LEGALS

NOTICE OF SHERIFF'S SALE
CJ-2026-41

Notice is given that on the 21st day of September, 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 appraisement, at public auction, to the highest and best bidder, all that certain real estate in Delaware County, Oklahoma,:

A TRACT IN THE SW/4 SW/4 NW/4 AND NW/4 NW/4 SW/4; ALL IN SECTION 1, TOWNSHIP 22 NORTH, RANGE 22 EAST IN DELAWARE COUNTY, OKLAHOMA, AND BEING MORE FULLY DESCRIBED AS FOLLOWS. COMMENCING AT THE NW CORNER OF SAID SW/4 SW/4 NW/4; THENCE NORTH 89°32 EAST 110.53 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°32` EAST 550.95 FEET; THENCE SOUTH 00°08` WEST 765.27 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY SOUTH 77°28` WEST 42.83 FEET TO A POINT ON THE CENTERLINE OF A COUNTY ROAD EASEMENT; THENCE ALONG SAID CENTERLINE NORTH 30°28` WEST 642.13 FEET; THENCE NORTH 40°00` WEST 282.76 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.91 ACRES, MORE OR LESS, DELAWARE COUNTY, OKLAHOMA. ALONG WITH 1982 REDMAN MOBILE HOME, #12009539 TITLE# 58028629409k, TAG#H 192408, AND INCLUDING ANY RESIDENTIAL DWELLING LOCATED THEREON WHICH MAY BE MANUFACTURED HOUSING DESCRIBED AS 2023 CMH REDMAN MOBILE HOME, Model 35MYO16562AH23, Serial #CBH037657TX

subject to unpaid taxes, and all amounts set forth in the judgment granted herein, said property having been duly appraised at $85,000.00. 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-2026-41, titled Vanderbilt Mortgage and Finance, Inc. vs Unknown Successors of Leo David Mancuso, Deceased and Spouse of Leo David Mancuso, 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/ Kristy Haynes
DEPUTY

Don Timberlake - #9021
Matt Hudspeth - #14613
Kim S. Jenkins - #32809
Gina D. Knight - #12996
Chynna Scruggs - #32663
Rachel P. O`Day - #36561
BAER & TIMBERLAKE, P.C.
5901 N. Western, Suite 300
Oklahoma City, OK 73118
Telephone: (405) 842-7722
Email: mail@baertimberlake.com
BT: 212058-02

(Published in the Grove Sun August 14 and 21, 2026)
LPXLP

NOTICE OF SHERIFF'S SALE
CJ-2026-70

Notice is given that on the 21st day of September 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 appraisement, at public auction, to the highest and best bidder, all that certain real estate in Delaware County, Oklahoma,:

A tract of land located in the NW/4 NW/4 SW/4 of Section 20, Township 24 North, Range 24 East, more particularly described as follows, to wit: Beginning 210 feet South of the NW corner of the said NW/4 NW/4 SW/4; thence South 208.71 feet; thence East 208.71 feet; thence North 208.71 feet; thence West 208.71 feet to the point and place of beginning, Delaware County, Oklahoma.

subject to unpaid taxes, and all amounts set forth in the judgment granted herein, said property having been duly appraised at $120,000.00 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-2026-70, titled GITSIT Solutions, LLC, not in its individual capacity but solely in its capacity as Separate Trustee of GV Trust 2026-1 vs Unknown Successors of Tonice Caudill, Deceased and Spouse of Tonice Caudill, 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/ Kristy Haynes
DEPUTY

Don Timberlake - #9021
Matt Hudspeth - #14613
Kim S. Jenkins - #32809
Gina D. Knight - #12996
Chynna Scruggs - #32663
Rachel P. O`Day - #36561
BAER & TIMBERLAKE, P.C.
5901 N. Western, Suite 300
Oklahoma City, OK 73118
Telephone: (405) 842-7722
Email: mail@baertimberlake.com
BT: 212565-01

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LPXLP

DISTRICT COURT OF
DELAWARE COUNTY
STATE OF OKLAHOMA

CORNERSTONE BANK,
Plaintiff,

v.

JEFF JONES and DOROTHY JONES, Defendants.

