

**RESOLUTION**

RESOLUTION DECLARING THAT CERTAIN STRUCTURES IN THE CITY OF OKLAHOMA CITY ARE DILAPIDATED AND DETRIMENTAL TO THE HEALTH, SAFETY, BENEFIT AND WELFARE OF THE GENERAL PUBLIC AND CONSTITUTE(S) A FIRE HAZARD BY VIRTUE OF SUCH; DIRECTING THAT DILAPIDATED STRUCTURES BE TORN DOWN, RAZED AND SAID REMOVED BY THE OWNER(S) OF SAID STRUCTURES, ESTABLISHING THE DATES FOR THE COMMENCEMENT AND COMPLETION OF SUCH WORK DONE BY THE CITY IF WORK IS NOT COMPLETED BY THE OWNER(S) WITHIN THE DATES SPECIFIED; DIRECTING THAT DILAPIDATED STRUCTURES BE BOARDED AND SECURED PENDING DEMOLITION; DIRECTING THE CITY CLERK TO PURSUE RECOVERY OF COSTS FOR SUCH WORK IF DONE BY THE CITY; DIRECTING THE CITY TREASURER TO PLACE ANY SUCH REVENUES COLLECTED AS DEMOLITION COSTS 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:

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**DB**      Number(s)  
24-01-C23-77516; 24-01-C24-02973; 24-01-C24-03480; 24-01-C24-04091; 24-01-C24-04115; 24-01-C24-04388;  
24-01-C24-04572;

(A total of 7 structures at 7 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 February 13, 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 with a receipt of mailing and address of the person to whom the mail was sent, 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 dilapidated structures, as defined by 11 Oklahoma Statute, Section 22-112(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 dilapidated condition of said structure(s) as above described, the Council finds and concludes that said structure(s) have become and are a hazard to and detrimental to the health, safety, benefit and welfare of the general public and the community would be benefitted by the removal of such structures by the owners thereof, and that such removal by the owners herein referred shall be and is hereby required and directed; and,

WHEREAS, boarding and securing of the structures pending demolition thereof by the City Manager or his designee would be beneficial to the health and safety and welfare of the community; and

WHEREAS, the Council further finds and declares that a reasonable date for commencement and the tearing down and removal of said structures shall be on or before February 14, 2024 and that a reasonable date for completion of such work shall be on or before March 15, 2024, and,

WHEREAS, in the event the required work is not performed by the property owners within the dates specified, the Council desires: (1) to authorize the City Manager, or his designee, to cause the required work to be performed by a contractor 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 place any such revenues collected into the specific city fund from which said revenues were originally 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 conditions of decay and/or disrepair regarding the structure(s) listed above, it has been determined that the structure(s) is/are dilapidated, as defined by 11 Oklahoma Statute, Section 22-112(C), and has/have become harmful to the health, benefit and welfare

of the general public and the community; create(s) a fire hazard to the danger of life and property; and the general public and the community would be benefitted by the demolition of the structure(s) on the property.

(2) That the respective owners of said structures are hereby ordered and directed to complete such work within the dates specified below; and

(3) that such removal work is herein directed and required and shall be commenced by said owners on or before February 14, 2024 and shall be completed on or before March 15, 2024.

AND, BE IT FURTHER RESOLVED by the Council that, in the event the required work is not performed by the property owners within the dates specified, the Council does hereby authorize the City Manager, or his designee, to cause the required work to be performed by a contractor 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 City Council that, the City Manager, or his designee, is hereby authorized to board and secure the structures pending demolition thereof.

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 six (6) months, to certify the costs of any such work to the County Treasurer as a lien against the said properties, all as authorized by 11 Oklahoma Statute, Section 22-112(A.5).

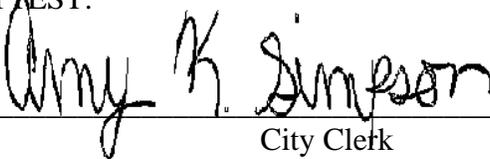
AND, BE IT FURTHER RESOLVED by the Council that the City Treasurer is hereby authorized and directed to place any revenues collected into the specific City fund from which said revenues were

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 advise all interested persons of the declaration of dilapidation by the Council and the possibility of the existence of a tax lien in favor of the City of Oklahoma City for the costs of the ultimate removal of said structures, and that the removal costs are the personal obligation of the property owner from and after the date of filing of the said notice.

ADOPTED by the Council and SIGNED by the Mayor of the City of Oklahoma City this  
13TH day of FEBRUARY, 2024.

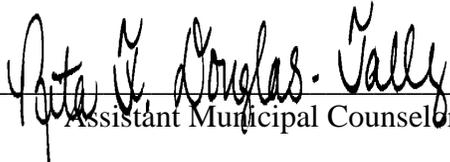
ATTEST:

  
\_\_\_\_\_  
City Clerk



  
\_\_\_\_\_  
Mayor

REVIEWED for form and legality.

