

LEGAL NOTICES

NOTICE OF SALE OF BONDS

In accordance with 62 O.S. 2021, § 354, notice is hereby given that the Board of Education of Independent School District Number 6 of Oklahoma County, Oklahoma will receive bids by; sealed bid, facsimile bid, electronic (Parity®) bid or similar secure electronic bid on the 23rd day of April, 2026, until 11:45 o'clock a.m., and the Board of Education will award said Bonds at 12:00 o'clock p.m. on the 23rd day of April, 2026, at the Deer Creek Administration Building, Deer Creek Public Schools, 20701 N. MacArthur Blvd., Edmond, Oklahoma, for the sale of \$32,770,000 of Taxable General Obligation Combined Purpose Bonds of said School District, which Bonds will mature \$32,770,000 annually in two (2) years from their date until paid.

Said Bonds shall be sold to the bidder bidding the lowest rate of interest the Bonds shall bear and agreeing to pay par and accrued interest for the Bonds. Each bidder shall submit with his bid a sum in cash, cashier's or certified check, electronic (wire) transfer or surety bond payable to the Treasurer of the District, equal to two (2%) percent of the amount of his bid. The Board reserves the right to reject all bids.

WITNESS my official hand and seal this 9th day of March, 2026.

(SEAL) **/s/ KELLI LAY**
Clerk, Board of Education

(Published in The Tribune April 3 and 10, 2026)
LPXLP

IN THE DISTRICT COURT OF OKLAHOMA COUNTY STATE OF OKLAHOMA

CARSHON HORNBEAK, Plaintiff,

v.
LEON C. AMERSON, an individual Defendant.

Case No. CJ-2026-852 SUMMONS AND NOTICE BY PUBLICATION

TO THE ABOVE-NAMED DEFENDANT: LEON C. AMERSON

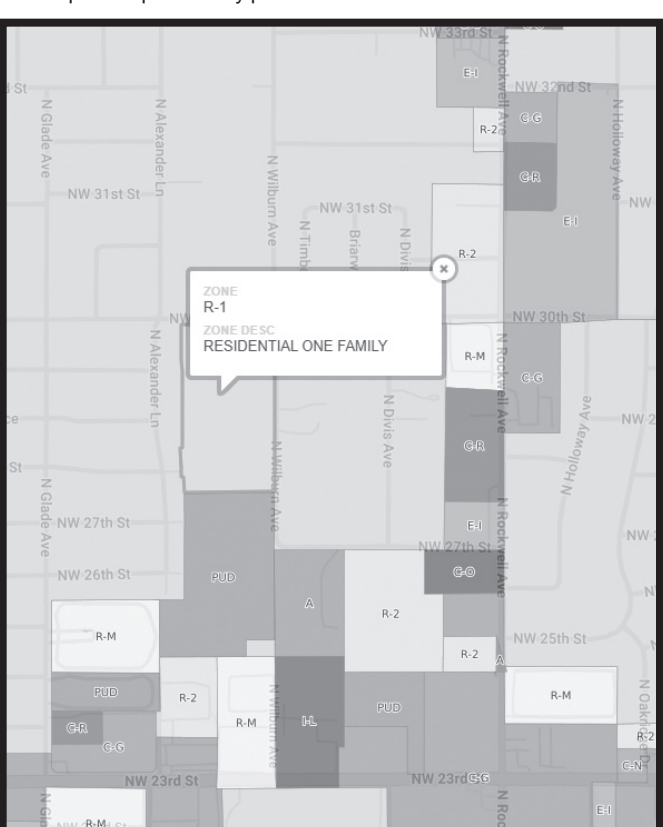
A civil proceeding has been initiated by the attached Petition filed by the Plaintiff Carshon Hornbeak arising out of a motor vehicle collision in which Plaintiff alleges that Defendant's acts and/or omissions caused personal injuries and property damages. Plaintiff seeks judgment against Defendant in an amount in excess of \$75,000.00 for personal injuries and damages arising from a motor vehicle collision. You are hereby directed to file a written answer to the Petition in the office of the Court Clerk in the County named above on or before the 15th day of May, 2026 (or 41 days from the date of the first publication, whichever is later), or judgment for personal injuries, damages and costs, will be rendered accordingly.

