

RESOLUTION

RESOLUTION DECLARING THAT CERTAIN STRUCTURES IN THE CITY OF OKLAHOMA CITY ARE ABANDONED BUILDINGS, AND AS SUCH CONSTITUTE A NUISANCE, AND THE ABATEMENT OF SUCH NUISANCE WOULD PROMOTE THE PUBLIC HEALTH, SAFETY AND WELFARE; AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO CAUSE THE REQUIRED NUISANCE ABATEMENT TO BE DONE; DIRECTING THE CITY CLERK TO PURSUE RECOVERY OF COSTS FOR SUCH NUISANCE ABATEMENT; DIRECTING THE CITY TREASURER TO DEPOSIT ANY REVENUES RECOVERED FOR THE NUISANCE ABATEMENT INTO THE SPECIFIC CITY FUND FROM WHICH SAID REVENUES WERE ORIGINALLY APPROPRIATED; AND FURTHER DIRECTING THE FILING OF A NOTICE OF LIEN IN THE COUNTY CLERK'S OFFICE.

WHEREAS, it has been brought to the attention of The City of Oklahoma City that certain structures exist within the City with legal descriptions, street addresses, and ownership as reflected by the current year's tax rolls, and mortgage holders as shown by the records of the County Clerk, as shown on the legal notice forms, attached hereto as Exhibit A, and numbered as follows:

VB Number(s)

22-07-C22-39889; 22-07-C22-40173; 22-07-C22-40647; 22-07-C22-40887; 22-07-C22-41114; 22-07-C22-41143; 22-07-C22-41607; 22-07-C22-41691; 22-07-C22-42295; 22-07-C22-42309; 22-07-C22-42502; 22-08-C22-42327; 22-08-C22-42329; 22-08-C22-42660; 22-08-C22-42912; 22-08-C22-43232; 22-08-C22-43503; 22-08-C22-43753;

(A total of 20 buildings at 18 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 16, 2022, ten (10) days prior notice of which was posted upon the subject property and also mailed to the above referenced and designated owners and mortgage holders by first class mail postage prepaid, with a receipt of mailing from the postal service which indicates the date and the name and address of the person to whom the notice was mailed, said Council has found, based upon the evidence presented, all of which is incorporated herein and made a part hereof for all purposes, that the said structures have been declared by this Council to be either dilapidated or

unsecured, and as such constitute abandoned buildings as defined by 11 Oklahoma Statute 22-112.4(E)(1) and Section 35-261 of the Oklahoma City Municipal Code, 2020, the same being as reflected by the conditions described on said attached legal notice forms; and,

WHEREAS, due to the abandoned condition of each of said structures as above described, the Council finds and concludes that the building are nuisances, and that the abatement of said nuisance structures will promote the public health, safety or welfare of inhabitants of and visitors to the City and,

WHEREAS, the Council desires (1) to authorize the City Manager, or his designee, to pursue abatement of the nuisance caused by the abandoned buildings; (2) to direct the City Clerk to place the buildings on the list of abandoned buildings (3) to authorize the City Clerk to pursue the recovery of costs for such nuisance abatement as provided for by law; and (4) to direct the City Treasurer to deposit any revenues recovered into the specific City fund from which said revenues were appropriated.

NOW THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF OKLAHOMA CITY:

(1) The structures listed and described on said attached legal notice forms, having been declared as either dilapidated or unsecured structures are hereby found and declared by the Council of The City of Oklahoma City to constitute nuisances to the public and further, to be abandoned buildings as defined by 11 Oklahoma Statute, Section 22-112.4(E)(1) and Section 35-261 of the Oklahoma City Municipal Code.

(2) That the nuisance abatement would promote and benefit the health, safety and welfare of the general public and the community; and

(3) Nuisance abatement, as this phrase is used in this Resolution, means the provision of municipal police and fire protection and regulatory action in relation to an abandoned building; and

AND, BE IT FURTHER RESOLVED by the Council that, upon providing such nuisance abatement,

the City Clerk is hereby authorized and directed to send a certified statement of the costs of such nuisance abatement performed to the owners and mortgage holders of the subject properties and, if payment is not made within six (6) months, these costs will result in a lien which will be filed with the County Clerk, which will be co-equal with the lien of ad valorem taxes, all as authorized by 11 Oklahoma Statutes, Section 22-122.4 and Sections 35-261 et. seq. of the Oklahoma City Municipal Code;

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

AND, BE IT FURTHER RESOLVED that the City Clerk is hereby directed to forthwith file in the Office of the County Clerk a Notice to the public and prospective purchasers which advises all interested persons of the above Council actions and the possibility of the existence of a tax lien in favor of The City of Oklahoma City for the costs of nuisance abatement, and that such costs are the personal obligation of the property owner from and after the date of filing of said notice.