No. CJ-2026-116
ORDER AND NOTICE FOR HEARING MOTION TO CONFIRM SHERIFF'S SALE

NOW on this 10th day of August, 2026, this matter comes on for consideration of Plaintiff's Motion to Confirm Sheriff's Sale and the Court finds that the Motion should be set for hearing.

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED that Plaintiff's Motion to Confirm Sheriff's Sale is set for hearing on the 3rd day of September, 2026 at 10:00 a.m. before the undersigned Judge of the District Court in the Delaware County Courthouse, Jay, Oklahoma, at which hearing Defendants and any persons interested may appear and show cause, if any they have, why such sale should not be confirmed.

/s/ Jennifer McAffrey
JUDGE OF THE DISTRICT COURT

Randall G. Vaughan,
OBA #11554
DAVIS & THOMPSON, PLLC
P. O. Box 487
Jay, Oklahoma 74346
Telephone: (918) 253-4220
Fax: (918) 253-8110
Attorneys for Cornerstone Bank

(Published in the Grove Sun August 14, 2026)
LPXLP

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

MAXWELL CONSTRUCTION, LLC
Plaintiff,

vs.

RICKY L. WOLVERTON and SPOUSE, if any, MICHAEL OLEN CRUSE and SPOUSE, if any; GAIL GALLO, GERALDINE K. CASPER, and MISTY CRUSE, all if living, and if any of them be deceased, the Unknown Successors of such Deceased Defendant or Defendants. Defendants.

Case No. CV-2026-112
NOTICE BY PUBLICATION

STATE OF OKLAHOMA TO: RICKY L. WOLVERTON and SPOUSE, if any, MICHAEL OLEN CRUSE and SPOUSE, if any, GAIL GALLO and GERALDINE K. CASPER; all if living, and if any of them be deceased, the Unknown Successors of such Deceased Defendant or Defendants.

NOTICE IS HEREBY GIVEN that on the 23rd day of July, 2026, Plaintiff, Maxwell Construction, LLC, filed a Petition in the above-entitled action wherein they seek the judgment of said Court quieting their title to all the following described real property:

A tract of land in the NE¼ NE¼ of Section 15, Township 25 North, Range 23 East in Delaware County, Oklahoma and being more fully described as follows:

Commencing at the NE corner of said Section 15; thence S 89º 58' West along the North line of Section 15, 1000.00 feet; thence S 00º 02' West, 435.6 feet to the point of beginning; thence S 10º 01' 34" West, 98.69 feet; thence S 28º 17' 01" West 215.47 feet to a point on the North right of way line of Highway "59"; thence S 62º 19' East along said right of way, 147.88 feet; thence N 27º 54' East, 402.53 feet;
thence S 89º 58' West 200.03 feet to the point of beginning, subject to any and all easements, Less all that part taken for Highway.

and for further judgment adjudging Plaintiff's title to said real property to be legal and valid and forever quieting said title in Plaintiffs as against the claims of the Defendants, or anyone claiming by, through or under them; for perpetual injunction against the Defendants named in Plaintiff's Petition and all persons claiming by, through or under them, from hereafter claiming or asserting any right, title or interest in and to said real property, and for equitable relief, and unless you, said Defendants, answer Plaintiffs' Petition herein on or before the 28th day of September, 2026 Plaintiff will take judgment against you in accordance with the prayer of its Petition as above set forth.

WITNESS my hand and the seal of said Court this 11th day of August, 2026.

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

John W. Thomas,
OBA #22445
DAVIS AND THOMPSON, PLLC
207 East Central
Miami, Oklahoma 74354
(918) 542-5524

(Published in the Grove Sun August 14, 21, and 28, 2026)
LPXLP

ADVERTISEMENT FOR
LETTERS OF APPLICATION

The City of Grove / Grove Municipal Services Authority, 1201 NEO Loop, Grove, Oklahoma 74344, is accepting letters of application from anyone wishing to serve as Trustee to the Grove Municipal Services Authority. Applicants must reside inside the corporate limits of Grove. Applications are available at City Hall or online at cityofgroveok.gov. Applications must be received and in the office of the City Clerk on or before Tuesday, September 8, 2026, by 10:00 AM. Mail or deliver letter of application to City of Grove – 1201 NEO Loop – Grove, OK 74344 – (physical address as same) Attention City Clerk, Karyn Pesich. Additional information is available by contacting General Manager, Darren Cook (918) 786-6107.