FAILURE TO RESPOND TO THE ALLEGATIONS OF THE PETITION WILL BE TAKEN AS TRUE AND JUDGMENT WILL BE RENDERED ACCORDINGLY.

NOTICE OF PUBLIC HEARING

On April 16, 2026, at 6:30 p.m. the Bethany Planning and Zoning Commission will during its regular session hold a public hearing at Bethany City Hall, 6700 N.W. 36th St., Bethany, OK 73008 for the following: Consider a final plat request from Natalie Hisle, Applicant and Property Owner for the property containing 12.08 acres located approximately on the SW Corner of NW 30th & Wilburn Ave.

Following the public hearing the Bethany Planning & Zoning Commission will vote on the request and forward a recommendation to the Bethany City Council, which in turn will hear this case on May 5, 2026, at 6:30 p.m. At that meeting a second public hearing will be held and following the hearing the Council will vote to approve or deny the request. A preliminary plat was



Issued this 30th day of March, 2026.

RICK WARREN, Court Clerk
By: Deputy Court Clerk (SEAL)

Christian Zeaman
16362 Muirfield Place
Edmond, OK 73013
(405) 601-3000
fax (888) 691-6906
Email: Christian@zeamanlaw.com

YOU MAY SEEK THE ADVICE OF AN ATTORNEY ON ANY MATTER CONNECTED WITH THIS SUIT OR YOUR RESPONSE. SUCH ATTORNEY SHOULD BE CONSULTED IMMEDIATELY SO THAT A RESPONSE MAY BE FILED WITHIN THE TIME LIMIT STATED IN THE SUMMONS.

(Published in The Tribune April 3, 10, and 17, 2026)
LPXLP

IN THE DISTRICT COURT OF OKLAHOMA COUNTY STATE OF OKLAHOMA

FAWZI ODETALLAH, Plaintiff,

v.
SABA MNAIZEL and NAJIZ MNAIZEL and MZ PROPERTIES LLC, an OKLAHOMA limited liability company, Defendants.

Case No. CV-2026-633 NOTICE BY PUBLICATION

STATE OF OKLAHOMA TO: SABA MNAIZEL, NAJIZ MNAIZEL, and MZ PROPERTIES LLC, and any Unknown successor, heirs and assigns.

YOU AND EACH OF YOU are hereby notified that Fawi Odetallah, as Plaintiff, has filed in the District Court of Oklahoma County, State of Oklahoma, his Petition against Saba Mnaizel and Najiz Mnaizel and MZ Properties LLC and the known and unknown heirs, successors and assigns of same and, such persons may claim some right, title, and interest adverse to the Plaintiff in and to the real property ("Subject Property"). Plaintiff is the equitable owner and Plaintiff claims against any claims of other persons, described as:

"CULLENS LAKEVIEW Block 002 Lot 16 a subdivision in Oklahoma City, County of Oklahoma, State of Oklahoma. Also known as 6416 N. Nicklas Ave, Oklahoma City, OK 73132

Defendants claim constitutes a cloud on the Plaintiff's title; and praying that the Plaintiff have judgement against all of the named Defendants, and each of them, judicially determining the names and individual identity of each and all of the persons, be required to show what right, title, or interest, if any, that they now have in and to said Subject Property adverse to the right, title, and interest of Plaintiff herein; that all of the named Defendants be adjudged to have to no right, title, and interest or estate in the Subject Property and that the title of the Plaintiff in and to said Subject Property be quieted as against such Defendants, and their known and unknown heirs, successors and assigns,

previously approved by the City Council (PC 25-20).

