

**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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<b>VB</b>	Number(s)
	24-04-C24-23734; 24-04-C24-23840; 24-04-C24-23927; 24-04-C24-24120; 24-04-C24-24122; 24-04-C24-24514; 24-04-C24-24522; 24-04-C24-24672; 24-04-C24-25249; 24-04-C24-25946; 24-05-C24-24749; 24-05-C24-25317; 24-05-C24-26892; 24-05-C24-27230; 24-05-C24-27742; 24-05-C24-27753; 24-05-C24-28175; 24-05-C24-28419; 24-05-C24-28432; 24-05-C24-28565; 24-05-C24-29291; 24-05-C24-29412;

(A total of 26 buildings at 22 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 May 21, 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,

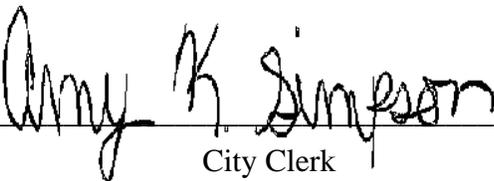
the City Clerk is hereby authorized and directed to send a certified statement of the costs of such nuisance abatement performed to the owners and mortgage holders of the subject properties and, if payment is not made within six (6) months, these costs will result in a lien which will be filed with the 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  
21<sup>ST</sup> day of MAY, 2024.

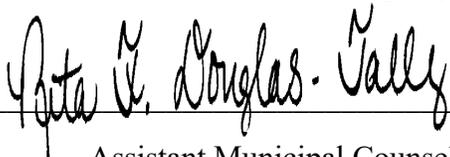
ATTEST:

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



  
\_\_\_\_\_  
Mayor

REVIEWED for form and legality.

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



**COMBINED NOTICE**

Record Owner:  
RAJUE GEORGE & SUSAN M  
11860 SW 1ST ST  
YUKON, OK 73099

Notice Date: 5/1/2024  
Council Hearing Date: 5/21/2024  
Legal Notice UB: 2024-5-C24-24748  
Inspection Date: 4/30/2024  
Parcel ID#: 148161640  
Case #: C24-24748  
Abandoned Case #: C24-24749

cc: Mortgage Holder(s):

Violation Address: 908 N BRADLEY AVE (AKA: 908 N BRADLEY)

Legal Description: Lot 018 Block 012 Addition MELROSE LANE 2ND

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.

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:

KING TAZINYA INC  
2900 BROWNE STONE RD  
OKLAHOMA CITY, OK 73120

Notice Date: 4/26/2024  
Council Hearing Date: 5/21/2024  
Legal Notice UB: 2024-4-C24-25945  
Inspection Date: 4/25/2024  
Parcel ID#: 148861210  
Case #: C24-25945  
Abandoned Case #: C24-25946

cc: Mortgage Holder(s):

JANALYNNE HEDDEN DOC CURATIVE – SHELLPOINT MORTGAGE SERVICING 75 BEATTIE PL GREENVILLE, SC 29601  
FIRST AMERICAN MORTGAGE SOLUTIONS 1795 INTERNATIONAL WAY IDAHO FALLS, ID 83402  
TITAN TITLE AND CLOSING, LLC 6301 WATERFORD BLVD, SUITE 325 OKLAHOMA CITY, OK 73118  
CHICAGO TITLE OKLAHOMA CO 3401 NW 63RD, SUITE 300 OKLAHOMA CITY, OK 73116

Violation Address: 2900 BROWNE STONE RD

Legal Description: Lot 012 Block 023 Addition QUAIL CREEK SEC 21

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

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  
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**B**



**COMBINED NOTICE**

Record Owner:

HERRAA MANUEL  
DE JESUS LAMAS MARIA  
9513 NE 36TH ST  
SPENCER,OK 73084-2830

Notice Date: 4/29/2024  
Council Hearing Date: 5/21/2024  
Legal Notice DB: 2024-4-C24-24513  
Inspection Date: 4/26/2024  
Parcel ID #: 196280585  
Case #: C24-24513  
Abandoned Case #: C24-24514

cc: Mortgage Holder(s):

