

LEGAL NOTICES

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 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 know 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, 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.

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.

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

Case No. CV-2026-674 NOTICE BY PUBLICATION

NOTICE OF PUBLIC HEARING

On April 9th, 2026, at 6:15 p.m. the Bethany Board of Adjustment will during its regular session hold a public hearing at Bethany City Hall, 6700 NW 36th St., Bethany, OK 73008 for the following: Consider a request by Green Energy Solutions, LLC Applicant and Putnam City School Districts, Property Owner, for a variance to § 150.008(A) and (B) of the Bethany Code of Ordinances, which stipulates that No tank or tanks for the storage and distribution of oil, gasoline, other inflammable, explosive liquids, and commodities shall ever be erected, built, rebuilt, constructed, maintained or enlarged in the city limits unless the tank or tanks be constructed and maintained at least three feet below the natural surface of the earth; and where such storage may not be located in a highly populated area and may not be closer than 100 feet, or the distance listed in this code, whichever is more restrictive, from any commercial or residential building. As well § 151.12, which stipulates that no storage tank shall

STATE OF OKLAHOMA TO: SABA MNAIZEL, 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.

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-2026-675 NOTICE BY PUBLICATION

STATE OF OKLAHOMA TO: SABA MNAIZEL, 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 be located closer than 300 feet to a house, dwelling, or business unless a location exception is granted by the Board of Adjustment. At the operating location of 7111 NW 42nd St and physical location of 4300 N Wilburn Ave.

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: Lots 4A and 3B, Block 1, Replat of Part of Lot 3&4 Block 1, Bethany Route 66 Business Park Phase II, An Addition To The City of Bethany, Oklahoma county, Oklahoma, According to The Plat Recorded In Book 67 of Plats, Page 70

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(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.

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RICK WARREN, Court Clerk By Deputy (SEAL)

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IN THE DISTRICT COURT OF OKLAHOMA COUNTY STATE OF OKLAHOMA

In the Matter of the Application of Manuel Reyes as next of friend of (child) Ezekiel Manuel Reyes Pena to Change Her/His Name

Case No. CV-2026-685 NOTICE OF FILING PETITION FOR CHANGE OF NAME

To Whom It May Concern:

Take notice that (a) Manuel Reyes, as next of friend of Ezekiel Manuel Reyes Pena has filed in the above court a Petition to have the minor child's name changed as follows, to-wit: From (a) Ezekiel Manuel Reyes Pena to (b) Ezekiel Manuel Reyes; and that the same will be heard by the Honorable Judge Palumbo of Oklahoma County, in the County Courthouse, located at 321 Park Avenue, Oklahoma City, Oklahoma 73102, on the 9th day of April, 2026 at 11:00 o'clock a.m.; and that any person may file a written protest in the case, prior to the date set for hearing.

RICK WARREN, Court Clerk By Deputy (SEAL)

Manuel Reyes
Adult Name, Next of Friend

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ORDINANCE 1261

AN ORDINANCE GRANTING TO THE OKLAHOMA GAS AND ELECTRIC COMPANY, AN OKLAHOMA CORPORATION, ITS SUCCESSORS AND ASSIGNS, THE RIGHT TO PRODUCE, TRANSMIT AND DISTRIBUTE ELECTRICITY WITHIN THE CITY LIMITS AND TO SELL ELECTRICITY THEREIN FOR ALL PURPOSES FOR WHICH IT MAY BE USED, TO THE CITY OF WARR ACRES, OKLAHOMA COUNTY, OKLAHOMA, ITS INHABITANTS AND THE PUBLIC GENERALLY, AND THE RIGHT TO CONSTRUCT, MAINTAIN AND OPERATE A SYSTEM OF POLES, WIRES, CONDUITS AND OTHER FACILITIES AND EQUIPMENT IN, UPON, ACROSS, UNDER AND OVER THE STREETS, ALLEYS, PUBLIC GROUNDS OR WAYS IN THE CITY FOR SUCH PURPOSES FOR A PERIOD OF TWENTY-FIVE (25) YEARS FROM THE APPROVAL AND ACCEPTANCE OF THIS ORDINANCE; PROVIDING COMPENSATION TO THE CITY; AND ORDERING AN ELECTION.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WARR ACRES, OKLAHOMA:

SECTION 1. The Word "City" as hereinafter used shall mean and designate the City of Warr Acres, Oklahoma County, Oklahoma, and the word "Company" as hereinafter used shall mean and designate the Oklahoma Gas and Electric Company, a corporation organized and existing under and by virtue of the laws of the State of Oklahoma and its successors and assigns.