Karyn Pesich
City Clerk

(Published in the Grove Sun August 14 and 18, 2026)
LPXLP

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

In the Matter of the Estate of George Stephen Darnell, Deceased

Case No. PB-2024-190
Judge David Crutchfield
NOTICE OF HEARING FINAL ACCOUNT AND REPORT OF PERSONAL REPRESENTATIVE, PETITION FOR DETERMINATION OF HEIRS, DECREE OF DISTRIBUTION AND DISCHARGE

NOTICE IS HEREBY GIVEN that the duly appointed and qualified Personal Representative of the above-captioned estate has filed in this Court a Final Account of the administration of said estate and a Petition for Determination of Heirs, Decree of Distribution of said estate and Discharge; hearing of the same has been fixed by the Judge of the District Court for the 8th day of September, 2026, at the hour of 1:30 p.m. at the Courtroom of said Court, in the County Courthouse at Jay, Delaware County, Oklahoma, and all persons interested in said estate are notified then and there to appear and show cause, if any they have, why said Final Account should not be settled and allowed, heirs determined, said Estate distributed and the Personal Representative discharged.

/s/ David Crutchfield
JUDGE OF THE DISTRICT COURT

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 Personal Representative

(Published in the Grove Sun August 14 and 21, 2026)
LPXLP

IN THE DISTRICT COURT
OF DELAWARE COUNTY
STATE OF OKLAHOMA

In the Matter of the Estate of Jimmy Leaton Shipp, deceased,

PB-2026-3
ORDER AND NOTICE OF HEARING ON PETITION FOR SUMMARY PROBATE ADMINISTRATION, ADMISSION OF WILL TO PROBATE, DETERMINATION OF HEIRSHIP, APPROVAL OF FINAL ACCOUNT, DISTRIBUTION OF ESTATE, AND DISCHARGE OF EXECUTOR

NOW, on this 3rd day of August, 2026, comes on for consideration the Request for Hearing on Petition. Executor reports that the personal property of the Estate is now ready for distribution.

THEREFORE, IT IS ORDERED that the final hearing on the Petition is set for the 8th day of September, 2026 at 1:30 o'clock p.m. before Honorable Judge Crutchfield of the District Court of Delaware County, Delaware, Oklahoma.

All persons with an interest in the estate of Decedent are hereby directed to file any objection(s) to the Petition at any time prior to the final hearing and send a copy to the Petitioner, c/o Marianna E. McKnight, Attorney, Legal Aid Services of Oklahoma, Inc. 224 S. Muskogee Ave., Tahlequah, OK 74464, or that person will be deemed to have waived any objection(s) to the Petition.

If an objection is filed before the hearing, the Court will determine at the hearing whether summary proceedings are appropriate and, if so, whether the estate of Decedent will be distributed and to whom the estate will be distributed.

IT IS FURTHER ORDERED that Notice of the hearing date on the Petition shall be given by publication and by mailing, all as required by law. See 58 O.S. § 246C.

/s/ David Crutchfield
JUDGE OF THE DISTRICT COURT

Prepared by:
LEGAL AID SERVICES OF OKLAHOMA, INC.
Marianna E. McKnight,
OBA #18774
224 S. Delaware Avenue
Tahlequah, OK 74464
Phone: 918-708-1150
Fax: 918-708-1375
marianna.mcknight@laok.org
ATTORNEY FOR THE PETITIONER

