

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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	25-02-C25-09052; 25-02-C25-09077; 25-02-C25-09106; 25-02-C25-09147; 25-02-C25-09689; 25-02-C25-10343; 25-02-C25-10510; 25-02-C25-10551; 25-02-C25-10783; 25-02-C25-11122; 25-02-C25-11157;
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(A total of 14 structures at 11 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 March 11, 2025, 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.

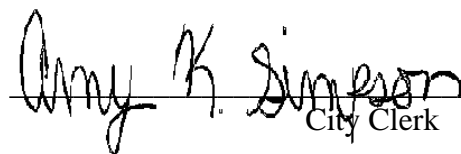
AND, BE IT FURTHER RESOLVED that the City Clerk is hereby directed to forthwith file in the Office of the County Clerk a Notice to the public and prospective purchasers which advises all

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.

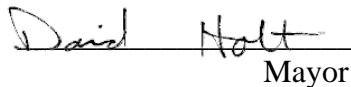
AND, BE IT FURTHER RESOLVED that the City Manager or his designee are hereby authorized to summarily abate any subsequent need for boarding and securing of said structures occurring within six months after the initial boarding and securing done pursuant to this Resolution and that any such subsequent 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
11TH day of MARCH, 2025.

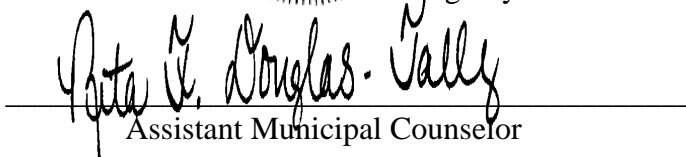
ATTEST:


City Clerk




Mayor

REVIEWED for form and legality.


Assistant Municipal Counselor



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

A

COMBINED NOTICE

Record Owner:
NGUYEN SON THANH
4982 YATES CIR
BROOMFIELD, CO 80020

Notice Date: 2/25/2025
Council Hearing Date: 3/11/2025
Legal Notice UB: 2025-2-C25-09689
Inspection Date: 2/24/2025
Parcel ID#: 091246200
Case #: C25-09689
Abandoned Case #: C23-08872

cc: Mortgage Holder(s):
OLD REPUBLIC TITLE 4040 N. TULSA OKLAHOMA CITY, OK 73112

Violation Address: 1417 S BLACKWELDER AVE

Legal Description: Lot 000 Block 004 Addition RIBBLES SUB ADDITION
LOTS 7 THRU 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 (COMMERCIAL BUILDING)

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

UNSECURED DOORS COMMERCIAL BUILDING
TRASH/JUNK

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

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:

FREEMAN TEAM INVESTMENTS LLC
14324 N WESTERN AVE
EDMOND, OK 73013

Notice Date: 2/14/2025
Council Hearing Date: 3/11/2025
Legal Notice UB: 2025-2-C25-09077
Inspection Date: 2/13/2025
Parcel ID#: 032191600
Case #: C25-09077
Abandoned Case #: C25-09078

cc: Mortgage Holder(s):

FREEMAN TEAM INVESTMENTS LLC 2236 NW 164TH ST EDMOND, OK 73013

Violation Address: 1810 N JORDAN AVE

Legal Description: Lot 000 Block 001 Addition MOUNT TUOHY SUBDIVISION BLK 12
LOTS 7 & 8

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

Total number of structures: 1 (HOUSE)

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

UNSECURED WINDOWS HOUSE

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

STRICKEN C

COMBINED NOTICE

Record Owner:

MARTINESZ JOSE MAURICIO REYES
MAZARIEGOS DINA
3012 SHADYBROOK DR
MIDWEST CITY, OK 73110

Notice Date: 2/14/2025
Council Hearing Date: 3/11/2025
Legal Notice UB: 2025-2-C25-09106
Inspection Date: 2/13/2025
Parcel ID#: 072336800
Case #: C25-09106
Abandoned Case #: C25-09107

cc: Mortgage Holder(s):

MARTINESZ JOSE MAURICIO REYES MAZARIEGOS DINA 700 NE 23RD ST MOORE, OK 73160
AMERICAN EAGLE TITLE GROUP, LLC 421 NW 13TH ST, STE 320 OKLAHOMA CITY, OK 73103

Violation Address: 2259 NE 14TH ST

Legal Description: Lot 000 Block 004 Addition AUGUSTA HEIGHTS ADD
LOTS 59 THRU 62

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

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:

