

**RESOLUTION**

RESOLUTION DECLARING THAT CERTAIN STRUCTURES IN THE CITY OF OKLAHOMA CITY ARE DILAPIDATED AND DETRIMENTAL TO THE HEALTH, SAFETY, BENEFIT AND WELFARE OF THE GENERAL PUBLIC AND CONSTITUTE(S) A FIRE HAZARD BY VIRTUE OF SUCH; DIRECTING THAT DILAPIDATED STRUCTURES BE TORN DOWN, RAZED AND SAID REMOVED BY THE OWNER(S) OF SAID STRUCTURES, ESTABLISHING THE DATES FOR THE COMMENCEMENT AND COMPLETION OF SUCH WORK DONE BY THE CITY IF WORK IS NOT COMPLETED BY THE OWNER(S) WITHIN THE DATES SPECIFIED; DIRECTING THAT DILAPIDATED STRUCTURES BE BOARDED AND SECURED PENDING DEMOLITION; DIRECTING THE CITY CLERK TO PURSUE RECOVERY OF COSTS FOR SUCH WORK IF DONE BY THE CITY; DIRECTING THE CITY TREASURER TO PLACE ANY SUCH REVENUES COLLECTED AS DEMOLITION COSTS 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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**DB**      Number(s)  
24-08-C24-06288; 24-08-C24-48922; 24-08-C24-49332; 24-08-C24-51656; 24-08-C24-52137;

(A total of 6 structures at 5 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 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 with a receipt of mailing and address of the person to whom the mail was sent, 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 dilapidated structures, as defined by 11 Oklahoma Statute,

Section 22-112(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 dilapidated condition of said structure(s) as above described, the Council finds and concludes that said structure(s) have become and are a hazard to and detrimental to the health, safety, benefit and welfare of the general public and the community would be benefitted by the removal of such structures by the owners thereof, and that such removal by the owners herein referred shall be and is hereby required and directed; and,

WHEREAS, boarding and securing of the structures pending demolition thereof by the City Manager or his designee would be beneficial to the health and safety and welfare of the community; and

WHEREAS, the Council further finds and declares that a reasonable date for commencement and the tearing down and removal of said structures shall be on or before August 28, 2024 and that a reasonable date for completion of such work shall be on or before September 27, 2024, and,

WHEREAS, in the event the required work is not performed by the property owners within the dates specified, the Council desires: (1) to authorize the City Manager, or his designee, to cause the required work to be performed by a contractor 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 place any such revenues collected into the specific city fund from which said revenues were originally 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 conditions of decay and/or disrepair regarding the structure(s) listed above, it has been determined that the structure(s) is/are dilapidated, as defined by 11 Oklahoma Statute, Section 22-112(C), and has/have become harmful to the health, benefit and welfare

of the general public and the community; create(s) a fire hazard to the danger of life and property; and the general public and the community would be benefitted by the demolition of the structure(s) on the property.

(2) That the respective owners of said structures are hereby ordered and directed to complete such work within the dates specified below; and

(3) that such removal work is herein directed and required and shall be commenced by said owners on or before August 28, 2024 and shall be completed on or before September 27, 2024.

AND, BE IT FURTHER RESOLVED by the Council that, in the event the required work is not performed by the property owners within the dates specified, the Council does hereby authorize the City Manager, or his designee, to cause the required work to be performed by a contractor 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 City Council that, the City Manager, or his designee, is hereby authorized to board and secure the structures pending demolition thereof.

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 six (6) months, to certify the costs of any such work to the County Treasurer as a lien against the said properties, all as authorized by 11 Oklahoma Statute, Section 22-112(A.5).

AND, BE IT FURTHER RESOLVED by the Council that the City Treasurer is hereby authorized and directed to place any revenues collected into the specific City fund from 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 advise all interested persons of the declaration of dilapidation by the Council and the possibility of the existence of a tax lien in favor of the City of Oklahoma City for the costs of the ultimate removal of said structures, and that the removal costs are the personal obligation of the property owner from and after the date of filing of the said notice.

ADOPTED by the Council and SIGNED by the Mayor of the City of Oklahoma City this  
27TH day of AUGUST, 2024.