ADOPTED by the Council and SIGNED by the Mayor of The City of Oklahoma City this
16th day of August, 2022.

ATTEST:

Amy K. Simpson City Clerk  [Signature] Vice Mayor

REVIEWED for form and legality.

[Signature]
Assistant Municipal Counselor



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

A

COMBINED NOTICE

Record Owner:
JEFFREY INVESTMENTS LLC
4611 CASPER DR
OKLAHOMA CITY, OK 73111

Notice Date: 7/22/2022
Council Hearing Date: 8/16/2022
Legal Notice DB: 2022-7-C22-41142
Inspection Date: 7/21/2022
Parcel ID #: 116591735
Case #: C22-41142
Abandoned Case #: C22-41143

cc: Mortgage Holder(s):

OCEAN INVESTMENT COMPANY, L.L.C. P.O. BOX 2286 OKLAHOMA CITY, OK 73101

Violation Address: 4611 CASPER DR

Legal Description: Lot 003 Block 006 Addition PARK ESTATES 9TH ADD

The structure(s) described below has/have been determined to be DILAPIDATED by the Development Services Department of The City of Oklahoma City, pursuant to Title Eleven (11) Section 22-112 of the Oklahoma Statutes. An inspection was made on the Inspection Date indicated above, by the Development Services Department Code Enforcement Officer.

Total number of structures: 1 (HOUSE)

The inspection has revealed that the structure(s) listed below is/are in a state of decay or disrepair by reason of the following conditions:

HOLES IN ROOF HOUSE

RANK WEEDS

If the structure(s) is/are declared to be dilapidated the structure(s) may also be deemed ABANDONED pursuant to Title Eleven(11) 22-112.4 of the Oklahoma Statutes and Section 35-261 et.seq. of the Oklahoma City Municipal Code.

The issuance of this notice may be in addition to other City proceedings concerning unsanitary conditions existing on the property, including mowing and/or debris removal based on nuisance notification by Development Services or other City Departments.

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:

SOTO GUADALUPE S
NEVAREZ DIANA
2304 N EVEREST AVE
OKLAHOMA CITY, OK 73111

Notice Date: 7/22/2022
Council Hearing Date: 8/16/2022
Legal Notice UB: 2022-7-C22-40886
Inspection Date: 7/21/2022
Parcel ID#: 030513800
Case #: C22-40886
Abandoned Case #: C22-40887

cc: Mortgage Holder(s):

Violation Address: 2304 N EVEREST AVE

Legal Description: Lot 000 Block 005 Addition TUXEDO PARK SUB LT 5
LOT 61 & S12 1/2 FT LOT 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: 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
HOLES IN OUTER WALLS	SHED
HOLES IN ROOF	SHED
TRASH/JUNK	
RANK WEEDS	

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

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B



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

C

COMBINED NOTICE

Record Owner:
FALL CREEK LLC
7008 NW 16TH ST APT 1105
OKLAHOMA CITY, OK 73127-3322

Notice Date: 7/22/2022
Council Hearing Date: 8/16/2022
Legal Notice UB: 2022-7-C22-40646
Inspection Date: 7/21/2022
Parcel ID#: 035421045
Case #: C22-40646
Abandoned Case #: C22-40647

cc: Mortgage Holder(s):

Violation Address: 3616 N PROSPECT AVE

Legal Description: Lot 005 Block 001 Addition BRIARWOOD TO OKLA 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 (HOUSE)

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

UNSECURED DOORS HOUSE

TRASH/JUNK

RANK WEEDS

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

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

STRICKEN

D

COMBINED NOTICE

Record Owner:

VAQUERO 44TH WESTERN PARTNERS LP
2900 WINGATE ST, UNIT 200
FORT WORTH, TX 76107

Notice Date: 7/28/2022
Council Hearing Date: 8/16/2022
Legal Notice UB: 2022-7-C22-42308
Inspection Date: 7/27/2022
Parcel ID#: 109904215
Case #: C22-42308
Abandoned Case #: C22-42309

cc: Mortgage Holder(s):

