

LEGALS

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

ARVEST BANK
Plaintiff,

vs.

CALEB CAMERON, et al.
Defendant(s)

No: CJ-2025-102 NOTICE BY PUBLICATION

THE STATE OF OKLAHOMA
TO: Caleb Cameron, Spouse of
Caleb Cameron

TAKE NOTICE that you have
been sued by the above named
Plaintiff, and that you must answer
the Petition of said Plaintiff on file
in said cause on or before January
19, 2026, or the allegations of said
Petition will be taken as true and
judgment rendered, foreclosing
any interest you may have in the
following-described real estate
(property) situated in Ottawa
County, Oklahoma, to-wit:

Lot 9 in Block 9 in MIDWAY
VILLAGE ADDITION, PLAT NO.3,
to the Town of North Miami, now
Commerce, Ottawa County,
Oklahoma, according to the
recorded plat thereof.

for the sum for:

Reason:
Unpaid Principal Balance
Amount:
\$98,918.65
Date of Default
April 1, 2025
Interest Due From
March 1, 2025
Interest Rate(s)
7.62500 %
*or as adjusted by the Note and
Mortgage

including all advances by Plaintiff,
if any, for taxes, insurance
premiums, or expenses necessary
for the preservation of the subject
property, all costs of this action,
reasonable attorney's fees and
costs as the Court may allow,
and the costs of foreclosing
your interest in the property and
ordering said property sold with or
without appraisal as Plaintiff
may elect, all of which you will take
due notice.

WITNESS my hand and official
seal this 17th day of November,
2025.

**Ottawa County Court Clerk,
Cassie Key
By: /s/ P. Blalock
DEPUTY COURT CLERK**

**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
BT #: 211416-01**

(Published in the Miami News
Record December 5, 12, and 19,
2025)
LPXLP

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

GITSIT SOLUTIONS, LLC, NOT
IN ITS INDIVIDUAL CAPACITY
BUT SOLELY IN ITS CAPACITY
AS SEPARATE TRUSTEE OF
GV TRUST 2025-1
Plaintiff,

vs.

UNKNOWN SUCCESSORS OF
JOSEPH H. SABO, DECEASED,
et al.
Defendant(s)

No: CJ-2025-137 NOTICE BY PUBLICATION

THE STATE OF OKLAHOMA TO:
Unknown Successors of Joseph
H. Sabo, Deceased, Unknown
Successors of Marylynn Wagner
Sabo, Deceased, Ana Sofia
Malloy, if living, and her Unknown
Successors if Deceased, Spouse
of Ana Sofia Malloy, Dennis James
Malloy, if living, and his Unknown
Successors if Deceased and
Spouse of Dennis James Malloy

TAKE NOTICE that you have
been sued by the above named
Plaintiff, and that you must answer
the Petition of said Plaintiff on file
in said cause on or before January
21, 2026, or the allegations of said
Petition will be taken as true and
judgment rendered, foreclosing
any interest you may have in the
following-described real estate
(property) situated in Ottawa
County, Oklahoma, to-wit:

A tract of Land Located in the
E/2 E/2 SE/4 SW/4 and W/2
W/2 SW/4 SE/4 of Section 3,
Township 26 North, Range 23
East of the Indian Meridian,
Ottawa County, Oklahoma,
More particularly described as
follows, to-wit: Commencing at the
Southwest Corner of said Section
3; Thence South 89°24'00" East
on the South Line of Section 3

a distance of 2491.36 Feet for
a Point of Beginning, Thence
South 89°24'00 East 400.00
Feet, Thence North 00°36'00"
East 871.20 Feet; Thence North
89°24'00 West 400.00 Feet;
Thence South 00°36'00" West
871.20 Feet to the Point of
Beginning

for the sum for:

Reason:
Unpaid Principal Balance
Amount:
\$325,913.14
Date of Default
November 24, 2020
Interest Due From
October 24, 2025
Interest Rate(s)
5.56000 %
*or as adjusted by the Note and
Mortgage

including all advances by Plaintiff,
if any, for taxes, insurance
premiums, or expenses necessary
for the preservation of the subject
property, all costs of this action,
reasonable attorney's fees and
costs as the Court may allow,
and the costs of foreclosing
your interest in the property and
ordering said property sold with or
without appraisal as Plaintiff
may elect, all of which you will take
due notice.

WITNESS my hand and official
seal this 14th day of November,
2025.