The City of Bethany encourages participation from all its citizens. If participation at any public meeting is not possible due to a disability, notification to the City Clerk at least 48 hours prior to the scheduled meeting is encouraged to make the necessary accommodations. The City may waive the 48-hour rule if signing is not the necessary accommodation.

LEGAL DESCRIPTION: A Tract of land located in the West Half of the Southeast Quarter (W/2 SE/4) of Section Twenty (20), Township Twelve (12) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma

(Published in The Tribune April 3, 2026)
LPXLP

immediate and remote, if any, and each of them to be perpetually barred and enjoined from setting up or asserting any right, title, or interest in and to the Subject Property described in the Petition on file herein and in this NOTICE BY PUBLICATION.

GIVEN UNDER MY HAND AND SEAL this 10th day of March, 2026.

RICK WARREN, Court Clerk
By Deputy (SEAL)

(Published in The Tribune March 20 and 27, and April 3, 2026)
LPXLP

IN THE DISTRICT COURT OF OKLAHOMA COUNTY STATE OF OKLAHOMA

GHADA A.S. ALMAJALI, Plaintiff,

v.
SABA MNAIZEL, Defendant.

Case No. CV-2026-674 NOTICE BY PUBLICATION

STATE OF OKLAHOMA TO: SABAMNAIZEL, and any Unknown successor, heirs and assigns.

YOU AND EACH OF YOU are hereby notified that GHADA A.S. ALMAJALI, as Plaintiff, has filed in the District Court of Oklahoma County, State of Oklahoma, her Petition against Saba Mnaizel and the known and unknown heirs, successors and assigns of same and, such person may claim some right, title, and interest adverse to the Plaintiff in and to the real property ("Subject Property"). Plaintiff is the owner and Plaintiff claims against any claims of other persons, described as:

"EAGLE RIDGE Block 004 Lot 082, Oklahoma County, State of Oklahoma, according to the recorded plat thereof. Also known as 8329 NW 112th Street, Oklahoma City, OK 73162".

Defendant's claim constitutes a cloud on the Plaintiff's title; and praying that the Plaintiff have judgement against the named Defendant judicially determining the names and individual identity of each and all of the persons, be required to show what right, title, or interest, if any, that they now have in and to said Subject Property adverse to the right, title, and interest of Plaintiff herein; that the named Defendant be adjudged to have to no right, title, and interest or estate in the Subject Property and that the title of the Plaintiff in and to said Subject Property be quieted as against such Defendant, and their known and unknown heirs, successors and assigns, immediate and remote, if any, and each of them to be perpetually barred and enjoined from setting up or asserting any right, title, or interest in and to the Subject Property described in the Petition on file herein and in this NOTICE BY PUBLICATION.

GIVEN UNDER MY HAND AND SEAL this 13th day of March, 2026.

RICK WARREN, Court Clerk
By Deputy (SEAL)

(Published in The Tribune March 20 and 27, and April 3, 2026)
LPXLP

IN THE DISTRICT COURT OF OKLAHOMA COUNTY STATE OF OKLAHOMA

GHADA A.S. ALMAJALI, Plaintiff,

v.
SABA MNAIZEL, Defendant.

Case No. CV-2026-675 NOTICE BY PUBLICATION

STATE OF OKLAHOMA TO: SABAMNAIZEL, and any Unknown successor, heirs and assigns.

YOU AND EACH OF YOU are hereby notified that GHADA A.S. ALMAJALI, as Plaintiff, has filed in the District Court of Oklahoma County, State of Oklahoma, her Petition against Saba Mnaizel and the known and unknown heirs, successors and assigns of same and, such person may claim some right, title, and interest adverse to the Plaintiff in and to the real property ("Subject Property"). Plaintiff is the owner and Plaintiff claims against any claims of other persons, described as:

"Lot Four (004) of Block Four (004) in the DEL HAVEN addition, Oklahoma County, State of Oklahoma, according to the recorded plat thereof. Also known as 809 Mark Dr., Del City, OK 73115".

