

**RESOLUTION**

RESOLUTION DECLARING THAT CERTAIN STRUCTURES IN THE CITY OF OKLAHOMA CITY ARE ABANDONED BUILDINGS, AND AS SUCH CONSTITUTE A NUISANCE, AND THE ABATEMENT OF SUCH NUISANCE WOULD PROMOTE THE PUBLIC HEALTH, SAFETY AND WELFARE; AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO CAUSE THE REQUIRED NUISANCE ABATEMENT TO BE DONE; DIRECTING THE CITY CLERK TO PURSUE RECOVERY OF COSTS FOR SUCH NUISANCE ABATEMENT; DIRECTING THE CITY TREASURER TO DEPOSIT ANY REVENUES RECOVERED FOR THE NUISANCE ABATEMENT INTO THE SPECIFIC CITY FUND FROM WHICH SAID REVENUES WERE ORIGINALLY APPROPRIATED; AND FURTHER DIRECTING THE FILING OF A NOTICE OF LIEN IN THE COUNTY CLERK'S OFFICE.

WHEREAS, it has been brought to the attention of The City of Oklahoma City that certain structures exist within the City with legal descriptions, street addresses, and ownership as reflected by the current year's tax rolls, and mortgage holders as shown by the records of the County Clerk, as shown on the legal notice forms, attached hereto as Exhibit A, and numbered as follows:

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**VB**      Number(s)

24-03-C24-06289; 24-05-C24-29488; 24-05-C24-29598; 24-05-C24-29624; 24-05-C24-29984; 24-05-C24-30206; 24-05-C24-30452; 24-05-C24-31211; 24-05-C24-31752; 24-05-C24-32195;

(A total of 11 buildings at 10 locations.)

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attached hereto and made part hereof; and,

WHEREAS, pursuant to a public hearing held by and before the Council of The City of Oklahoma City on June 4, 2024, ten (10) days prior notice of which was posted upon the subject property and also mailed to the above referenced and designated owners and mortgage holders by first class mail postage prepaid, with a receipt of mailing from the postal service which indicates the date and the name and address of the person to whom the notice was mailed, said Council has found, based upon the evidence presented, all of which is incorporated herein and made a part hereof for all purposes, that the said structures have been declared by this Council to be either dilapidated or

unsecured, and as such constitute abandoned buildings as defined by 11 Oklahoma Statute 22-112.4(E)(1) and Section 35-261 of the Oklahoma City Municipal Code, 2020, the same being as reflected by the conditions described on said attached legal notice forms; and,

WHEREAS, due to the abandoned condition of each of said structures as above described, the Council finds and concludes that the building are nuisances, and that the abatement of said nuisance structures will promote the public health, safety or welfare of inhabitants of and visitors to the City and,

WHEREAS, the Council desires (1) to authorize the City Manager, or his designee, to pursue abatement of the nuisance caused by the abandoned buildings; (2) to direct the City Clerk to place the buildings on the list of abandoned buildings (3) to authorize the City Clerk to pursue the recovery of costs for such nuisance abatement as provided for by law; and (4) to direct the City Treasurer to deposit any revenues recovered into the specific City fund from which said revenues were appropriated.

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

(1) The structures listed and described on said attached legal notice forms, having been declared as either dilapidated or unsecured structures are hereby found and declared by the Council of The City of Oklahoma City to constitute nuisances to the public and further, to be abandoned buildings as defined by 11 Oklahoma Statute, Section 22-112.4(E)(1) and Section 35-261 of the Oklahoma City Municipal Code.

(2) That the nuisance abatement would promote and benefit the health, safety and welfare of the general public and the community; and

(3) Nuisance abatement, as this phrase is used in this Resolution, means the provision of municipal police and fire protection and regulatory action in relation to an abandoned building; and

AND, BE IT FURTHER RESOLVED by the Council that, upon providing such nuisance abatement, the City Clerk is hereby authorized and directed to send a certified statement of the costs of such nuisance

abatement performed to the owners and mortgage holders of the subject properties and, if payment is not made within six (6) months, these costs will result in a lien which will be filed with the County Clerk, which will be co-equal with the lien of ad valorem taxes, all as authorized by 11 Oklahoma Statutes, Section 22-122.4 and Sections 35-261 et. seq. of the Oklahoma City Municipal Code;

AND, BE IT FURTHER RESOLVED by the Council that any and all revenues recovered for such work shall be deposited by the City Treasurer into a specific City fund which said revenues were originally appropriated.

