

RESOLUTION

RESOLUTION DECLARING THAT CERTAIN STRUCTURES IN THE CITY OF OKLAHOMA CITY ARE UNSECURED STRUCTURES AND THAT THE BOARDING AND SECURING OF SAID STRUCTURES WOULD PROMOTE AND BENEFIT THE PUBLIC HEALTH, SAFETY AND WELFARE; AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO CAUSE THE REQUIRED WORK TO BE DONE; DIRECTING THE CITY CLERK TO PURSUE RECOVERY OF COSTS FOR SUCH WORK IF DONE BY THE CITY; DIRECTING THE CITY TREASURER TO DEPOSIT ANY REVENUES RECOVERED FOR BOARDING AND SECURING 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 numbered as follows:

UB	Number(s)
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	24-06-C24-34395; 24-06-C24-34528; 24-06-C24-35722; 24-06-C24-35886; 24-06-C24-35921; 24-06-C24-36472; 24-06-C24-36552; 24-06-C24-36676; 24-06-C24-36815; 24-06-C24-36821; 24-06-C24-36978; 24-06-C24-37269; 24-06-C24-37335; 24-06-C24-37708; 24-06-C24-37785; 24-06-C24-37833; 24-06-C24-38554;
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(A total of 25 structures at 17 locations.)

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 July 2, 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 are unsecured structures as defined by 11 Oklahoma Statute, Section 22-112.1(C), the same being as reflected by the conditions of decay or disrepair described on said attached legal notice forms; and,

WHEREAS, due to the unsecured condition of each of said structures as above described, the Council finds and concludes that the boarding and securing of said structures will make such structures less available for transient occupation, decrease a fire hazard created by such structures, and decrease the hazard that such structures will constitute an attractive nuisance to children; and,

WHEREAS, the Council finds and concludes that the boarding and securing of such unsecured structures will promote and benefit the public health, safety and welfare; and

WHEREAS, the Council desires (1) to authorize the City Manager, or his designee, to cause the required boarding and securing work to be performed by a contractor or other agents for the City; (2) to authorize the City Clerk to pursue the recovery of costs for such work as provided for by law; and, (3) 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) As a result of the inspection and observation of the structures listed above by City inspectors, the structures listed and described on said attached legal notice forms are hereby found and declared by the Council of The City of Oklahoma City to be unsecured structures as defined by 11 Oklahoma Statute, Section 22-112.1(C);

(2) That the boarding and securing thereof would make such buildings less available for transient occupation, decrease a fire hazard created by such buildings and decrease the hazard that such

buildings will constitute an attractive nuisance to children. Furthermore, it has been determined that the boarding and securing of said structures would promote and benefit the health, safety and welfare of the general public and the community.

(3) The 'boarding and securing' of a structure, as this phrase is used in this resolution, means the closing, boarding and/or locking of any or all exterior openings, to prevent entry into the structure. To be correctly boarded and secured, all openings into a structure must be secured in the manner set forth in the Notice of Violation. Structures which are not secured by these standards may be subject to additional boarding and securing by The City of Oklahoma City.

AND, BE IT FURTHER RESOLVED that the Council does hereby authorize the City Manager, or his designee, to cause the required work to be performed by a contractor or other agents for the City, and the City Clerk, the Purchasing Agent, City Manager or his designee, when appropriate, is hereby authorized to solicit for bids on such required work and is hereby directed to award said contract to the lowest and best bidder.

AND, BE IT FURTHER RESOLVED by the Council that, upon completion of any required work by the contractor, the City Clerk is hereby authorized and directed to send a certified statement of the costs of any such work performed to the owners and mortgage holders and, if payment is not made within thirty (30) days, to certify the costs of any such work to the County Treasurer for addition of said costs to the ad valorem tax rolls for the particular property, all as authorized by 11 Oklahoma Statutes, Section 22-122.1(C).

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 the boarding and securing of said structures if such work is performed by the City, and that such costs are the personal obligation of the property owner from and after the date of filing of said notice.