SECTION 2. (a) The City hereby grants to the Company the right, privilege and authority to produce, transmit, distribute and sell electricity within the corporate limits of the City for all purposes for which it may be used, to the City, its inhabitants and the public generally, and the right, privilege and authority to construct, maintain and operate a system of poles, wires, conduits, transformers, substations, and other facilities and equipment in, upon, across, under and over the streets, alleys, public grounds or ways in each and every part of said City for the purpose of producing, transmitting, distributing and selling electricity to the City, its inhabitants, and to the public generally.

(b) The franchise hereby granted shall be effective from and after the date of approval of this Ordinance by the qualified electors of the City and acceptance by the Company, and shall remain in full force and effect for a period of twenty-five (25) years. Nothing in this Ordinance shall be construed to prevent the City from granting an electric franchise to any other person, firm, or corporation.

SECTION 3. The Company shall construct, operate and maintain its property in such manner as will, consistent with necessity, not obstruct nor impede traffic unduly.

SECTION 4. The Company shall defend and indemnify the City against all liability for injury to any person or property caused by the negligence of the Company in the construction, operation and maintenance of its property within the City.

SECTION 5. Electric service provided hereunder to the City, its inhabitants, and to the public generally, and rates charged therefore shall be in accordance with orders, rules and regulations of the Corporation Commission of the State of Oklahoma or other governmental authority having jurisdiction.

SECTION 6. The Company shall have the right to assign this franchise and the assignee by written acceptance thereof shall be bound by all the provisions hereof. An authenticated copy of such assignment and acceptance shall be filed with the Clerk of the City.

SECTION 7. (a) From and after the approval and acceptance of this franchise, and in consideration of the granting of this franchise, the Company agrees to pay and shall pay to the City an annual franchise fee in an amount equal to three percent (3%) of its gross revenues arising from the sale of electricity within the corporate limits of the City, such payment to be made on or before the 25th day of July of each year, after deducting therefrom any amount due the Company from the City.

(b) The Company shall abide by any order, rule or regulation of the Corporation Commission of the State of Oklahoma requiring the listing separately of all or any portion of such franchise fee on electric bills to customers.

(c) Such franchise fees paid by the Company to the City shall be in lieu of all other franchise, excise, license, occupation, privilege, inspection, permit, or other fees, taxes or assessments, except ad valorem taxes.

SECTION 8. The Company shall furnish to the City without charge each fiscal year during the term hereof electric current to be used exclusively by the City for operation of traffic signal lights and buildings occupied and operated by the City for municipal purposes, to be applied by the Company as a credit to billings to the City, provided that such electric current shall not exceed one-half of one percent (0.5%) of the kilowatt-hours sold by the Company to customers within the corporate limits of the City during the preceding fiscal year.

SECTION 9. A special election is hereby called for the purpose of submitting this Ordinance to the qualified electors of the City residing within its corporate limits for their approval or disapproval, provided the Company shall pay the cost of such election. The election shall be held on Jun 16, 2026 between the hours of 7:00 a.m. and 7:00 p.m. The Mayor of the City of Warr Acres authorized and directed to issue an election proclamation calling such election and is further directed to take all steps that may be necessary for holding the election and for the submission of this Ordinance to the qualified electors of the City. If a majority of the qualified electors of the City voting thereon fail to approve this franchise at said election, no rights shall accrue hereunder.

SECTION 10. In case the franchise hereby granted is approved at said election, the Company shall, within thirty (30) days from the date of such approval, file with the Clerk of the City, in writing, its acceptance. In the event the Company fails to accept within the said period, such failure shall be deemed a rejection of the franchise.

SECTION 11. The franchise hereby granted shall, on its effective date, supersede and terminate any previous franchise granted to or held by the Company.

PASSED AND APPROVED on March 17, 2026.

By **/s/ Victoria Douglas Victoria Douglas Mayor CITY OF WARR ACRES, OKLAHOMA**

ATTEST: **/s/ Crystal Rivera Crystal Rivera Clerk CITY OF WARR ACRES, OKLAHOMA SEAL**

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Ordinance No. 1262

An ordinance amending Section 3.04.011 of the Warr Acres Municipal Code to establish a \$3,000 purchasing authority for Department Heads, providing for repeal of conflicting ordinances, severability and declaring an emergency.

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Ordinance No. 1263

An ordinance amending Chapter 2.24 of the Warr Acres Municipal Code to adopt a new section 2.24.365 which would establish a technology fee for all municipal citations, providing for repeal of conflicting ordinances, severability and declaring an emergency.

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Ordinance No. 1264

An ordinance amending Section 10.48.010 of the Warr Acres Municipal Code to prohibit parking in locations on any street or alley which would result in less than 15 feet of roadway being available for vehicular movement, providing for repeal of conflicting ordinances, severability and declaring an emergency.