AND, BE IT FURTHER RESOLVED that the City Clerk is hereby directed to forthwith file in the Office of the County Clerk a Notice to the public and prospective purchasers which advises all interested persons of the above Council actions and the possibility of the existence of a tax lien in favor of The City of Oklahoma City for the costs of nuisance abatement, and that such costs are the personal obligation of the property owner from and after the date of filing of said notice.

ADOPTED by the Council and SIGNED by the Mayor of The City of Oklahoma City this  
4TH day of JUNE, 2024.

ATTEST:

*Amy K Simpson*  
City Clerk



*David Holt*  
Mayor

REVIEWED for form and legality.

*Dustin H. Patten*  
Assistant Municipal Counselor



**COMBINED NOTICE**

Record Owner:  
HICKS DEBORAH O  
4516 W SHAW BUTTE DR  
GLENDALE,AZ 85304

Notice Date: 5/20/2024  
Council Hearing Date: 6/4/2024  
Legal Notice UB: 2024-5-C24-32194  
Inspection Date: 5/17/2024  
Parcel ID#: 156731270  
Case #: C24-32194  
Abandoned Case #: C24-32195

cc: Mortgage Holder(s):  
BEAU WILLIAMS 4901 RICHMOND SQUARE SUITE #104 OKLAHOMA CITY, OK 73118  
Violation Address: 5709 BODINE DR (AKA: 5709 S BODINE DR)  
Legal Description: Lot 018 Block 034 Addition OAKCLIFF SEC 14

The structure(s) described below has/have been determined to be UNSECURED by the Development Services Department of The City of Oklahoma City, pursuant to Title Eleven (11) Section 22-112.1 of the Oklahoma Statutes. An inspection was made on the Inspection Date indicated above, by the Development Services Department Code Enforcement Officer.

Total number of structures: 2 (HOUSE)  
(SHED)

The inspection has revealed that the structure(s) is/are not occupied by a legal or equitable owner, or by a lessee thereof, and that the following unsecured openings and/or conditions exist which would facilitate an unauthorized entry into the structure:

UNSECURED DOORS HOUSE  
UNSECURED WINDOWS HOUSE  
UNSECURED DOORS SHED  
TRASH/JUNK  
RANK WEEDS

If the structure(s) is/are declared to be unsecured the structure(s) may also be deemed ABANDONED pursuant to Title Eleven (11) Section 22-112.4 of the Oklahoma Statutes and Section 35-261 et. seq. of the Oklahoma City Municipal Code. The issuance of this notice may be in addition to other City proceedings concerning unsanitary conditions existing on the property, including mowing and/or debris removal based on nuisance notification by Development Services or other City Departments.

Andrew Jones  
Municipal Code Inspector  
405-297-3953  
andrew.jones@okc.gov

Chris Smith  
Chief Building Inspector  
(405)297-2650  
Christopher.smith@okc.gov



**COMBINED NOTICE**

Record Owner:

ROSALES JULIO O OLIVIA  
OLIVA JAEL MERCADO MERCADO  
2121 S CENTRAL AVE  
OKLAHOMA CITY, OK 73129

Notice Date: 5/22/2024  
Council Hearing Date: 6/4/2024  
Legal Notice UB: 2024-5-C24-31751  
Inspection Date: 5/21/2024  
Parcel ID#: 098336340  
Case #: C24-31751  
Abandoned Case #: C24-31752

cc: Mortgage Holder(s):

GREAT NATIONS BANK MAIN 2200 E ALAMEDA PO BOX 5719 NORMAN, OK 73071  
GREAT NATIONS BANK 2121 S. YUKON PARKWAY, STE 205 YUKON, OK 73099  
LEGACY TITLE OF OKLAHOMA, LLC 501 SE 4TH ST. STE A MOORE, OK 73160  
HERNANDEZ FERNANDO & REYNA 2121 S CENTRAL AVE OKLAHOMA CITY, OK 73129  
Violation Address: 2121 S CENTRAL AVE (AKA: 231 SE 21ST ST; 235 SE 21ST ST)  
Legal Description: Lot 000 Block 012 Addition ECKROAT ADDITION  
LOTS 9 THRU 12

The structure(s) described below has/have been determined to be UNSECURED by the Development Services Department of The City of Oklahoma City, pursuant to Title Eleven (11) Section 22-112.1 of the Oklahoma Statutes. An inspection was made on the Inspection Date indicated above, by the Development Services Department Code Enforcement Officer.