**Ottawa County Court Clerk,
By: /s/ T. Curry
DEPUTY COURT CLERK**

**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
BT #: 211829-01**

(Published in the Miami News
Record December 5, 12, and 19,
2025)
LPXLP

PUBLIC NOTICE: Verizon Wireless
plans to modify equipment on an
existing monopole tower located
at HWY 69 NE of Commerce in
Miami, Ottawa County, Oklahoma
74354 (36° 56' 43.1016" North
and -94° 51' 48.9816" West). The
monopole tower will remain at
the existing height of 157.25 feet.
Verizon Wireless is publishing this
notice in accordance with Federal
Communications Commission
regulations (47 CFR Pt. 1, Appx.
C, § V.C. and 47 CFR § 1.1307)
implementing Section 106 of the
National Historic Preservation Act
and the National Environmental
Policy Act. Parties interested
in commenting on this Federal
undertaking or with questions
on the proposed facility should
contact Jenny Guest, Terracon,
5111 Commerce Crossing Drive,
Suite 120, Louisville, Kentucky
40229, 502-365-9702 or jenny.
guest@terracon.com.

(Published in the Miami News
Record December 12, 2025)
LPXLP

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

RANDALL WEBB AND JANA
CUDE, Plaintiffs,

v.

RUSSELL WEBB, if living, and
if not living, HIS UNKNOWN
HEIRS, SUCCESSORS and
ASSIGNS, Defendants.

Case No. CV-2025-102 NOTICE BY PUBLICATION

THE STATE OF OKLAHOMA,
TO THE ABOVE-NAMED
DEFENDANT(S):

YOU ARE HEREBY NOTIFIED
that you have been sued in the
District Court of Ottawa County,
State of Oklahoma, in Case No.
CV-25-102, by the above-named
Plaintiffs, wherein the Plaintiffs
alleges that they are the owner
of the following-described real
property situated in Ottawa
County, Oklahoma, to-wit:

Lot 6, Block 71 in the Town
of Fairland, Ottawa County,
Oklahoma ("subject property"),
according to the recorded plat
thereof. Subject to all Easements
of Record.

YOU ARE FURTHER NOTIFIED
that, unless you answer the
Plaintiff's Petition on or before
January 15, 2026, 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 subject property. You are
referred to the Petition on file for
more details.

WITNESS my hand this 20 day
of November 2025.

**CASSIE KEY, COURT CLERK
OTTAWA COUNTY,
OKLAHOMA
By: /s/ F Henry
Deputy**

**Cody A. Thomas, OBA# 30752
Cody Allen Thomas, PLLC
22874 State Hwy 20 East
Jay, OK, 74346
Telephone (918) 353-2249
Email: cthomas@ok-legal.net
Website: www.
codyallenthomaslaw.com
Attorney for Plaintiffs**

(Published in the Miami News
Record November 28, December
5 and 12, 2025)
LPXLP

The Housing Authority of the
Peoria Tribe of Indians of
Oklahoma will hold a Regular
monthly meeting December
16, 2025 at 4:30 p.m., at the
Housing Authority Office located
at 3606 Sencay Avenue, Comstick
Square, Miami, Oklahoma.

(Published in the Miami News
Record December 12, 2025)
LPXLP

Oklahoma Drinking Water State Revolving Fund Advertisement for Bids Notice to Bidders

Notice is hereby given that The
Miami Special Utility Authority,
Miami, OK (MSUA) hereinafter
called the "Owner" will receive
sealed bids at the Office of the
Purchasing agent at 129 5th Ave
NW, Miami, Oklahoma, 74354,
until 2:00 pm on the day of January
6th, 2025.

Hwy 44 Waterline Crossing &
Treaty Rd.

All bids received at said time
shall be publicly opened and read
aloud. All work shall be performed,
and all construction and material
used and furnished shall be in
accordance with the Plans and
Specifications prepared by OWN,
Inc., and on file in the office of
the MSUA.

The project consists of
water system improvements
project consisting of 2,540 LF of
8" HDPE SDR-11 pipe, including
522 LF of 14" Highway boring with
14" steel casing, 8" gate valves, 6"
fire hydrants and miscellaneous
fittings & appurtenances.

The Notice to Bidders, Form
of Bid, Form of Contract, Plans
and Specifications, Forms of Bid
Bond, Performance and Statutory
Payment Bond, and other Contract
Documents may be examined at
the following:

1. MSUA
Attn: Brian Brassfield,
Purchasing Agent
129 5th Ave NW
Miami, OK 74354

2. OWN, Inc.
218 5th Street
Monett, MO 65708

A complete set of Plans and
Specifications to prospective
Bidders may be obtained at the
office of OWN, Inc. located at 218
5th Street, Monett, MO 65708
upon payment of \$250.00 non-
refundable for each set. Digital
copies are available for download
after registration at www.questcdn.
com for a non-refundable fee of
\$50.00 by inputting Quest Project
Number 9978021 on the "Project
Search" page. Contact QuestCDN.
com at (952) 233-1632 or info@
questcdn.com for assistance with
free membership registration,
downloading, and working with the
digital information.