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION 383 MADISON AVENUE NEW YORK, NY 10179

TEXAS BANK AND TRUST COMPANY P.O. BOX 2188 LONGVIEW, TX 75606

SERITAGE SRC FINANCE LLC C/O SERITAGE GROWTH PROPERTIES 500 5TH AVE STE 1530 NEW YORK, NY 10110

Violation Address: 4400 S WESTERN AVE (AKA: 4436 S WESTERN AVE)

Legal Description: Lot 000 Block 000 Addition WESTERN HILLS

PT OF BLK 16 BEG 1152.72FT S OF NW/C BLK 17 TH E341.22FT S187FTW316.40FT RIGHT ON CURVE
NW39.23FT N162.01FT TO BEG CONT 1.47ACRS [63,942.28 SQFT] MORE OR LESS

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

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

STRICKEN

E

COMBINED NOTICE

Record Owner:

CORSAIR CATTLE CO
HERITAGE HILLS APARTMENTS INC
CORSAIR ESTATE LLC
PO BOX 2286
OKLAHOMA CITY, OK 73101

Notice Date: 8/4/2022
Council Hearing Date: 8/16/2022
Legal Notice UB: 2022-8-C22-43752
Inspection Date: 8/3/2022
Parcel ID#: 011446760
Case #: C22-43752
Abandoned Case #: C22-43753

cc: Mortgage Holder(s):

Violation Address: 426 NW 9TH ST

Legal Description: Lot 000 Block 003 Addition EDWARDS BLVD ADD
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

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:

TURK MICHAEL & LANNA J
3915 MORGAN TER
MUSTANG, OK 73064

Notice Date: 7/28/2022
Council Hearing Date: 8/16/2022
Legal Notice UB: 2022-7-C22-42501
Inspection Date: 7/27/2022
Parcel ID#: 064706200
Case #: C22-42501
Abandoned Case #: C22-42502

cc: Mortgage Holder(s):

Violation Address: 3045 NW 10TH ST

Legal Description: Lot 000 Block 000 Addition MAY TEN ADDITION
LOT C BLK 2 & LOT 13 BLK 3 EX E20FT

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

RANK WEEDS

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

G

COMBINED NOTICE

Record Owner:
CRUSE CARL
1459 RANCHO DR
OKLAHOMA CITY, OK 73119

Notice Date: 8/3/2022
Council Hearing Date: 8/16/2022
Legal Notice UB: 2022-8-C22-43502
Inspection Date: 8/2/2022
Parcel ID#: 071697370
Case #: C22-43502
Abandoned Case #: C22-43503

cc: Mortgage Holder(s):
CRUSE CARL 3029 SW 13TH ST OKLAHOMA CITY, OK 73108

Violation Address: 3029 SW 13TH ST

Legal Description: Lot 000 Block 005 Addition MORRISTON ADDITION
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

RANK WEEDS

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:
TOMLISON JESSIE & RUTH
2300 SW 19TH ST
OKLAHOMA CITY, OK 73108

Notice Date: 8/1/2022
Council Hearing Date: 8/16/2022
Legal Notice UB: 2022-8-C22-42659
Inspection Date: 7/29/2022
Parcel ID#: 107984770
Case #: C22-42659
Abandoned Case #: C22-42660

cc: Mortgage Holder(s):
SPRINGCASTLE FINANCE FUNDING TRUST 601 N.W. SECOND STREET EVANSVILLE, IN 47708

Violation Address: 2300 SW 19TH ST

Legal Description: Lot 000 Block 052 Addition INDUSTRIAL ADDITION
N 1/2 OF LOTS 15 THRU 17

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:

FIRE DAMAGE	HOUSE
UNSECURED DOORS	HOUSE
UNSECURED WINDOWS	HOUSE
HOLES IN OUTER WALLS	HOUSE
HOLES IN ROOF	HOUSE
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.