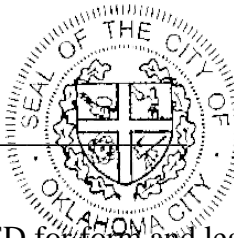
AND, BE IT FURTHER RESOLVED that the City Manager or his designee are hereby authorized to summarily abate any subsequent need for boarding and securing of said structures occurring within six months after the initial boarding and securing done pursuant to this Resolution and that any such subsequent boarding and securing shall be performed pursuant to the procedures set forth in 11 Okla. Stat., Section 22-112.1(C)(1) and (C)(9).

ADOPTED by the Council and SIGNED by the Mayor of The City of Oklahoma City this

2ND day of JULY, 2024.

ATTEST:

Amy K. Simpson
City Clerk



Burhan Peak
Vice-Mayor

REVIEWED for form and legality.

Rita E. Douglas-Tally
Assistant Municipal Counselor



**The City of
OKLAHOMA CITY**
DEVELOPMENT SERVICES DEPARTMENT

A

COMBINED NOTICE

Record Owner:
HUGHES NANCY T
885 N CEDARDALE DR
OKLAHOMA CITY, OK 73127

Notice Date: 6/10/2024
Council Hearing Date: 7/2/2024
Legal Notice UB: 2024-6-C24-34528
Inspection Date: 6/7/2024
Parcel ID#: 148011764
Case #: C24-34528
Abandoned Case #: C24-34529

cc: Mortgage Holder(s):

Violation Address: 885 CEDARDALE DR (AKA: 885 N CEDARDALE DR)

Legal Description: Lot 000 Block 000 Addition UNPLTD PT SEC 33 12N 4W

PT NE4 SEC 33 12N 4W BEG 856FT S & 200FT E OFNW/C NE4 TH S75FT E200FT N75FT W200FT TO BEG

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: 3 (HOUSE)
(SOUTH SHED)
(WEST 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:

FIRE DAMAGE	HOUSE
UNSECURED DOORS	HOUSE
UNSECURED WINDOWS	HOUSE
UNSECURED DOORS	WEST SHED
UNSECURED DOORS	SOUTH SHED
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.

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

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

A



**The City of
OKLAHOMA CITY**
DEVELOPMENT SERVICES DEPARTMENT

B

COMBINED NOTICE

Record Owner:

PRIDEAUX THOMAS & LISA
1304 NW 195TH ST
EDMOND, OK 73012

Notice Date: 6/10/2024
Council Hearing Date: 7/2/2024
Legal Notice UB: 2024-6-C24-34395
Inspection Date: 6/7/2024
Parcel ID#: 122011140
Case #: C24-34395
Abandoned Case #: C19-39697

cc: Mortgage Holder(s):

Violation Address: 5716 EVANBROOK TER

Legal Description: Lot 015 Block 040 Addition OAKCLIFF SEC 15

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

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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**The City of
OKLAHOMA CITY**
DEVELOPMENT SERVICES DEPARTMENT

C

COMBINED NOTICE

Record Owner:

WINWOOD CHARLES H & CAMILLA K
9240 E RENO AVE APT 149
OKLAHOMA CITY, OK 73130

Notice Date: 6/10/2024
Council Hearing Date: 7/2/2024
Legal Notice UB: 2024-6-C24-35722
Inspection Date: 6/7/2024
Parcel ID#: 109901805
Case #: C24-35722
Abandoned Case #: C21-77821

cc: Mortgage Holder(s):

SECRETARY OF HOUSING AND URBAN DEVELOPMENT 451 SEVENTH STREET, S.W. WASHINGTON, DC 20410
OKLAHOMA LAND TITLE SERVICES, LLC 310 W. MAIN, SUITE 304 ARDMORE, OK 73401
BANK OF AMERICA, N.A. 11120 NE 33RD PLACE, SUITE 200 BELLEVUE, WA 98004
MR. JOHN A. GREEN, GREEN, BROWN & STARK 5550 NORTH FRANCIS OKLAHOMA CITY, OK 73118
BANK ONE, N.A., 100 EAST BROAD STREET COLUMBUS, OH 73271
HOUSING AND URBEN DEVELOPMENT 451 SEVENTH STREET, SW WASHINGTON, DC 20410
CHAMPION MORTGAGE COMPANY 350 HIGHLANDER DR LEWISVILLE, TX 75067
BANK OF AMERICA N.A 14405 WALTERS ROAD, SUITE 200 HOUSTON, TX 77014
CHRIS BROWN BROWN & ASSOCIATES 2316 SOUTHMORE PASADENA, TX 77502
JOHN A. GREEN, GREEN, BROWN & STARK 5550 NORTH FRANCIS OKLAHOMA CITY, OK 73118

