

Delaware County Court Report

Divorces

Nikkea Rhynelle Bear vs. Jonathan Paul Bear
Jill Deise Dunigan vs. Dwain Ray Dunigan
David Rae Jeffries vs. Kori Alena Jeffries
Sheila Kathleen Power vs. Ralph Lee Power

Protective Orders

Kristie Dee Muirhead et al vs. Desirae Gonzales-Muise
Beth Ann Miner et al vs. Joshua Paul Burch

Misdemeanors

State of Oklahoma vs. Adam Lee Bailey for larceny of merchandise from retailer
State of Oklahoma vs. Raymond

Cornsilk for larceny of merchandise from retailer

State of Oklahoma vs. Joseph Wayne Factor for driving under influence of alcohol – aggravated

State of Oklahoma vs. Brenda Sue Gallman for two or more bogus checks together

State of Oklahoma vs. Clinton Lucas Kerley for petit larceny

State of Oklahoma vs. Tarah Diane Kerley for petit larceny

State of Oklahoma vs. Hunter Drew Nichols for dumping trash on public/private property

Felonies

State of Oklahoma vs. Alecia Freeman for driving under the influence of alcohol

LEGALS

STATE OF OKLAHOMA
DEPARTMENT OF TRANSPORTATION
Advertisement to Contractors
November 20, 2025 – 10:30 A.M. Bid Opening

Plans and proposals for this bid opening will be available on October 23, 2025. No bidding proposals will be issued to any Contractor after November 19, 2025 10:30 A.M.. The cost for each bidding proposal is \$50.00 + tax. State Standard Specifications may be purchased by contacting ODOT Business Services Center Branch (405) 521-4509. No refunds will be made for bidding documents or specification books purchased.

Sample proposals, preliminary plans, long form and short form notices, order forms, bid tabs and awards, can be accessed on ODOT's Website: <https://oklahoma.gov/odot/business-center/contracts-and-proposals.html>

Bids must be prepared in accordance with the State Standard Specifications. Unless otherwise specified, bids for all projects must be submitted over the internet to Bid Express (<https://www.bidx.com>) using AASHTOWare Project Bids. Instructions for using Bid Express, Project Bids, and the electronic bidding process are available from the Office Engineer Division. When written bids are allowed, sealed proposals may be delivered directly to the Office Engineer Division prior to the scheduled bid opening. For written bids, do not disassemble the bidding proposal in any way.

Any firm bidding a project as a joint venture must complete the 'Request for Joint Venture' form, which is posted on the ODOT website, prior to the bid opening.

Unless otherwise specified in the proposal, all bids must be submitted with a proposal guaranty equal to 5% of the bid total.

Questions and comments regarding the November 20, 2025 bid opening will be accepted until October 31, 2025. Please submit your questions through the ODOT pre-bid email address: ODOT-PREbid.Question@odot.org. Responses will be posted to the "Pre-bid Questions and Answers" section of the ODOT Contracts & Proposals webpage as they are received. It is recommended that interested contractors visit the "Pre-Bid Questions and Answers" link regularly in order to stay informed of the latest information: <https://oklahoma.gov/odot/business-center/contracts-and-proposals.html>.

Unless otherwise noted in the proposal, upon award of the contract to the successful bidder, the contract will be completely and correctly executed by the contractor and returned to the Department within ten (10) working days from the date of award. The Department will have fourteen (14) working days from the date of award to complete its execution of the contract.

The Oklahoma Department of Transportation (ODOT) and the Oklahoma Turnpike Authority (OTA) ensures that no person or groups of persons shall, on the grounds of race, color, sex, religion, national origin, age, disability, retaliation or genetic information, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any and all programs, services, or activities administered by ODOT or OTA, their recipients, sub-recipients, and contractors. To request an accommodation please contact the ADA Coordinator at (405) 521-4140 or the Oklahoma Relay Service at 1-800-722-0353. If you have any ADA or Title VI questions email ODOT-ada@titlevi@odot.org.

Description of work and location of project:

Call Order: 643
STP-249C(068)PM SH-82 MAYES & CHEROKEE JP NO. 30370(04)
GRADE, DRAIN, AND SURFACE
SH-82: FROM THE CHEROKEE COUNTY LINE, EXTEND NORTH NEAR LOCUST GROVE.
STATE OF OKLAHOMA, OKLAHOMA DEPARTMENT OF TRANSPORTATION
- By: TIM J. GATZ, Director.

IN THE DISTRICT COURT
OF DELAWARE COUNTY
STATE OF OKLAHOMA

PHH MORTGAGE CORPORATION, Plaintiff,

v.