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H



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

I

COMBINED NOTICE

Record Owner:

WILSON WYLEMA & JAMES D
2315 SW 20TH ST
OKLAHOMA CITY, OK 73108

Notice Date: 8/3/2022
Council Hearing Date: 8/16/2022
Legal Notice UB: 2022-8-C22-42326
Inspection Date: 8/2/2022
Parcel ID#: 107984790
Case #: C22-42326
Abandoned Case #: C22-42327

cc: Mortgage Holder(s):

GREGORIO GARCIA 1321 S. SHEPARD AVENUE EL RENO, OK 73036

Violation Address: 2315 SW 20TH ST

Legal Description: Lot 000 Block 052 Addition INDUSTRIAL ADDITION
LOTS 25 & 26

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

Total number of structures: 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 DOORS	HOUSE
UNSECURED WINDOWS	HOUSE
UNSECURED DOORS	DETACHED GARAGE
UNSECURED WINDOWS	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.

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

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



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

J

COMBINED NOTICE

Record Owner:

TILLMAN KEVINS EZEKIEL
1917 SW 14TH ST
OKLAHOMA CITY, OK 73108-3209

Notice Date: 8/3/2022
Council Hearing Date: 8/16/2022
Legal Notice UB: 2022-8-C22-42328
Inspection Date: 8/2/2022
Parcel ID#: 107984800
Case #: C22-42328
Abandoned Case #: C22-42329

cc: Mortgage Holder(s):

A FOOT SHORT, LLC STEVE LINK 1430 N.W. 31ST ST OKLAHOMA CITY, OK 73118

Violation Address: 2319 SW 20TH ST

Legal Description: Lot 000 Block 052 Addition INDUSTRIAL ADDITION
LOTS 27 & 28

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 DOORS	HOUSE
UNSECURED WINDOWS	HOUSE
FIRE DAMAGE	DETACHED GARAGE
UNSECURED DOORS	DETACHED GARAGE
UNSECURED WINDOWS	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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andrew.jones@okc.gov



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

STRICKEN

K

COMBINED NOTICE

Record Owner:

1415 NW 34TH ST LLC
1411 LINWOOD BLVD
OKLAHOMA CITY, OK 73106

Notice Date: 7/27/2022

Council Hearing Date: 8/16/2022

Legal Notice UB: 2022-7-C22-42294

Inspection Date: 7/26/2022

Parcel ID#: 05480441

Case #: C22-42294

Abandoned Case #: C22-42295

cc: Mortgage Holder(s):

Violation Address: 1415 NW 34TH ST

Legal Description: Lot 000 Block 00D Addition PUTNAM HEIGHTS ADD
LOTS 10 & 11

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:

OPEN BASEMENT HOUSE

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

L

COMBINED NOTICE

Record Owner:

SMITH DUANE B
SMITH NICHOLAS
1201 NW 36TH ST
OKLAHOMA CITY, OK 73118

Notice Date: 8/3/2022
Council Hearing Date: 8/16/2022
Legal Notice UB: 2022-8-C22-43231
Inspection Date: 8/2/2022
Parcel ID#: 054853267
Case #: C22-43231
Abandoned Case #: C22-43232

cc: Mortgage Holder(s):

Violation Address: 1201 NW 36TH ST

Legal Description: Lot 000 Block 019 Addition PUTNAM HEIGHTS ADD
S135FT LOTS 20 & 21

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

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
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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

M

COMBINED NOTICE

Record Owner:

TOWER INVESTMENTS LLC
920 SE 66TH ST
OKLAHOMA CITY, OK 73149

Notice Date: 7/28/2022
Council Hearing Date: 8/16/2022
Legal Notice UB: 2022-7-C22-41690
Inspection Date: 7/27/2022
Parcel ID#: 109969845
Case #: C22-41690
Abandoned Case #: C22-41691

cc: Mortgage Holder(s):

BANCFIRST MOORE 600 NW 5TH MOORE, OK 73160

Violation Address: 1117 SW 41ST ST

Legal Description: Lot 016 Block 009 Addition GRANDVIEW PLACE ADD

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

Total number of structures: 2 (HOUSE)
(SHED)

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

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

N

COMBINED NOTICE

Record Owner:
COLE MCCURTIS
1617 NE 46TH ST
OKLAHOMA CITY, OK 73111

Notice Date: 7/22/2022
Council Hearing Date: 8/16/2022
Legal Notice UB: 2022-7-C22-40172
Inspection Date: 7/21/2022
Parcel ID#: 116591675
Case #: C22-40172
Abandoned Case #: C22-40173

cc: Mortgage Holder(s):