  
\_\_\_\_\_  
Assistant Municipal Counselor



**COMBINED NOTICE**

Record Owner:

HOMES INVESTMENT & GENERAL  
CONSTRUCTION LLC  
PO BOX 1384  
BETHANY, OK 73008

Notice Date: 1/25/2024  
Council Hearing Date: 2/13/2024  
Legal Notice DB: 2024-1-C24-04115  
Inspection Date: 1/24/2024  
Parcel ID #: 014804890  
Case #: C24-04115  
Abandoned Case #: C24-04116

cc: Mortgage Holder(s):

FIRST SECURITY BANK & TRUST COMPANY 1541 NORTHEAST 23RD STREET OKLAHOMA CITY, OK 73111

Violation Address: 225 N INDIANA AVE (AKA: 215 N INDIANA AVE; 1610 NW 2ND ST)

Legal Description: Lot 000 Block 010 Addition CARLE & COLCORD ADDITION  
LOTS 1 THRU 6

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 (COMMERCIAL BUILDING)

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 COMMERCIAL BUILDING
- HOLES IN OUTER WALLS COMMERCIAL BUILDING
- HOLES IN ROOF COMMERCIAL BUILDING
- ROOF SAGGING COMMERCIAL BUILDING
- UNSAFE STRUCTURAL MEMBERS COMMERCIAL BUILDING
- 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.

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:  
WILLIAMS ARNEZ D  
PO BOX 2482  
STILLWATER, OK 74076

Notice Date: 12/11/2023  
Council Hearing Date: 1/2/2024  
Legal Notice DB: 2023-12-C23-77516  
Inspection Date: 12/8/2023  
Parcel ID #: 022801125  
Case #: C23-77516  
Abandoned Case #: C23-77517

cc: Mortgage Holder(s):  
ARNEZ D. WILLIAMS 522 E LIBERTY AVE STILLWATER, OK 74075

Violation Address: 709 NE 3RD ST

Legal Description: Lot 000 Block 003 Addition PHILLIPS & MEADE EAST SIDE  
LOTS 21 & 22

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:

HOLES IN ROOF	HOUSE
ROOF SAGGING	HOUSE

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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**COMBINED NOTICE**

Record Owner:

FOURKILLER HELEN  
2400 NW 39TH ST UNIT 91  
OKLAHOMA CITY, OK 73112

Notice Date: 1/25/2024  
Council Hearing Date: 2/13/2024  
Legal Notice DB: 2024-1-C24-02973  
Inspection Date: 1/24/2024  
Parcel ID #: 016083300  
Case #: C24-02973  
Abandoned Case #: C20-67235

cc: Mortgage Holder(s):

- WILMINGTON SAVINGS FUND SOCIETY, FSB D/B/A CHRISTIANA TRUST C/O PRETHUM MORTGAGE CREDIT MANAGEMENT 120 SOUTH SIXTH STREET, #2100 MINNEAPOLIS, MN 55402
- PAUL PUGZLYS COLLATERAL DEPT MERIDIAN ASSET SERVICES INC 3201 34TH ST SOUTH STE 310 ST PETERSBURG, FL 33711
- PAUL PUGZLYS COLLATERAL DEPARTMENT MERIDIAN ASSET SERVICES, INC 3201 34TH STREET SOUTH, SUITE 310 ST. PETERSBURG, FL 33711
- BENNIE J. GARVIS AND SHIRLEY GARIS 1629 N.W. 7TH STREET OKLAHOMA CITY, OK 73106
- SHAPIRO & CEJDA LLC 770 NE 63RD ST OKLAHOMA CITY, OK 73105
- WILMINGTON SAVINGS FUND DBA CHRISTIANA TRUST AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST C/O PRETIUM MORTGAGE CREDIT MANAGEMENT 120 SOUTH 6TH ST #2100 MINNEAPOLIS, MN 55402
- WILMINGTON SAVINGS FUND SOCIETY PO BOX 490190 MINNEAPOLIS, MN 55449
- WILMINGTON SAVINGS FUND SOCIETY FSB, D/B/A CHRISTIANA TRUST C/O PRETIUM MORTGAGE CREDIT MANAGEMENT 120 SOUTH SIXTH STREET, #2100 MINNEAPOLIS, MN 55402
- WILMINGTON SAVINGS FUND SOCIETY PO BOX 100190 MINNEAPOLIS, MN 55449
- FOURKILLER HELEN 1627 NW 7TH ST OKLAHOMA CITY, OK 73106

Violation Address: 1627 NW 7TH ST

Legal Description: Lot 000 Block 010 Addition NEAS ADDITION  
LOTS 23 & 24

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
- DANGER OF COLLAPSE HOUSE
- HOLES IN OUTER WALLS HOUSE
- HOLES IN ROOF HOUSE
- UNSAFE STRUCTURAL MEMBERS 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.