JIMMIE R. DUNCAN, DECEASED; SPOUSE, IF ANY, OF JIMMIE R. DUNCAN; JOHN DOE, OCCUPANT; CREDIT CORP. SOLUTIONS INC.; UNKNOWN HEIRS, SUCCESSORS, AND ASSIGNS OF JIMMIE R. DUNCAN, DECEASED; AND UNITED STATES OF AMERICA EX REL. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT Defendant(s).

WITNESS MY HAND AND OFFICIAL SEAL, this 22 day of October, 2025.

Karma Sapp, Court Clerk
By: /s/ Deputy Clerk

Case No. CJ-2025-159
Judge Jennifer McAffrey
NOTICE BY PUBLICATION

(Published in the Grove Sun November 4, 11, and 18, 2025)
LPXLP

THE STATE OF OKLAHOMA, TO: Spouse, if any, of Jimmie R. Duncan and Unknown heirs, successors, and assigns of Jimmie R. Duncan, Deceased, if living or if dead, and to said Defendant(s)' unknown successors, if any.

BRENDA O'NEAL, Plaintiff,

v.

TAKE NOTICE that you have been sued by PHH Mortgage Corporation, in the District Court of Delaware County, State of Oklahoma, and that you must answer the Petition on or before January 2, 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:

MICHAEL E. JENISON; GERALD P. JENISON; KELBY JENISON; COREY JENISON; and JULIANNE STEC; ALL, if living, and if not living, THEIR RESPECTIVE KNOWN AND UNKNOWN HEIRS, SUCCESSORS AND ASSIGNS; and THE UNKNOWN HEIRS, SUCCESSORS AND ASSIGNS of GERALD ARLow JENISON, a/k/a GERALD A. JENISON, Deceased; Defendants.

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DELAWARE, STATE OF OKLAHOMA, AND IS DESCRIBED AS FOLLOWS: THE S1/2 NW1/4 NE1/4 AND THE S1/2 N1/2 NW1/4 NE1/4 OF SECTION 24, TOWNSHIP 21 NORTH, RANGE 24 EAST, DELAWARE COUNTY, OKLAHOMA.

PROPERTY ADDRESS: 50251 S. 667 Road, Colcord, OK 74338

for the sum of \$116,740.89, with interest from March 2, 2025, at 7.829 percent per annum, together with a reasonable attorney's fee, 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

Part of the North 14 acres of the NW ¼ SE ¼ of Section 36, Township 20 North, Range 25 East,

Delaware County, Oklahoma, being more particularly described as follows: Tract 2: Beginning at a point N 87° 58' 34" East, 793.44 feet from the NW corner of the NW ¼ SE ¼ of said Section 36; thence N 87° 58' 34" East, 355.65 feet; thence S 35° 19' 58" West, 193.26 feet; thence S 27° 37' 54" West, 156.10 feet; thence N 75° 26' 49" West, 162.46 feet; thence N 03° 18' 21" West, 242.98 feet to the point of beginning, subject to the right-of-way of the County Road and to any and all easements ("the subject property").

YOU ARE FURTHER NOTIFIED that, unless you answer the Plaintiffs' Petition on or before December 17, 2025, the allegations contained in said Petition will be taken as true, and a Judgment entered quieting Plaintiffs' 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 23rd day of October, 2025.

By: /s/ R. Karleskint,
COURT CLERK DEPUTY

Phil K. Thompson, OBA # 8979
DAVIS & THOMPSON, PLLC
314 S. 5th Street, P.O. Box 487
Jay, Oklahoma 74346-0487
Telephone: (918)253-4220
Facsimile: (918)801-8843
Attorney for Plaintiff

(Published in the Grove Sun October 28, November 4 and 11, 2025)
LPXLP

LEGAL NOTICE
OF ELECTIONS TO SELECT
SCHOOL BOARD MEMBERS
TO THE BOARD OF
EDUCATION OF NORTHEAST
TECHNOLOGY CENTER
SCHOOL DISTRICT NO. 11,
D/B/A NORTHEAST TECH
(NT), FROM BOARD DISTRICT
NO. 11 (ZONE 1) FOR A FULL
TERM

Date of the Elections: A General election shall be held on the first Tuesday in April, **April 7, 2026**, to select a board member of N011theast Technology Center School District No. 11, d/b/a N011theast Tech, to represent **BOARD DISTRICT NO. 11 (Zone 1)**. If more than two (2) candidates file for a position scheduled to be on the ballot, a Primary election shall be held on the second Tuesday in February, **February 10, 2026**. If no candidate receives more than fifty percent (50%) of the votes cast in the Primary election, then the two candidates with the highest number of votes shall appear on the ballot at the General election. If, in the Primary election, one candidate receives more than fifty percent (50%) of the votes cast, that candidate is elected and a general election is not required. The polling places shall be open from 7:00 a.m. to 7:00 p.m.