IN ORDER TO BE ACCURATELY
REGISTERED AS AN ELIGIBLE
PLAN HOLDER, Contract
documents must be obtained
from QuestCDN.com or OWN,
Inc., and Bidder must accurately
register as a plan holder. Bid
documents submitted that were
obtained through a 3rd party will
be considered non-responsive.
The project will be awarded to the
lowest, responsive, responsible
bidder. The Owner reserves the
right to waive any informalities or
minor defects or to reject any or
all bids and to re-advertise and
to rebid.

Each Bidder shall accompany
his original bid, 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 within ten
(10) days after the acceptance
of his bid.

The deposit will be retained by
the Owner as, and for, liquidated
damages in case the successful
Bidder fails to enter in 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 his
bid with a DW- 412 Noncollusion
Affidavit and a DW-413 Business
Relationships Affidavit in writing
displaying that the Bidder has
not directly or indirectly entered
into an agreement, express of
implied, with any other Bidder or
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.

Performance, Maintenance
and Statutory Payment Bonds
in the amount of 100% of the
Contract price with a Corporate
Surety licensed in Oklahoma
and approved by the Owner and
Engineer, will be required for
the faithful performance of the
Contract. A Maintenance Bond
guaranteeing 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, will be
required.

A. "Equal Opportunity in
Employment: All qualified
applicants will receive
considerations 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.
The requirements for Bidders and
contractors under this order are
explained in the Specifications."

B. "Each Bidder must fully comply
with the requirement, terms and
conditions of the Department of
Environmental Quality Small,
Minority, Women's Businesses
Requirements including affirmative
steps to Contract with small,
minority and women's businesses
during the performance of this
Contract. The Bidder commits
itself to the affirmative steps to
Contract with small, minority and
women's businesses contained
herein and all other requirements,
terms and conditions of these bid
conditions by submitting a properly
signed bid. Requirements are
contained in DEQ Guidance and
Procedures, DW-700."

C. "All Bidders must comply with
the Anti-Kickback Act and the
Contract Work Hours Standards
Act."

D. "Davis Bacon Act wage
rules shall apply. All laborers
and mechanics employed by
contractors and sub- contractors
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.
The Department of Labor provides
all pertinent information related to
compliance with labor standards,
including prevailing wage rates
and instructions for reporting. For
more information, please refer to
http://www.wdol.govl."

F. American Iron and Steel
provisions also apply to projects
funded directly by or assisted in
whole or in part by and through the
Federal Government pursuant to
the "Consolidated Appropriations
Act, 2014". Sec. 436(a)(1) of the
act states that "None of the funds
made available by a State Water
Pollution Control Revolving Fund
as authorized by Title VI of the
Federal Water Pollution Control
Act (33 U.S.C 1381 et seq.) or
made available by a Drinking
Water Treatment Revolving
Loan Fund as authorized by

Section 1452 of the Safe Drinking
Water Act (42 U.S.C. 300j-12)
shall be used for a project for
the construction, alteration,
maintenance, or repair of a public
water system or treatment works
unless all of the iron and steel
products used in the project are
produced in the United States."

G. System for Award Management
(SAM) registration is required for
all DWSRF program applicants
and Awardees (Entities, prime
contractors, subcontractors,
vendors) in order to be awarded
contracts by the DWSRF
program. SAM replaces 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. New Applicants and
awardees please go to Sam.gov to
complete the registration process.

Note: In order to register in
SAM, a Data Universal Number
System (DUNS) number will
be required. DUNS number is
a unique, non-indicative 9-digit
identifier issued and maintained
by Dun & Bradstreet (D&B)
that verifies the existence of a
business entity globally. D&B
assigns DUNS numbers for each
physical location of a business.
All entities doing business with
the U.S. Government can receive
a DUNS number FREE of charge
and, under normal circumstances,
within 1-2 business days when
using the D&B web form process
at http://fedgov.dnb.com/webform

The bids filed with the MSUA
will be opened and considered
by the MSUA, at a meeting to be
held at 129 5th Ave NW, Miami,
Oklahoma, 74354 at 2:00 pm on
the 6th day of January, 2025, but
all bids shall remain on file at least
forty-eight (48) hours thereafter
before a Contract will be made
and entered into thereon. 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 waive any informalities in
the bidding and the right to reject
any and all bids in accordance
with the Oklahoma Competitive
Bidding Act. Conditional bids shall
not be accepted.

**December 1, 2025, Tyler Cline,
City Manager**

(Published in the Miami News
Record December 5 and 12, 2025)
LPXLP

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

In the Matter of the Estate of:
GERALD LEE RUTLEDGE,
deceased.