PEREZ PALACIOS JUAN MIRELES JUAN PEREZ 4407 DIANA AVE SPENCER, OK 73084  
MANUEL HERRAA, MARIA DE JESUS LAMAS 9513 NE 36TH ST SPENCER, OK 73084

Violation Address: 4407 DIANA AVE

Legal Description: Lot 000 Block 000 Addition GREEN PASTURES ADD  
S40FT OF N100FT OF LOT 53C

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:

- DANGER OF COLLAPSE HOUSE
- HOLES IN ROOF HOUSE
- ROOF SAGGING HOUSE
- RANK WEEDS
- 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  
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Christopher.smith@okc.gov



**COMBINED NOTICE**

Record Owner:  
HERRERA MANUEL  
9513 NE 36TH  
SPENCER, OK 73084-2830

Notice Date: 4/29/2024  
Council Hearing Date: 5/21/2024  
Legal Notice DB: 2024-4-C24-24521  
Inspection Date: 4/26/2024  
Parcel ID #: 196280590  
Case #: C24-24521  
Abandoned Case #: C24-24522

cc: Mortgage Holder(s):  
MIRELES JUAN PEREZ PALACIOS JUAN PEREZ 4409 DIANA AVE SPENCER, OK 73084

Violation Address: 4409 DIANA AVE

Legal Description: Lot 000 Block 000 Addition GREEN PASTURES ADD  
N60FT OF LOT 53C

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 ROOF HOUSE
- HOLES IN OUTER WALLS HOUSE
- RANK WEEDS
- 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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Christopher.smith@okc.gov



**COMBINED NOTICE**

Record Owner:

MOUNTAIN PORTFOLIO OWNER OK 3 LLC  
30 N LASALLE ST UNIT 4140  
CHICAGO,IL 60602

Notice Date: 5/3/2024  
Council Hearing Date: 5/21/2024  
Legal Notice UB: 2024-5-C24-26891  
Inspection Date: 5/2/2024  
Parcel ID#: 186691995  
Case #: C24-26891  
Abandoned Case #: C24-26892

cc: Mortgage Holder(s):

OAK STREET REAL ESTATE CAPITAL, LLC 30 N. LASELLE STREET, SUITE 4140 CHICAGO, IL 60602  
CHICAGO TITLE OKLAHOMA 210 PARK AVE, SUITE 210 OKLAHOMA TOWER OKLAHOMA CITY, OK 73102

Violation Address: 17901 N PENNSYLVANIA AVE (AKA: 17905 N PENNSYLVANIA AVE)

Legal Description: Lot 000 Block 000 Addition UNPLTD PT SEC 30 14N 3W

BEG SE/C SE4 TH W270.63FT N260.63FT E270.63FT S260.63FTTO BEG CONT 1.62ACRS MORE OR LESS  
SUBJ TO ESMTS 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: 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

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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**COMBINED NOTICE**

Record Owner:  
RAMSEY FAMILY REV TRUST  
701 SW 29TH ST  
OKLAHOMA CITY, OK 73109

Notice Date: 5/7/2024  
Council Hearing Date: 5/21/2024  
Legal Notice DB: 2024-5-C24-28564  
Inspection Date: 5/6/2024  
Parcel ID #: 086059245  
Case #: C24-28564  
Abandoned Case #: C24-28565

cc: Mortgage Holder(s):

THE RAMSEY FAMILY REV TRUST 100 SE 29TH SUITE B OKLAHOMA CITY, OK 73129  
STEWART TITLE OF OKLAHOMA, INC 701 N. BROADWAY, SUITE 300 OKLAHOMA CITY, OK 73102

Violation Address: 6600 S SHIELDS BLVD

Legal Description: Lot 000 Block 000 Addition BEVERLY HILLS SURB RANCHES  
PT OF BLK 25 DESC BEG 383.40FT W OF SE/C SD BLK THW176.60FT N302FT E176.60FT S302FT TO BEG  
CONT 1.22ACRS [53331.76 SQFT] 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 (NORTH MOBILE HOME)

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:

- |                           |                   |
|---------------------------|-------------------|
| ROOF SAGGING              | NORTH MOBILE HOME |
| HOLES IN OUTER WALLS      | NORTH MOBILE HOME |
| UNSAFE STRUCTURAL MEMBERS | NORTH MOBILE HOME |

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

Chris Smith  
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**COMBINED NOTICE**

Record Owner:  
BRANDT CHRISTOPHER  
19009 VEA DR  
EDMOND,OK 73012

Notice Date: 5/3/2024  
Council Hearing Date: 5/21/2024  
Legal Notice UB: 2024-5-C24-27229  
Inspection Date: 5/2/2024  
Parcel ID#: 213521060  
Case #: C24-27229  
Abandoned Case #: C24-27230

cc: Mortgage Holder(s):

THE OKLAHOMA CITY ABSTRACT AND TITLE CO 13230 PAWNEE DRIVE, SUITE 105 OKLAHOMA CITY, OK 73114

Violation Address: 19009 VEA DR

Legal Description: Lot 007 Block 078 Addition VALENCIA PARK SEC 17

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

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

Chris Smith  
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Christopher.smith@okc.gov



**COMBINED NOTICE**

Record Owner:

ATWELL BETTY JO  
6005 S YORKTOWN AVE  
TULSA, OK 74105

Notice Date: 4/26/2024  
Council Hearing Date: 5/21/2024  
Legal Notice UB: 2024-4-C24-25248  
Inspection Date: 4/25/2024  
Parcel ID#: 015927125  
Case #: C24-25248  
Abandoned Case #: C24-25249

cc: Mortgage Holder(s):

ATWELL BETTY JO 1316 NW 9TH ST OKLAHOMA CITY, OK 73106

DONNA WOODRUFF 2836 E 85TH ST TULSA, OK 74137

Violation Address: 1316 NW 9TH ST (AKA: 1316 1/2 NW 9TH ST; 1316 R NW 9TH ST)

Legal Description: Lot 000 Block 006 Addition BRAUER HEIGHTS ADD

LOTS 9 & 10

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 (DUPLEX)  
(GARAGE APARTMENT)

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 DUPLEX
- UNSECURED WINDOWS GARAGE APARTMENT
- 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:  
STEVENS RODNEY E  
332 SE 17TH ST  
OKLAHOMA CITY, OK 73129

Notice Date: 4/26/2024  
Council Hearing Date: 5/21/2024  
Legal Notice UB: 2024-4-C24-23926  
Inspection Date: 4/25/2024  
Parcel ID#: 098332650  
Case #: C24-23926  
Abandoned Case #: C24-23927

cc: Mortgage Holder(s):  
RODNEY E. STEVENS 3 S.E. 27TH STREET OKLAHOMA CITY, OK 73129

Violation Address: 332 SE 17TH ST

Legal Description: Lot 000 Block 006 Addition ECKROAT ADDITION  
E50FT OF N140FT

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
- UNSECURED CRAWLSPACE HOUSE
- HOLES IN OUTER WALLS 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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Christopher.smith@okc.gov



**COMBINED NOTICE**

Record Owner:  
 NAVARRO OBDULIO & NELLIE  
 3705 S BROOKLINE AVE  
 OKLAHOMA CITY, OK 73119

Notice Date: 5/6/2024  
 Council Hearing Date: 5/21/2024  
 Legal Notice DB: 2024-5-C24-27752  
 Inspection Date: 5/3/2024  
 Parcel ID #: 098615000  
 Case #: C24-27752  
 Abandoned Case #: C24-27753

cc: Mortgage Holder(s):

Violation Address: 217 SE 19TH ST

Legal Description: Lot 000 Block 004 Addition ECKROAT SECOND ADD  
 LOTS 17 & 18

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
- HOLES IN OUTER WALLS HOUSE
- UNSAFE STRUCTURAL MEMBERS HOUSE
- RANK WEEDS

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

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



**COMBINED NOTICE**

Record Owner:  
ROSALES SANJAUNA  
4033 SW 27TH ST  
OKLAHOMA CITY, OK 73108

Notice Date: 5/8/2024  
Council Hearing Date: 5/21/2024  
Legal Notice UB: 2024-5-C24-28431  
Inspection Date: 5/7/2024  
Parcel ID#: 077474905  
Case #: C24-28431  
Abandoned Case #: C24-28432

cc: Mortgage Holder(s):

