

CLASSIFIEDS

Real Estate

Real Estate

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All real estate advertised herein is subject to the Federal Fair Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status or national origin, or intention to make any such preference, limitation or discrimination."

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LEGALS

LEGALS

LEGALS

LPXLP (PUB. ON THURS. JAN. 1, 8, 15, 2026)

IN THE DISTRICT COURT OF GRADY COUNTY STATE OF OKLAHOMA

IN THE MATTER OF THE ESTATE OF HELEN FAYE STEWART, A/K/A HELEN STEWART,

CASE NO. PB-2025--211

DECEASED.

NOTICE TO CREDITORS

All creditors having claims against Helen Faye Stewart, a/k/a Helen Stewart (the "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 Jason Kyle Akers, the Personal Representative for the Estate of the Deceased, c/o Cale R. Maddy, 1901 N. Moore Ave., Ste. 14, Moore, OK 73160, on or before the following presentment date: March 2, 2026, or the same will be forever barred.

DATED December 30, 2025.

Respectfully submitted,

/S/ Cale R. Maddy

Cale R. Maddy, OBA No. 18960
1901 N. Moore Ave., Ste. 14
Moore, OK 73160
(405) 445-3022 Office
(405) 630-8911 Mobile
(405) 445-3023 Telefacsimile
ATTORNEY FOR PERSONAL REPRESENTATIVE,
LEONARD A. AYERS

(PUB. ON THURS. JAN. 1 & 8, 2026)

NOTICE OF SHERIFF'S SALE

CASE NO. CJ-2024-00258

Notice is given that on the 23 day of February, 2024, at 2 o'clock p.m., at the Grady County Courthouse, 326 W Choctaw Ave., Chickasha, Oklahoma 73018 (basement - commissioner's office), the Sheriff of said County will offer for sale and sell, with appraisal, for cash, at public auction, to the highest bidder, all certain real property in Grady County, Oklahoma, to-wit:

The following described real property located in County of Grady, State of Oklahoma, being more particularly described as follows:

All of Lot Fourteen (14) in Block One (1) in ROLLING MEADOWS, a rural estate sub-division in the SE¼ of Section 35, Township 10 North, Range 5 West of the Indian Meridian, City of Tuttle, Grady County, Oklahoma, according to the recorded plat thereof

Property Address: 117 Alvie Dr., Tuttle, OK 73089-4601

Subject to unpaid taxes, tax advancement by Plaintiff for taxes, insurance premiums, and expenses necessary for the preservation of the subject real property, if any, said real property having been duly appraised at \$ 284,000. Sale will be made pursuant to a Special Execution and Order of Sale issued in accordance with judgment entered in the District Court of Grady County, Oklahoma, in Case No. CJ-2024-00258, entitled NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff vs. KERRY D. CANNADAY ; RACHAEL D. CANNADAY; FTL FINANCE; and UNKNOWN OCCUPANTS, IF ANY, OF 117 ALVIE DR., TUTTLE, OK 73089-4601, Defendants, being all of the Defendants and persons holding or claiming interest or lien in the subject real property.

Gary Boggess
Sheriff of Grady County, Oklahoma

BY:

Sabrina Martin, Deputy

John Seidenberger, OBA # 30715
Brian G. Sayer, OBA # 32966
THE SAYER LAW GROUP, P.C.
925 East 4th Street, Waterloo, IA 50703
Tel: (319) 234-2530 | Fax: (319) 232-6341
OKUupdates@sayerlaw.com
Attorneys for Plaintiff

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