

LEGAL NOTICES

DISTRICT COURT OF
OKLAHOMA COUNTY
STATE OF OKLAHOMA

In Re: The Name of: Maria Sabrina
Ruby Lee Bivins

Case No. CV-2026-91
NOTICE OF HEARING
ON CHANGE ON PETITION
TO CHANGE NAME

TO: All interested parties.

Take notice that Maria Sabrina
Ruby Lee Bivins has petitioned
to change his/her name to Sarah
Yvette Price.

A Hearing on said petition is set
for 1:30 o'clock p.m. on the 5th day
of February, 2026, before Judge
Ogden 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.

RICK WARREN, Court Clerk
BY DEPUTY
(SEAL)

APPROVED:
/s/ Maria Bivins

(Published in The Tribune
January 23, 2026)
LPXLP

IN THE DISTRICT OF
OKLAHOMA COUNTY
STATE OF OKLAHOMA

IN THE MATTER OF THE
GUARDIANSHIP OF THOMAS
BLACKMON CURLEE, JR., A
Partially Incapacitated Person

CASE NO. PG-2004-324
NOTICE OF SALE OF
REAL PROPERTY
(Private Sale — 58 O.S. § 423)

NOTICE IS HEREBY GIVEN that
pursuant to an Order Authorizing
Sale of Real Property at Private
Sale entered in the above-captioned
proceeding on January 7, 2026, the
undersigned Guardian will sell at
private sale the following described
real property (the "Property"):
606 W. 7th, Edmond, Oklahoma
County, Oklahoma 73003;

Legal Description: TERRACE ADD
Block 003 Lot 002, Oklahoma
County, Oklahoma

The sale of the Property will be
made on or after January 30, 2026
(the "Sale Date"). The Sale Date is
not less than ten (10) days from the
first publication of this Notice, and
the sale will not be made before
the Sale Date. The sale must be
made within one (1) year after the
Sale Date.

Place where offers or bids will
be received:

All bids or offers must be in
writing and must be made any time
after the first publication of notice,
and before the making of the sale.
Further, any bid must identify the
purchaser(s) and his/her contact
information. Written bids/offers
may be made as follows:

1. Delivered personally to the
Guardian's attorney, Christian M.
Zeaman, P.C. at 16362 Muirfield
Place, Edmond, Oklahoma 73013.
(after first publication and before
the making of the sale).

2. Electronically transmitted via
email or facsimile to the following
email: christian@zeamanlaw.com;
fax 1-888-691-6906.

DATED this 7th day of January,
2026

/s/ Patricia Miller
Patricia Ann Miller, Guardian

/s/ Christian Zeaman
CHRISTIAN M. ZEAMAN,
OBA # 18887
16362 Muirfield Place,
Edmond, OK 73013
(405) 601-3000
fax (888) 691-6906
ATTORNEY FOR GUARDIAN

(Published in The Tribune
January 16 and 23, 2026)
LPXLP

Broken
Arrow city
council denies
development

Senator Christi
Gillespie, R–Broken
Arrow, released the
following statement after
the Broken Arrow City
Council voted 4-to-1,
denying a proposed
development at the
Olive Avenue and Creek
Turnpike corridor.
“Last night’s decision
reflects what many
residents have been
saying for years: the City
of Broken Arrow must
follow its Comprehensive
Plan and protect long-
term economic growth in
our community.”

Lawmakers seek balance in
Oklahoma’s landlord-tenant act

Jake Ramsey
Oklahoma Watch

Oklahoma had more than
45,000 evictions filed in each
of the past four years, which
critics blame on the weakness
of the state’s Landlord-Tenant
Act. However, a set of new
bills has been proposed for
the 2026 legislative session
to amend the law and better
support renters.

Sen. Julia Kirt, D-Oklahoma
City, drafted Senate Bill 1209,
which would exclude weekends
and holidays from Oklahoma’s
eviction timeline, aligning
the eviction docket with other
civil procedures that exclude
weekends and holidays.

“It’s specifically to exclude
weekends and holidays from
the timeline,” Kirt said.
“That’s true for all types of
civil procedure, but currently,
the Landlord Tenant Act is
excluded from that, so it has
its own timelines. Rather than
changing the Landlord Tenant
Act, what we want to do is just
remove that exclusion so that it
is following civil procedure.”

Timeline
During the last legislative
session, Kirt introduced the
bipartisan Senate Bill 128,
which sought to extend the
days between a summons and a
court hearing from three days
to seven. The bill narrowly
passed, but was vetoed by the
governor.

Oklahoma’s eviction timeline
is one of the fastest in the
nation, which contributes to
the state having the nation’s
sixth-highest eviction rate of
evictions as of 2023, which
reflects the most recent
available data.

There were 47,224 evictions
filed in 2025, 775 fewer than
2024 and 953 fewer than this
decade’s peak in 2023, when
48,197 evictions were filed.