Total number of structures: 1 (HOUSE)

The inspection has revealed that the structure(s) is/are not occupied by a legal or equitable owner, or by a lessee thereof, and that the following unsecured openings and/or conditions exist which would facilitate an unauthorized entry into the structure:

- UNSECURED DOORS HOUSE
- UNSECURED WINDOWS HOUSE
- HOLES IN OUTER WALLS HOUSE
- RANK WEEDS

If the structure(s) is/are declared to be unsecured the structure(s) may also be deemed ABANDONED pursuant to Title Eleven (11) Section 22-112.4 of the Oklahoma Statutes and Section 35-261 et. seq. of the Oklahoma City Municipal Code. The issuance of this notice may be in addition to other City proceedings concerning unsanitary conditions existing on the property, including mowing and/or debris removal based on nuisance notification by Development Services or other City Departments.

Andrew Jones  
Municipal Code Inspector  
405-297-3953  
andrew.jones@okc.gov

Chris Smith  
Chief Building Inspector  
(405)297-2650  
Christopher.smith@okc.gov

**B**



**COMBINED NOTICE**

Record Owner:

ISOLA BELLA PHASE TWO LP  
150 E 52ND ST 14TH FLOOR  
NEW YORK, NY 10022

Notice Date: 3/8/2024  
Council Hearing Date: 3/26/2024  
Legal Notice DB: 2024-3-C24-06288  
Inspection Date: 3/7/2024  
Parcel ID #: 140171000  
Case #: C24-06288  
Abandoned Case #: C24-06289

cc: Mortgage Holder(s):

EXACT CAPITOL GROUP LLC 150 EAST 52ND STREET, 14TH FLOOR NEW YORK, NY 10022

ARNALL GOLDEN GREGORY LLP ATTN: VIDHI R. SHAH, ESQ. 171-17TH STREET NW, SUITE 2100 ATLANTA, GA 30363

LINDA RACHEL CAPITOL ABSTRACT & TITLE CO. 6601 N. BROADWAY EXT., BLDG. #5 OKLAHOMA CITY, OK 73116

BLANK ROME LLP 1271 AVENUE OF THE AMERICAS ATTENTION: LAUREN A. SCARANTINO, ESQ. NEW YORK, NY 10020

CHICAGO TITLE OKLAHOMA 210 PARK AVE, SUITE 210 OKLAHOMA TOWER OKLAHOMA CITY, OK 73102

ISOLA BELLA PHASE ONE LP 150 EAST 52ND STREET, 14TH FLOOR ATTENTION: MICHEAL CALLAGHAN NEW YORK, NY 10022

LESLIE F. DOMINY GREYSTONE SERVICING COMPANY LLC 419 BELLE AIR LANE WARRENTON, VA 20186

GREYSTONE BRIDGE CLO XII LLC 419 BELLE AIR LANE WARRENTON, VA 20186

GREYSTONE CRE NOTES 2019-FL2, LTD 419 BELLE AIR LANE WARRENTON, VA 20186

LIEN SOLUTIONS P.O. BOX 29071 GLENDALE, CA 91209

CIT LENDING SERVICES CORPORATION 11 WEST 42ND STREET, 7TH FLOOR ATTN: PATRICK L. GIALLOMBARDO, ASSISTANT VICE-PRESIDENT NEW YORK, NY 10036

CIT LENDING SERVICES CORPORATION 11 WEST 42ND STREET, 12TH FLOOR ATTN: STEVEN MILLAS, VICE-PRESIDENT AND CHIEF COUNSEL NEW YORK, NY 10036

HOLLAND & KNIGHT 195 BROADWAY, 24TH FLOOR ATTN: PAUL W. CICCHETTI, ESQ. NEW YORK, NY 10007

ACCORD/OKC MEMBERS, LLC 6711 FOREST LAWN DRIVE, SUITE 206 ATTN: JOSEPH G. MANSOUR LOS ANGELES, CA 90068

FELLERS SNIDER BLANKENSHIP BAILEY & TIPPENS, P.C. 100 NORTH BROADWAY, SUITE 1700 ATTN: CHARLES C. CALLAWAY, JR., ESQ. OKLAHOMA CITY, OK 73102