Board Member Positions on Ballot: The voters of N011theast Technology Center District No. 11, d/b/a Northeast Tech, shall elect a board member for **BOARD DISTRICT NO. 11 (Zone 1)**, which has a five (5) year term of office, which expires in 2031.

Qualifications of Candidates for Offices: To be eligible to be a candidate, a person must have been: (i) a registered voter registered with the County Election Board at an address located within the geographical boundaries of the Board District for which the person files a Declaration of Candidacy for six (6) months preceding the first day of the filing period (**DECEMBER 1, 2025**); and (ii) must have resided in the Board District for which the person files a Declaration of Candidacy for at least six (6) months preceding the first day of the filing period (**DECEMBER 1, 2025**). No person shall be eligible to be a candidate for or elected to be a member of the board of education of a school district unless the person has been awarded a high school diploma or certificate of high school equivalency. A candidate may not be related to an employee of Northeast Technology Center District No. 11, d/b/a Northeast Tech, or to a member of the Board of Education of said School District within

the second degree by blood or marriage. The following are relatives within the second degree: a candidate's spouse, child, parent, grandchild, grandparent, brother, sister, spouse's child, spouse's grandchild, spouse's brother, spouse's sister, spouse's grandparent, grandchild's spouse, parent's spouse, and child's spouse. A candidate cannot have been convicted of, or entered a plea of guilty or no contest to, a misdemeanor involving embezzlement or a felony and it must presently be within fifteen (15) years of the completion of the sentence or during the pendency of an appeal of such conviction or plea.

If the candidate is not an incumbent member of the Board of Education, the candidate must agree and pledge in writing when the candidate files the candidate's Notification and Declaration of Candidacy that the candidate will complete at least twelve (12) hours of instruction on educational issues, including school finance, Oklahoma education laws and ethics, duties and responsibilities of board members, within fifteen (15) months following the candidate's election. This requirement may be satisfied by attending a 2-day workshop to be held within the state by the State Department of Education or by attending other state workshops, seminars, or classes which address the above-mentioned matters and which are sponsored by any organization approved by the State Board of Education, including, but not limited to, institutions of higher education. If the candidate is an incumbent member of a board of education, in his or her Notification and Declaration of Candidacy, the candidate shall be required to agree and pledge in writing that upon reelection the candidate will complete six (6) hours of instruction on educational issues emphasizing changes in school law and particularly changes in the above areas, within the fifteen (15) months following his or her election. If a member has not satisfied the above instructional requirements within fifteen (15) months of his or her election, "the board of education shall declare the seat of such member vacant and fill the vacancy according to law. If the candidate has served a full term of office as a member of said Board of Education and if the candidate has failed to attend a minimum of fifteen (15) hours of continuing education courses, workshops, seminars, conferences and conventions within this state which satisfy the continuing education requirement and which are approved jointly by the Oklahoma State Department of Education and the State Board of Career and Technology Education, the candidate is ineligible to run for reelection to the Board of Education.

Geographical Limits of School District. The territorial limits of NT are coterminous with the Mayes, Craig, and Ottawa Counties, all of Rogers County with the exception of the Catoosa School District, all of Delaware County with the exception of Turkey Ford, Ketchum School Districts, those portions of Cherokee County encompassed by the Kansas, Locust Grove and Oaks School Districts, that portion of Nowata County encompassed by the Chelsea School District, and portions of school districts partially located in Wagoner County. **School Zone No. 1** is located within the territory of NT. A map of NT and/or **Zone 1** may be obtained from any of the following: (a) Office of the Superintendent, Northeast Tech, P.O. Box 487, Pryor, Oklahoma 74362; or (b) Mayes County Election Board, County Courthouse, Pryor, Oklahoma 74362; or (c) Oklahoma Department of Career and Technology Education, 1500 West 7th Avenue, Stillwater, Oklahoma 74074.

Voters Eligible to Vote: Any person shall be eligible to vote in said elections if such person is registered as a voter with the County Election Board of the county in which the person resides at an address located within the geographical boundaries of Northeast Technology Center District No. 11, d/b/a Northeast Tech.

