

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:

VB Number(s)

24-11-C24-69762; 24-11-C24-70846; 24-11-C24-70947; 24-11-C24-71052; 24-11-C24-71141; 24-11-C24-71193;
24-11-C24-71555; 24-11-C24-72293;

(A total of 10 buildings at 8 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 December 3, 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, 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;

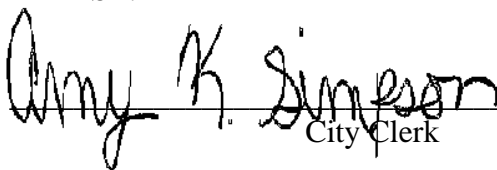
AND, BE IT FURTHER RESOLVED by the Council that any and all revenues recovered for such work shall be deposited by the City Treasurer into a specific City fund which said revenues were originally appropriated.

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.

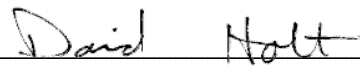
ADOPTED by the Council and SIGNED by the Mayor of The City of Oklahoma City this

3RD day of DECEMBER, 2024.

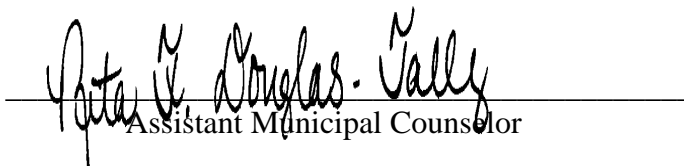
ATTEST:


City Clerk




Mayor

REVIEWED for form and legality.


Assistant Municipal Counselor



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

STRICKEN

A

COMBINED NOTICE

Record Owner:

PERRYMAN JOAN A
542 WALNUT ST
ALTAMONTE SPRINGS, FL 32714

Notice Date: 11/13/2024
Council Hearing Date: 12/3/2024
Legal Notice UB: 2024-11-C24-70946
Inspection Date: 11/8/2024
Parcel ID#: 143006600
Case #: C24-70946
Abandoned Case #: C24-70947

cc: Mortgage Holder(s):

PERRYMAN WOODY M 1124 S EASTERN OKLAHOMA CITY, OK 73129

Violation Address: 1124 S EASTERN AVE

Legal Description: Lot 000 Block 013 Addition COMMERCIAL VIEW ADD
LOTS 29 THRU 34

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

HOLES IN OUTER WALLS 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.

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:

ALLEN CODY
DE DOMINICIS LUIGI
6405 NW 154TH TER
EDMOND, OK 73013

Notice Date: 11/8/2024
Council Hearing Date: 12/3/2024
Legal Notice DB: 2024-11-C24-70845
Inspection Date: 11/7/2024
Parcel ID #: 068067720
Case #: C24-70845
Abandoned Case #: C24-70846

cc: Mortgage Holder(s):

LITICO LLC 7101 SHORELINE DR OKLAHOMA CITY, OK 73132

VELOCITY COMMERCIAL CAPITAL, LLC 30699 RUSSELL RANCH RD, STE 295 WESTLAKE VILLAGE, CA 91362

U.S. BANK TRUST COMPANY, N.A. TRUSTEE FOR VELOCITY COMMERCIAL CAPITAL LOAN TRUST 190 SOUTH
LASALLE STREET, 7TH FLOOR CHICAGO, IL 60603

CHICAGO TITLE OKLAHOMA CO 210 PARK AVENUE, SUITE 210 OKLAHOMA CITY, OK 73102

CHICAGO TITLE OKLAHOMA 1601 NW EXPRESSWAY, STE 1000 OKLAHOAM CITY, OK 73118

Violation Address: 2701 N PORTLAND AVE

Legal Description: Lot 000 Block 009 Addition MARTINDALE ADDITION

LOT 1 & 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 (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:

DANGER OF COLLAPSE	COMMERCIAL BUILDING
UNSAFE STRUCTURAL MEMBERS	COMMERCIAL BUILDING
HOLES IN ROOF	COMMERCIAL BUILDING
ROOF SAGGING	COMMERCIAL BUILDING
HOLES IN OUTER WALLS	COMMERCIAL BUILDING

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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420 West Main, Suite 1050, Oklahoma City, OK 73102 405/297-3500

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B



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

STRICKEN

C

COMBINED NOTICE

Record Owner:

LUPERCIO ANTONIO
SOTO ANA M
1807 NW 5TH ST
OKLAHOMA CITY, OK 73106

Notice Date: 11/8/2024
Council Hearing Date: 12/3/2024
Legal Notice DB: 2024-11-C24-71051
Inspection Date: 11/7/2024
Parcel ID #: 017047990
Case #: C24-71051
Abandoned Case #: C24-71052

cc: Mortgage Holder(s):

LOCAL PROPERTIES, LLC 1551 PERRY RD SHAWNEE, OK 74801

Violation Address: 1807 NW 5TH ST

Legal Description: Lot 000 Block 013 Addition BELL VERN SECOND ADD
LOTS 4 & 5

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

STRICKEN

D

COMBINED NOTICE

Record Owner:

MOATES DEWAYNE & BONNIE
4920 NW 19TH ST
OKLAHOMA CITY, OK 73127

Notice Date: 11/18/2024

Council Hearing Date: 12/3/2024

Legal Notice UB: 2024-11-C24-71554

Inspection Date: 11/15/2024

Parcel ID#: 064547680

Case #: C24-71554

Abandoned Case #: C24-71555

cc: Mortgage Holder(s):

Violation Address: 2901 NW 11TH ST

Legal Description: Lot 013 Block 00D Addition SHARTEL BOULEVARD

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
UNSECURED WINDOWS	DETACHED GARAGE
HOLES IN OUTER WALLS	DETACHED GARAGE
TRASH/JUNK	

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

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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

E

COMBINED NOTICE

Record Owner:

HALLCO PROPERTIES LLC
SERIES 14
1801 ELMHURST AVE
NICHOLS HILLS, OK 73120

Notice Date: 11/13/2024
Council Hearing Date: 12/3/2024
Legal Notice UB: 2024-11-C24-71192
Inspection Date: 11/12/2024
Parcel ID#: 100942385
Case #: C24-71192
Abandoned Case #: C24-71193

cc: Mortgage Holder(s):

HALLCO PROPERTIES LLC 3000 UNITED FOUNDERS BLVD, UNIT 200 OKLAHOMA CITY, OK 73112
JIM LAGREE 3000 UNITED FOUNDERS BLVD, SUITE 200 OKLAHOMA CITY, OK 73112

Violation Address: 520 SW 31ST ST

Legal Description: Lot 000 Block 009 Addition MARKLAND HEIGHTS ADD
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: 3 (DETACHED GARAGE)
(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
HOLES IN OUTER WALLS	HOUSE
UNSECURED WINDOWS	DETACHED GARAGE
UNSECURED DOORS	SHED
TRASH/JUNK	

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

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E



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

F

COMBINED NOTICE

Record Owner:

LOERA JOSE JUAN DURAN
LOERA ARMANDO DURAN
5 BURK DR
DEL CITY, OK 73115

Notice Date: 11/13/2024
Council Hearing Date: 12/3/2024
Legal Notice DB: 2024-11-C24-69761
Inspection Date: 11/8/2024
Parcel ID #: 143728800
Case #: C24-69761
Abandoned Case #: C24-69762

cc: Mortgage Holder(s):

LOERA JOSE JUAN DURAN LOERA ARMANDO DURAN 2925 N UTAH AVE OKLAHOMA CITY, OK 73107

Violation Address: 11815 NE 36TH ST

Legal Description: Lot 358 Block 000 Addition DELUXE SUB ADDITION

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
DANGER OF COLLAPSE	HOUSE
DEBRIS FROM DEMOLITION	HOUSE
ROOF SAGGING	HOUSE
HOLES IN ROOF	HOUSE
UNSAFE STRUCTURAL MEMBERS	HOUSE
HOLES IN OUTER WALLS	SHED
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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F



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

G

COMBINED NOTICE

Record Owner:

COMMONWEALTH REAL ESTATE INC
301 KANSAS ST UNIT A
EL SEGUNDO, CA 90245

Notice Date: 11/13/2024
Council Hearing Date: 12/3/2024
Legal Notice DB: 2024-11-C24-71140
Inspection Date: 11/12/2024
Parcel ID #: 093013720
Case #: C24-71140
Abandoned Case #: C24-71141

cc: Mortgage Holder(s):

WEOKIE FEDERAL CREDIT UNION ATTN: COMMERCIAL LOANS PO BOX 26090 OKLAHOMA CITY, OK 73126

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

COMMONWEALTH REAL ESTATE 222 NORTH PACIFIC COAST HIGHWAY EL SEGUNDO, CA 90245

STEWART TITLE OF OKLAHOMA INC 701 N BROADWAY #300 OKLAHOMA CITY, OK 73102

FIRST AMERICAN TITLE 133 NW 8TH ST OKLAHOMA CITY, OK 73102

Violation Address: 601 SW 46TH ST

Legal Description: Lot 000 Block 003 Addition S I FISH SOUTH SIDE

LOTS 47 & 48

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
UNSAFE STRUCTURAL MEMBERS	HOUSE
ROOF SAGGING	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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G



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

H

COMBINED NOTICE

Record Owner:

SMITH SEDRIC W & JUANITA M
6340 S BROADWAY DR
OKLAHOMA CITY, OK 73139

Notice Date: 11/18/2024

Council Hearing Date: 12/3/2024

Legal Notice UB: 2024-11-C24-72292

Inspection Date: 11/15/2024

Parcel ID#: 086344800

Case #: C24-72292

Abandoned Case #: C24-72293

cc: Mortgage Holder(s):

Violation Address: 340 SE 54TH ST

Legal Description: Lot 000 Block 008 Addition WILMONT PLACE ADD

ALL LOT 1 & E20 1/2FT LOT 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 DOORS	HOUSE
UNSECURED WINDOWS	HOUSE
HOLES IN ROOF	HOUSE
UNSECURED DOORS	SHED
TRASH/JUNK	
RANK WEEDS	

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

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