JOSEPH G. MANSOUR 1775 SUMMITRIDGE DRIVE BEVERLY HILLS, CA 90210

Violation Address: 6446 N PENIEL AVE (AKA: 6301 NW 63RD ST; 6303 NW 63RD ST; 6305 NW 63RD ST; 6307 NW 63RD ST; 6309 NW 63RD ST; 6311 NW 63RD ST; 6313 NW 63RD ST; 6315 NW 63RD ST; 6317 NW 63RD ST; 6319 NW 63RD ST; 6321 NW 63RD ST; 6323 NW 63RD ST; 6325 NW 63RD ST; 6327 NW 63RD ST; 6329 NW 63RD ST; 6331 NW 63RD ST; 6333 NW 63RD ST; 6335 NW 63RD ST; 6337 NW 63RD ST; 6339 NW 63RD ST; 6341 NW 63RD ST; 6343 NW 63RD ST; 6345 NW 63RD ST; 6347 NW 63RD ST; 6349 NW 63RD ST; 6351 NW 63RD ST; 6353 NW 63RD ST; 6355 NW 63RD ST; 6357 NW 63RD ST; 6359 NW 63RD ST; 6361 NW 63RD ST; 6363 NW 63RD ST; 6365 NW 63RD ST; 6367 NW 63RD ST; 6369 NW 63RD ST; 6371 NW 63RD ST; 6373 NW 63RD ST; 6375 NW 63RD ST; 6377 NW 63RD ST; 6379 NW 63RD ST; 6381 NW 63RD ST; 6383 NW 63RD ST; 6385 NW 63RD ST; 6387 NW 63RD ST; 6389 NW 63RD ST; 6391 NW 63RD ST; 6393 NW 63RD ST; 6395 NW 63RD ST; 6397 NW 63RD ST; 6404 N PENIEL AVE; 6408 N PENIEL AVE; 6412 N PENIEL AVE; 6416 N PENIEL AVE; 6420 N PENIEL AVE; 6424 N PENIEL AVE; 6428 N PENIEL AVE; 6432 N PENIEL AVE; 6436 N PENIEL AVE; 6440 N PENIEL AVE; 6444 N PENIEL AVE; 6600 N PENIEL AVE; 6600 LYREWOOD LN; 6604 LYREWOOD LN; 6612 LYREWOOD LN; 6616 LYREWOOD LN; 6620 LYREWOOD LN; 6700 LYREWOOD LN; 6704 LYREWOOD LN; 6708 LYREWOOD LN; 6712 LYREWOOD LN; 6716 LYREWOOD LN; 6800 LYREWOOD LN; 6804 LYREWOOD LN; 6808 LYREWOOD LN; 6812 LYREWOOD LN; 6816 LYREWOOD LN; 6820 LYREWOOD LN; 6824 LYREWOOD LN; 6828 LYREWOOD LN; 6832 LYREWOOD LN; 6900 LYREWOOD LN; 6904 LYREWOOD LN; 6908 LYREWOOD LN; 6912 LYREWOOD LN; 6916 LYREWOOD LN; 7000 LYREWOOD LN; 7004 LYREWOOD LN; 7008 LYREWOOD LN; 7012 LYREWOOD LN; 7016 LYREWOOD LN; 7020 LYREWOOD LN; 7022 LYREWOOD LN; 7024 LYREWOOD LN; 7026 LYREWOOD LN; 7028 LYREWOOD LN; 7032 LYREWOOD LN; 7036 LYREWOOD LN; 7038 LYREWOOD LN; 7040 LYREWOOD LN; 7042 LYREWOOD LN; 7044 LYREWOOD LN; 7048 LYREWOOD LN; 7050 LYREWOOD LN; 7100 LYREWOOD LN; 7104 LYREWOOD LN; 7108 LYREWOOD LN; 7112 LYREWOOD LN; 7116 LYREWOOD LN; 7120 LYREWOOD LN; 7122 LYREWOOD LN; 7124 LYREWOOD LN; 7126 LYREWOOD LN; 7128 LYREWOOD LN; 7130 LYREWOOD LN; 7132 LYREWOOD LN; 7134 LYREWOOD LN; 7136 LYREWOOD LN; 7138 LYREWOOD LN; 7140 LYREWOOD LN; 7142 LYREWOOD LN; 7144 LYREWOOD LN; 7146 LYREWOOD LN; 7148 LYREWOOD LN; 7150 LYREWOOD LN; 7152 LYREWOOD LN; 7154 LYREWOOD LN; 7156 LYREWOOD LN; 7156 LYREWOOD LN; 7160 LYREWOOD LN; 7164 LYREWOOD LN; 7168 LYREWOOD LN; 7172 LYREWOOD LN; 7176 LYREWOOD LN; 7178 LYREWOOD LN)