(Published in the Grove Sun August 7 and 14, 2026)
LPXLP

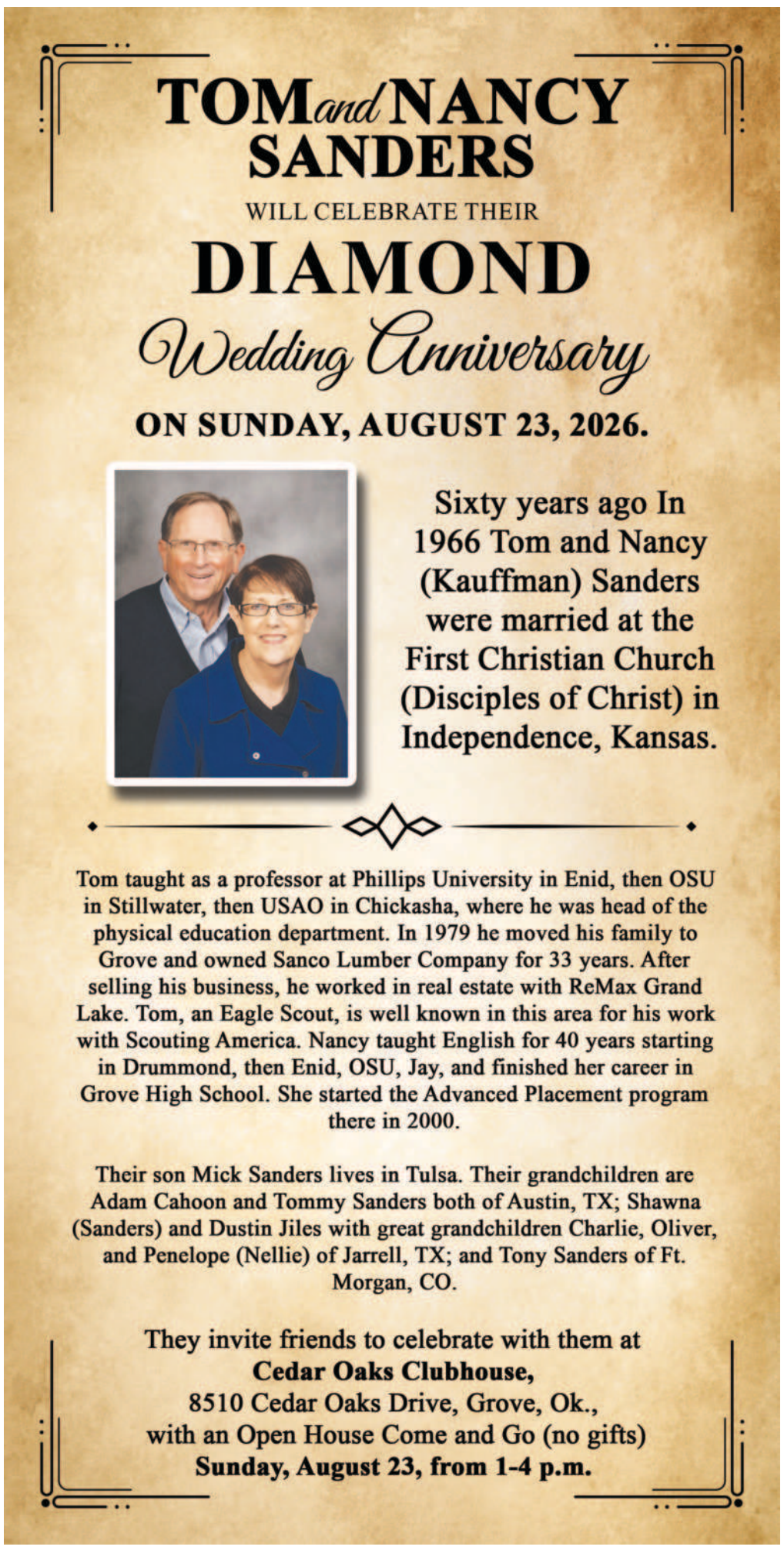
IN THE DISTRICT COURT
IN AND FOR
DELAWARE COUNTY
STATE OF OKLAHOMA

In the Matter of the Estate of Tommy Joe Jenks, deceased.

