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(Published Wed., Mar. 25, 2026)

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ORDINANCE NO. 1455

IN THE DISTRICT COURT OF OKLAHOMA COUNTY STATE OF OKLAHOMA

AN ORDINANCE OF THE CITY OF DEL CITY, OKLAHOMA, ADOPTING THE MUNICIPAL CODE LIEN ENFORCEMENT ACT OF 2025, CODIFIED AT OKLAHOMA STATUTES, TITLE 11, SECTIONS 22-140 THROUGH 22-140.5; BY CREATING ARTICLE VIII. - MUNICIPAL CODE LIEN ENFORCEMENT OF CHAPTER 16. - PLANNING AND DEVELOPMENT, AUTHORIZING THE USE OF JUDICIAL IN REM FORECLOSURE FOR MUNICIPAL CODE LIENS; EXCLUDING OWNER-OCCUPIED PROPERTY; ESTABLISHING PROCEDURE REQUIREMENTS FOR NOTICE, FILING, AND ENFORCEMENT; PROVIDING FOR ADMINISTRATIVE IMPLEMENTATION; DECLARING SEVERABILITY; AND DECLARING AN EFFECTIVE DATE.

WHEREAS, the Oklahoma Legislature enacted the Municipal Code Lien Enforcement Act of 2025 (HB 2147), authorizing municipalities to utilize judicial in rem foreclosure as a means of enforcing municipal code liens against non-owner-occupied real property; and

WHEREAS, the City of Del City maintains authority to assess and record liens related to the enforcement of housing, building, and property maintenance codes; and

WHEREAS, the City Council desires to implement this new statutory enforcement option to improve compliance and promote public safety, while maintaining necessary due process and homeowner protections.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DEL CITY, OKLAHOMA:

SECTION 1. Chapter 16. - Planning and Development of the Del City Code of Ordinances is hereby amended by creating Article VIII: Municipal Code Lien Enforcement, Section 16-250. - Adoption of Municipal Code Lien Enforcement Act, Section 16-251. - Exclusion of owner-occupied property, Section 16-252. - Minimum enforcement threshold, Section 16-253. - Procedure for enforcement, Section 16-254. - Non-assignability of liens, Section 16-255 - Administrative procedures.

Article VIII: Municipal Code Lien Enforcement

Section 16-250. - Adoption of municipal code lien enforcement act

The City of Del City hereby adopts the Municipal Code Lien Enforcement Act of 2025, codified at Title 11 Okla. Statute Sections 22-140 through 22-140.5, as a supplemental enforcement mechanism for municipal code liens related to violations of City's housing, building and property maintenance codes.

Section 16-251. - Exclusion of owner-occupied property

Owner-occupied property, as defined in Title 11 Okla. Statutes Section 22-140.1(6), is hereby excluded from judicial in rem foreclosure proceedings. The City shall not commence in rem foreclosure under this ordinance against any property meeting the definition of owner-occupied.

Section 16-252. - Minimum enforcement threshold

Judicial in rem foreclosure may not be initiated unless the cumulative amount of outstanding code enforcement fines, penalties, abatement costs, and related charges recorded as a municipal code lien equals or exceeds one thousand five hundred dollars (\$1,500.00).

Section 16-253. - Procedure for enforcement

The City Manager or designee shall ensure compliance with the procedural requirements of the Act, including but not limited to:

- A. Recordation of municipal code liens with the County Clerk;
B. A waiting period of not less than six (6) months following lien recordation prior to petition filing;
C. Notice to all interested parties via certified mail and regular mail, as provided by the Act;
D. Publication of notice for three (3) consecutive weeks in a newspaper of general circulation within the county;
E. Physical posting of notice on the subject property;
F. Filing a lis pendens and judicial in rem foreclosure petition in district court in accordance with statutory requirements; and
G. Maintenance of a detailed records of all notices, filing, and enforcement actions taken.

Section 16-254. - Non-assignability of liens

The rights and remedies of set forth in the Municipal Code Lien Enforcement Act of 2025 are limited to the City of Del City as a governmental entity. Nothing in this ordinance shall be construed to authorize the assignment or transfer of municipal code liens to any private party for enforcement under this Act.

Section 16-255. - Administrative procedures

The City Manager, in consultation with the Code Enforcement Division and the City Attorney, shall develop and implement administrative procedures, forms, and policies to support effective enforcement under this ordinance. These may include title search procedures, lien tracking systems, notice templates, and criteria for prioritizing eligible properties.

SECTION 2. SEVERABILITY

If any section, subsection, sentence, clause, or phrase of this ordinance is declared unconstitutional or otherwise invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance.

SECTION 3. EFFECTIVE DATE

This ordinance shall become effective on April 15, 2026, in accordance with the effective date of the Municipal Code Lien Enforcement Act of 2025.

PASSED AND APPROVED by the City Council of the City of Del City, Oklahoma on March 16, 2026.

CITY OF DEL CITY, OKLAHOMA A municipal corporation

Floyd a. Eason, Mayor



ATTEST: (Seal)

Joseph Carroll, City Clerk

Approved as to Form and Legality:

William W. Wheeler, Jr., City Attorney

BOKF, N.A. dba BANK OF OKLAHOMA, Plaintiff, vs. MICHAEL O. HEIL et al., Defendants.