Legal Description: Lot 000 Block 000 Addition WOODLAKE APARTMENTS

LOTS A B C & D & LOTS 1 & 2 BLK B WOODLAKE ADD

The structure(s) described below has/have been determined to be DILAPIDATED by the Development Services Department of The City of Oklahoma City, pursuant to Title Eleven (11) Section 22-112 of the Oklahoma Statutes. An inspection was made on the Inspection Date indicated above, by the Development Services Department Code Enforcement Officer.

Total number of structures: 2 (APARTMENT BUILDING 7050)  
(APARTMENT BUILDING 7160)

The inspection has revealed that the structure(s) listed below is/are in a state of decay or disrepair by reason of the following conditions:

FIRE DAMAGE	APARTMENT BUILDING 7050
HOLES IN ROOF	APARTMENT BUILDING 7050
HOLES IN OUTER WALLS	APARTMENT BUILDING 7050
FIRE DAMAGE	APARTMENT BUILDING 7160
HOLES IN ROOF	APARTMENT BUILDING 7160
HOLES IN OUTER WALLS	APARTMENT BUILDING 7160
PREMISES UNSANITARY	

If the structure(s) is/are declared to be dilapidated the structure(s) may also be deemed ABANDONED pursuant to Title Eleven(11) 22-112.4 of the Oklahoma Statutes and Section 35-261 et.seq. of the Oklahoma City Municipal Code. The issuance of this notice may be in addition to other City proceedings concerning unsanitary conditions existing on the property, including mowing and/or debris removal based on nuisance notification by Development Services or other City Departments.

C

Andrew Jones  
Municipal Code Inspector  
405-297-3953  
andrew.jones@okc.gov

Chris Smith  
Chief Building Inspector  
(405)297-2650  
Christopher.smith@okc.gov



**COMBINED NOTICE**

Record Owner:  
DRAGONSTONE HOLDINGS LLC  
16307 SONOMA PARK DR, UNIT 4  
EDMOND, OK 73013

Notice Date: 5/13/2024  
Council Hearing Date: 6/4/2024  
Legal Notice UB: 2024-5-C24-29623  
Inspection Date: 5/10/2024  
Parcel ID#: 016729570  
Case #: C24-29623  
Abandoned Case #: C24-29624

cc: Mortgage Holder(s):  
RG VIRGINIA LLC 7009 N CLASSEN OKLAHOMA CITY, OK 73116

Violation Address: 919 N VIRGINIA AVE (AKA: 921 N VIRGINIA AVE; 923 N VIRGINIA AVE)

Legal Description: Lot 000 Block 017 Addition BELL VERN ADDITION  
LOTS 1 2 3 4 5 & 6

The structure(s) described below has/have been determined to be UNSECURED by the Development Services Department of The City of Oklahoma City, pursuant to Title Eleven (11) Section 22-112.1 of the Oklahoma Statutes. An inspection was made on the Inspection Date indicated above, by the Development Services Department Code Enforcement Officer.

Total number of structures: 1 (COMMERCIAL BUILDING)

The inspection has revealed that the structure(s) is/are not occupied by a legal or equitable owner, or by a lessee thereof, and that the following unsecured openings and/or conditions exist which would facilitate an unauthorized entry into the structure:

- FIRE DAMAGE COMMERCIAL BUILDING
- UNSECURED DOORS COMMERCIAL BUILDING
- TRASH/JUNK

If the structure(s) is/are declared to be unsecured the structure(s) may also be deemed ABANDONED pursuant to Title Eleven (11) Section 22-112.4 of the Oklahoma Statutes and Section 35-261 et. seq. of the Oklahoma City Municipal Code. The issuance of this notice may be in addition to other City proceedings concerning unsanitary conditions existing on the property, including mowing and/or debris removal based on nuisance notification by Development Services or other City Departments.