Violation Address: 4033 SW 27TH ST

Legal Description: Lot 000 Block 020 Addition PACKINGHOUSE VIEW  
E15FT LOT 32 ALL LOT 33 W10FT LOT 34 EX S5FT

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 WINDOWS HOUSE  
UNSECURED DOORS SHED  
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



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

**L**

**COMBINED NOTICE**

Record Owner:

HENSLEY STACEY  
3217 NW 33RD ST  
OKLAHOMA CITY,,OK 73112

Notice Date: 5/9/2024  
Council Hearing Date: 5/21/2024  
Legal Notice UB: 2024-5-C24-28418  
Inspection Date: 5/8/2024  
Parcel ID#: 052505825  
Case #: C24-28418  
Abandoned Case #: C24-28419

cc: Mortgage Holder(s):

WEOKIE FEDERAL CREDIT UNION PO BOX 26090 OKLAHOMA CITY, OK 73126

OLD REPUBLIC TITLE 5708 NW 135TH STE A OKLAHOMA CITY, OK 73142

Violation Address: 3217 NW 33RD ST

Legal Description: Lot 033 Block 005 Addition LYONS WILL ROGERS PK

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 (DETACHED GARAGE)  
(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 CRAWLSPACE HOUSE  
UNSECURED DOORS DETACHED GARAGE  
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:

LOPEZ JOSIE  
JERNITE ABDELKARIM  
25503 LONGFELLOW PL  
STEVENSON RANCH,CA 91381

Notice Date: 5/8/2024  
Council Hearing Date: 5/21/2024  
Legal Notice UB: 2024-5-C24-28174  
Inspection Date: 5/7/2024  
Parcel ID#: 107988025  
Case #: C24-28174  
Abandoned Case #: C24-28175

cc: Mortgage Holder(s):

AMERICAN MORTGAGE BANK 3401 NW 63RD STREET, SUITE 555 OKLAHOMA CITY, OK 73116  
GREAT PLAINS NATIONAL BANK 12001 N.W. EXPRESSWAY PIEDMONT, OK 73078  
AMERICAN EAGLE TITLE GROUP 421 NW 13TH ST, SUITE 320 OKLAHOMA CITY, OK 73103

Violation Address: 2500 SW 35TH ST

Legal Description: Lot 000 Block 086 Addition INDUSTRIAL ADDITION  
LOTS 1 & 2

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 CRAWLSPACE HOUSE  
UNSECURED DOORS SHED  
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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Chief Building Inspector  
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**COMBINED NOTICE**

Record Owner:

HENDERSON JAMES E ETAL  
FREDERICK LONNITT L  
5121 SUNSET TER  
SPENCER,OK 73084

Notice Date: 5/1/2024  
Council Hearing Date: 5/21/2024  
Legal Notice UB: 2024-5-C24-25316  
Inspection Date: 4/30/2024  
Parcel ID#: 143247590  
Case #: C24-25316  
Abandoned Case #: C24-25317

cc: Mortgage Holder(s):

- LONNITT L. FREDERICK 10221 N.E. 70TH ST OKLAHOMA CITY, OK 73084
- EDWARD WALKER 10221 N.E. 70TH ST OKLAHOMA CITY, OK 73084
- EDWARD WALKER 5121 SUNSET TER SPENCER, OK 73084
- OSTELL MEADOWS 10221 N.E. 70TH ST OKLAHOMA CITY, OK 73084
- OSTELL MEADOWS 5121 SUNSET TER SPENCER, OK 73084
- JAME E. HENDERSON 10221 N.E. 70TH ST OKLAHOMA CITY, OK 73084

Violation Address: 12617 NE 36TH ST

Legal Description: Lot 000 Block 008 Addition PARKER HEIGHTS ADD  
LOTS 37 & 38

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
- 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

