

LEGAL NOTICES

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

GREENSPRING CAPITAL MANAGEMENT LLC, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELYASADMINISTRATOR OF RMH 2023-4 TRUST, Plaintiff,

-vs-

THE UNKNOWN HEIRS, EXECUTORS, ADMINISTRATORS, DEVISEES, TRUSTEES, AND ASSIGNS, IMMEDIATE AND REMOTE, OF STEVEN P. DYER, DECEASED; OCCUPANT(S) OF THE PREMISES, Defendants.

CASE NO. CJ-2025-4505 NOTICE OF SALE

Attention: Defendants and all parties with interest in the listed real property

The Oklahoma County Sheriff will sell the below-described real property to satisfy a judgment for the indicated action.

LOT SIXTEEN (16), IN BLOCK FOUR (4), LEWALLEN'S WESTERN SANDS, AN ADDITION TO BETHANY, OKLAHOMA COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

Common Address: 8317 NW 34TH TER, Bethany, OK 73008

The property will be sold to the highest cash bidder at the public auction:

Time: 10:00 a.m.
Date: March 3rd, 2026
Place: www.bid4assets.com/
OKCSheriff
Appraised real value: \$150,000

The sale adheres to the Special Writ of Execution and Order of Sale issued per the judgment in the District Court of Oklahoma County, Oklahoma, in Case No. CJ-2025-4505, titled Plaintiff, v. THE UNKNOWN HEIRS, EXECUTORS, ADMINISTRATORS, DEVISEES, TRUSTEES, AND ASSIGNS, IMMEDIATE AND REMOTE, OF STEVEN P. DYER, DECEASED; OCCUPANT(S) OF THE PREMISES; all those holding or claiming any interest in the property.

/s/ Tommie Johnson III
Sheriff of Oklahoma County

By: _____
Deputy Sheriff

Sally E. Garrison, OBA #18709
Alex S. Rivera, OBA #32269
Amy R. Sullivan, OBA #35938
The Mortgage Law Firm, PLLC
421 N.W. 13th Street, Suite 300
Oklahoma City, OK 73103
Telephone: (405) 246-0602
Facsimile: (405) 698-0007
Anna.Spears@mtglawfirm.com
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Attorneys for Plaintiff

(Published in The Tribune
January 30 and February 6,
2026)
LPXLP

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

PENNYMAC LOAN SERVICES, LLC
Plaintiff,

vs.

UNKNOWN SUCCESSORS

NOTICE OF PUBLIC HEARING

On February 19th, 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 preliminary plat request from Erick Silva West Oak Village LP, Applicant and Carlson Ventures LLC, Property Owner for the property containing 8.54 acres located approximately 500 ft West of N. Rockwell along NW 27th St.

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 March 3rd, 2026, at 6:30 p.m. At that meeting a second public hearing will be held and following the

OF CHRISTOPHER E. RAKE, DECEASED, et al.
Defendant(s)

No: CJ-2025-6700 ALIAS NOTICE BY PUBLICATION

THE STATE OF OKLAHOMA TO: Mandie Rake

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 March 20, 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 Oklahoma County, Oklahoma, to-wit:

LOT THIRTEEN (13), IN BLOCK SEVEN (7), OF TWIN OAKS 1ST ADDITION, TO THE CITY OF OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

for the sum for:
Reason:
Unpaid Principal Balance
Amount:
\$136,556.40
Date of Default
January 1, 2025
Interest Due From
December 1, 2024
Interest Rate(s)
7.37500 %
*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 20th day of January, 2026.

Oklahoma County Court Clerk,
By: 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 #: 204956-02

(Published in The Tribune
January 30, February 6 and 13,
2026)
LPXLP

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

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

vs.

UNKNOWN SUCCESSORS OF ROBERT L. VAUGHN, DECEASED, et al.
Defendant(s)

No: CJ-2026-442 NOTICE BY PUBLICATION

THE STATE OF OKLAHOMA TO: Unknown Successors of Robert L.

hearing the Council will vote to approve or deny the request.

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: Unpltd PT SE4 Sec 20 12N 4W Beg 620ft N & 345FT W Of SE/C SE4 TH W565.20FT N702.90FT E462.22FT S250FT E105FT S454FT To Beg Subj To Esmts & R/ WS of Record

(Published in The Tribune
January 30, 2026)
LPXLP

Vaughn, Deceased, Spouse of Robert L. Vaughn,

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 March 27, 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 Oklahoma County, Oklahoma, to-wit:

All of Lot Three (3), in Block Three (3), in Tompkins Terrace, Section II, an Addition to Bethany, Oklahoma County, Oklahoma, as shown by the recorded plat thereof

for the sum for:
Reason:
Unpaid Principal Balance
Amount:
\$152,423.53
Date of Default
May 18, 2022
Interest Due From
November 20, 2025
Interest Rate(s)
5.14000 %
*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 16th day of January, 2026.