ATTEST:

Amy K Simpson  
City Clerk



David Holt  
Mayor

REVIEWED for form and legality

Pete M. Douglas-Tally  
Assistant Municipal Counselor



**COMBINED NOTICE**

Record Owner:

LOFTIES VALORIE E  
C/O HENRY & VALORIE LOFTIES  
1301 NE 38TH ST  
OKLAHOMA CITY,OK 73111

Notice Date: 7/29/2024  
Council Hearing Date: 8/13/2024  
Legal Notice DB: 2024-7-C24-48922  
Inspection Date: 7/26/2024  
Parcel ID #: 020058640  
Case #: C24-48922  
Abandoned Case #: C19-18483

cc: Mortgage Holder(s):

Violation Address: 1213 N PAGE AVE

Legal Description: Lot 000 Block 008 Addition HASSMAN HEIGHTS ADD

PT OF LOT 61 BEG AT NE/C LT 61 TH SWLY55FT NWLY105.57FT TO NW/C LT 61 TH SELY25.11FT TH E160FT TO SE/C LT 61 TH NWLY25.11FT TO BEG & ALL LOT 62 & PT OF LOT 63 BEG AT SE/C LT 62 TH SELY2FT SWLY55FT NWLY105.79FT TO NW/C LT 63 TH E160FT TO BEG

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:

- UNSAFE STRUCTURAL MEMBERS HOUSE
- HOLES IN ROOF HOUSE
- ROOF SAGGING 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.

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:

ISOLA BELLA PHASE TWO LP  
150 E 52ND ST 14TH FLOOR  
NEW YORK, NY 10022

Notice Date: 3/8/2024  
Council Hearing Date: 3/26/2024  
Legal Notice DB: 2024-3-C24-06288  
Inspection Date: 3/7/2024  
Parcel ID #: 140171000  
Case #: C24-06288  
Abandoned Case #: C24-06289

cc: Mortgage Holder(s):

EXACT CAPITOL GROUP LLC 150 EAST 52ND STREET, 14TH FLOOR NEW YORK, NY 10022

ARNALL GOLDEN GREGORY LLP ATTN: VIDHI R. SHAH, ESQ. 171-17TH STREET NW, SUITE 2100 ATLANTA, GA 30363

LINDA RACHEL CAPITOL ABSTRACT & TITLE CO. 6601 N. BROADWAY EXT., BLDG. #5 OKLAHOMA CITY, OK 73116

BLANK ROME LLP 1271 AVENUE OF THE AMERICAS ATTENTION: LAUREN A. SCARANTINO, ESQ. NEW YORK, NY 10020

CHICAGO TITLE OKLAHOMA 210 PARK AVE, SUITE 210 OKLAHOMA TOWER OKLAHOMA CITY, OK 73102

ISOLA BELLA PHASE ONE LP 150 EAST 52ND STREET, 14TH FLOOR ATTENTION: MICHEAL CALLAGHAN NEW YORK, NY 10022

LESLIE F. DOMINY GREYSTONE SERVICING COMPANY LLC 419 BELLE AIR LANE WARRENTON, VA 20186

GREYSTONE BRIDGE CLO XII LLC 419 BELLE AIR LANE WARRENTON, VA 20186

GREYSTONE CRE NOTES 2019-FL2, LTD 419 BELLE AIR LANE WARRENTON, VA 20186

LIEN SOLUTIONS P.O. BOX 29071 GLENDALE, CA 91209

CIT LENDING SERVICES CORPORATION 11 WEST 42ND STREET, 7TH FLOOR ATTN: PATRICK L. GIALLOMBARDO, ASSISTANT VICE-PRESIDENT NEW YORK, NY 10036

CIT LENDING SERVICES CORPORATION 11 WEST 42ND STREET, 12TH FLOOR ATTN: STEVEN MILLAS, VICE-PRESIDENT AND CHIEF COUNSEL NEW YORK, NY 10036

