

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)
	24-08-C24-50299; 24-08-C24-50594; 24-08-C24-50637; 24-08-C24-50641; 24-08-C24-50671; 24-08-C24-50992; 24-08-C24-51073; 24-08-C24-51161; 24-08-C24-51235; 24-08-C24-51545; 24-08-C24-51652; 24-08-C24-52141;
	(A total of 18 structures at 12 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 27, 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 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.

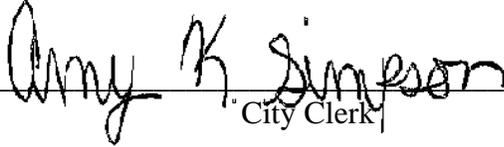
AND, BE IT FURTHER RESOLVED that the City Clerk is hereby directed to forthwith file in the Office of the County Clerk a Notice to the public and prospective purchasers which advises all

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
27TH day of AUGUST, 20 24.

ATTEST:



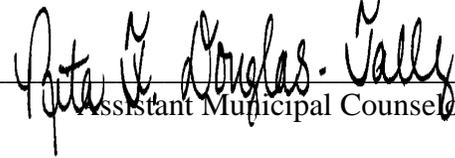
City Clerk





Mayor

REVIEWED for form and legality.



Assistant Municipal Counselor



COMBINED NOTICE

Record Owner:

JAMES WILLIAM JR
C/O IRENE JAMESKE
6600 BRANIFF DR
OKLAHOMA CITY, OK 73105-1247

Notice Date: 8/6/2024
Council Hearing Date: 8/27/2024
Legal Notice UB: 2024-8-C24-50594
Inspection Date: 8/5/2024
Parcel ID#: 073152455
Case #: C24-50594
Abandoned Case #: C23-03823

cc: Mortgage Holder(s):

WILLIAM JAMES, JR 3605 N. JORDAN OKLAHOMA CITY, OK 73111

Violation Address: 6600 BRANIFF DR

Legal Description: Lot 011 Block 006 Addition WILDEWOOD HGTS

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
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:
PUIG JOSE
3001 PARKLAWN DR
MIDWEST CITY, OK 73110

Notice Date: 8/12/2024
Council Hearing Date: 8/27/2024
Legal Notice UB: 2024-8-C24-51235
Inspection Date: 8/9/2024
Parcel ID#: 074122800
Case #: C24-51235
Abandoned Case #: C23-29589

cc: Mortgage Holder(s):
LAWYERS TITLE OF OKLAHOMA CITY INC 1200 NW 63RD, STE 301 OKLAHOMA CITY, OK 73116
GARY SHOEMAKER 2664 SW 42ND ST OKLAHOMA CITY, OK 73119
LISA SHOEMAKER 2664 SW 42ND ST OKLAHOMA CITY, OK 73119
JOSE PUIG 2717 NW 20TH ST OKLAHOMA CITY, OK 73107

Violation Address: 4305 S MILLER AVE (AKA: 4309 S MILLER AVE)

Legal Description: Lot 000 Block 033 Addition COLEYS SUB 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 (NORTH HOUSE)
(SOUTH 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 NORTH HOUSE
UNSECURED DOORS SOUTH HOUSE
UNSECURED WINDOWS SOUTH 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
Chief Building Inspector
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Christopher.smith@okc.gov

B



COMBINED NOTICE

Record Owner:

NGUYEN NICHOLAS N & LOAN THI REV LIV
TRUST
6315 SE 160TH ST
OKLAHOMA CITY, OK 73165

Notice Date: 8/6/2024
Council Hearing Date: 8/27/2024
Legal Notice UB: 2024-8-C24-50671
Inspection Date: 8/5/2024
Parcel ID#: 151792490
Case #: C24-50671
Abandoned Case #: C24-50672

cc: Mortgage Holder(s):

COUNTRYWIDE HOME LOANS, INC. MS SV-79 DOCUMENT PROCESSING P.O. BOX 10423 VAN NUYS, CA 91410
CAPITOL ABSTRACT & TITLE 1401 S. DOUGLAS BLVD. STE K MIDWEST CITY, OK 73130
ARVEST BANK 4600 SE 29TH DEL CITY, OK 73115
BAILEY & POARCH PO BOX 1521 NORMAN, OK 73070

NICHOLAS NGAN NGUYEN SPOUSE OF LOAN NGUYEN A/K/A NICHOLAS N. NGUYEN 6315 SE 160TH ST OKLAHOMA CITY, OK 73165

LOAN NGUYEN SPOUSE OF NICHOLAS NGAN NGUYEN A/K/A LOAN THI NGUYEN 6315 SE 160TH ST OKLAHOMA CITY, OK 73165

Violation Address: 3908 OAK VALLEY RD

Legal Description: Lot 012 Block 015 Addition LEONHARDTS OAK WOOD MANOR II

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.