CASE NO. CJ-2025-5978 Judge: Don Andrews

NOTICE OF SALE OF LAND UNDER EXECUTION

TO: MICHAEL O. HEIL; APRIL EXLEY-HEIL; OCCUPANTS OF THE PREMISES; AUTO ADVANTAGE FINANCE, INC., UNITED STATES OF AMERICA ex rel. Secretary of Housing and Urban Development

Notice is hereby given that on the 28 day of April, 2026, at 10:00 o'clock, a.m., virtually at https://www.bid4assets.com/OKCSheriff, the undersigned Sheriff will offer for sale and sell for cash to the highest and best bidder, subject to real estate ad valorem taxes and superior special assessments on the following described real property, to-wit:

Lot Forty-four (44), of Block Four (4) in COUNTRY ESTATES FOURTH ADDITION, to Oklahoma County, State of Oklahoma, according to the recorded plat thereof.

Property Address: 402 E. Steed Drive; Midwest City, OK 73110

Sale will be made pursuant to a Special Execution and Order of Sale issued out of the office of the Court Clerk in and for Oklahoma County, Oklahoma, and pursuant to judgment for Plaintiff as follows:

- FIRST: The costs of said action accrued and accruing;
SECOND: The judgment and first lien of the Plaintiff, in the amount of \$33,885.85 with interest accrued thereon through August 21, 2025, in the amount of \$1,397.64 and accruing thereafter at the rate of 5.125% per annum until paid; preservation expenses, accrued and accruing; a sum for abstracting expenses, accrued and accruing; and an attorney's fee, plus costs, with interest thereon at the same rate, until paid.

The property has been duly appraised in the sum of \$ 65,000.

WITNESS MY HAND this 17 day of March, 2026.

Sheriff of Oklahoma County

By: Deputy



RIGGS, ABNEY, NEAL, TURPEN, ORBISON & LEWIS Ryan J. Assink, OBA # 17568 502 W. 6th Street Tulsa, Oklahoma 74119 Phone: (918) 587-3161 Facsimile: (888) 399-1873 Email: rassink@riggsabney.com

ATTORNEYS FOR PLAINTIFF

(Published Wed., Mar. 25 & Apr. 1, 2026)

NOTICE OF SHERIFF'S SALE

CASE NO. CJ-2025-6652

Notice is given that on the 28 day of April, 2026, at 10:00 o'clock a.m., at the conducted virtually at www.bid4assets.com/okcsheiff, the Sheriff of said County will offer for sale and sell, with appraisalment, for cash, at public auction, to the highest bidder, all certain real property in Oklahoma County, Oklahoma, to-wit:

Lot Twenty-one (21), in Block Thirteen (13), of RE-PLAT OF ATKINSON HEIGHTS, to Midwest City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

Property Address: 303 W Rickenbacker Dr., Midwest City, OK 73110

Subject to unpaid taxes, tax advancement by Plaintiff for taxes, insurance premiums, and expenses necessary for the preservation of the subject real property, if any, said real property having been duly appraised at \$ 149,250. Sale will be made pursuant to a Special Execution and Order of Sale issued in accordance with judgment entered in the District Court of Oklahoma County, Oklahoma, in Case No. CJ-2025-6652, entitled NAVY FEDERAL CREDIT UNION, Plaintiff vs. JOHN AULD; UNKNOWN SPOUSE, IF ANY, OF JOHN AULD; WEI LI; and UNKNOWN OCCUPANTS, IF ANY, AT 303 W RICKENBACKER DR., MIDWEST CITY, OK 73110, Defendants, being all of the Defendants and persons holding or claiming interest or lien in the subject real property.

Tommie Johnson III Sheriff of Oklahoma County, Oklahoma

BY: Deputy



John Seidenberger, OBA # 30715 Brian G. Sayer, OBA # 32966 THE SAYER LAW GROUP, P.C. 925 East 4th Street, Waterloo, IA 50703 Tel: (319) 234-2530 | Fax: (319) 232-6341 OKUpdates@sayerlaw.com Attorneys for Plaintiff

(Published Wed., Mar. 25, 2026)

IN THE DISTRICT COURT OF OKLAHOMA COUNTY STATE OF OKLAHOMA

In the Matter of the Application of Cristina Yackie as next of friend of (child) Jentri Lynn Sears-Berglund to Change Her/His Name

Case No. CJ-20 -

CV - 2026 - 679

NOTICE OF FILING PETITION FOR CHANGE OF NAME

To Whom It May Concern: Take notice that (a) Cristina Yackie, as next of friend of Jentri Lynn Sears-Berglund has filed in the above court a Petition to have the minor child's name changed as follows, to-wit: From (a) Jentri Lynn Sears-Berglund to (b) Jentri Lynn Yackie; and that the same will be heard by the Honorable Judge Andrew of Oklahoma County, in the County Courthouse, located at 321 Park Avenue, Oklahoma City, Oklahoma 73102, on the 25th day of June, 2026 at 1:30 o'clock p.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 CLERK/BAILIFF OF THE DISTRICT COURT



Send copy of Affidavit of Publication to:

Cristina Yackie Adult Name, Next of Friend

Cristina.Berglund@yahoo.com

Your address

To advertise email at mustangpublisher@sbcglobal.net

REACH OVER 100,000 PEOPLE!!! EVERY WEEK WITH CENTRAL OKLAHOMA WEEKLIES! Mustang Times • Midwest City Beacon • Tuttle Times • Minco-Union City Times • Choctaw Times • Blanchard News Advertise with us! Email us at mustangpublisher@sbcglobal.net for more info!