OVERBY MAJID & MACHELL
1501 N VALLEY VIEW DR
OKLAHOMA CITY, OK 73127

Notice Date: 2/24/2025
Council Hearing Date: 3/11/2025
Legal Notice UB: 2025-2-C25-10343
Inspection Date: 2/21/2025
Parcel ID#: 060020280
Case #: C25-10343
Abandoned Case #: C18-72053

cc: Mortgage Holder(s):

OKLAHOMA TITLE & CLOSING CO., INC 102 E THATCHER EDMOND, OK 73034

Violation Address: 2501 NW 14TH ST

Legal Description: Lot 001 Block 002 Addition MILLER BLVD RESUB S 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 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

E

COMBINED NOTICE

Record Owner:

W H PROPERTY MANAGEMENT LLC
C/O WILLIAM HOLLIS JR PLLC
608 NW 8TH ST
OKLAHOMA CITY, OK 73102

Notice Date: 2/26/2025
Council Hearing Date: 3/11/2025
Legal Notice UB: 2025-2-C25-11157
Inspection Date: 2/25/2025
Parcel ID#: 033631520
Case #: C25-11157
Abandoned Case #: C25-11158

cc: Mortgage Holder(s):

Violation Address: 1330 NE 15TH ST

Legal Description: Lot 000 Block 004 Addition CULBERTSON E HIGHLAND
W 1/2 LOT 2 & ALL LOT 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: 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 CRAWLSPACE	HOUSE
UNSECURED DOORS	SHED
TRASH/JUNK	

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

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Chris Smith
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Christopher.smith@okc.gov

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



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

F

COMBINED NOTICE

Record Owner:

OMEGA INVESTMENTS LLC
20 NW 13TH ST, UNIT 200
OKLAHOMA CITY, OK 73103

Notice Date: 2/26/2025
Council Hearing Date: 3/11/2025
Legal Notice UB: 2025-2-C25-09147
Inspection Date: 2/25/2025
Parcel ID#: 045000540
Case #: C25-09147
Abandoned Case #: C23-72319

cc: Mortgage Holder(s):

BANK7 ATTN: LOAN ADMINISTRATION 1039 NW 63RD ST OKLAHOMA CITY, OK 73116

OKLAHOMA PRIME TITLE & ESCROW LLC 13913 QUAIL POINTE DR, STE A OKLAHOMA CITY, OK 73134

BANK7 1039 NW 63RD ST OKLAHOMA CITY, OK 73116

OMEGA INVESTMENTS LLC 1720 N. SHARTEL AVE, UNIT C OKLAHOMA CITY, OK 73103

Violation Address: 918 NW 23RD ST (AKA: 918 1/2 NW 23RD ST)

Legal Description: Lot 000 Block 005 Addition UNIVERSITY ADDITION

LOTS 5 & 6

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 (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 DOORS GARAGE APARTMENT

HOLES IN OUTER WALLS GARAGE APARTMENT

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

G

COMBINED NOTICE

Record Owner:

OMEGA INVESTMENTS LLC
20 NW 13TH, UNIT 200
OKLAHOMA CITY, OK 73103

Notice Date: 2/26/2025
Council Hearing Date: 3/11/2025
Legal Notice UB: 2025-2-C25-10551
Inspection Date: 2/25/2025
Parcel ID#: 045000522
Case #: C25-10551
Abandoned Case #: C25-10552

cc: Mortgage Holder(s):

BANK7 ATTN: LOAN ADMINISTRATION 1039 NW 63RD ST OKLAHOMA CITY, OK 73116

OKLAHOMA PRIME TITLE & ESCROW LLC 13913 QUAIL POINTE DR, STE A OKLAHOMA CITY, OK 73134

BANK7 1039 NW 63RD ST OKLAHOMA CITY, OK 73116

OMEGA INVESTMENTS LLC 1720 N. SHARTEL AVE, UNIT C OKLAHOMA CITY, OK 73103

Violation Address: 928 NW 23RD ST

Legal Description: Lot 000 Block 005 Addition UNIVERSITY 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: 1 (COMMERCIAL BUILDING)

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

UNSECURED WINDOWS COMMERCIAL BUILDING

TRASH/JUNK

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:
RELIQUUS LLC
17501 COYOTE PASS DR
EDMOND, OK 73012

Notice Date: 2/27/2025
Council Hearing Date: 3/11/2025
Legal Notice UB: 2025-2-C25-11122
Inspection Date: 2/26/2025
Parcel ID#: 051552860
Case #: C25-11122
Abandoned Case #: C23-31016

cc: Mortgage Holder(s):

