

## 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:

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<b>UB</b>	Number(s)
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	25-02-C25-11326; 25-02-C25-11439; 25-03-C25-11826; 25-03-C25-12200; 25-03-C25-12424; 25-03-C25-12451; 25-03-C25-12510; 25-03-C25-12593; 25-03-C25-12647; 25-03-C25-12721; 25-03-C25-13111; 25-03-C25-13201; 25-03-C25-13681; 25-03-C25-14184; 25-03-C25-14477; 25-03-C25-14493; 25-03-C25-14603; 25-03-C25-14641;
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(A total of 26 structures at 18 locations.)

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attached hereto and made part hereof; and,

WHEREAS, pursuant to a public hearing held by and before the Council of The City of Oklahoma City on March 25, 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  
25TH day of MARCH, 2025.

ATTEST:

Amy K. Simpson  
City Clerk



David Holt  
Mayor

REVIEWED for form and legality.

Rita E. Douglas-Tally  
Assistant Municipal Counselor



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

**A**

**COMBINED NOTICE**

Record Owner:

FISCHER ALVIN KENT  
1520 N ROBINSON AVE  
OKLAHOMA CITY, OK 73103

Notice Date: 3/13/2025  
Council Hearing Date: 3/25/2025  
Legal Notice UB: 2025-3-C25-14493  
Inspection Date: 3/12/2025  
Parcel ID#: 046606300  
Case #: C25-14493  
Abandoned Case #: C25-14494

cc: Mortgage Holder(s):

Violation Address: 2804 N HUDSON AVE (AKA: 2806 N HUDSON AVE)

Legal Description: Lot 010 Block 018 Addition JEFFERSON PARK 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 (DUPLEX)

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

UNSECURED WINDOWS DUPLEX

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:

WALKER MARION  
WALKER MYRTLE FAE  
1728 N 34TH ST  
OKLAHOMA CITY, OK 73111

Notice Date: 3/13/2025  
Council Hearing Date: 3/25/2025  
Legal Notice UB: 2025-3-C25-14641  
Inspection Date: 3/12/2025  
Parcel ID#: 021974320  
Case #: C25-14641

cc: Mortgage Holder(s):

Violation Address: 507 N LINDSAY AVE

Legal Description: Lot 006 Block 007 Addition DURLAND 2ND ADDITION

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

Total number of structures: 1 (DETACHED GARAGE)

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 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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**The City of  
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DEVELOPMENT SERVICES DEPARTMENT

**C**

**COMBINED NOTICE**

Record Owner:  
GORDON SIR DANGELO  
PO BOX 32094  
OKLAHOMA CITY, OK 73123

Notice Date: 3/10/2025  
Council Hearing Date: 3/25/2025  
Legal Notice UB: 2025-3-C25-13111  
Inspection Date: 3/7/2025  
Parcel ID#: 033231500  
Case #: C25-13111  
Abandoned Case #: C25-13112

cc: Mortgage Holder(s):

Violation Address: 1814 N NEBRASKA AVE

Legal Description: Lot 000 Block 028 Addition ROSS HTS 2ND BLK 28  
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: 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
HOLES IN ROOF	SHED
HOLES IN OUTER WALLS	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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C





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

**D**

**COMBINED NOTICE**

Record Owner:

INNOVATION GENERAL INVESTORS LLC  
10601 90TH ST  
SLAUGHTERVILLE, OK 73051

Notice Date: 3/6/2025  
Council Hearing Date: 3/25/2025  
Legal Notice UB: 2025-3-C25-12647  
Inspection Date: 3/5/2025  
Parcel ID#: 093431910  
Case #: C25-12647  
Abandoned Case #: C25-12648

cc: Mortgage Holder(s):

DEVEY LYNN DAILY 1505 SW 63RD ST OKLAHOMA CITY, OK 73159

BENJAMIN BRAMMER 615 NE 14TH ST OKLAHOMA CITY, OK 73104

BENMOTEL, LLC 615 NE 14TH ST OKLAHOMA CITY, OK 73104

FIRST AMERICAN TITLE 5609 N. CLASSEN, SUITE 101 OKLAHOMA CITY, OK 73118

GABRIEL BASS, OBA #19749 BASS LAW 252 NW 70TH ST OKLAHOMA CITY, OK 73116

Violation Address: 3120 S ROBINSON AVE

Legal Description: Lot 000 Block 009 Addition OLIVER PARK ADDITION  
LOTS 12 THRU 14