Oklahoma County Court Clerk,
By: DEPUTY COURT CLERK

Don Timberlake - # 9021
Kim S. Jenkins - # 32809
Gina D. Knight - # 12996
Chynna Scruggs - # 32663
BAER & TIMBERLAKE, P.C.
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BT #: 212146-01

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2026)
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DISTRICT COURT OF OKLAHOMA COUNTY STATE OF OKLAHOMA

IN RE: The name of: Maria Dolores Velasco De Lopez

CV-2025-3132 NOTICE OF HEARING ON PETITION TO CHANGE NAME

TO: All interested parties.

Take notice that petitioner, Maria Dolores Velasco De Lopez, has petitioned to change her legal name from Maria Dolores Velasco De Lopez to Lola Lopez.

A hearing on said petition is set for 1:30 o'clock P.M. on the 5th day of March, 2026, before Judge Andrews in his/her courtroom in the Oklahoma County Courthouse. Should you know of some reason why this change of name should not be allowed you must file a written protest in the above styled and numbered cause prior to the above date with the Clerk of this Court. Should you fail to do so, the petition for change of name will be granted as prayed.

NOTICE OF PUBLIC HEARING

On February 19th, 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 request from West Oak Bethany LP, Applicant, and Mike Bass, Property Owner to rezone 500 FT West of Rockwell Along NW 27th. From R-2, Residential Two-family to PUD, Planned Unit Development.

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 March 3rd, 2026, at 6:30 p.m. At that meeting a second public hearing will be held and following the

/s/ Maria Lopez

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Ordinance No. 1257

An ordinance amending Section 8.08.150 of the Warr Acres Municipal Code to harmonize ordinances adopted by the Council in November 2024 and October 2025 related to fees and charges for sanitation service, providing for repeal of conflicting ordinances, severability and declaring an emergency.

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IN THE DISTRICT COURT OF OKLAHOMA COUNTY STATE OF OKLAHOMA

IN THE MATTER OF THE ESTATE OF DEMONTRE WILLIAMS, Deceased.

Case No. 2024-438 NOTICE OF HEARING FINAL ACCOUNT, PETITION FOR DETERMINATION OF HEIRS, FINAL SETTLEMENT OF THE ESTATE AND PETITION FOR DECREE OF DISTRIBUTION

Notice is hereby given that Crystal Caldwell, Personal Representative of the Estate of Demontre Williams, Deceased, having filed in this Court her Final Account of the administration of said estate and Petition for order allowing same, determination of heirs, final settlement, distribution and final discharge of said Personal Representative, the hearing of same has been set by this Court for the 24th day of February, 2026 at 3:00 p.m. at the courtroom of the Oklahoma County District Courthouse, Oklahoma City, Oklahoma before the undersigned Judge, 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 of said Demontre Williams, Deceased, determined, said estate settled and distributed, and the Personal Representative discharged.

Dated this 20th day of January, 2026.

KAREN AGUILAR
JUDGE OF THE DISTRICT COURT

RICK WARREN, Court Clerk
By Deputy (SEAL)

Christian M. Zeaman, OBA #18887
16362 Muirfield Place
Edmond, OK 73013
(405) 601-3000
fax (888) 691-6906
email: Christian@zeamanlaw.com
Attorney for Petitioner

(Published in The Tribune
January 30 and February 6,
2026)
LPXLP

IN THE DISTRICT COURT OF OKLAHOMA COUNTY STATE OF OKLAHOMA

IN THE MATTER OF THE ESTATE OF CHRISTOPHER EDWIN RAKE, Deceased.

Case No. PB-2025-1344 NOTICE TO CREDITORS

All creditors having claims against Christopher Edwin Rake, deceased, are required to present the same,

hearing the Council will vote to approve or deny the request.

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: Unpltd PT SE4 Sec 20 12N 4W Beg 620ft N & 345FT W Of SE/C SE4 TH W565.20FT N702.90FT E462.22FT S250FT E105FT S454FT To Beg Subj To Esmts & R/ WS of Record

(Published in The Tribune
January 30, 2026)
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with a description of all security interests and other collateral (if any) held by each creditor with respect to such claim, to the named administrators, Dorothy J. Castor and William F. Castor at 1904 Woodland Road, Edmond, Oklahoma 73013 or email: cookie.castor@hotmail.com or william.franklin.castor@gmail.com, on or before the following presentment date: April 1, 2026, or the same will be forever barred.