Ballot Titles: The ballot to be submitted to the voters shall call for the voters to: Select one candidate as a board member of Northeast Technology

Center District No. 11, d/b/a Northeast Tech, to represent **BOARD DISTRICT NO. 11 (Zone 1)**.
Rosalie Griffith, President of the Board of Education
Steve Lane, Clerk of the Board of Education

(Published in the Grove Sun November 4, 2025)
LPXLP

NOTICE TO THE PUBLIC

Please take notice that The Grand River Dam Authority has received an application for a private dock requiring directional bearing. Such directional bearing relates to a dock application for a private dock which if approved shall extend 140 feet across a cove, which measures 255 feet across from 745 feet mean sea level to 745 feet mean sea level on the nearest opposite shoreline.

Applicant: Christoper Helt
Lake Address: 904 Inwood Dr, Grove, OK
Legal Description: Township 24N, Range 24E, Section 7
Project: Private Dock

If you would like to request additional information, please address your request to the Grand River Dam Authority, P.O. Box 70, Langley, Ok. 74350 or call (918) 610-9688.

(Published in the Grove Sun November 4, 2025)
LPXLP

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

In the Matter of the Estate of
DAVID EUGENE FREEMAN,
deceased.

Case No. PB-2025-80
Notice to Creditors

All creditors having claims against David Eugene Freeman, 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, Jeannie I. Freeman, at the law offices of Logan & Lowry, LLP, Attn: David E. Jones, 101 South Wilson Street, P. O. Box 558, Vinita, Oklahoma 74301, attorneys for the Personal Representative, on or before the following presentment date: January 15, 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/ David E. Jones
David E. Jones, OBA #14256

Date: October 30, 2025

(Published in the Grove Sun November 4 and 11, 2025)
LPXLP

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

IN THE MATTER OF THE
ESTATE OF JULIE R.
HAWTHORN, Deceased

CASE NO: PB-2025-85

NOTICE TO CREDITORS

All creditors having claims against JULIE R. HAWTHORN, 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, WILLIAM HAWTHORN, c/o her attorney, SUSAN A. MUSCARI, PO BOX 452409, GROVE, OK 74345, on or before the following presentment date: the 21 day of December, 2025, or the same will be forever barred.

/s/ Susan A. Muscari
SUSAN A. MUSCARI,
Attorney for 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 October 28 and November 4, 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

ORDER OF CONTINUED HEARING

The Petitioner herein, REGENA M. COTRILL, has filed in the above captioned Court a Motion to Continue Hearing for her Petition For Letters Of Administration, Appointment Of Administrator, Determination Of Heirs, Issuance Of Letters Of Administration, and Waiver Of Inventory due to scheduling conflict and insufficient time to publish the Notice and Order of Hearing, and has requested a hearing date of Tuesday, November 25, 2025, at 1:30 p.m., before Judge David Crutchfield in Courtroom #2 in the Courthouse in the City of Jay, County of Delaware, State of Oklahoma at which time you may appear and show cause, if any, why said Petition should not be granted.

IT IS SO ORDERED this 23rd day of October, 2025.

/s/ David Crutchfield
HON. DAVID CRUTCHFIELD
DISTRICT COURT JUDGE

PREPARED BY:
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 October 28 and November 4, 2025)
LPXLP

HELP WANTED

ACCOUNTANT CLERK NEEDED

This is a part/full time position. Pay based on experience. Will train the right person. Apply at John's Tractor Works & Equipment. 918-256-5774

OKLAHOMA CLASSIFIED AD NETWORK

FOR MORE INFO CALL
1-888-815-2672

WANT TO BUY

OLD GUITARS WANTED! LARRY BRINGS CASH for vintage USA guitars, tube amps, banjos, mandolins, etc. Fender, Gibson, Martin, Gretsch, others. Call or text 918-288-2222. www.stringswest.com

GUN SHOW

WORLD'S LARGEST GUN SHOW – November 8 & 9 – Tulsa, OK Fairgrounds. Saturday 8-6, Sunday 8-4. WANENMACHER'S TULSA ARMS SHOW. Free appraisals. Bring your guns! www.TulsaArmsShow.com

ONLINE AUCTION

ONLINE AUCTION – 11/13 @ 6PM: Farm Equip • NH Swather • '16 JD 6105E, Steiger, Int'l & Ford Tractors • '16 Travel Trlr • Semi, Stock, Flatbed, Dump & Grain Trlrs • Planting & Tillage • Livestock Equip. • JD Gator & Riding Mower • & Much More! WigginsAuctioneers.com • 580-233-3066

NEWSPAPER FOR SALE

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

ADVERTISE STATEWIDE

Put your message where it matters most – IN OKLAHOMA NEWSPAPERS. We can place your ad in 132 newspapers. For more information or to place an ad, contact Landon Cobb at (405) 499-0022 or toll-free in OK at 1-888-815-2672.