“If you are seeking legal help
or advice, or if you are trying
to seek rental assistance, it is
nearly impossible to do it in
that short of a timeline,” Kirt
said. “And those places aren’t
open on the weekends either.”

In Oklahoma County, 43% of
tenants are locked out of their
homes within 10 business days
of an eviction being filed, if
a judgment is received at the
initial hearing, according to a
Shelterwell report.

Legal Aid Services of
Oklahoma reported that 40%
of 2024 cases were dismissed
before trial by the landlord,

indicating that the dispute
had been resolved outside of
court. That suggests that with
additional time, more cases
could be resolved without
eviction or involving the court.

“If a tenant is going to
pay that back rent, it’s going
to happen before there is a
judgment,” Kirt said. “Because
once there’s a judgment and
an order for repossession of
that home, those people are
trying to figure out how to pull
together the money to find
another place to live.”

A judge can issue a money
judgment, requiring a tenant to
pay the back rent, damages or
court fees.

“I was really fascinated
talking with the Apartment
Association, how many of
the property managers and
landlords cited the need for
increased wages,” Kirt said.
“They know that a lot of their
tenants are not getting paid
enough to cover their rent.”

Minimum Wage
Sen. Nikki Nice, D-
Oklahoma City, filed Senate
Bill 1268, which would raise
Oklahoma’s minimum wage
from \$7.25 an hour to \$13 an
hour.

A similar state question will
be on the ballot in June. State
Question 832 would raise the
state’s minimum hourly wage
in stages from \$7.25 to \$15 by
2029.

A National Low-Income
Housing Coalition study found
that a quarter of Oklahoma
renters meet the qualifications
to be considered extremely
low-income.

Those renters earned at
or below 30% of the area’s
median income, or about
\$30,000 for a 4-person
household. The coalition
also found just 38 affordable
homes available per 100
extremely low-income renters.
That’s slightly higher than
the national average of 35
affordable and available
properties per 100 renters.

Oklahoma has an estimated
shortage of 84,718 affordable
and available rental homes for
extremely low-income renters.
In addition, there’s a shortage
of landlords willing to lease
to people on rental assistance,
making it harder for extremely
low-income renters to find
housing.

Eighty-three percent of
extremely low-income renters
in Oklahoma are working,
disabled or elderly.

An Oklahoma Watch
investigation found that
increasing the minimum wage
could reduce Oklahoma’s
eviction rates and alleviate
the burden on extremely low-
income renters.

“Eviction is not just a
symptom of poverty; it is a
cause of poverty,” Kirt said.

Childhood Evictions
Alongside working, disabled
and elderly people, children
are also largely affected by
evictions in Oklahoma.

During the 2022-2023
school year, Oklahoma schools
reported that 24% of children
statewide were chronically
absent. America’s Health
Ranking found that 3% of
students in Oklahoma were
homeless or facing housing
instability in 2022, ranking
the state among the 10 states
with the highest percentages
of housing instability among
students in the United States.

ImpactTulsa found that areas
with high absenteeism rates
overlapped with eviction hot
spots. That report inspired Rep.
Ellen Pogemiller, R-Oklahoma
City, to conduct an interim
study about the root causes of
chronic absenteeism and its
effects on a child’s future.

One of the most startling
statistics from ImpactTulsa was
that the highest percentage of
children evicted were in pre-k
and kindergarten, Pogemiller
said.

“What a vulnerable age to
have to go through that,” she
said.

An Oklahoma Watch
investigation found that some
initiatives were underway at
the district level to address
the correlation between
absenteeism and homelessness,
but Joe Dorman, CEO of the
Oklahoma Institute for Child
Advocacy, said more needs to
be done at the state level.

Pogemiller said SB1209
would assist families.

“The window is the lowest
hanging fruit to at least provide
opportunities for people to
have time to figure out either
a process to stay in their
home or to leave their home,”
Pogemiller said. “People don’t
understand that the window is
not only chaotic, but it’s not a
reasonable amount of time to
gather their belongings before
they are evicted.”

Oklahoma’s Landlord
Tenant Act

Even though legislatures and
advocates have characterized
extending the eviction process
as a tiny measure, it is still an
uphill battle to get it passed.

“This eviction timeline
change is just a tiny stopgap
measure; in no way do I think
this solves the whole problem,”
Kirt said.

Despite last year’s bill
having bipartisan support in
both the House and Senate,
Gov. Kevin Stitt vetoed it.

“This bill would also do
the opposite as intended,” the
governor’s veto message said.
“Instead of assisting renters in
arrears, it would incentivize
landlords to specifically not
rent housing units to low-
income households, for risk of
greater eviction costs.”

Sabine Brown, Housing
Senior Policy Analyst for
Oklahoma Policy Institute, said
the Landlord-Tenant Act favors
landlords and often harms
tenants.

“The Landlord Tenant Act
was written in the 70s and is
very weighted in favor of the
landlord,” Brown said. “There
have not been any major
changes to it, and in Oklahoma,
renters lack a lot of protections
that they have in other states.”