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**COMBINED NOTICE**

Record Owner:  
SOONER CLASSEN LLC  
4225 OFFICE PKWY, UNIT 250  
DALLAS, TX 75204

Notice Date: 5/17/2024  
Council Hearing Date: 6/4/2024  
Legal Notice UB: 2024-5-C24-30451  
Inspection Date: 5/16/2024  
Parcel ID#: 013204992  
Case #: C24-30451  
Abandoned Case #: C24-30452

cc: Mortgage Holder(s):  
BLUESTEM ESCROW & TITLE 1924 S UTICA, SUITE 802 TULSA, OK 74104  
SOONER CLASSEN LLC 2300 N. HASKELL AVE ATTN: MUNEAR A. KOUZBARI DALLAS, TX 75204

Violation Address: 720 N WESTERN AVE (AKA: 1008 NW 7TH ST; 1012 NW 7TH ST)

Legal Description: Lot 000 Block 010 Addition NORTHWEST TO OKLA CY  
LOTS 13 THRU 20

The structure(s) described below has/have been determined to be UNSECURED by the Development Services Department of The City of Oklahoma City, pursuant to Title Eleven (11) Section 22-112.1 of the Oklahoma Statutes. An inspection was made on the Inspection Date indicated above, by the Development Services Department Code Enforcement Officer.

Total number of structures: 1 (COMMERCIAL BUILDING)

The inspection has revealed that the structure(s) is/are not occupied by a legal or equitable owner, or by a lessee thereof, and that the following unsecured openings and/or conditions exist which would facilitate an unauthorized entry into the structure:

- UNSECURED DOORS COMMERCIAL BUILDING
- UNSECURED WINDOWS COMMERCIAL BUILDING
- TRASH/JUNK

If the structure(s) is/are declared to be unsecured the structure(s) may also be deemed ABANDONED pursuant to Title Eleven (11) Section 22-112.4 of the Oklahoma Statutes and Section 35-261 et. seq. of the Oklahoma City Municipal Code. The issuance of this notice may be in addition to other City proceedings concerning unsanitary conditions existing on the property, including mowing and/or debris removal based on nuisance notification by Development Services or other City Departments.

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405-297-3953  
andrew.jones@okc.gov

Chris Smith  
Chief Building Inspector  
(405)297-2650  
Christopher.smith@okc.gov



**COMBINED NOTICE**

Record Owner:

HAJIMIRSADEGHI ALIREZA  
4217 NW 146TH ST  
OKLAHOMA CITY, OK 73134-1748

Notice Date: 5/22/2024  
Council Hearing Date: 6/4/2024  
Legal Notice DB: 2024-5-C24-31210  
Inspection Date: 5/21/2024  
Parcel ID #: 096517380  
Case #: C24-31210  
Abandoned Case #: C24-31211

cc: Mortgage Holder(s):

BANK 7 1515 E. 71ST STREET, SUITE 100 TULSA, OK 74136  
INTEGRATED LOAN SERVICES 27 INWOOD ROAD ROCKY HILL, CT 06067  
BANK OF AMERICA, N.A. 100 NORTH TRYON STREET CHARLOTTE, NC 28255  
ALIREZA HAJIMIRSADEGHI 4705 EASTMAN DRIVE OKLAHOMA CITY, OK 73122

Violation Address: 34 SW 22ND ST

Legal Description: Lot 000 Block 005 Addition CALDWELLS FIRST ADD  
N80FT LOTS 10 THRU 12

The structure(s) described below has/have been determined to be DILAPIDATED by the Development Services Department of The City of Oklahoma City, pursuant to Title Eleven (11) Section 22-112 of the Oklahoma Statutes. An inspection was made on the Inspection Date indicated above, by the Development Services Department Code Enforcement Officer.

Total number of structures: 1 (HOUSE)

The inspection has revealed that the structure(s) listed below is/are in a state of decay or disrepair by reason of the following conditions:

FIRE DAMAGE	HOUSE
HOLES IN OUTER WALLS	HOUSE
ROOF SAGGING	HOUSE
PREMISES UNSANITARY	

If the structure(s) is/are declared to be dilapidated the structure(s) may also be deemed ABANDONED pursuant to Title Eleven(11) 22-112.4 of the Oklahoma Statutes and Section 35-261 et.seq. of the Oklahoma City Municipal Code.