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ORDINANCE NO. 2090

AN ORDINANCE AMENDING THE ZONING ORDINANCES, MAP, AND COMPREHENSIVE PLAN OF THE CITY OF BETHANY, OKLAHOMA, BY INCLUDING IN EDUCATION-INSTITUTIONAL THE PROPERTIES LOCATED AT AROUND THE SOUTHERN NAZARENE UNIVERSITY FROM R-1 (SINGLE FAMILY RESIDENTIAL), IN BETHANY, OKLAHOMA COUNTY, OKLAHOMA AS MORE PARTICULARLY DESCRIBED HEREINAFTER.

The undersigned hereby certify that the foregoing ordinance was introduced before the Bethany Planning and Zoning Commission on Mar. 5, 2026, and the Bethany City Council on the 17th day of March, 2026, and was duly adopted and approved by the Mayor and City Council of the City of Bethany on the 17th day of March, 2026, after public hearing, and after compliance with notice requirements of the Open Meeting Law (25 OSA, Sections 301, et seq.).

/s/ Amanda Sandoval MAYOR

ATTEST: **/s/ Michael Vaughn CITY CLERK (SEAL)**

(Published in The Tribune March 27, 2026) LPXLP

IN THE DISTRICT COURT OF OKLAHOMA COUNTY, STATE OF OKLAHOMA

IN THE MATTER OF THE ESTATE OF Teresa K. McMillar DECEASED

STATE OF OKLAHOMA COUNTY OF OKLAHOMA ss.

DISTRICT COURT NO: PB-2026-318 NOTICE OF HEARING PETITION FOR LETTERS OF ADMINISTRATION

Notice is hereby given that on the 12 day of March, 2026, Stanley McMillar Filed in the District Court of the County of Oklahoma and State of Oklahoma, a Petition Praying for Letters of Administration to be issued to Stanley McMillar upon the Estate of Teresa McMillar, deceased, of the County of Oklahoma and State of Oklahoma.

And pursuant to an order of said Court, the 14 day of April, 2026 at the Hour of 2:00 o'clock PM of said day has been appointed as the time for hearing said application, before Judge Aguilar, Judge of the District Court in the District Court Probate Division Room, Oklahoma County Courthouse 321 Park Avenue, Oklahoma City, Oklahoma County, when and where any person interested in said estate may appear and contest said petition by filing written opposition thereto on the ground of incompetence of the applicant, or may assert his/her own right to the administration and pray for Letters to be issued to Stanley McMillar.

Dated this 12 day of March, 2026

KAREN AGUILAR Judge of the District Court

Rick Warren Court Clerk Oklahoma County, Oklahoma By: Deputy (SEAL)

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Arrest made in '20 murder of McAlester truck driver

Derrick James Nondoc.com

More than six years after taxi driver Dustin Parker was found fatally shot behind the wheel of his cab, an arrest has been made in the Jan. 1, 2020, killing after the alleged shooter turned himself in Friday at the McAlester Police Department.

According to investigators, officers were dispatched to the area of West Cherokee Avenue in McAlester early New Year's Day in 2020 after a woman reported hearing six gunshots. An officer arrived in the area at approximately 6:30 a.m. and located the taxi near the intersection of South B Street and West Cherokee Avenue. The officer told dispatchers that "something went through the window of it." The officer discovered Parker in the driver's seat and requested medics after finding Parker had been shot.

In the initial stages of the investigation six years ago, authorities questioned a person of interest who was later released. Despite continuing to pursue leads in the years that followed, no arrest had been made until Friday.

The McAlester Police Department worked the case with assistance from the Oklahoma State Bureau of Investigation, while community members organized support for Parker's family in the aftermath of the killing. Friends and family also announced a \$20,000 reward for information leading to an arrest.

Jail records indicate Deraje Nathaniel Jackson, 29, was booked Friday into the Pittsburg County Jail on a complaint of first-degree murder.

Pittsburg County District Attorney Chuck Sullivan said Jackson turned himself in at the McAlester Police Department on Friday afternoon and confessed to killing Parker. Sullivan said formal charges are expected to follow, with Jackson's arraignment set for later today.

MPD Lt. Kirk Johnston released a brief statement on the arrest.

"Deraje Jackson was arrested and booked into the Pittsburg County Jail," Johnston said. "A probable cause affidavit has been presented to the Pittsburg County District Attorney's Office for the charge of first degree murder, with formal charges pending. The investigation is still ongoing, and further information will be released when it becomes available."



Deraje Nathaniel Jackson confessed to McAlester Police Department detectives March 20.

