

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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	23-07-C23-46010; 23-07-C23-46548; 23-07-C23-46709; 23-07-C23-46767; 23-07-C23-46809; 23-07-C23-47149; 23-07-C23-47269; 23-07-C23-47281; 23-08-C23-47844; 23-08-C23-48053; 23-08-C23-48259; 23-08-C23-48801; 23-08-C23-49302; 23-08-C23-49655; 23-08-C23-49768; 23-08-C23-50050;
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(A total of 17 structures at 16 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 August 15, 2023, 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
15TH day of AUGUST, 2023.

ATTEST:

Amy K. Simpson
City Clerk



David Holt
Mayor

REVIEWED for form and legality.

Patricia E. Douglas-Pally
Assistant Municipal Counselor



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

A

COMBINED NOTICE

Record Owner:

TRAN, VIET
16020 BRENNER PASS
EDMOND, OK 73103

Notice Date: 7/27/2023
Council Hearing Date: 8/15/2023
Legal Notice UB: 2023-7-C23-47269
Inspection Date: 7/26/2023
Parcel ID#: 090001050
Case #: C23-47269
Abandoned Case #: C23-47270

cc: Mortgage Holder(s):

Violation Address: 10206 FAIRFAX LN

Legal Description: Lot 017 Block 110 Addition WESTBURY BLKS 110-117

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 WINDOWS	HOUSE
HOLES IN ROOF	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



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

B

COMBINED NOTICE

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

Notice Date: 8/3/2023
Council Hearing Date: 8/15/2023
Legal Notice UB: 2023-8-C23-50050
Inspection Date: 8/3/2023
Parcel ID#: 032993100
Case #: C23-50050
Abandoned Case #: C18-06287

cc: Mortgage Holder(s):

AHMAD BAHREINI 302 NW 10TH ST OKLAHOMA CITY, OK 73103

REPUBLIC BANK 3900 N LINCOLN BLVD OKLAHOMA CITY, OK 73105-

Violation Address: 2304 HOOD AVE (AKA: 2304 N HOOD ST)

Legal Description: Lot 000 Block 024 Addition RABOINS SUB ADDITION
LOTS 11 & 12

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

Total number of structures: 1 (HOUSE)

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

UNSECURED DOORS	HOUSE
UNSECURED WINDOWS	HOUSE
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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Chris Smith
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420 West Main, Suite 1050, Oklahoma City, OK 73102 405/297-3500



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

STRICKEN

C

COMBINED NOTICE

Record Owner:
SVSVL LLC
4400 SUNSET VIEW DR
DUBLIN, CA 94568

Notice Date: 7/27/2023
Council Hearing Date: 8/15/2023
Legal Notice UB: 2023-7-C23-46809
Inspection Date: 7/26/2023
Parcel ID#: 130324250
Case #: C23-46809
Abandoned Case #: C23-46810

cc: Mortgage Holder(s):

JOHNSON STEPHEN MATEEN AMEENAH 9119 N HUDSON AVE OKLAHOMA CITY, OK 73114

Violation Address: 9119 N HUDSON AVE

Legal Description: Lot 000 Block 007 Addition ESTES PARK ADDITION
LOTS 1 THRU 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: 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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**The City of
OKLAHOMA CITY**
DEVELOPMENT SERVICES DEPARTMENT

D

COMBINED NOTICE

Record Owner:
M6 8 LLC
7317 NE 107TH ST
OKLAHOMA CITY, OK 73151

Notice Date: 8/1/2023
Council Hearing Date: 8/15/2023
Legal Notice UB: 2023-8-C23-47844
Inspection Date: 7/31/2023
Parcel ID#: 047885950
Case #: C23-47844
Abandoned Case #: C20-04505

cc: Mortgage Holder(s):

Violation Address: 2522 N SHARTEL AVE

Legal Description: Lot 000 Block 006 Addition PLEASANT VIEW ADD
LOTS 1 THRU 3

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
UNSECURED CRAWLSPACE	COMMERCIAL BUILDING

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

E

COMBINED NOTICE

Record Owner:

ALDRIDGE ELMEDA LAVERN
2517 SPRING VALLEY LANE
YUKON, OK 73099

Notice Date: 8/2/2023
Council Hearing Date: 8/15/2023
Legal Notice UB: 2023-8-C23-48259
Inspection Date: 7/31/2023
Parcel ID#: 090003612
Case #: C23-48259
Abandoned Case #: C23-48260

cc: Mortgage Holder(s):

Violation Address: 2517 SPRING VALLEY LN

Legal Description: Lot 028 Block 004 Addition SPRING MEADOWS EST 3RD

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 (MOBILE HOME)

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 MOBILE HOME

UNSECURED WINDOWS MOBILE HOME

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

F

COMBINED NOTICE

Record Owner:
CARTY DAVID
HARRIS FRANK
13108 CEDAR SPRINGS RD
OKLAHOMA CITY, OK 73120

Notice Date: 7/25/2023
Council Hearing Date: 8/15/2023
Legal Notice UB: 2023-7-C23-46767
Inspection Date: 7/24/2023
Parcel ID#: 043880345
Case #: C23-46767
Abandoned Case #: C23-46768

cc: Mortgage Holder(s):