**C**

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andrew.jones@okc.gov

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



**COMBINED NOTICE**

Record Owner:

R7 CAPITAL FUNDING LLC  
7916 NW 23RD ST UNIT 157  
BETHANY, OK 73008

Notice Date: 1/30/2024  
Council Hearing Date: 2/13/2024  
Legal Notice DB: 2024-1-C24-04388  
Inspection Date: 1/29/2024  
Parcel ID #: 016729390  
Case #: C24-04388  
Abandoned Case #: C20-67469

cc: Mortgage Holder(s):

- FIRST TRINITY FINANCIAL CORP 7633 E 63RD PL STE 230 TULSA, OK 74133
- PEAK EQUITY GROUP LLC 11289 STRANG LINE RD LENEXA, KS 66215
- CROSS & CROWN MISSION 1008 N MCKINLEY AVE OKLAHOMA CITY, OK 73106
- HIGH PEAKS FINANCIAL, LLC 11289 STRANG LINE RD LENEXA, KS 66215
- R7 CAPITOL FUNDING, LLC 2924 NW 23RD OKLAHOMA CITY, OK 73107

Violation Address: 1900 NW 10TH ST

Legal Description: Lot 000 Block 015 Addition BELL VERN ADDITION

LOTS 41 THRU 45 PLUS PT NW4 SEC 32 12N 3W BEG SW/C OF INTERSECTION OF 10TH ST & KENTUCKY AVE TH S300FT W250FT N300FT E250FT TO BEG & PT NW4 SEC 32 12N 3W BEG 250FT W OF SW/C INTERESECTION OF 10TH ST & KENTUCKY AVE TH S140FT W50FT N140FT E50FT TO BEG CONT 2.2842 TOTAL ACRES MORE OR LESS

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 (COMMERCIAL BUILDING)

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 COMMERCIAL BUILDING
- UNSAFE STRUCTURAL MEMBERS COMMERCIAL BUILDING
- HOLES IN OUTER WALLS COMMERCIAL BUILDING
- 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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andrew.jones@okc.gov

**D**

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



**COMBINED NOTICE**

Record Owner:  
BENNETT PAUL DONNIE  
1512 NE 35TH ST  
OKLAHOMA CITY, OK 73111

Notice Date: 1/29/2024  
Council Hearing Date: 2/13/2024  
Legal Notice DB: 2024-1-C24-03480  
Inspection Date: 1/26/2024  
Parcel ID #: 026441680  
Case #: C24-03480  
Abandoned Case #: C24-03481

cc: Mortgage Holder(s):

Violation Address: 2128 NE 16TH TER

Legal Description: Lot 000 Block 004 Addition WHITE ORCHARD ADD  
LOTS 5 & 6

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:

- HOLES IN OUTER WALLS HOUSE
- HOLES IN ROOF 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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**COMBINED NOTICE**

Record Owner:

GILLESPIE SAMITTRA  
3509 WALKING SKY RD  
EDMOND,OK 73013

Notice Date: 1/25/2024  
Council Hearing Date: 2/13/2024  
Legal Notice DB: 2024-1-C24-04091  
Inspection Date: 1/24/2024  
Parcel ID #: 067980300  
Case #: C24-04091  
Abandoned Case #: C24-04092

cc: Mortgage Holder(s):

GILLESPIE ERIC L 3400 NW 27TH ST OKLAHOMA CITY, OK 73107

Violation Address: 3400 NW 27TH ST

Legal Description: Lot 000 Block 001 Addition WARRS BETTER BUILT #2  
N83 1/2FT OF LOT 1 & E 1/2 OF N83 1/2FT OF LOT 2

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
- HOLES IN ROOF 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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**COMBINED NOTICE**

Record Owner:

MARTIN JOHNSON THOMASENA TRS  
MARTIN JOHNSON THOMASENA FAMILY  
TRUST  
1250 MORNINGSIDE DR  
HOLLISTER,CA 95023

Notice Date: 1/31/2024  
Council Hearing Date: 2/13/2024  
Legal Notice DB: 2024-1-C24-04572  
Inspection Date: 1/30/2024  
Parcel ID #: 116542250  
Case #: C24-04572  
Abandoned Case #: C24-04573

cc: Mortgage Holder(s):

CHERYL HUSMANN PO BOX 7751 EDMOND, OK 73083

Violation Address: 1529 NE 44TH ST

Legal Description: Lot 017 Block 005 Addition PARK ESTATES 7TH 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: 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 ROOF HOUSE
- HOLES IN OUTER WALLS 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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