N



**COMBINED NOTICE**

Record Owner:  
SOUTHWEST VISIONARY LLC  
7809 SUNSET BLVD  
ROWLETT, TX 75088

Notice Date: 4/26/2024  
Council Hearing Date: 5/21/2024  
Legal Notice UB: 2024-4-C24-24119  
Inspection Date: 4/25/2024  
Parcel ID#: 059353610  
Case #: C24-24119  
Abandoned Case #: C24-24120

cc: Mortgage Holder(s):

- SOUTHWEST VISIONARY LLC 3006 CHALKSTONE DR ROWLETT, TX 75088
- SOUTHWEST VISIONARY INVESTMENTS LLC 2033 PUTMAN WAY GARLAND, TX 75040
- LEGACY BANK LOAN SUPPORT PO BOX 21688 OKLAHOMA CITY, OK 73156
- LEGACY BANK OKC MAY 2801 W MEMORIAL OKLAHOMA CITY, OK 73134
- SOUTHWEST VISIONARY LLC 3006 CHALKSTONE DR ROWLETT, TX 75088
- OKLAHOMA CITY ABSTRACT & TITLE CO. 9211 LAKE HEFNER PARKWAY, SUITE 100 OKLAHOMA CITY, OK 73120

Violation Address: 2712 NW 40TH ST

Legal Description: Lot 000 Block 002 Addition WEST HIGHLAND GARDEN  
N/2 OF LOT 4

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 (DETACHED GARAGE)  
(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
- UNSECURED DOORS DETACHED GARAGE
- 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

**O**

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



**COMBINED NOTICE**

Record Owner:

LEMONS LUTHER J & CLAUDIA D  
2815 NW 41ST ST  
OKLAHOMA CITY, OK 73112

Notice Date: 4/26/2024  
Council Hearing Date: 5/21/2024  
Legal Notice UB: 2024-4-C24-24121  
Inspection Date: 4/25/2024  
Parcel ID#: 059806300  
Case #: C24-24121  
Abandoned Case #: C24-24122

cc: Mortgage Holder(s):

AMERICAN EAGLE TITLE GROUP 410 N WALNUT, SUITE 100 OKLAHOMA CITY, OK 73104

OKLAHOMA EMPLOYEES CREDIT UNION PO BOX 24027 OKLAHOMA CITY, OK 73124

Violation Address: 2815 NW 41ST ST

Legal Description: Lot 008 Block 000 Addition SIPE PARK ADDITION

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)  
(NORTH SHED)  
(SOUTH 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 NORTH SHED
- UNSECURED DOORS SOUTH 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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Chris Smith  
Chief Building Inspector  
(405)297-2650  
Christopher.smith@okc.gov

**P**



**COMBINED NOTICE**

Record Owner:  
SANDERS JERRY W  
2640 SW 43RD ST  
OKLAHOMA CITY, OK 73119

Notice Date: 4/26/2024  
Council Hearing Date: 5/21/2024  
Legal Notice UB: 2024-4-C24-23838  
Inspection Date: 4/25/2024  
Parcel ID#: 073888140  
Case #: C24-23838  
Abandoned Case #: C24-23840

cc: Mortgage Holder(s):

- OUTSOURCE SOLUTIONS ATTN: JESSICA HAGEMANN 4345 GALTIER STREET SHOREVIEW, MN 55126
- SHERMAN ACQUISITION, L.P. 15 SOUTH MAIN STREET, SUITE 401 GREENVILLE, SC 29601
- SECRETARY OF HOUSING AND URBAN DEVELOPMENT 451 SEVENTH STREET SW WASHINGTON, DC 20410
- OCWEN LOAN SERVICING, LLC 1661 WORTHINGTON ROAD, SUITE 100 WEST PALM BEACH, FL 33409
- OCWEN LOAN SERVICING, LLC ATTN: HAMP MODIFICATIONS P.O. BOX 24737 INVESTOR #: 11001 WEST PALM BEACH, FL 33416
- CREATIVE MORTGAGE LOANS, INC 1900 MCARTHUR BLVD, #132 OKLAHOMA CITY, OK 73127

Violation Address: 2640 SW 43RD ST

Legal Description: Lot 000 Block 039 Addition THOMAS BLVD AMD ADD  
LOTS 3 & 4

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 (DETACHED GARAGE)  
(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 WINDOWS DETACHED GARAGE
- 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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Q