DAVID CARTY 2700 NW 27TH ST OKLAHOMA CITY, OK 73107

Violation Address: 121 NW 17TH ST

Legal Description: Lot 015 Block 002 Addition WINANS HIGHLAND TERR

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 CRAWLSPACE HOUSE

TRASH/JUNK

RANK WEEDS

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

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andrew.jones@okc.gov

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



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

G

COMBINED NOTICE

Record Owner:
GUTIERREZ AMBAR
215 SW 23RD ST
OKLAHOMA CITY, OK 73109

Notice Date: 7/31/2023
Council Hearing Date: 8/15/2023
Legal Notice UB: 2023-7-C23-47149
Inspection Date: 7/28/2023
Parcel ID#: 091470645
Case #: C23-47149
Abandoned Case #: C22-54367

cc: Mortgage Holder(s):
S&P TRADING LLC 3616 HUNTSMAN RD EDMOND, OK 73003

Violation Address: 215 SW 23RD ST

Legal Description: Lot 000 Block 003 Addition CAPITOL HILL ADD
LOTS 29 & 30

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

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

H

COMBINED NOTICE

Record Owner:
PERRY KATHERINE
1487 NE CLINE RD
ELGIN, OK 73538

Notice Date: 8/3/2023
Council Hearing Date: 8/15/2023
Legal Notice UB: 2023-8-C23-49655
Inspection Date: 8/2/2023
Parcel ID#: 091470795
Case #: C23-49655
Abandoned Case #: C23-49656

cc: Mortgage Holder(s):
PERRY KATHERINE 2661 SW 61ST ST OKLAHOMA CITY, OK 73159
BANK7 1515 E. 71ST STREET, SUITE 100 TULSA, OK 74136

Violation Address: 315 SW 23RD ST

Legal Description: Lot 021 Block 004 Addition CAPITOL HILL 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: 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	

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

I

COMBINED NOTICE

Record Owner:
RUFF LARRY
3413 SIMMONS DR
DEL CITY, OK 73115

Notice Date: 7/24/2023
Council Hearing Date: 8/15/2023
Legal Notice UB: 2023-7-C23-46010
Inspection Date: 7/21/2023
Parcel ID#: 030030039
Case #: C23-46010
Abandoned Case #: C20-27105

cc: Mortgage Holder(s):

KARINE SHARMA COLLATERAL DEPARTMENT MERIDIAN ASSET SERVICES, LLC 3201 34TH STREET SOUTH, SUITE 310
ST. PETERSBURG, FL 33711

U.S. BANK TRUST NATIONAL ASSOCIATION TRUSTEE FOR RCF 2 ACQUISITION TRUST C/O SELENE FINANCE LF 9990
RICHMOND AVE, SUITE 400 SOUTH HOUSTON, TX 77042

BRIDGEMONT LENDING, LLC 4101 PREIMETER CENTER DRIVE, STE 300 OKLAHOMA CITY, OK 73112

BANK OF AMERICA, N.A. 101 SOUTH TRYON STREET CHARLOTTE, NC 28255

Violation Address: 2336 NE 23RD ST

Legal Description: Lot 003 Block 001 Addition CRESTON HILLS 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: 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

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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I



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

STRICKEN

J

COMBINED NOTICE

Record Owner:
PRAMUKH LLC
13800 EDMOND LAKE RD
JONES, OK 73049

Notice Date: 8/2/2023
Council Hearing Date: 8/15/2023
Legal Notice UB: 2023-8-C23-48053
Inspection Date: 8/1/2023
Parcel ID#: 116243260
Case #: C23-48053
Abandoned Case #: C23-48054

cc: Mortgage Holder(s):

PRAMUKH, LLC 9308 SW 23RD ST OKLAHOMA CITY, OK 73128

Violation Address: 4148 NW 23RD ST

Legal Description: Lot 013 Block 015 Addition GRADY MUSGRAVE 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: 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

K

COMBINED NOTICE

Record Owner:

RAMSEY KATHERINE S
PO BOX 690
MANNFORD, OK 74044

Notice Date: 8/1/2023
Council Hearing Date: 8/15/2023
Legal Notice UB: 2023-8-C23-48801
Inspection Date: 7/31/2023
Parcel ID#: 054653720
Case #: C23-48801
Abandoned Case #: C23-48802

cc: Mortgage Holder(s):

NEW RESIDENTIAL MORTGAGE LOAN TRUST 2018-3 C/O SELECT PORTFOLIO SERVICING, INC 3217 S DECKER LAKE
DRIVE SALT LAKE CITY, UT 84119

