s/ Todd E. Kolczun**  
**Todd E. Kolczun, O.B.A.**  
**#16252**

Date: April 14, 2026

(Published in the Grove Sun April 17 and 24, 2026)  
LPXLP

**DISTRICT COURT OF**  
**DELAWARE COUNTY**  
**STATE OF OKLAHOMA**

IN THE MATTER OF THE ESTATE OF JAMES TIMOTHY MCCLURE, Deceased.

**No. PB-2026-26**  
**NOTICE TO CREDITORS**

All persons having claims against James Timothy McClure, 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 Aaron Alford, 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: June 22, 2026 or the same will be forever barred.

DATED this 14th day of April, 2026.

**/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 April 17 and 24, 2026)  
LPXLP

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

IN THE MATTER OF THE ESTATE OF FLORENCE E. WILLEY, Deceased

CASE NO. PB-2026-29

**CORRECTED AMENDED**  
**NOTICE AND ORDER**  
**FOR HEARING PETITION**  
**FOR PROBATE OF WILL;**  
**APPOINTMENT OF PERSONAL REPRESENTATIVE;**  
**DETERMINATION OF HEIRS,**  
**DEVISEES AND LEGATEES,**  
**AND ISSUANCE OF LETTERS**  
**TESTAMENTARY**

Notice is hereby given to all persons interested in the Estate of FLORENCE E. WILLEY, Deceased, that on the 25th day of March 2026, MARK F. WILLEY filed in the District Court of Ottawa County, Oklahoma, a Petition praying that Letters Testamentary be issued thereon to MARK F. WILLEY 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 April 2026, notice is hereby given that on the 21st day of April 2026, at the hour of 1:30 p.m. of said day has been appointed as the time of hearing said Petition at District Courtroom No. #2 in the Courthouse 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 2nd day of April, 2026.

**/s/ David Crutchfield**  
**JUDGE OF THE DISTRICT COURT**

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

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

(Published in the Grove Sun April 10 and 17, 2026)  
LPXLP

## Real Estate Auction

**Wednesday, April 22, 2026** **STARTS @ 12:01 PM**

**FOR INFO & ONLINE BIDDING: [www.chuppsauction.com](http://www.chuppsauction.com)**

Address: 1561 W. 63rd St. • Grove, OK 74344  
Directions: On west side of Grove, OK on Hwy 59 turn south on 63rd St. go 8/10 mile house on left.

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