Case No. PB-2026-48
Judge David Crutchfield
NOTICE OF HEARING FINAL ACCOUNT AND REPORT OF PERSONAL REPRESENTATIVE, PETITION FOR DETERMINATION OF HEIRS, DECREE OF DISTRIBUTION AND DISCHARGE

NOTICE IS HEREBY GIVEN that the duly appointed and qualified Personal Representative of the above-captioned estate has filed in this Court a Final Account of the administration of said estate and a Petition for Determination of Heirs, Decree of Distribution of said estate and Discharge; hearing of the same has been fixed by the Judge of the District Court for the 25th day of August, 2026, at the hour of 1:30 p.m. at the Courtroom of said Court, in the County Courthouse at Jay, Delaware County, Oklahoma, and all persons interested in

PLEASE SEE
LEGALS *PG 7*





ODS warns timeshare owners of resale and cancellation scams



The Oklahoma Department of Securities (ODS) is warning timeshare owners about a rise in solicitations from companies and individuals falsely claiming to have buyers lined up for timeshare resales, or offering services to help cancel timeshare contracts.

ODS has received numerous reports from Oklahomans who have lost money to these schemes.

The scheme typically begins with a caller offering to purchase a victim's timeshare, often located at a resort destination outside the United States, for far more than the owner originally paid. Once the victim agrees to sell, the caller introduces a series of fees, including a transfer fee, a sales commission, a fee to release a supposed government tax lien, and an escrow fee. The caller tells the victim these fees are refundable at closing, but with each payment, a new obstacle appears, along with a new charge.

When it becomes clear the sale will never close, the caller may pivot to a second scam, claiming a foreign government is offering restitution funds to repay victims, but only after additional fees are paid. Some callers threaten legal action for breach of contract, while others offer to refund the original fees in exchange for one final payment.

These scammers typically use false identities and addresses, and ask victims to wire fees to bank accounts overseas. Some have used fake Oklahoma addresses and phone numbers, or stolen the identities of legitimate companies entirely.

ODS recommends the following steps before working with any company offering to resell a timeshare or cancel a timeshare contract:

• Research the company first. Search the company's name alongside the words "complaints" or "scam" and contact ODS, the Oklahoma Attorney General's Office, and the Federal Trade Commission to check for any complaints or enforcement actions.

• Confirm the company's address is valid, and meet a representative in person before agreeing to anything. Never finalize an agreement over the phone.

• Favor companies that collect payment only after a timeshare sale or cancellation is complete.

• Be skeptical of any company that asks for payment up front to help recover money lost to a previous timeshare scam. This is often a sign of a second scam targeting the same victim.

• Never wire money to a foreign bank account or pay by money order, cashier's check, cryptocurrency, or cash for a timeshare sale or cancellation.

• Get all terms in writing, and verify the names, addresses, and services listed in any documents provided. Be cautious if that information is missing or hard to find.

• Watch for pressure tactics. Scammers often create a false sense of urgency.

• Be wary of money back guarantees.

If seeking legal help to cancel a timeshare contract, work only with a licensed U.S. attorney. Confirm the attorney is in good standing with a state bar association, ask about a free consultation, and meet in person at a business office.

Oklahomans who believe they have been targeted by a timeshare resale or cancellation scam are encouraged to file a complaint with ODS at securities.ok.gov or by calling 405-280-7700.

LEGALS

CONTINUED FROM **PG 6**

said estate are notified then and there to appear and show cause, if any they have, why said Final Account should not be settled and allowed, heirs determined, said Estate distributed and the Personal Representative discharged.

/s/ David Crutchfield
JUDGE OF THE DISTRICT COURT

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 Personal Representative

(Published in the Grove Sun August 7 and 14, 2026)
LPXLP

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

In the Matter of the Estate of DOROTHY M. GOERTZ, deceased.

Case No. PB-2026-64
NOTICE OF HEARING
APPLICATION TO SELL REAL PROPERTY

THE STATE OF OKLAHOMA, TO: The heirs, next of kin, creditors, and unknown successors of DOROTHY M. GOERTZ, deceased.

You are hereby notified that Krissa Manners, Personal Representative, has applied for an order authorizing the sale of real property of the estate.

Said Application will be heard before this Court in the District Courtroom at Jay, Oklahoma, on the 25th day of August, 2026, at 1:30 o'clock p.m., when and where all persons interested may appear to show cause why an order should not be made authorizing the Personal Representative to sell so much of the real estate of the decedent as is necessary.

WITNESS MY HAND this 10th day of August, 2026.