Case No. PB-2025-38 NOTICE OF HEARING FINAL ACCOUNT, PETITION FOR DETERMINATION OF HEIRS, DISTRIBUTION AND DISCHARGE

NOTICE IS HEREBY GIVEN
that Gregory Rutledge the duly
appointed and qualified Personal
Representative of the above
captioned estate, has filed in this
Court a Final Account, Petition
for Determination of Heirs,
Distribution and Discharge; said
hearing of the same has been
fixed by the Judge of the Court
for the 29th day of December,
2025, at 10:00 o'clock a.m. at
the courtroom of and before
the Honorable R. Matt Whalen,
Judge of the District Court in the
County Courthouse at Miami, in
the County and State aforesaid,

and all persons interested in said
estate are notified then and there
to appear and show cause, if
any they have, why said estate
should not be distributed and
the Personal Representative
discharged.

Dated this 1st day of December,
2025.

**/s/ R. Matt Whalen
HONORABLE R. MATT
WHALEN
JUDGE OF THE DISTRICT
COURT**

**Andrew T. Doney, OBA #31366
DONEY LAW PLLC
2 N. Main, Ste. 404
Miami, OK 74354
918-540-2199 fax 918-540-1999
andrew@doney.law
Attorney for Personal
Representative**

(Published in the Miami News
Record December 5 and 12, 2025)
LPXLP

NOTICE TO PROPOSERS

Brian Brassfield, Purchasing
Agent for the City of Miami will
receive sealed proposals until 1:30
P.M. CST, on Tuesday January
13, 2026, for The City of Miami
(RFP 25-88) Property, Casualty,
Insurance Brokerage Services.
All proposals that have been duly
received by the appropriate date
and time will be opened in the
Office of the Purchasing Agent,
located at Miami City Hall, 129 5th
Ave. NW, Miami, OK. Everyone
is welcome to attend sealed
proposal opening.

(RFP 25-88) The City of Miami,
requests proposals from qualified
Proposers to provide Property and
Casualty Insurance Brokerage
Service.

SMALL BUSINESS AND
MINORITY BUSINESSES ARE
ENCOURAGED TO MAKE A
PROPOSAL. ENVELOPES
SHALL BE CLEARLY MARKED
"SEALED PROPOSAL" WITH
THE PROPOSERS NAME &
APPROPRIATE SOLICITATION
NUMBER (RFP 25-88) CLEARLY
SHOWN ON FRONT OF THE
ENVELOPE.

The City of Miami reserves
the right to reject any and all
proposals.

Any proposal received after
the time set for the opening of
proposals shall not be considered
by the awarding agency and shall
be returned unopened to the
proposer submitting same.

Full solicitation packets can be
downloaded from our website.. at
www.miamiokla.net.

(Published in the Miami News
Record December 12 and 19,
2025)
LPXLP

The Ottawa Tribe of Oklahoma
invites qualified contractors to
submit proposals for "LAND
CLEARING" services near the
Pow-Wow Grounds.

Mandatory pre-bid will be at the
Pow-Wow Grounds 20 December
2025 at 10am.

Anticipated start date 9 January
2026.

Questions call Aaron Epperson
918-540-1536

(Published in the Miami News
Record December 12, 2025)
LPXLP

Real Estate and Estate Auction

Thursday, December 18, 2025

Starts @ 9:17am

For more information and pics: www.chuppsauction.com

DIRECTIONS: From Collinsville, OK @ the Jnct of Hwy 169 & 126th St. N. Take 126th St. N. west 3.7 mi. Auction Property on Right. OR From Jnct of Hwy 75 & 126th St. N. Take 126th St. N. east 2 mi. Auction Property on Left. Pasture Parking.

ONSITE and ONLINE BIDDING!

OPEN HOUSES

MONDAY

December 1st & 8th

from 3:00 - 5:00 pm

DALE and MARIA CHUPP

We Will Be RUNNING 1, 2, RINGS ALL DAY!

Guns + Ammo - Safe - Tractor - Field Implements

Trailers - Show Cart - Wagon Parts- Chicken House

Saddles + Tack - Cattle Panels and Fencing Supplies

Hunting Gear - Welders - Shop Tools - Pneumatic Nailers - Saws

Hay - Vintage Tools - Household Appliances & Furniture and More!

Real Estate WTL SELL @ 12:01 PM



SELLS with NO RESERVE!

7921 E 126th St N. • Collinsville, OK 74021

(918) 630-0495

TERMS: Cash - Credit Cards - Check with Proper ID - OK Sales Tax Applies unless exemption is shown. NOT RESPONSIBLE FOR ACCIDENTS. ANY ANNOUNCEMENTS DAY OF SALE SUPERSEDES PREVIOUS ADVERTISING.

CHUPPS AUCTION & REAL ESTATE

Stan Chupp
(918) 638-1157

Dale Chupp, Realtor
Coldwell Banker Select
(918) 630-0495

Jonathan Miller
(918) 237-7582