Dated January 22, 2026.

Respectfully submitted,
/s/ Dorothy J. Castor
Edmond, Oklahoma 73013

Telephone: (405) 205-3985
Email: cookiecastor@hotmail.com
Administrator Pro Se

/s/ William F. Castor
(OBA No. 16195
1904 Woodland Road
Edmond, Oklahoma. 73013
Telephone: (405) 590-9354
william.franklin.castor@gmail.com
Administrator Pro Se

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2026)
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Crew gets 278 years for meth trafficking

A total of 18 defendants have now been sentenced in the culmination of a four-year-long investigation into a drug-trafficking organization (DTO) that specialized in transporting liquid methamphetamine by semi-truck from Mexico, through Texas, to Oklahoma City and elsewhere. According to law enforcement, this DTO moved more than 35,000 pounds of methamphetamine into the U.S. from Mexico at an estimated street value of \$64,000,000. In all, the 18 defendants, including eight Mexican nationals, have been sentenced to serve more than 278 years in federal prison collectively. Robert J. Troester, U.S. Attorney for the Western District of Oklahoma, made the announcement.

“The architects of this international drug-trafficking organization, who peddled more than 17 tons of deadly poison from Mexico into the United States, have now been held accountable,” said U.S. Attorney Robert J. Troester. “Coordinated law enforcement efforts led to the dismantling of this large-scale criminal enterprise and have protected Oklahomans from the death and destruction caused by these drugs. I commend the investigators and prosecutors for their tireless work on this case.”

“Collaboration between the FBI and our law enforcement partners is key to disrupting the criminal organizations that pollute our communities with dangerous drugs,” said FBI Oklahoma City Special Agent in Charge Doug Goodwater. “By sending 18 associates of this high-volume drug-trafficking operation to prison, there is no question this joint effort has made Oklahoma neighborhoods and citizens much safer.”

The four-year operation came to a head on December 17, 2024, when Juan Hernandez Flores, 50, of Oklahoma City, was charged along with six others, including Jessica Guadalupe Muniz, 33, of Oklahoma City; Cesar Azamar Aguilar, 53, of Mexico; and Denis Leal Gutierrez, 59, and Adrian Narvaez Cruz, 58, of Texas, for their roles in the DTO. Gutierrez, Azamar, and Narvaez were charged with a drug conspiracy, while Hernandez and Muniz were charged with a money laundering conspiracy, as well as both domestic and international money laundering. All five went to trial together.

On April 18, 2025, following a nine-day trial, a federal jury convicted the defendants on all counts.

According to evidence presented at trial, since at least February 2021, members of this Mexico-based DTO were importing liquid methamphetamine into the U.S. hidden in the gas tanks of semi-trucks. Gutierrez ran two trucking companies—DGC Express Co. and Dare Express Co.—that were responsible for transporting shipments of liquid methamphetamine to Oklahoma. Gutierrez was aided in his drug distribution by Azamar, who facilitated the transfer of the liquid methamphetamine between trucks, and Narvaez, who instructed the drivers on where to deliver the liquid methamphetamine.

During the investigation, law enforcement seized significant amounts of methamphetamine associated with this DTO, including:

- 907 kilograms on March 3, 2021, in Tecumseh, Oklahoma;
- 92 kilograms on September 6, 2023, in Oklahoma City, Oklahoma;
- 615 kilograms on December 8, 2023, in Wellston, Oklahoma;
- 42 kilograms on April 1, 2024, in Tecumseh, Oklahoma; and
- 86 kilograms on April 2, 2024, in Newalla, Oklahoma.

Law enforcement also seized a 2015 Freightliner Cascadia Semi-Truck, multiple firearms, tens of thousands of dollars in U.S. Currency, and real estate located in Wellston, Oklahoma and Edinburg, Texas.

Evidence at trial also established that the DTO engaged in extensive money laundering activities. A high-ranking, Mexico-based member of this DTO directed family members in Oklahoma, including his brother Hernandez and his niece Muniz, to launder drug proceeds on his behalf. Testimony and other evidence, including CashApp records, international wire remitter service records, and records from the Federal Bureau of Prisons and Oklahoma Department of Corrections, also established that this DTO supplied methamphetamine to Oklahoma prison gangs, including the Irish Mob Gang, the Universal Aryan Brotherhood, and the Sureños. These gang members or their associates sent payments for methamphetamine disguised as CashApp payments to Hernandez and Muniz, who then wired the money to close associates of the DTO’s head in Mexico.