Defendant's claim constitutes a cloud on the Plaintiff's title; and praying that the Plaintiff have judgement against the named Defendant judicially determining the names and individual identity of each and all of the persons, be required to show what right, title, or interest, if any, that they now have in and to said Subject Property adverse to the right, title, and interest of Plaintiff herein; that the named Defendant be adjudged to have to no right, title, and interest or estate in the Subject Property and that the title of the Plaintiff in

and to said Subject Property be quieted as against such Defendant, and their known and unknown heirs, successors and assigns, immediate and remote, if any, and each of them to be perpetually barred and enjoined from setting up or asserting any right, title, or interest in and to the Subject Property described in the Petition on file herein and in this NOTICE BY PUBLICATION.

GIVEN UNDER MY HAND AND SEAL this 13th day of March, 2026.

RICK WARREN, Court Clerk
By Deputy (SEAL)

(Published in The Tribune March 20 and 27, and April 3, 2026)
LPXLP

In the District Court Within and for Said County and State

In the matter of the estate of Peggy Prather, Deceased.

State of Oklahoma, Oklahoma County, ss.

No. PB 2025-1264 NOTICE OF FINAL ACCOUNT AND FOR DISTRIBUTION AND DISCHARGE

Notice is hereby given that Moncheri Mensah, administrator executor of the estate of Peggy Prather, deceased, having filed in this Court first & final account of the administration said estate and first & final petition for the determination of heirs and for distribution of said estate and for final discharge of said administrator, executor, the hearing of the same has been fixed by the Judge of said Court for the 20th day of April, 2026, at 2:00 P.M., at the Court Room of said Court in the County Court House at Oklahoma City, 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 account should not be settled and allowed, the heirs determined, and said estate distributed and the administrator executor discharged.

Dated March 16, 2026

KAREN AGUILAR
District Judge

RICK WARREN, Court Clerk
By Deputy (Seal)

(Published in The Tribune April 3 and 10, 2026)
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IN THE DISTRICT COURT OF OKLAHOMA COUNTY STATE OF OKLAHOMA

IN THE MATTER OF THE GUARDIANSHIP OF Keith Kounovsky, An incapacitated person.

Case No. PG 2025-468 NOTICE OF HEARING PETITION FOR GUARDIANSHIP

TO: ALL PERSONS INTERESTED IN THE PERSON AND ESTATE OF Keith Kounovsky, an alleged incapacitated person

NOTICE IS HEREBY GIVEN that Paul Kounovsky have filed in the District Court of Oklahoma County, Oklahoma, a Petition alleging that Keith Kounovsky is an incapacitated person and praying for Letters of Guardianship to be issued to Paul Kounovsky upon the person and estate of Keith Kounovsky, an adult.

NOTICE IS FURTHER GIVEN that the 7th day of May, 2026, at the hour of 10:30 o'clock a.m. in the District Courthouse of Oklahoma County, in the City of Oklahoma City, State of Oklahoma, has been appointed as the time and place for hearing said Petition, when and where any persons interested may appear and show cause, if any they have, why such appointment should not be made.

DATED THIS 20th day of March, 2026.

MARTHA F. OAKES
JUDGE OF THE DISTRICT COURT

RICK WARREN, Court Clerk
By Deputy (Seal)

(Published in The Tribune April 3, 2026)
LPXLP

McAlester voters to decide 1 cent sales tax hike for streets

Derrick James
Nondoc.com

If voters in McAlester approve a one-cent sales tax increase April 7, the city would generate an estimated \$4.5 million a year for street repairs over a decade — and become the largest city in Oklahoma with a municipal sales tax rate of at least five cents.

The April 7 election comes after city leaders looked at ways to fund street projects in southeast Oklahoma's second-largest city, where a 2023 road assessment rated 37 percent of the city's roads as poor or very poor.

McAlester Mayor Justin Few said city leaders decided to propose the additional sales tax to create a "dedicated, voter-approved funding source for streets and infrastructure without cutting services or adding new long-term debt."