The issuance of this notice may be in addition to other City proceedings concerning unsanitary conditions existing on the property, including mowing and/or debris removal based on nuisance notification by Development Services or other City Departments.

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Chris Smith  
Chief Building Inspector  
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Christopher.smith@okc.gov

**F**



**COMBINED NOTICE**

Record Owner:

LUBE HELEN LOUISE  
1244 SW 24TH ST  
OKLAHOMA CITY, OK 73109

Notice Date: 5/13/2024  
Council Hearing Date: 6/4/2024  
Legal Notice UB: 2024-5-C24-29597  
Inspection Date: 5/10/2024  
Parcel ID#: 108422320  
Case #: C24-29597  
Abandoned Case #: C24-29598

cc: Mortgage Holder(s):

BANK7 1515 E. 71ST STREET, SUITE 100 TULSA, OK 74136

Violation Address: 1244 SW 24TH ST

Legal Description: Lot 000 Block 006 Addition HIGGINS HEIGHTS ADD  
LOTS 23 & 24

The structure(s) described below has/have been determined to be UNSECURED by the Development Services Department of The City of Oklahoma City, pursuant to Title Eleven (11) Section 22-112.1 of the Oklahoma Statutes. An inspection was made on the Inspection Date indicated above, by the Development Services Department Code Enforcement Officer.

Total number of structures: 1 (HOUSE)

The inspection has revealed that the structure(s) is/are not occupied by a legal or equitable owner, or by a lessee thereof, and that the following unsecured openings and/or conditions exist which would facilitate an unauthorized entry into the structure:

- UNSECURED DOORS HOUSE
- UNSECURED WINDOWS HOUSE
- UNSECURED CRAWLSPACE HOUSE
- HOLES IN OUTER WALLS HOUSE
- TRASH/JUNK
- RANK WEEDS

If the structure(s) is/are declared to be unsecured the structure(s) may also be deemed ABANDONED pursuant to Title Eleven (11) Section 22-112.4 of the Oklahoma Statutes and Section 35-261 et. seq. of the Oklahoma City Municipal Code. The issuance of this notice may be in addition to other City proceedings concerning unsanitary conditions existing on the property, including mowing and/or debris removal based on nuisance notification by Development Services or other City Departments.

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Chris Smith  
Chief Building Inspector  
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Christopher.smith@okc.gov



**COMBINED NOTICE**

Record Owner:  
BAHREINI AHMAD  
14501 N. WESTERN AVE  
EDMOND, OK 73013

Notice Date: 5/13/2024  
Council Hearing Date: 6/4/2024  
Legal Notice UB: 2024-5-C24-29487  
Inspection Date: 5/10/2024  
Parcel ID#: 073642450  
Case #: C24-29487  
Abandoned Case #: C24-29488

cc: Mortgage Holder(s):

GEORGE M. EMERSON, OBA NO. 13159 RIGGS, ABNEY, NEAL, TURPEN, ORBISON & LEWIS 528 NW 12TH STREET  
OKLAHOMA CITY, OK 73103

Violation Address: 735 SE 40TH ST

Legal Description: Lot 000 Block 013 Addition TAPPAN HEIGHTS ADD  
LOTS 43 & 44

The structure(s) described below has/have been determined to be UNSECURED by the Development Services Department of The City of Oklahoma City, pursuant to Title Eleven (11) Section 22-112.1 of the Oklahoma Statutes. An inspection was made on the Inspection Date indicated above, by the Development Services Department Code Enforcement Officer.

Total number of structures: 1 (HOUSE)

The inspection has revealed that the structure(s) is/are not occupied by a legal or equitable owner, or by a lessee thereof, and that the following unsecured openings and/or conditions exist which would facilitate an unauthorized entry into the structure:

UNSECURED WINDOWS HOUSE

UNSECURED CRAWLSPACE HOUSE

TRASH/JUNK

RANK WEEDS

If the structure(s) is/are declared to be unsecured the structure(s) may also be deemed ABANDONED pursuant to Title Eleven (11) Section 22-112.4 of the Oklahoma Statutes and Section 35-261 et. seq. of the Oklahoma City Municipal Code. The issuance of this notice may be in addition to other City proceedings concerning unsanitary conditions existing on the property, including mowing and/or debris removal based on nuisance notification by Development Services or other City Departments.