Since its introduction,
Oklahoma’s Landlord Tenant
Act has undergone very few
changes.

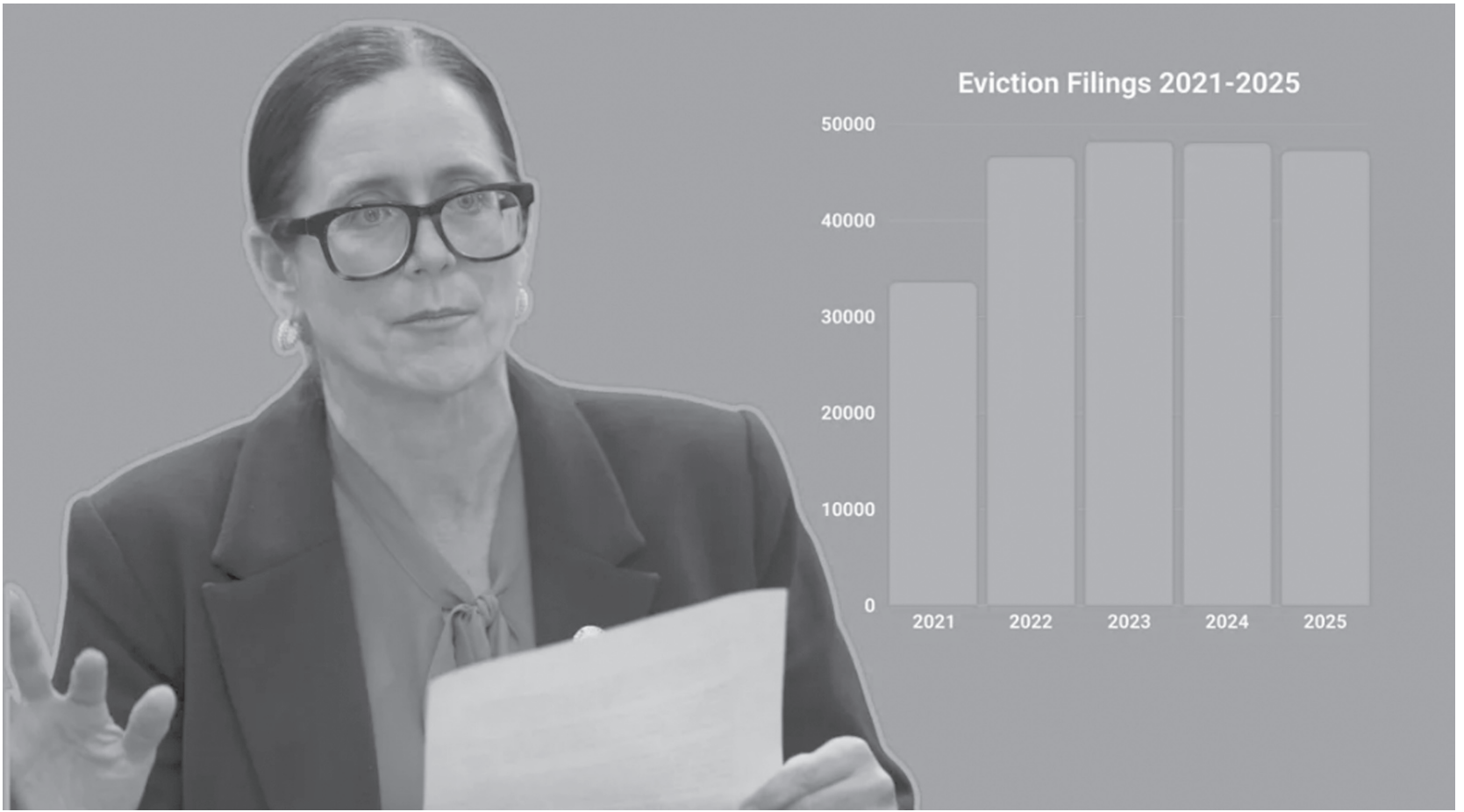
One of the most recent
changes was the addition of
deduct-and-repair measures,
which allow renters to make
repairs to the property if the
landlord has not after receiving
written notice, and to deduct
the cost of those repairs from
the rent.

“In Oklahoma, renters lack
a lot of protections that they
have in other states,” Brown
said. “One of the most notable
is that we are one of only six
that don’t protect a tenant
against landlord retaliation. It
is also really hard for tenants
to hold a negligent landlord
responsible.”

Rep. Daniel Pae, R-Lawton,
told Oklahoma Watch he has a
bill that was carried over from
last year that would address
retaliation against tenants from
landlords.

The quick timeline, few
tenant protections and low
filing fees make it easy for
landlords, especially corporate
landlords, to evict a tenant.

“There is very little skin in
the game for large corporate
landlords,” Pogemiller said.



Sen. Julia Kirt is one of a handful of legislators who proposed bills seeking to amend Oklahoma’s Landlord Tenant Act, after eviction filings have steadied over the 45,000 mark for the past four years.

Provided