

## LEGAL NOTICES

DISTRICT COURT OF  
OKLAHOMA COUNTY  
STATE OF OKLAHOMAIn Re: The Name of: Maria Sabrina  
Ruby Lee BivinsCase 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)  
LPXLPIN THE DISTRICT OF  
OKLAHOMA COUNTY  
STATE OF OKLAHOMAIN THE MATTER OF THE  
GUARDIANSHIP OF THOMAS  
BLACKMON CURLEE, JR., A  
Partially Incapacitated PersonCASE 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)  
LPXLPBroken  
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 steadily over the 45,000 mark for the past four years.

Provided