Violation Address: 4312 S LEE AVE

Legal Description: Lot 011 Block 006 Addition WESTERN HILLS

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

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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C



**The City of
OKLAHOMA CITY**
DEVELOPMENT SERVICES DEPARTMENT

D

COMBINED NOTICE

Record Owner:

LOVIES MOVING ME LLC
14744 MAIN ST
UPPER MARLBORO, MD 20772

Notice Date: 6/20/2024
Council Hearing Date: 7/2/2024
Legal Notice UB: 2024-6-C24-38554
Inspection Date: 6/18/2024
Parcel ID#: 143751345
Case #: C24-38554
Abandoned Case #: C24-38555

cc: Mortgage Holder(s):

MICHAEL CAROLINE 14744 MAIN STREET UPPER MARLBORO, MD 20772

Violation Address: 6208 N POST OAK RD

Legal Description: Lot 007 Block 017 Addition WILDEWOOD HILLS 4TH

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)
(POOL)

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 POOL POOL
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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**The City of
OKLAHOMA CITY**
DEVELOPMENT SERVICES DEPARTMENT

STRICKEN

E

COMBINED NOTICE

Record Owner:

QUAPAW PROPERTIES LLC
PO BOX 14783
OKLAHOMA CITY, OK 73113

Notice Date: 6/13/2024
Council Hearing Date: 7/2/2024
Legal Notice UB: 2024-6-C24-36978
Inspection Date: 6/12/2024
Parcel ID#: 116541350
Case #: C24-36978
Abandoned Case #: C24-36979

cc: Mortgage Holder(s):

COLBY L. ROBERTSON 211 N. BROADWAY EDMOND, OK 73034

Violation Address: 4701 N TERRY AVE

Legal Description: Lot 018 Block 003 Addition PARK ESTATES 7TH ADD

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	

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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**The City of
OKLAHOMA CITY**
DEVELOPMENT SERVICES DEPARTMENT

STRICKEN

F

COMBINED NOTICE

Record Owner:

RUIZ FELIX & CELIA
4400 NW 20TH ST
OKLAHOMA CITY, OK 73107

Notice Date: 6/10/2024
Council Hearing Date: 7/2/2024
Legal Notice UB: 2024-6-C24-36676
Inspection Date: 6/7/2024
Parcel ID#: 015602610
Case #: C24-36676
Abandoned Case #: C20-08211

cc: Mortgage Holder(s):

FELIX RUIZ & CELIA RUIZ 3624 W. PARK PLACE OKLAHOMA CITY, OK 73107

Violation Address: 515 N WESTERN AVE (AKA: 511 N WESTERN AVE; 519 N WESTERN AVE)

Legal Description: Lot 000 Block 004 Addition RILEYS MEADOW GARDEN
LOTS 7 THRU 9

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 WINDOWS COMMERCIAL BUILDING

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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**The City of
OKLAHOMA CITY**
DEVELOPMENT SERVICES DEPARTMENT

G

COMBINED NOTICE

Record Owner:

CHISHOLM CREEK PARTNERS LLC
13230 PAWNEE DR UNIT 300
OKLAHOMA CITY, OK 73114

Notice Date: 6/20/2024
Council Hearing Date: 7/2/2024
Legal Notice UB: 2024-6-C24-35921
Inspection Date: 6/18/2024
Parcel ID#: 134384100
Case #: C24-35921
Abandoned Case #: C24-35922

cc: Mortgage Holder(s):