/s/ Dave Crutchfield
Judge of the District Court

Travis Hartley, OBA #20238
THE HARTLEY LAW FIRM, PLLC
177 W. Delaware
P.O. Box 553
Vinita, OK 74301
918/256-2100
FAX 918/256-2121
Attorneys for Petitioner

(Published in the Grove Sun August 14, 2026)
LPXLP

IN THE DISTRICT COURT
OF DELAWARE COUNTY
STATE OF OKLAHOMA

IN THE MATTER OF THE ESTATE OF JAMES DALE CORTNER, Deceased.

Case No. PB-2026-72
NOTICE TO CREDITORS

STATE OF OKLAHOMA
ss.
COUNTY OF MAYES

All persons having claims against James Dale Cortner, deceased, are required to present the same, in compliance with Oklahoma law, with a description of all security interests and other collateral, if any, held by each creditor with respect to such claim, to the named Administrator, Michael Cortner, at:

c/o Bryan A. Rock
Ritchie, Rock & Atwood Law Firm
P.O. Box 246
Pryor, OK 74362-0246
Attorney for Administrator

on or before the following presentment date: the 13th day of October, 2026, or the same will be non-suited, void and forever barred.

Dated this 11th day of August 2026.

/s/ Bryan Rock
Bryan Rock, OBA#22700
Attorney for Michael Cortner, Administrator

(Published in the Grove Sun August 14 and 21, 2026)
LPXLP

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

IN THE MATTER OF THE ESTATE OF DORIS CAREY, Deceased

CASE NO. PB-2026-75

NOTICE TO CREDITORS

All creditors having claims against DORIS CAREY, 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, NEAWATHA YNEMA CAREY , c/o her attorney, Susan A. Muscari, Muscari Law, PLLC, P. O. Box 452409, Grove, OK 74345, on or before the following presentment date: the 4 day of October, 2026, or the same will be forever barred.

/s/ Neawatha Ynema Carey
NEAWATHA YNEMA CAREY,
Administrator

Produced 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 Administrator

(Published in the Grove Sun August 7 and 14, 2026)
LPXLP

IN THE DISTRICT COURT
OF DELAWARE COUNTY
STATE OF OKLAHOMA

In the Matter of the Estate of Velma Sue Tanner, deceased,

PB-2026-78
NOTICE TO CREDITORS

All creditors having claims against Velma Sue Tanner, 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 Lillian Ann Tanner, Administrator of the Estate of Velma Sue Tanner, c/o Marianna E. McKnight, Attorney, 224 S. Muskogee Avenue, Tahlequah, OK 74464, on or before the presentment date of the 15th day of October, 2026, or the same will forever be barred.

Dated this 11th day of August, 2026.

/s/ Lillian Ann Tanner
Lillian Ann Tanner,
Administrator of the Estate of Velma Sue Tanner

LEGAL AID SERVICES OF OKLAHOMA, INC.
Marianna E. McKnight,
OBA #18774
224 S. Muskogee Avenue
Tahlequah, OK 74464
Phone: 918-708-1150
Fax: 918-708-1375
marianna.mcknight@laok.org
ATTORNEY FOR THE ADMINISTRATOR

(Published in the Grove Sun August 14 and 21, 2026)
LPXLP

AmeriCorps Seniors

NOW HIRING

AmeriCorps Senior Companion Program –
Site Supervisor (Part-Time) Delaware and Surrounding counties.

What You'll Do:
- Recruit, welcome, train, and support Senior Companion volunteers
- Help connect clients with the right volunteer through home visits and assessments
- Build relationships with community organizations and attend local events
- Monitor volunteer and client needs to ensure quality service
- Keep records up to date using computer systems (Leapingware)
- Collect timesheets and assist with payroll processing
- Support newsletters, meetings, and special program activities
- Work closely with program leadership to support daily operations

What We're Looking For:
- A compassionate, dependable team player with strong people skills
- Comfortable using computers for data entry and communication
- Willingness to travel within assigned counties
- Ability to pass fingerprinting and a background check

Position Details:
- Part-time position 20 hours per week.
- Local Travel required
- Salary dependent on experience.

Contact :
Janea Hogan
Grand Gateway EDA, AmeriCorps Senior Companion Program
P.O. Drawer B Big Cabin, OK 74330
Phone: 918-244-0877 | Email: jhogan@grandgateway.org