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andrew.jones@okc.gov

Chris Smith  
Chief Building Inspector  
(405)297-2650  
Christopher.smith@okc.gov



**COMBINED NOTICE**

Record Owner:

JENKINS NORMA S & STEVEN B  
3218 NW 47TH ST  
OKLAHOMA CITY,,OK 73112

Notice Date: 5/17/2024  
Council Hearing Date: 6/4/2024  
Legal Notice UB: 2024-5-C24-30205  
Inspection Date: 5/16/2024  
Parcel ID#: 059755310  
Case #: C24-30205  
Abandoned Case #: C24-30206

cc: Mortgage Holder(s):

MCDONALD & FREDRICKSON 24 PARK PLACE OKLAHOMA CITY, OK 73103

Violation Address: 3218 NW 47TH ST

Legal Description: Lot 005 Block 028 Addition MAYFAIR HEIGHTS BLK 1 THRU 29

The structure(s) described below has/have been determined to be UNSECURED by the Development Services Department of The City of Oklahoma City, pursuant to Title Eleven (11) Section 22-112.1 of the Oklahoma Statutes. An inspection was made on the Inspection Date indicated above, by the Development Services Department Code Enforcement Officer.

Total number of structures: 1 (HOUSE)

The inspection has revealed that the structure(s) is/are not occupied by a legal or equitable owner, or by a lessee thereof, and that the following unsecured openings and/or conditions exist which would facilitate an unauthorized entry into the structure:

UNSECURED DOORS	HOUSE
UNSECURED CRAWLSPACE	HOUSE

If the structure(s) is/are declared to be unsecured the structure(s) may also be deemed ABANDONED pursuant to Title Eleven (11) Section 22-112.4 of the Oklahoma Statutes and Section 35-261 et. seq. of the Oklahoma City Municipal Code. The issuance of this notice may be in addition to other City proceedings concerning unsanitary conditions existing on the property, including mowing and/or debris removal based on nuisance notification by Development Services or other City Departments.

Andrew Jones  
Municipal Code Inspector  
405-297-3953  
andrew.jones@okc.gov

Chris Smith  
Chief Building Inspector  
(405)297-2650  
Christopher.smith@okc.gov



**COMBINED NOTICE**

Record Owner:

RICHARDSON SHANE  
1518 MILLCREEK RD  
EDMOND, OK 73025

Notice Date: 5/13/2024  
Council Hearing Date: 6/4/2024  
Legal Notice UB: 2024-5-C24-29983  
Inspection Date: 5/10/2024  
Parcel ID#: 146407220  
Case #: C24-29983  
Abandoned Case #: C24-29984

cc: Mortgage Holder(s):

Violation Address: 807 NE 63RD ST

Legal Description: Lot 000 Block 036 Addition RAVENSWOOD MANOR ADD  
LOTS 35 THRU 40 EX S10FT

The structure(s) described below has/have been determined to be UNSECURED by the Development Services Department of The City of Oklahoma City, pursuant to Title Eleven (11) Section 22-112.1 of the Oklahoma Statutes. An inspection was made on the Inspection Date indicated above, by the Development Services Department Code Enforcement Officer.

Total number of structures: 2 (COMMERCIAL BUILDING)  
(SHED)

The inspection has revealed that the structure(s) is/are not occupied by a legal or equitable owner, or by a lessee thereof, and that the following unsecured openings and/or conditions exist which would facilitate an unauthorized entry into the structure:

UNSECURED DOORS	COMMERCIAL BUILDING
UNSECURED DOORS	SHED
UNSECURED WINDOWS	SHED
TRASH/JUNK	
RANK WEEDS	

If the structure(s) is/are declared to be unsecured the structure(s) may also be deemed ABANDONED pursuant to Title Eleven (11) Section 22-112.4 of the Oklahoma Statutes and Section 35-261 et. seq. of the Oklahoma City Municipal Code. The issuance of this notice may be in addition to other City proceedings concerning unsanitary conditions existing on the property, including mowing and/or debris removal based on nuisance notification by Development Services or other City Departments.

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