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 (APARTMENT 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 APARTMENT BUILDING

UNSECURED WINDOWS APARTMENT 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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**D**



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

**E**

**COMBINED NOTICE**

Record Owner:

ABSOLUTE INVESTMENTS LLC  
1525 SW 89TH ST  
OKLAHOMA CITY, OK 73159

Notice Date: 3/11/2025  
Council Hearing Date: 3/25/2025  
Legal Notice UB: 2025-3-C25-13681  
Inspection Date: 3/10/2025  
Parcel ID#: 113374835  
Case #: C25-13681  
Abandoned Case #: C25-13683

cc: Mortgage Holder(s):

BEACH PARK PARTNERS LLC 2200 EAST 7TH AVENUE, SUITE A TAMPA, FL 33605

LAROCCA HORNIK ROSEN, ET AL ATTN: JONATHAN L. HORNIK ESQ. 83 SOUTH MAIN STREET, SUITE 302 FREEHOLD, NJ 07728

Violation Address: 7109 S VILLA AVE

Legal Description: Lot 020 Block 072 Addition HILLCREST HEIGHTS 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

**F**

**COMBINED NOTICE**

Record Owner:

LEGACY INVESTMENT HOLDINGS LLC  
6011 N ROBINSON AVE  
OKLAHOMA CITY, OK 73118

Notice Date: 3/6/2025  
Council Hearing Date: 3/25/2025  
Legal Notice UB: 2025-3-C25-12424  
Inspection Date: 3/5/2025  
Parcel ID#: 109901815  
Case #: C25-12424  
Abandoned Case #: C25-12425

cc: Mortgage Holder(s):

OKLAHOMA CITY ABSTRACT & TITLE CO 9211 LAKE HEFNER PARKWAY, SUITE 100 OKLAHOMA CITY, OK 73120

Violation Address: 4301 S WALKER AVE

Legal Description: Lot 001 Block 007 Addition WESTERN HILLS

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 SHED)  
(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 DOORS	EAST 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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**The City of  
OKLAHOMA CITY**  
DEVELOPMENT SERVICES DEPARTMENT

**G**

**COMBINED NOTICE**

Record Owner:

VISION STONE MINISTRY  
HEARTLAND CONFERENCE IPHC  
4910 S ANDERSON RD  
OKLAHOMA CITY, OK 73150

Notice Date: 3/7/2025  
Council Hearing Date: 3/25/2025  
Legal Notice UB: 2025-3-C25-12510  
Inspection Date: 3/6/2025  
Parcel ID#: 132201220  
Case #: C25-12510  
Abandoned Case #: C23-50554

cc: Mortgage Holder(s):

Violation Address: 7200 S WALKER AVE

Legal Description: Lot 000 Block 000 Addition UNPLTD PT SEC 28 11N 3W  
PT OF SE4 SEC 28 11N 3W BEG 1022.9FT N OF SW/C OF SE4 TH E50FT ELY & SELY 528.99FT NLY  
297.44FT W611.86FT S298.35FT TO BEG EX E25FT TO CITY

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 (CHURCH)

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	CHURCH
OPEN BASEMENT	CHURCH
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:  
JASPER BARBARA  
723 COUNTY ST 2770  
MINCO, OK 73059

Notice Date: 2/28/2025  
Council Hearing Date: 3/25/2025  
Legal Notice UB: 2025-2-C25-11326  
Inspection Date: 2/27/2025  
Parcel ID#: 016725070  
Case #: C25-11326

cc: Mortgage Holder(s):  
MILDRED BECKER 1708 NW 7TH STREET OKLAHOMA CITY, OK 73106  
Violation Address: 1708 NW 7TH ST (AKA: 1710 NW 7TH ST)  
Legal Description: Lot 000 Block 008 Addition BELL VERN ADDITION  
LOTS 7 THRU 10

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

Total number of structures: 2 (DETACHED GARAGE)  
(SHED)

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

UNSECURED WINDOWS	DETACHED GARAGE
HOLES IN ROOF	DETACHED GARAGE
HOLES IN OUTER WALLS	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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**The City of  
OKLAHOMA CITY**  
DEVELOPMENT SERVICES DEPARTMENT