Violation Address: 1617 NE 46TH ST

Legal Description: Lot 015 Block 005 Addition PARK ESTATES 9TH ADD

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

Total number of structures: 1 (HOUSE)

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

UNSECURED WINDOWS HOUSE

HOLES IN ROOF HOUSE

RANK WEEDS

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

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

O

COMBINED NOTICE

Record Owner:

LAO CHONG & HUNG YEE WONG
3612 GUILDFORD LN
NORMAN, OK 73072

Notice Date: 8/2/2022
Council Hearing Date: 8/16/2022
Legal Notice UB: 2022-8-C22-42911
Inspection Date: 8/1/2022
Parcel ID#: 074422950
Case #: C22-42911
Abandoned Case #: C22-42912

cc: Mortgage Holder(s):

Violation Address: 2345 SW 47TH ST

Legal Description: Lot 000 Block 011 Addition MOORES HEIGHTS ADD
LOTS 25 THRU 28

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

Total number of structures: 1 (HOUSE)

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

UNSECURED DOORS HOUSE

UNSECURED WINDOWS HOUSE

TRASH/JUNK

RANK WEEDS

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

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

P

COMBINED NOTICE

Record Owner:
ORNELAS ALICIA
2121 N LINCOLN AVE
MOORE, OK 73160

Notice Date: 7/22/2022
Council Hearing Date: 8/16/2022
Legal Notice UB: 2022-7-C22-41113
Inspection Date: 7/21/2022
Parcel ID#: 074501790
Case #: C22-41113
Abandoned Case #: C22-41114

cc: Mortgage Holder(s):

Violation Address: 2221 SW 61ST ST

Legal Description: Lot 000 Block 004 Addition HILLCREST HEIGHTS ADD
E35FT LOT 19 & W30FT LOT 20

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

RANK WEEDS

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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P



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

Q

COMBINED NOTICE

Record Owner:

AMUKAYA MICAH J
2609 NW 111TH ST
OKLAHOMA CITY, OK 73120

Notice Date: 8/1/2022
Council Hearing Date: 8/16/2022
Legal Notice DB: 2022-8-C22-41606
Inspection Date: 7/26/2022
Parcel ID #: 109791135
Case #: C22-41606
Abandoned Case #: C22-41607

cc: Mortgage Holder(s):

GMAC MORTGAGE CORP. 100 WITMER ROAD, P.O. BOX 963 HORSHAM, PA 19044

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

Violation Address: 2609 NW 111TH ST

Legal Description: Lot 011 Block 008 Addition STONEGATE

The structure(s) described below has/have been determined to be DILAPIDATED by the Development Services Department of The City of Oklahoma City, pursuant to Title Eleven (11) Section 22-112 of the Oklahoma Statutes. An inspection was made on the Inspection Date indicated above, by the Development Services Department Code Enforcement Officer.

Total number of structures: 1 (HOUSE)

The inspection has revealed that the structure(s) listed below is/are in a state of decay or disrepair by reason of the following conditions:

FIRE DAMAGE	HOUSE
HOLES IN OUTER WALLS	HOUSE
RANK WEEDS	

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

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

R

COMBINED NOTICE

Record Owner:
JOHNSON JARVIS
4732 LUNOW DR
OKLAHOMA CITY, OK 73135

Notice Date: 7/22/2022
Council Hearing Date: 8/16/2022
Legal Notice UB: 2022-7-C22-39888
Inspection Date: 7/21/2022
Parcel ID#: 141032485
Case #: C22-39888
Abandoned Case #: C22-39889

cc: Mortgage Holder(s):

FINANCIAL CONCEPTS, LLC 2949 S. BRYANT EDMOND, OK 73013

AMERICAN SOUTHWEST MORTGAGE CORP. 3503 SW 63RD, SUITE 500 OKLAHOMA CITY, OK 73116

WELLS FARGO BANK, N.A. 101 NORTH PHILLIPS AVENUE SIOUX FALLS, SD 57104

Violation Address: 808 NW 141ST ST

Legal Description: Lot 000 Block 006 Addition FAIR HILL ADDITION
W20FT LOT 8 & E40FT 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)

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

FIRE DAMAGE	HOUSE
UNSECURED DOORS	HOUSE
UNSECURED WINDOWS	HOUSE
HOLES IN OUTER WALLS	HOUSE
HOLES IN ROOF	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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