

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)

24-08-C24-34839; 24-08-C24-52609; 24-08-C24-52733; 24-08-C24-53134; 24-08-C24-53275; 24-08-C24-53702; 24-08-C24-53737; 24-08-C24-53806; 24-08-C24-53813; 24-08-C24-53825; 24-08-C24-54382; 24-08-C24-54628; 24-08-C24-54830; 24-08-C24-55665; 24-08-C24-56169; 24-08-C24-56185; 24-08-C24-56386; 24-08-C24-56583;

(A total of 21 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 September 10, 2024, ten (10) days prior notice of which was posted upon the subject property and also mailed to the above referenced and designated owners and mortgage holders by first class mail postage prepaid, with a receipt of mailing from the postal service which indicates the date and the name and address of the person to whom the notice was mailed, said Council has found, based upon the evidence presented, all of which is incorporated herein and made a part hereof for all purposes, that the said structures 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

10TH day of SEPTEMBER, 2024.

ATTEST:

Amy K Simpson
City Clerk



Daniel Holt
Mayor

REVIEWED for form and legality.

Rita E. Douglas-Vally
Assistant Municipal Counselor



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

A

COMBINED NOTICE

Record Owner:

LOONEY BERT J & Z V
PO BOX 17441
OKLAHOMA CITY, OK 73136

Notice Date: 8/28/2024
Council Hearing Date: 9/10/2024
Legal Notice UB: 2024-8-C24-56184
Inspection Date: 8/27/2024
Parcel ID#: 035241095
Case #: C24-56184
Abandoned Case #: C24-56185

cc: Mortgage Holder(s):

Violation Address: 1325 GARLAND DR

Legal Description: Lot 010 Block 001 Addition PARK ESTATES RANCHETTE

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.

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:

HARPER HAROLD G JR ETAL
HARPER HARLEY G
HARPER MICHAEL N
1124 NE 19TH ST
OKLAHOMA CITY, OK 73111

Notice Date: 8/28/2024
Council Hearing Date: 9/10/2024
Legal Notice UB: 2024-8-C24-56385
Inspection Date: 8/27/2024
Parcel ID#: 070257700
Case #: C24-56385
Abandoned Case #: C24-56386

cc: Mortgage Holder(s):

ANALISE N.D. HARPER 1124 NE 19TH ST OKLAHOMA CITY, OK 73111
HAYLI J.M. HARPER 1124 NE 19TH ST OKLAHOMA CITY, OK 73111

Violation Address: 2700 N JORDAN AVE

Legal Description: Lot 000 Block 006 Addition ETHELS PARK PLACE
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: 1 (HOUSE)

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

UNSECURED WINDOWS HOUSE
TRASH/JUNK
RANK WEEDS

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

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

C

COMBINED NOTICE

Record Owner:

JONES KIRK B & KATIE E
2901 DUDLEY DR
EDMOND, OK 73012

Notice Date: 8/20/2024
Council Hearing Date: 9/10/2024
Legal Notice UB: 2024-8-C24-53736
Inspection Date: 8/19/2024
Parcel ID#: 031234480
Case #: C24-53736
Abandoned Case #: C24-53737

cc: Mortgage Holder(s):

OKLAHOMA FAMILY TITLE 6 NE 63RD, SUITE 100 OKLAHOMA CITY, OK 73105

FIRST SECURITY BANK & TRUST COMPANY 1541 NORTHEAST 23RD STREET OKLAHOMA CITY, OK 73111

Violation Address: 2137 N LOTTIE AVE

Legal Description: Lot 000 Block 013 Addition SUMMITT HEIGHTS SUB
W109.75FT OF LOTS 16 & 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: 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	
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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420 West Main, Suite 1050, Oklahoma City, OK 73102 405/297-3500



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

D

COMBINED NOTICE

Record Owner:

MORRIS HEATHER ETAL
MORRIS ASHLEY
MORRIS LONDON
8300 RAYBRUN AVE
OKLAHOMA CITY, OK 73149

Notice Date: 8/26/2024
Council Hearing Date: 9/10/2024
Legal Notice UB: 2024-8-C24-54381
Inspection Date: 8/23/2024
Parcel ID#: 074581015
Case #: C24-54381
Abandoned Case #: C24-54382

cc: Mortgage Holder(s):

MORRIS JONATHAN 4613 S MCKINLEY AVE OKLAHOMA CITY, OK 73109

GRACE MORRIS 8300 RAYBURN AVENUE OKLAHOMA CITY, OK 73149

ROBERTO SEDA, OBA #31220 AMY W. MUELLER, OBA #35692 SEDA LAW FIRM, PLLC 10415 GREENBRIAR PLACE,
SUITE A OKLAHOMA CITY, OK 73159

Violation Address: 4613 S MCKINLEY AVE

Legal Description: Lot 002 Block 001 Addition NICHOLS TERRACE

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

Total number of structures: 1 (HOUSE)