STRICKEN I

**COMBINED NOTICE**

Record Owner:  
JONES HOPE E  
1621 NE 8TH ST  
OKLAHOMA CITY, OK 73111

Notice Date: 3/6/2025  
Council Hearing Date: 3/25/2025  
Legal Notice UB: 2025-3-C25-12593  
Inspection Date: 3/5/2025  
Parcel ID#: 032059758  
Case #: C25-12593  
Abandoned Case #: C15-52019

cc: Mortgage Holder(s):

Violation Address: 1621 NE 18TH ST

Legal Description: Lot 000 Block 004 Addition BERKLEY PL SB BLK 11  
LOTS 23 & 24

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

**J**

**COMBINED NOTICE**

Record Owner:

LY KHANH  
6607 LYNDON B JOHNSON FWY  
DALLAS, TX 75240-6506

Notice Date: 3/13/2025  
Council Hearing Date: 3/25/2025  
Legal Notice UB: 2025-3-C25-14477  
Inspection Date: 3/12/2025  
Parcel ID#: 047240390  
Case #: C25-14477  
Abandoned Case #: C21-70491

cc: Mortgage Holder(s):

KHANH LY 1101 N INDIANA OKLAHOMA CITY, OK 73106

Violation Address: 531 NW 23RD ST

Legal Description: Lot 000 Block 001 Addition GUERNSEY PARK PLACE  
W 1/2 OF LOT 29 & ALL LOT 30 & S7FT OF VACATED ALLEY ADJ ON N

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.

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

**K**

**COMBINED NOTICE**

Record Owner:  
PRIVETTE CARL  
12009 SW 27TH ST  
YUKON, OK 73099

Notice Date: 3/12/2025  
Council Hearing Date: 3/25/2025  
Legal Notice UB: 2025-3-C25-14603  
Inspection Date: 3/11/2025  
Parcel ID#: 090003787  
Case #: C25-14603

cc: Mortgage Holder(s):

Violation Address: 12009 SW 27TH ST

Legal Description: Lot 008 Block 002 Addition CZECH HALL VILLAGE

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

HOLES IN OUTER WALLS 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  
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andrew.jones@okc.gov

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



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

STRICKEN L

**COMBINED NOTICE**

Record Owner:

CASTANEDA RODRIGO  
QUINTERO CARLOS  
15004 FRANKSTON DR  
OKLAHOMA CITY, OK 73142

Notice Date: 2/28/2025  
Council Hearing Date: 3/25/2025  
Legal Notice UB: 2025-2-C25-11439  
Inspection Date: 2/27/2025  
Parcel ID#: 052350950  
Case #: C25-11439  
Abandoned Case #: C24-43869

cc: Mortgage Holder(s):

CHICAGO TITLE OKLAHOMA CO. 1601 NW EXPRESSWAY, SUITE 1000 OKLAHOMA CITY, OK 73118

Violation Address: 1714 NW 30TH ST

Legal Description: Lot 000 Block 000 Addition WEST LAWN PARK  
LOTS 135 & 137

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

Total number of structures: 1 (HOUSE)

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

UNSECURED DOORS HOUSE  
TRASH/JUNK

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

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

STRICKEN M

**COMBINED NOTICE**

Record Owner:

GOLD JACK HOLDINGS LLC  
2501 SOUTHBEND RD  
EDMOND, OK 73034

Notice Date: 3/6/2025  
Council Hearing Date: 3/25/2025  
Legal Notice UB: 2025-3-C25-12451  
Inspection Date: 3/5/2025  
Parcel ID#: 093152490  
Case #: C25-12451  
Abandoned Case #: C25-12452

cc: Mortgage Holder(s):

TINKER FEDERAL CREDIT UNION 1016 W. COVELL EDMOND, OK 73003

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

FIRST SECURITY BANK & TRUST COMPANY 1541 NE 23RD ST OKLAHOMA CITY, OK 73111

GOLD JACK HOLDINGS, LLC 321 SW 40TH ST OKLAHOMA CITY, OK 73109

Violation Address: 321 SW 40TH ST

Legal Description: Lot 000 Block 014 Addition DRAPER PARK ADDITION  
LOTS 17 & 18

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

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

N

**COMBINED NOTICE**

Record Owner:  
PGWI LLC  
102 CAPRICORN  
IRVINE, CA 92618

Notice Date: 3/7/2025  
Council Hearing Date: 3/25/2025  
Legal Notice UB: 2025-3-C25-12721  
Inspection Date: 3/6/2025  
Parcel ID#: 094552995  
Case #: C25-12721  
Abandoned Case #: C25-12722

cc: Mortgage Holder(s):