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

Violation Address: 13001 N WESTERN AVE

Legal Description: Lot 000 Block 000 Addition UNPLTD PT SEC 17 13N 3W
PT OF SE4 SEC 17 13N 3W BEG 330FT S OF NE/C OF SE4 TH S165FT W660FT N165FT E660FT TO BEG
2.5ACRS

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 (EAST COMMERCIAL BUILDING)
(WEST 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	EAST COMMERCIAL BUILDING
UNSECURED WINDOWS	EAST COMMERCIAL BUILDING
HOLES IN OUTER WALLS	EAST COMMERCIAL BUILDING
UNSECURED DOORS	WEST COMMERCIAL BUILDING
UNSECURED WINDOWS	WEST COMMERCIAL BUILDING
RANK WEEDS	
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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G



**The City of
OKLAHOMA CITY**
DEVELOPMENT SERVICES DEPARTMENT

H

COMBINED NOTICE

Record Owner:

PHH MORTGAGE CORPORATION
1661 WORTHINGTON RD, STE 100
WEST PALM BEACH, FL 33409

Notice Date: 6/13/2024
Council Hearing Date: 7/2/2024
Legal Notice UB: 2024-6-C24-37785
Inspection Date: 6/12/2024
Parcel ID#: 63202
Case #: C24-37785
Abandoned Case #: C24-37786

cc: Mortgage Holder(s):

CHISHOLM KATRINA L & LONNIE 2608 SW 28TH ST OKLAHOMA CITY, OK 73108

LOGS LEGAL GROUP LLP 770 NE 63RD ST OKLAHOMA CITY, OK 73105

CHISHOLM KATRINA L & LONNIE 9513 S WINSTON WAY OKLAHOMA CITY, OK 73139

Violation Address: 9513 S WINSTON WAY

Legal Description: Lot 033 Block 015 Addition SKY RANCH SEC 2

PRT LOT 32 BEG NW/C AND S2' LOT 33 BLK 15

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

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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**The City of
OKLAHOMA CITY**
DEVELOPMENT SERVICES DEPARTMENT

STRICKEN

I

COMBINED NOTICE

Record Owner:
SMITH HOLDINGS LLC
PO BOX 2120
OKLAHOMA CITY, OK 73102

Notice Date: 6/13/2024
Council Hearing Date: 7/2/2024
Legal Notice UB: 2024-6-C24-36472
Inspection Date: 6/12/2024
Parcel ID#: 014962890
Case #: C24-36472
Abandoned Case #: C24-36473

cc: Mortgage Holder(s):

WAGES KURT V 7113 N LAKEWAY DR WARR ACRES, OK 73132

MILESTONE TITLE & ESCROW, LLC 301 NW 13TH STREET, SUITE 105 OKLAHOMA CITY, OK 73103

Violation Address: 1215 NW 2ND ST

Legal Description: Lot 000 Block 007 Addition PARKER & COLCORD ADD
LOTS 41 & 42

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:

FIRE DAMAGE	HOUSE
UNSECURED DOORS	HOUSE
UNSECURED WINDOWS	HOUSE
OPEN CELLAR	HOUSE
OPEN BASEMENT	HOUSE
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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I



**The City of
OKLAHOMA CITY**
DEVELOPMENT SERVICES DEPARTMENT

STRICKEN

J

COMBINED NOTICE

Record Owner:
COKER MICHELE D
1444 SW 22ND ST
OKLAHOMA CITY, OK 73108

Notice Date: 6/13/2024
Council Hearing Date: 7/2/2024
Legal Notice UB: 2024-6-C24-37269
Inspection Date: 6/12/2024
Parcel ID#: 107981488
Case #: C24-37269
Abandoned Case #: C24-03871

cc: Mortgage Holder(s):

Violation Address: 1444 SW 22ND ST

Legal Description: Lot 000 Block 014 Addition INDUSTRIAL ADDITION
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
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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**The City of
OKLAHOMA CITY**
DEVELOPMENT SERVICES DEPARTMENT