HOLLAND & KNIGHT 195 BROADWAY, 24TH FLOOR ATTN: PAUL W. CICCHETTI, ESQ. NEW YORK, NY 10007

ACCORD/OKC MEMBERS, LLC 6711 FOREST LAWN DRIVE, SUITE 206 ATTN: JOSEPH G. MANSOUR LOS ANGELES, CA 90068

FELLERS SNIDER BLANKENSHIP BAILEY & TIPPENS, P.C. 100 NORTH BROADWAY, SUITE 1700 ATTN: CHARLES C. CALLAWAY, JR., ESQ. OKLAHOMA CITY, OK 73102

JOSEPH G. MANSOUR 1775 SUMMITRIDGE DRIVE BEVERLY HILLS, CA 90210

Violation Address: 6446 N PENIEL AVE (AKA: 6301 NW 63RD ST; 6303 NW 63RD ST; 6305 NW 63RD ST; 6307 NW 63RD ST; 6309 NW 63RD ST; 6311 NW 63RD ST; 6313 NW 63RD ST; 6315 NW 63RD ST; 6317 NW 63RD ST; 6319 NW 63RD ST; 6321 NW 63RD ST; 6323 NW 63RD ST; 6325 NW 63RD ST; 6327 NW 63RD ST; 6329 NW 63RD ST; 6331 NW 63RD ST; 6333 NW 63RD ST; 6335 NW 63RD ST; 6337 NW 63RD ST; 6339 NW 63RD ST; 6341 NW 63RD ST; 6343 NW 63RD ST; 6345 NW 63RD ST; 6347 NW 63RD ST; 6349 NW 63RD ST; 6351 NW 63RD ST; 6353 NW 63RD ST; 6355 NW 63RD ST; 6357 NW 63RD ST; 6359 NW 63RD ST; 6361 NW 63RD ST; 6363 NW 63RD ST; 6365 NW 63RD ST; 6367 NW 63RD ST; 6369 NW 63RD ST; 6371 NW 63RD ST; 6373 NW 63RD ST; 6375 NW 63RD ST; 6377 NW 63RD ST; 6379 NW 63RD ST; 6381 NW 63RD ST; 6383 NW 63RD ST; 6385 NW 63RD ST; 6387 NW 63RD ST; 6389 NW 63RD ST; 6391 NW 63RD ST; 6393 NW 63RD ST; 6395 NW 63RD ST; 6397 NW 63RD ST; 6404 N PENIEL AVE; 6408 N PENIEL AVE; 6412 N PENIEL AVE; 6416 N PENIEL AVE; 6420 N PENIEL AVE; 6424 N PENIEL AVE; 6428 N PENIEL AVE; 6432 N PENIEL AVE; 6436 N PENIEL AVE; 6440 N PENIEL AVE; 6444 N PENIEL AVE; 6600 N PENIEL AVE; 6600 LYREWOOD LN; 6604 LYREWOOD LN; 6612 LYREWOOD LN; 6616 LYREWOOD LN; 6620 LYREWOOD LN; 6700 LYREWOOD LN; 6704 LYREWOOD LN; 6708 LYREWOOD LN; 6712 LYREWOOD LN; 6716 LYREWOOD LN; 6800 LYREWOOD LN; 6804 LYREWOOD LN; 6808 LYREWOOD LN; 6812 LYREWOOD LN; 6816 LYREWOOD LN; 6820 LYREWOOD LN; 6824 LYREWOOD LN; 6828 LYREWOOD LN; 6832 LYREWOOD LN; 6900 LYREWOOD LN; 6904 LYREWOOD LN; 6908 LYREWOOD LN; 6912 LYREWOOD LN; 6916 LYREWOOD LN; 7000 LYREWOOD LN; 7004 LYREWOOD LN; 7008 LYREWOOD LN; 7012 LYREWOOD LN; 7016 LYREWOOD LN; 7020 LYREWOOD LN; 7022 LYREWOOD LN; 7024 LYREWOOD LN; 7026 LYREWOOD LN; 7028 LYREWOOD LN; 7032 LYREWOOD LN; 7036 LYREWOOD LN; 7038 LYREWOOD LN; 7040 LYREWOOD LN; 7042 LYREWOOD LN; 7044 LYREWOOD LN; 7048 LYREWOOD LN; 7050 LYREWOOD LN; 7100 LYREWOOD LN; 7104 LYREWOOD LN; 7108 LYREWOOD LN; 7112 LYREWOOD LN; 7116 LYREWOOD LN; 7120 LYREWOOD LN; 7122 LYREWOOD LN; 7124 LYREWOOD LN; 7126 LYREWOOD LN; 7128 LYREWOOD LN; 7130 LYREWOOD LN; 7132 LYREWOOD LN; 7134 LYREWOOD LN; 7136 LYREWOOD LN; 7138 LYREWOOD LN; 7140 LYREWOOD LN; 7142 LYREWOOD LN; 7144 LYREWOOD LN; 7146 LYREWOOD LN; 7148 LYREWOOD LN; 7150 LYREWOOD LN; 7152 LYREWOOD LN; 7154 LYREWOOD LN; 7156 LYREWOOD LN; 7160 LYREWOOD LN; 7164 LYREWOOD LN; 7168 LYREWOOD LN; 7172 LYREWOOD LN; 7176 LYREWOOD LN; 7178 LYREWOOD LN)