GATEWAY MORTGAGE GROUP, A DIVISION OF GATEWAY FIRST BANK 244 SOUTH GATEWAY PLACE JENKS, OK 74037

CHICAGO TITLE OKLAHOMA 3401 NW 63RD ST, STE 300 OKLAHOMA CITY, OK 73116

DAVID THOMAS CHIN, ANGIE SONG, JACOB A DOOLER AND STEFFANI L DOOLEY 102 CAPRICORN IRVINE, CA 92618

Violation Address: 131 SE 42ND ST

Legal Description: Lot 000 Block 053 Addition SHIELDS SO OKLA CITY  
LOTS 45 & 46

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 (APARTMENT BUILDING)  
(DETACHED GARAGE)

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	APARTMENT BUILDING
UNSECURED WINDOWS	APARTMENT BUILDING
UNSECURED DOORS	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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N



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

STRICKEN      **O**

**COMBINED NOTICE**

Record Owner:

FOX SHERRY L & GARY R  
8604 S VIRGINIA TER  
OKLAHOMA CITY, OK 73159-6249

Notice Date: 3/4/2025  
Council Hearing Date: 3/25/2025  
Legal Notice UB: 2025-3-C25-12200  
Inspection Date: 3/3/2025  
Parcel ID#: 074157910  
Case #: C25-12200  
Abandoned Case #: C25-12201

cc: Mortgage Holder(s):

,

Violation Address: 1577 SW 44TH ST

Legal Description: Lot 021 Block 018 Addition REDINGS RANCHO VILLAGE

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

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

Q

**COMBINED NOTICE**

Record Owner:

ADEYIGA REV LIV TRUST  
10525 WESTOVER AVE  
OKLAHOMA CITY, OK 73162

Notice Date: 3/12/2025  
Council Hearing Date: 3/25/2025  
Legal Notice UB: 2025-3-C25-14184  
Inspection Date: 3/11/2025  
Parcel ID#: 113373605  
Case #: C25-14184  
Abandoned Case #: C16-01642

cc: Mortgage Holder(s):

NEEPER HOLDINGS LLC 2157 STARLIGHT TRL FLOWERMOUND, TX 75022  
THE CIT GROUP/CONSUMER FINANCE, INC 14000 QUAIL SPRINGS PKWY SUITE 210 OKLAHOMA CITY, OK 73134  
THE OKLAHOMA CITY ABSTRACT & TITLE CO. P.O. BOX 260 OKLAHOMA CITY, OK 73101  
F. SMITH BARNES, ESQ. 9208 NORTH KELLEY AVENUE OKLAHOMA CITY, OK 73131

Violation Address: 2640 SW 65TH ST

Legal Description: Lot 019 Block 064 Addition HILLCREST HEIGHTS 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: 3 (HOUSE)  
(NORTH SHED)  
(SOUTH SHED)

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

UNSECURED DOORS	HOUSE
UNSECURED WINDOWS	HOUSE
UNSECURED DOORS	NORTH SHED
UNSECURED DOORS	SOUTH 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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**The City of  
OKLAHOMA CITY**  
DEVELOPMENT SERVICES DEPARTMENT

STRICKEN **R**

**COMBINED NOTICE**

Record Owner:

NEWLAND NICK A  
NEWLAND ADELA  
PO BOX 31080  
EDMOND, OK 73034

Notice Date: 3/6/2025  
Council Hearing Date: 3/25/2025  
Legal Notice UB: 2025-3-C25-11826  
Inspection Date: 3/5/2025  
Parcel ID#: 119882175  
Case #: C25-11826  
Abandoned Case #: C22-09274

cc: Mortgage Holder(s):

NICK A NEWLAND & ADELA NEWLAND PO BOX 30086 EDMOND, OK 73003

CHICAGO TITLE OKLAHOMA 3401 NW 63RD ST, STE 300 OKLAHOMA CITY, OK 73116

Violation Address: 2624 NW 68TH ST

Legal Description: Lot 011 Block 018 Addition TREADWELL GRAND VIEW CTRY CLB

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

HOLES IN OUTER WALLS HOUSE

TRASH/JUNK

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