STRICKEN

K

COMBINED NOTICE

Record Owner:
SAM AUSTIN MINISTRY
3412 NW 23RD ST
OKLAHOMA CITY, OK 73107

Notice Date: 6/13/2024
Council Hearing Date: 7/2/2024
Legal Notice UB: 2024-6-C24-37335
Inspection Date: 6/12/2024
Parcel ID#: 2900065260075
Case #: C24-37335
Abandoned Case #: C24-37336

cc: Mortgage Holder(s):

Violation Address: 3404 NW 23RD ST (AKA: 3408 NW 23RD ST; 3412 NW 23RD ST)

Legal Description: Lot 4 Block 15 Addition LINWOOD PLACE AMD BLKS 15 27 28 41 42
T12N R4W S25

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 (EAST DETACHED GARAGE)
(HOUSE 3412)

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 3412
UNSECURED WINDOWS	HOUSE 3412
UNSECURED DOORS	EAST DETACHED GARAGE
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.

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

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



**The City of
OKLAHOMA CITY**
DEVELOPMENT SERVICES DEPARTMENT

STRICKEN

L

COMBINED NOTICE

Record Owner:

HILL JAMES E & DORIS M
916 NE 29TH ST
OKLAHOMA CITY, OK 73105

Notice Date: 6/13/2024
Council Hearing Date: 7/2/2024
Legal Notice UB: 2024-6-C24-36821
Inspection Date: 6/12/2024
Parcel ID#: 038437100
Case #: C24-36821
Abandoned Case #: C20-23995

cc: Mortgage Holder(s):

Violation Address: 1016 NE 27TH ST

Legal Description: Lot 000 Block 002 Addition BURNHAM ADDITION
LOTS 13 & 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: 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

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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**The City of
OKLAHOMA CITY**
DEVELOPMENT SERVICES DEPARTMENT

STRICKEN

M

COMBINED NOTICE

Record Owner:
CARBIN CARL B JR
PO BOX 144
MCKINNEY, TX 75070

Notice Date: 6/13/2024
Council Hearing Date: 7/2/2024
Legal Notice UB: 2024-6-C24-37708
Inspection Date: 6/12/2024
Parcel ID#: 035236350
Case #: C24-37708
Abandoned Case #: C24-37709

cc: Mortgage Holder(s):

CARBIN CARL B JR 165 N OLD ORCHILD LN APT 1414 LEWISVILLE, TX 75067

MARIA GOMEZ KC WILSON & ASSOCIATES 23041 AVENIDA DE LA CARLOTA, STE 230 LAGUNA HILLS, CA 92653

NATIONAL ASSET OPPORTUNITY FUND, LLC 1440 N HARBOR BLVD, STE 305A FULLERTON, CA 92835

EDDIE W. JACKSON 440 HEMINGWAY DRIVE, #103 OKLAHOMA CITY, OK 73118

Violation Address: 1232 NE 34TH ST

Legal Description: Lot 000 Block 002 Addition ALVIRA HEIGHTS ADD

LOTS 7 & 8

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

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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**The City of
OKLAHOMA CITY**
DEVELOPMENT SERVICES DEPARTMENT

N

COMBINED NOTICE

Record Owner:

OKLA SOUTH 65TH ST LLC
9833 PALM ST
BELLFLOWER, CA 90706

Notice Date: 6/10/2024

Council Hearing Date: 7/2/2024

Legal Notice UB: 2024-6-C24-35886

Inspection Date: 6/7/2024

Parcel ID#: 074671515

Case #: C24-35886

Abandoned Case #: C24-35887

cc: Mortgage Holder(s):

COKER CHARLES A TOWNSEND DEBRA M 3845 SW 39TH ST OKLAHOMA CITY, OK 73119

Violation Address: 3845 SW 39TH ST

Legal Description: Lot 015 Block 003 Addition CROCKER YOUNG

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 DOORS SHED

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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**The City of
OKLAHOMA CITY**
DEVELOPMENT SERVICES DEPARTMENT

O

COMBINED NOTICE

Record Owner:

NOFFKE DIANA
GILLETTE JEANETTE DELORES
HANCOCK LEIGH ANN
3404 NW 23RD ST
OKLAHOMA CITY, OK 73107

Notice Date: 6/10/2024
Council Hearing Date: 7/2/2024
Legal Notice UB: 2024-6-C24-36815
Inspection Date: 6/7/2024
Parcel ID#: 132060560
Case #: C24-36815
Abandoned Case #: C22-73111

cc: Mortgage Holder(s):