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



**COMBINED NOTICE**

Record Owner:

ALL IN OKLAHOMA LLC SERIES 1  
10302 JUNIPER CREEK LN  
LAS VEGAS,NV 89145

Notice Date: 4/26/2024  
Council Hearing Date: 5/21/2024  
Legal Notice UB: 2024-4-C24-24671  
Inspection Date: 4/25/2024  
Parcel ID#: 085980002  
Case #: C24-24671  
Abandoned Case #: C24-24672

cc: Mortgage Holder(s):

ERICA LEWIS DEVELOPMENT LLC 328 SW 175TH TER OKLAHOMA CITY, OK 73170  
MILESTONE TITLE & ESCROW, LLC 301 NW 13TH STREET, SUITE 105 OKLAHOMA CITY, OK 73103  
THE CASH FLOW COMPANY 2305 EAST ARAPAHOE ROAD, #100 CENTENNIAL, CO 80122

Violation Address: 340 SE 45TH ST

Legal Description: Lot 000 Block 002 Addition SPENCERS SOUTH OKLA  
LOTS 1 & 2

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

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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andrew.jones@okc.gov

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



**COMBINED NOTICE**

Record Owner:  
TURNER MAGNOLIA  
TURNER LEO W JR  
1512 NE 46TH ST  
OKLAHOMA CITY, OK 73111

Notice Date: 5/9/2024  
Council Hearing Date: 5/21/2024  
Legal Notice DB: 2024-5-C24-29411  
Inspection Date: 5/8/2024  
Parcel ID #: 116541500  
Case #: C24-29411  
Abandoned Case #: C24-29412

cc: Mortgage Holder(s):

Violation Address: 1512 NE 46TH ST

Legal Description: Lot 006 Block 004 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: 2 (HOUSE)  
(SHED)

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
HOLES IN OUTER WALLS	SHED
RANK WEEDS	
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  
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**S**



**COMBINED NOTICE**

Record Owner:

JJI ENTERPRISES LLC  
10313 SUNNYLANE  
OKLAHOMA CITY, OK 73160

Notice Date: 4/26/2024  
Council Hearing Date: 5/21/2024  
Legal Notice UB: 2024-4-C24-23733  
Inspection Date: 4/25/2024  
Parcel ID#: 113571160  
Case #: C24-23733  
Abandoned Case #: C24-23734

cc: Mortgage Holder(s):

WELSH INVESTMENTS OKC, LLC P.O. BOX 66 BETHANY, OK 73008

Violation Address: 2736 SW 65TH ST

Legal Description: Lot 010 Block 002 Addition MADOLES COUNTRY ESTATE

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
- 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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Christopher.smith@okc.gov



**COMBINED NOTICE**

Record Owner:  
GRAY TYRONE ZANE  
3105 SW 68TH ST  
OKLAHOMA CITY, OK 73159

Notice Date: 5/8/2024  
Council Hearing Date: 5/21/2024  
Legal Notice UB: 2024-5-C24-29290  
Inspection Date: 5/7/2024  
Parcel ID#: 143581840  
Case #: C24-29290  
Abandoned Case #: C24-29291

cc: Mortgage Holder(s):

Violation Address: 3105 SW 68TH ST

Legal Description: Lot 038 Block 007 Addition MADOLE HILL CREST GREEN

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

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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Chief Building Inspector  
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Christopher.smith@okc.gov



**COMBINED NOTICE**

Record Owner:  
MURPHY JEFF  
72876 ARBOLEDA DR  
PALM DESERT, CA 92260

Notice Date: 5/3/2024  
Council Hearing Date: 5/21/2024  
Legal Notice UB: 2024-5-C24-27741  
Inspection Date: 5/2/2024  
Parcel ID#: 130248580  
Case #: C24-27741  
Abandoned Case #: C24-27742

cc: Mortgage Holder(s):

Violation Address: 315 NW 89TH ST

Legal Description: Lot 000 Block 002 Addition SCHUCKS ADDITION  
LOTS 39 & 40

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

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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