Andrew Jones
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andrew.jones@okc.gov

Chris Smith
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Christopher.smith@okc.gov

C



COMBINED NOTICE

Record Owner:

RUIZ FELIX & CELIA
4400 NW 20TH ST
OKLAHOMA CITY, OK 73107

Notice Date: 8/12/2024
Council Hearing Date: 8/27/2024
Legal Notice UB: 2024-8-C24-50992
Inspection Date: 8/9/2024
Parcel ID#: 015602610
Case #: C24-50992
Abandoned Case #: C20-08211

cc: Mortgage Holder(s):

AMERICAN GUARANTY TITLE COMPANY 4040 N TULSA OKLAHOMA CITY, OK 73112
FELIX RUIZ & CELIA RUIZ 3624 W PARK PLACE OKLAHOMA CITY, OK 73107

Violation Address: 515 N WESTERN AVE (AKA: 511 N WESTERN AVE; 519 N WESTERN AVE)

Legal Description: Lot 000 Block 004 Addition RILEYS MEADOW GARDEN
LOTS 7 THRU 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 (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

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:

SHIN YOUNG TAEK & CHONG HA TRS
SHIN YOUNG & CHONG REV LIV TRUST
PO BOX 3305
LAWRENCE,KS 66046

Notice Date: 8/9/2024
Council Hearing Date: 8/27/2024
Legal Notice UB: 2024-8-C24-51161
Inspection Date: 8/8/2024
Parcel ID#: 051553230
Case #: C24-51161
Abandoned Case #: C24-51162

cc: Mortgage Holder(s):

YOUNG TACK SHIN & CHONG HA SHIN 9108 ROLLING GREEN AVE OKLAHOMA CITY, OK 73132

Violation Address: 1525 NW 32ND ST

Legal Description: Lot 000 Block 017 Addition MILITARY PARK ADD
LOTS 33 & 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 (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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Municipal Code Inspector
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Chris Smith
Chief Building Inspector
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Christopher.smith@okc.gov



COMBINED NOTICE

Record Owner:
NOFFKE DIANA
GILLETTE JEANETTE DELORES
HANCOCK LEIGH ANN
3404 NW 23RD ST
OKLAHOMA CITY, OK 73107

Notice Date: 8/13/2024
Council Hearing Date: 8/27/2024
Legal Notice UB: 2024-8-C24-51652
Inspection Date: 8/12/2024
Parcel ID#: 132060560
Case #: C24-51652
Abandoned Case #: C22-73111

cc: Mortgage Holder(s):

NOFFKE DIANA GILLETTE JEANETTE DELORES 6730 E NEWTON ST TULSA, OK 74115
JASON A. SCOTT 10916 S.W. 21ST STREET YUKON, OK 73099

Violation Address: 24 SW 44TH ST (AKA: 20 SW 44TH ST)

Legal Description: Lot 000 Block 000 Addition UNPLTD PT SEC 21 11N 3W

PT NE4 SEC 21 11N 3W BEG 183FT W OF NE/C OF NE4 THW105FT S226.1FT E105FT N226.1FT TO BEG
SUBJ TO EASEMENTS 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: 2 (EAST COMMERCIAL BUILDING)
(WEST 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:

HOLES IN OUTER WALLS EAST COMMERCIAL BUILDING
UNSECURED DOORS WEST 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



COMBINED NOTICE

Record Owner:

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

Notice Date: 8/6/2024
Council Hearing Date: 8/27/2024
Legal Notice UB: 2024-8-C24-50637
Inspection Date: 8/5/2024
Parcel ID#: 143521650
Case #: C24-50637
Abandoned Case #: C24-50638

cc: Mortgage Holder(s):

PRISM BANK EDMOND BRANCH 2411 SOUTH KELLEY AVENUE, SUITE 100 EDMOND, OK 73013
OMEGA INVESTMENTS, LLC 515 N.W. 13TH STREET OKLAHOMA CITY, OK 73103
OMEGA INVESTMENTS, LLC 2525 NW EXPWY, STE 325 OKLAHOMA CITY, OK 73112
FIRST BANK & TRUST CO EDMOND BANKING CENTER 3805 W. MEMORIAL RD OKLAHOMA CITY, OK 73134
FIRST BANK & TRUST CO. EDMOND BANKING CENTER P.O. BOX 7448 2216 NW 164TH SUITE B EDMOND, OK 73083
THE OKLAHOMA CITY ABSTRACT & TITLE CO P.O. BOX 260 OKLAHOMA CITY, OK 73101
THE OKLAHOMA CITY ABSTRACT & TITLE CO. 9211 LAKE HEFNER PARKWAY, SUITE #100 OKLAHOMA CITY, OK 73120
BUFFALO LAND TITLE 7306 S. LEWIS STE 110 TULSA, OK 74136

Violation Address: 4008 SE 47TH ST

Legal Description: Lot 011 Block 003 Addition ROBERTS SOUTH HIGHLAND

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.