BANK OF HYDRO 146 WEST MAIN STREET PO BOX 7 HYDRO, OK 73048
THE OKLAHOMA CITY ABSTRACT & TITLE CO. 1000 W. 15TH STREET EDMOND, OK 73013
LAURA MCCONNELL-CORBYN 201 ROBERT S. KERR, SUITE 1600 OKLAHOMA CITY, OK 73102
MCCONNELL CORBYN, LAURA STEPTOE & JOHNSON PLLC 201 PARK AVE SUITE 2300 OKLAHOMA CITY, OK 73102
SHAHID, PETER A STEPTOE & JOHNSON PLLC 210 PARK AVE SUITE 2300 OKLAHOMA CITY, OK 73102

Violation Address: 1632 NW 33RD ST (AKA: 3314 N FLORIDA AVE)

Legal Description: Lot 000 Block 016 Addition MILITARY PARK ADD
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 (GARAGE APARTMENT)
(HOUSE)

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

UNSECURED WINDOWS HOUSE
UNSECURED DOORS GARAGE APARTMENT
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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H



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

STRICKEN I

COMBINED NOTICE

Record Owner:

KENDRICK EZELL C TRS
KENDRICK LEE BROWN REV LIVING TRUST
2046 HILLHURST AVE UNIT 67
LOS ANGELES, CA 90027

Notice Date: 2/14/2025
Council Hearing Date: 3/11/2025
Legal Notice UB: 2025-2-C25-09052
Inspection Date: 2/13/2025
Parcel ID#: 086877880
Case #: C25-09052
Abandoned Case #: C25-09053

cc: Mortgage Holder(s):

EZELL KENDRICK 2046 HILLHURST AVE, #67 LOS ANGELES, CA 90027

Violation Address: 743 NE 36TH ST

Legal Description: Lot 000 Block 004 Addition OKLA HEIGHTS ADD
LOTS 46 47 & 48

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.

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UNSECURED DOORS HOUSE
TRASH/JUNK

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

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

J

COMBINED NOTICE

Record Owner:
ADAMS HAZEL L
628 SW 43RD ST
OKLAHOMA CITY, OK 73109

Notice Date: 2/26/2025
Council Hearing Date: 3/11/2025
Legal Notice UB: 2025-2-C25-10783
Inspection Date: 2/25/2025
Parcel ID#: 109903035
Case #: C25-10783
Abandoned Case #: C24-78860

cc: Mortgage Holder(s):

WELLS FARGO BANK, N.A. P.O. BOX 10304 DES MOINES, IA 50306

LENDERS FIRST CHOICE RECORDING DEPARTMENT 3803 PARKWOOD BLVD, STE 100 FRISCO, TX 75034

MIDWEST TITLE SERVICE, INC 2642 E. 21ST ST, SUITE 120 TULSA, OK 74114

WELLS FARGO BANK, N.A. MAC: N92289-016 PO BOX 1629 EAGAN, MN 55121

THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT 451 7TH STREET S.W. WASHINGTON, DC 20410

GRID151 401 PLYMOUTH ROAD STE 500 PLYMOUTH MEETING, PA 19462

HEADLANDS FOUNDATION 765 BAYWOOD DRIVE, SUITE 340 PETALUMA, CA 94954

HEADLANDS ASSET MANAGEMENT FUND III, LP, SERIES P 765 BAYWOOD DRIVE, SUITE 340 LEALUMA, CA 94954

HEADLANDS RESIDENTIAL SERIES OWNER TRUST, SERIES H 765 BAYWOOD DRIVE, SUITE 340 PETALUMA, CA 94954

GITSIT SOLUTIONS, LLC GITSIT MORTGAGE LOAN TRUST BBPLC1 353 SOUTH ANITA DRIVE, SUITE 400 ORANGE, CA 92868

Violation Address: 628 SW 43RD ST

Legal Description: Lot 000 Block 013 Addition WESTERN HILLS

ALL LOT 8 & E5FT LOT 9

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

Total number of structures: 1 (HOUSE)

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UNSECURED DOORS 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.

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

J

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



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

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COMBINED NOTICE

Record Owner:

SRJ LLC
7812 DOUBLE SPRINGS DR
OKLAHOMA CITY, OK 73150

Notice Date: 2/25/2025
Council Hearing Date: 3/11/2025
Legal Notice UB: 2025-2-C25-10510
Inspection Date: 2/24/2025
Parcel ID#: 086347340
Case #: C25-10510
Abandoned Case #: C25-10511

cc: Mortgage Holder(s):

SRJ LLC 6218 S HILLCREST DR. OKLAHOMA CITY, OK 73159

Violation Address: 213 SE 57TH ST

Legal Description: Lot 000 Block 011 Addition WILMONT PLACE ADD
LOT 29 & W7FT OF LOT 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: 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
TRASH/JUNK	

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