NOFFKE DIANA GILLETTE JEANETTE DELORES 6730 E NEWTON ST TULSA, OK 74115
JASON A. SCOTT 10916 S.W. 21ST STREET YUKON, OK 73099

Violation Address: 24 SW 44TH ST (AKA: 20 SW 44TH ST)

Legal Description: Lot 000 Block 000 Addition UNPLTD PT SEC 21 11N 3W

PT NE4 SEC 21 11N 3W BEG 183FT W OF NE/C OF NE4 THW105FT S226.1FT E105FT N226.1FT TO BEG
SUBJ TO EASEMENTS OF RECORD

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 (EAST COMMERCIAL BUILDING)
(WEST 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 EAST COMMERCIAL BUILDING
HOLES IN OUTER WALLS WEST 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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**The City of
OKLAHOMA CITY**
DEVELOPMENT SERVICES DEPARTMENT

P

COMBINED NOTICE

Record Owner:
KALIDY LLC
PO BOX 226
EDMOND, OK 73083

Notice Date: 6/7/2024
Council Hearing Date: 7/2/2024
Legal Notice UB: 2024-6-C24-36552
Inspection Date: 6/6/2024
Parcel ID#: 143861040
Case #: C24-36552
Abandoned Case #: C23-59890

cc: Mortgage Holder(s):
KALIDY LLC 14205 BROADWAY EXTENSION HWY EDMOND, OK 73013

Violation Address: 4416 SE 44TH ST

Legal Description: Lot 000 Block 000 Addition UNPLTD PT SEC 20 11N 2W
BEG 50FT S & 415FT E OF NW/C OF NW4 THS200FT E145FT N200FT W145FT TO BEG CONT 29000SQ FT
MORE OR LESS

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
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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**The City of
OKLAHOMA CITY**
DEVELOPMENT SERVICES DEPARTMENT

Q

COMBINED NOTICE

Record Owner:

CARRATTINI CHAD M
8105 NW 114TH ST
OKLAHOMA CITY, OK 73162

Notice Date: 6/20/2024
Council Hearing Date: 7/2/2024
Legal Notice UB: 2024-6-C24-37833
Inspection Date: 6/18/2024
Parcel ID#: 148651950
Case #: C24-37833
Abandoned Case #: C24-37834

cc: Mortgage Holder(s):

C. RIGGSBY ORION FINANCIAL GROUP, INC 2860 EXCHANGE BLVD #100 SOUTHLAKE, TX 76092
CARRINGTON MORTGAGE SERVICES, LLC 1600 SOUTH DOUGLASS RD, SUITE 200-A ANAHEIM, CA 92806
WELLS FARGO BANK, N.A. MAC: N9408-05C PO BOX 1629 MINNEAPOLIS, MN 55440
TOWD POINT MASTER FUNDING TRUST 2021-PM1 C/O FIRSTKEY MORTGAGE, LLC 900 THIRD AVENUE, 5TH FLOOR
NEW YORK, NY 10022
CARRINGTON MORTGAGE SERVICES, LLC C/O LOSS MITIGATION POST CLOSING DEPARTMENT 1600 SOUTH
DOUGLASS ROAD, SUITE 200A ANAHEIM, CA 92806
SECRETARY OF HOUSING AND URBAN DEVELOPMENT 451 SEVENTH STREET SW WASHINGTON, DC 20410
FIRST AMERICAN TITLE LOSS MITIGATION TITLE SERVICES P.O. BOX 27670 SANTA ANA, CA 92799
OLD REPUBLIC TITLE COMPANY OF OKLAHOMA 4040 N. TULSA OKLAHOMA CITY, OK 73112
WELLS FARGO HOME MORTGAGE 405 SW 5TH ST DES MOINES, IA 50309

Violation Address: 8105 NW 114TH ST

Legal Description: Lot 006 Block 006 Addition WILLOW CREEK ESTATES

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

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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