RAMSEY KATHERINE S 2345 NW 38TH ST OKLAHOMA CITY, OK 73112

Violation Address: 2345 NW 38TH ST

Legal Description: Lot 000 Block 002 Addition WAHLDALE SUB ADD
LOTS 25 & 26

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
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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

L

COMBINED NOTICE

Record Owner:
NIKO INVESTMENTS LLC
16757 LITTLE LEAF CT
EDMOND, OK 73012

Notice Date: 8/3/2023
Council Hearing Date: 8/15/2023
Legal Notice UB: 2023-8-C23-49302
Inspection Date: 8/2/2023
Parcel ID#: 073888110
Case #: C23-49302
Abandoned Case #: C23-49303

cc: Mortgage Holder(s):

SPENCER LAVITA LUCILLE 2605 SW 44TH ST OKLAHOMA CITY, OK 73119

FIRST SECURITY BANK AND TRUST COMPANY 1541 NORTHEAST 23RD ST OKLAHOMA CITY, OK 73111

ATTN: MORTGAGE DEPARTMENT BANK360 P.O. BOX 440 CORDELL, OK 73632

Violation Address: 2605 SW 44TH ST

Legal Description: Lot 000 Block 038 Addition THOMAS BLVD AMD 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
UNSECURED WINDOWS	SHED
TRASH/JUNK	
RANK WEEDS	

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

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

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

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

STRICKEN

M

COMBINED NOTICE

Record Owner:

TRIANA FRANCISCO JR
237 SW 62ND ST
OKLAHOMA CITY, OK 73139

Notice Date: 8/3/2023
Council Hearing Date: 8/15/2023
Legal Notice UB: 2023-8-C23-49768
Inspection Date: 8/2/2023
Parcel ID#: 109851340
Case #: C23-49768
Abandoned Case #: C23-49769

cc: Mortgage Holder(s):

PENNYMAC LOAN SERVICES, LLC C/O NATIONWIDE TITLE CLEARING, INC 2100 ALT. 19 NORTH PALM HARBOR, FL 34683

PENNYMAC LOAN SERVICES, LLC 3043 TOWNSGATE ROAD STE 200 WESTLAKE VILLAGE, CA 91361

SECRETARY OF HOUSING AND URBAN DEVELOPMENT 451 SEVENTH STREET, SW WASHINGTON, DC 20410

Violation Address: 237 SW 62ND ST

Legal Description: Lot 014 Block 002 Addition SOUTHERN OAKS

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

RANK WEEDS

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

N

COMBINED NOTICE

Record Owner:

GARCIA JOSE CARLOS
413 NW 114TH ST
OKLAHOMA CITY, OK 73114

Notice Date: 7/27/2023
Council Hearing Date: 8/15/2023
Legal Notice UB: 2023-7-C23-46548
Inspection Date: 7/26/2023
Parcel ID#: 130766346
Case #: C23-46548
Abandoned Case #: C23-46549

cc: Mortgage Holder(s):

TIMWAY COMPANY PO BOX 11705 OKLAHOMA CITY, OK 73136

Violation Address: 413 NW 114TH ST

Legal Description: Lot 000 Block 054 Addition COLLEGE PARK 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:

UNSECURED WINDOWS HOUSE

TRASH/JUNK

RANK WEEDS

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

O

COMBINED NOTICE

Record Owner:

WAZZAN PROPERTIES LLC
3000 W MEMORIAL RD, UNIT 123 308
OKLAHOMA CITY, OK 73120

Notice Date: 7/27/2023
Council Hearing Date: 8/15/2023
Legal Notice UB: 2023-7-C23-46709
Inspection Date: 7/26/2023
Parcel ID#: 122311010
Case #: C23-46709
Abandoned Case #: C23-46710

cc: Mortgage Holder(s):

INSTANTHOUSEOFFER LLC 3000 W MEMORIAL RD, Unit 123 308 OKLAHOMA CITY, OK 73120

FIRST ENTERPRISE BANK SOUTH BRANCH 2115 SW 44TH ST OKLAHOMA CITY, OK 73119

UT DEVELOPMENT LLC 4 NE 10TH ST, SUITE 275 OKLAHOMA CITY, OK 73104

BANCFIRST LAWTON 501 C AVENUE PO BOX 489 LAWTON, OK 73502

Violation Address: 8104 NW 114TH ST

Legal Description: Lot 002 Block 001 Addition OLE WINDMILL 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)

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UNSECURED DOORS HOUSE

TRASH/JUNK

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

P

COMBINED NOTICE

Record Owner:

WGH OKLAHOMA LLC
103 FOULK RD STE 900
WILMINGTON, DE 19803

Notice Date: 7/28/2023
Council Hearing Date: 8/15/2023
Legal Notice UB: 2023-7-C23-47281
Inspection Date: 7/27/2023
Parcel ID#: 129951180
Case #: C23-47281
Abandoned Case #: C23-47282

cc: Mortgage Holder(s):

Violation Address: 513 NW 173RD ST

Legal Description: Lot 006 Block 006 Addition THE VALLEY SEC VII

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

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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