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

G

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



COMBINED NOTICE

Record Owner:

SINGH INVESTMENTS LLC
16307 SONOMA PARK DR
EDMOND, OK 73013-2091

Notice Date: 8/13/2024
Council Hearing Date: 8/27/2024
Legal Notice UB: 2024-8-C24-51545
Inspection Date: 8/12/2024
Parcel ID#: 151792020
Case #: C24-51545

cc: Mortgage Holder(s):

GARCIA OSCAR 3737 SE 48TH PL OKLAHOMA CITY, OK 73135

Violation Address: 3737 SE 48TH PL

Legal Description: Lot 010 Block 013 Addition LEONHARDTS OAK WOOD MANOR ADD SEC II

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 (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 SHED

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:
MCINTYRE NANCY L
HOGAN BARBARA J
812 E ARBOR DR
OKLAHOMA CITY, OK 73110

Notice Date: 8/12/2024
Council Hearing Date: 8/27/2024
Legal Notice UB: 2024-8-C24-52141
Inspection Date: 8/9/2024
Parcel ID#: 086341840
Case #: C24-52141
Abandoned Case #: C24-51657

cc: Mortgage Holder(s):
MCINTYRE LEON B HOGAN BARBARA J 340 SE 52ND ST OKLAHOMA CITY, OK 73129

Violation Address: 340 SE 52ND ST

Legal Description: Lot 000 Block 004 Addition WILMONT PLACE 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 (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
HOLES IN ROOF	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
Chief Building Inspector
(405)297-2650
Christopher.smith@okc.gov

I



COMBINED NOTICE

Record Owner:

BARROZO REYNA ELODIA
1005 SW 67TH ST
OKLAHOMA CITY, OK 73139

Notice Date: 8/8/2024
Council Hearing Date: 8/27/2024
Legal Notice UB: 2024-8-C24-50641
Inspection Date: 8/7/2024
Parcel ID#: 074161010
Case #: C24-50641

cc: Mortgage Holder(s):

U.S. BANK NATIONAL ASSOCIATION C/O NATIONWIDE TITLE CLEARING LLC 2100 ALT. 19 NORTH PALM HARBOR, FL 34683

U.S. BANK NATIONAL ASSOCIATION 2800 TAMARACK ROAD OWENSBORO, KY 42301

U.S. BANK HOME MORTGAGE ATTN: CIC FINAL DOCS EP-MN-X3CI HOPKINS EXCELSIOR BLVD 9380 EXCELSIOR BLVD, 3RD FLOOR HOPKINS, MN 55343

RURAL ENTERPRISES OF OKLAHOMA INC 2912 ENTERPRISE DRIVE DURANT, OK 74701

OLD REPUBLIC TITLE 4040 N TULSA OKLAHOMA CITY, OK 73112

Violation Address: 1005 SW 67TH ST

Legal Description: Lot 002 Block 001 Addition JEFFERSON HEIGHTS

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 (POOL)
(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	SHED
UNSECURED WINDOWS	SHED
UNSECURED POOL	POOL
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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405-297-3953
andrew.jones@okc.gov

J

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



COMBINED NOTICE

Record Owner:

ROBERTSON DAVID KENT
1104 WESTCHESTER DR
OKLAHOMA CITY, OK 73114

Notice Date: 8/5/2024
Council Hearing Date: 8/27/2024
Legal Notice UB: 2024-8-C24-50299
Inspection Date: 8/2/2024
Parcel ID#: 130123150
Case #: C24-50299
Abandoned Case #: C24-32406

cc: Mortgage Holder(s):

Violation Address: 711 NW 91ST ST

Legal Description: Lot 000 Block 011 Addition BRITTON CITY FIRST
LOTS 42 & 43

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 CRAWLSPACE	HOUSE
UNSECURED DOORS	DETACHED GARAGE
UNSECURED DOORS	SHED
UNSECURED WINDOWS	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.

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:

HAMMER AND SAW ASSETS LLC
1025 NW 86TH ST
OKLAHOMA CITY, OK 73114

Notice Date: 8/8/2024
Council Hearing Date: 8/27/2024
Legal Notice UB: 2024-8-C24-51073
Inspection Date: 8/7/2024
Parcel ID#: 130121120
Case #: C24-51073
Abandoned Case #: C24-51075

cc: Mortgage Holder(s):

Violation Address: 814 NW 91ST ST

Legal Description: Lot 000 Block 007 Addition BRITTON CITY FIRST
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 DOORS	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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