Legal Description: Lot 000 Block 000 Addition WOODLAKE APARTMENTS

**B**

LOTS A B C & D & LOTS 1 & 2 BLK B WOODLAKE 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: 2 (APARTMENT BUILDING 7050)  
(APARTMENT BUILDING 7160)

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	APARTMENT BUILDING 7050
HOLES IN ROOF	APARTMENT BUILDING 7050
HOLES IN OUTER WALLS	APARTMENT BUILDING 7050
FIRE DAMAGE	APARTMENT BUILDING 7160
HOLES IN ROOF	APARTMENT BUILDING 7160
HOLES IN OUTER WALLS	APARTMENT BUILDING 7160
PREMISES UNSANITARY	

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

**B**

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:

DELGADO AUDRIE NAHQUADDY  
1909 TERRACE LAWN DR  
OKLAHOMA CITY,OK 73129

Notice Date: 8/12/2024  
Council Hearing Date: 8/27/2024  
Legal Notice DB: 2024-8-C24-49332  
Inspection Date: 8/9/2024  
Parcel ID #: 097357650  
Case #: C24-49332

cc: Mortgage Holder(s):

PETE WHITE PO BOX 2535 OKLAHOMA CITY, OK 73101  
VAN DEAN TIDMORE RT. I, BOX 346 EUFAULA, OK 74432

Violation Address: 1909 TERRACE LAWN DR

Legal Description: Lot 000 Block 031 Addition TERRACE LAWN AMD

LOTS 33 34 & 35

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 (DETACHED GARAGE)

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

- DANGER OF COLLAPSE DETACHED GARAGE
- HOLES IN ROOF DETACHED GARAGE
- ROOF SAGGING DETACHED GARAGE
- UNSAFE STRUCTURAL MEMBERS DETACHED GARAGE
- STRUCTURE LEANING DETACHED GARAGE
- PREMISES UNSANITARY

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

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

Chris Smith  
Chief Building Inspector  
(405)297-2650  
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 DB: 2024-8-C24-52137  
Inspection Date: 8/9/2024  
Parcel ID #: 015602610  
Case #: C24-52137  
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 DILAPIDATED by the Development Services Department of The City of Oklahoma City, pursuant to Title Eleven (11) Section 22-112 of the Oklahoma Statutes. An inspection was made on the Inspection Date indicated above, by the Development Services Department Code Enforcement Officer.

Total number of structures: 1 (COMMERCIAL BUILDING)

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

- HOLES IN ROOF COMMERCIAL BUILDING
- ROOF SAGGING COMMERCIAL BUILDING
- HOLES IN OUTER WALLS COMMERCIAL BUILDING
- PREMISES UNSANITARY

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

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

Andrew Jones  
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andrew.jones@okc.gov

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Chief Building Inspector  
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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 DB: 2024-8-C24-51656  
Inspection Date: 8/9/2024  
Parcel ID #: 086341840  
Case #: C24-51656  
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 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 ROOF HOUSE

PREMISES UNSANITARY

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

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

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