"The alternative is to continue falling behind or take on more long-term debt, and we've seen what that can mean over time," Few said.

John Wolfe, with Municipal Finance Services Inc., told city councilors during an Oct. 14 special council meeting that the fortunate thing about McAlester is it's a hub.

"If you were a community 10 miles out of McAlester, and they were looking at raising their sales tax, they probably have a greater concern that their constituents would come to McAlester and shop if they could save 1 percent off their sales tax or more," Wolfe told councilors.

Sales tax rates

Currently, shoppers generally pay a combined 10% sales tax rate in McAlester. The state of Oklahoma collects a 4.5% sales tax on non-grocery items, Pittsburg County collects a 1.5% sales tax, and the City of McAlester collects a 4% sales tax.

The April 7 proposal for another 1% tax to fund city street repairs would increase the combined rate in McAlester to 11%.

Data from the Oklahoma Tax Commission show 27 cities in Oklahoma have a city sales tax of five cents, including neighboring Savanna and Kiowa. Only three cities have a tax rate higher than five cents: Choctaw and Okeene at 5.23 cents and Watonga at six cents.

The council also discussed the possibility of proposing higher property taxes but was advised to consider the city's outstanding \$26 million worth of bonds, for which residents still foot the bill on \$450,000 monthly payments decades later.

After another discussion was held during a Nov. 12 special meeting, the council approved its resolution Jan. 13 to call for a vote on the sales tax increase. If approved, the tax would go into effect July 1 and end in 2036. All funding would be dedicated to streets and infrastructure by law and would be overseen by a citizen-led commission.

The City of McAlester currently maintains 166 lane miles of streets with about a half-cent of the city's current four-cent sales tax dedicated to street maintenance.

At current funding levels, the mayor said it would take about 110 years for all the roads in the city to be repaired.

"Our funding constraint is we only have half-a-cent that is dedicated to our streets, which is about \$1.5 million a year," Few said. "And that's roughly the cost to fully construct a single city block."

Philosophically, city leaders would like to be proactive rather than reactive in terms of utility line repairs.

"What we want to do is, when we put down the street, we don't want to have a water break two weeks later, Few said. "We want to be able to fix the water lines and sewer lines, get the streets where they need to be, and not have this patchy street that is constantly just cut up."

According to the city's 2025-2026 fiscal year budget, McAlester allocated \$1.25 million for streets, which includes \$825,327 in compensation for 14 employees, leaving approximately \$424,000 for day-to-day operations and routine maintenance like patching and minor repairs.

Adrian O'Hanlon, the city's public information officer, said the current \$1.5 million streets budget doesn't include other allocations made by the council for road repairs. An additional \$1.75 million has been approved for asphalt overlay projects, concrete panel replacement, crack sealing, sidewalks and repairs following utility work. He said the additional money is "what goes toward actual street reconstruction and improvements and can change from year to year depending on budget and priority projects."

Illegal alien semi-truck driver charged with having 500 grams of meth

Jose Carlos Morales-Gutierrez, 31, a Mexican national who is in the country illegally, has been charged with possession of 500 grams or more of methamphetamine with intent to distribute, announced U.S. Attorney Robert J. Troester.

According to the charging document, on March 11, 2026, an Oklahoma Highway Patrol (OHP) trooper pulled over a red semi-truck with trailer in Custer County, Oklahoma. The driver, Morales-Gutierrez, did not have a valid driver's license.

During the traffic stop, a K9 unit alerted to the presence of narcotics

in the trailer of the vehicle. Inside the trailer, law enforcement located a puffel bag containing more than 20 pounds of methamphetamine.

On March 17, 2026, Morales-Gutierrez was charged by Complaint with possession of 500 grams or more of methamphetamine with intent to distribute. If found guilty, Morales-Gutierrez faces up to life in federal prison, and a fine of up to \$10,000,000.

The public is reminded that this charge is merely an allegation, and that Morales-Gutierrez is presumed innocent unless and until proven guilty beyond a reasonable doubt.