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

UNSECURED WINDOWS HOUSE

TRASH/JUNK

RANK WEEDS

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

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Christopher.smith@okc.gov



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

E

COMBINED NOTICE

Record Owner:
SANDERS INVESTMENTS LLC
800 N RIDGE
WICHITA, KS 67212

Notice Date: 5/31/2024
Council Hearing Date: 6/18/2024
Legal Notice DB: 2024-5-C24-34838
Inspection Date: 5/30/2024
Parcel ID #: 046600320
Case #: C24-34838
Abandoned Case #: C24-34839

cc: Mortgage Holder(s):

Violation Address: 2400 N ROBINSON AVE

Legal Description: Lot 000 Block 001 Addition JEFFERSON PARK ADD

PT OF LOTS 19 & 20 BEG SW/C LT 20 TH E35FT N30FT E4FTN50FT & 15.4INCHES W39FT S80FT & 15.4INCHES 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 (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:

FIRE DAMAGE	COMMERCIAL BUILDING
HOLES IN OUTER WALLS	COMMERCIAL BUILDING
HOLES IN ROOF	COMMERCIAL BUILDING
PREMISES UNSANITARY	
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

F

COMBINED NOTICE

Record Owner:

CHISHOLM CREEK PARTNERS LLC
13230 PAWNEE DR UNIT 300
OKLAHOMA CITY, OK 73114

Notice Date: 8/22/2024
Council Hearing Date: 9/10/2024
Legal Notice UB: 2024-8-C24-53701
Inspection Date: 8/21/2024
Parcel ID#: 134382550
Case #: C24-53701
Abandoned Case #: C24-53702

cc: Mortgage Holder(s):

CITIZENS BANK OF EDMOND MAIN LOCATION 1 E. FIRST ST EDMOND, OK 73034

CHISHOLM CREEK PARTNERS LLC 15405 KESTRAL LAKE DR EDMOND, OK 73013

Violation Address: 12901 N WESTERN AVE

Legal Description: Lot 000 Block 000 Addition UNPLTD PT SEC 17 13N 3W

PT SE4 SEC 17 13N 3W S 1/2 OF S 1/2 OF NE4 OF NE4 OF SE4& N 1/2 OF SE4 OF NE4 OF SE4

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: 4	(BARN)
	(EAST HOUSE)
	(POOL)
	(WEST 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	EAST HOUSE
UNSECURED WINDOWS	EAST HOUSE
UNSECURED DOORS	WEST HOUSE
UNSECURED WINDOWS	WEST HOUSE
UNSECURED DOORS	BARN
UNSECURED WINDOWS	BARN
HOLES IN OUTER WALLS	BARN
UNSECURED POOL	POOL
TRASH/JUNK	
RANK WEEDS	

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

F

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

STRICKEN

G

COMBINED NOTICE

Record Owner:

HART KAREN LAFAVER
1216 SW 47TH ST
OKLAHOMA CITY, OK 73109-3716

Notice Date: 8/23/2024
Council Hearing Date: 9/10/2024
Legal Notice DB: 2024-8-C24-53274
Inspection Date: 8/22/2024
Parcel ID #: 071687600
Case #: C24-53274
Abandoned Case #: C24-53275

cc: Mortgage Holder(s):

LAFAVER DAVID 2938 SW 10TH ST OKLAHOMA CITY, OK 73108

Violation Address: 2938 SW 10TH ST

Legal Description: Lot 000 Block 004 Addition DAVIDORS MORRISON
LOTS 21 & 22

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: 3 (DETACHED GARAGE)
(HOUSE)
(SHED)

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
HOLES IN OUTER WALLS	HOUSE
HOLES IN OUTER WALLS	DETACHED GARAGE
HOLES IN ROOF	DETACHED GARAGE
HOLES IN ROOF	SHED
HOLES IN OUTER WALLS	SHED
UNSAFE STRUCTURAL MEMBERS	SHED
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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G



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

H

COMBINED NOTICE

Record Owner:

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

Notice Date: 8/20/2024
Council Hearing Date: 9/10/2024
Legal Notice UB: 2024-8-C24-53805
Inspection Date: 8/19/2024
Parcel ID#: 045000567
Case #: C24-53805
Abandoned Case #: C24-53806

cc: Mortgage Holder(s):

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

Violation Address: 908 NW 23RD ST

Legal Description: Lot 000 Block 005 Addition UNIVERSITY ADDITION
LOTS 11 & 12

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

Total number of structures: 2 (CELLAR)
(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 DOORS	DUPLEX
UNSECURED WINDOWS	DUPLEX
UNSECURED CRAWLSPACE	DUPLEX
OPEN CELLAR	CELLAR
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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420 West Main, Suite 1050, Oklahoma City, OK 73102 405/297-3500



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

STRICKEN

I

COMBINED NOTICE

Record Owner:

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

Notice Date: 8/20/2024
Council Hearing Date: 9/10/2024
Legal Notice UB: 2024-8-C24-53812
Inspection Date: 8/19/2024
Parcel ID#: 045000531
Case #: C24-53812
Abandoned Case #: C24-53813

cc: Mortgage Holder(s):

BANK7 OKLAHOMA CITY BRANCH 1039 NW 63RD STREET OKLAHOMA CITY, OK 73116
OKLAHOMA PRIME TITLE & ESCROW LLC 13913 QUAIL POINTE DR., STE A OKLAHOMA CITY, OK 73134
OMEGA INVESTMENTS LLC 1720 N SHARTEL AVE UNIT C OKLAHOMA CITY, OK 73103
DOONKEEN STELLA LIM BONNIE 1626 EXCHANGE AVE OKLAHOMA CITY, OK 73108

Violation Address: 926 NW 23RD ST

Legal Description: Lot 000 Block 005 Addition UNIVERSITY ADDITION
LOTS 3 & 4

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
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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I



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

STRICKEN

J

COMBINED NOTICE

Record Owner:

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

Notice Date: 8/20/2024
Council Hearing Date: 9/10/2024
Legal Notice UB: 2024-8-C24-53824
Inspection Date: 8/19/2024
Parcel ID#: 045000522
Case #: C24-53824
Abandoned Case #: C24-53825

cc: Mortgage Holder(s):

BANK7 ATTN: LOAN ADMINISTRATION 1039 NW 63RD ST OKLAHOMA CITY, OK 73116
OKLAHOMA PRIME TITLE & ESCROW LLC 13913 QUAIL POINTE DR., STE A OKLAHOMA CITY, OK 73134
OMEGA INVESTMENTS, LLC 1720 N SHARTEL AVE, SUITE C OKLAHOMA CITY, OK 73103
NGUYEN LE VAN KHOI LE N 928 NW 23RD ST OKLAHOMA CITY, OK 73106

Violation Address: 928 NW 23RD ST

Legal Description: Lot 000 Block 005 Addition UNIVERSITY ADDITION
LOTS 1 & 2

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

Total number of structures: 1 (COMMERCIAL BUILDING)

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

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



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

STRICKEN

K

COMBINED NOTICE

Record Owner:

BAGBY WILHELMINA
7418 NW 10TH ST APT 1D
OKLAHOMA CITY, OK 73127

Notice Date: 8/21/2024
Council Hearing Date: 9/10/2024
Legal Notice DB: 2024-8-C24-54627
Inspection Date: 8/20/2024
Parcel ID #: 037954050
Case #: C24-54627
Abandoned Case #: C24-54628

cc: Mortgage Holder(s):

Violation Address: 1718 NE 24TH ST

Legal Description: Lot 000 Block 001 Addition MOORE BELL SUB ADD
LOTS 45 & 46

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
ROOF SAGGING	HOUSE
UNSAFE STRUCTURAL MEMBERS	HOUSE
DANGER OF COLLAPSE	HOUSE

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

STRICKEN

L

COMBINED NOTICE

Record Owner:
GREEN RUTH
GREEN DEBRA
1929 TWISTED OAK DR UNIT C
NORMAN, OK 73071

Notice Date: 8/28/2024
Council Hearing Date: 9/10/2024
Legal Notice UB: 2024-8-C24-56168
Inspection Date: 8/27/2024
Parcel ID#: 095532790
Case #: C24-56168
Abandoned Case #: C24-56169

cc: Mortgage Holder(s):
GREEN RUTH 3533 S I 35 SERVICE RD, UNIT 150 OKLAHOMA CITY, OK 73129
RUTH GREEN 534 SE 27TH ST OKLAHOMA CITY, OK 73129

Violation Address: 530 SE 27TH ST

Legal Description: Lot 000 Block 003 Addition VIEW POINT ADDITION
LOTS 15 & 16

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 WINDOWS	HOUSE
UNSECURED DOORS	DETACHED GARAGE
UNSECURED WINDOWS	DETACHED GARAGE
UNSECURED CRAWLSPACE	DETACHED GARAGE
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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L



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

STRICKEN

M

COMBINED NOTICE

Record Owner:
PROPERTY MANAGEMENT
SERVICES INC
1411 LINWOOD BLVD
OKLAHOMA CITY, OK 73106

Notice Date: 8/19/2024
Council Hearing Date: 9/10/2024
Legal Notice UB: 2024-8-C24-52608
Inspection Date: 8/16/2024
Parcel ID#: 050057700
Case #: C24-52608
Abandoned Case #: C24-52609

cc: Mortgage Holder(s):

PROPERTY MANAGEMENT SERVICES, INC 1133 LINWOOD BLVD OKLAHOMA CITY, OK 73106

Violation Address: 1443 NW 29TH ST

Legal Description: Lot 000 Block 014 Addition EPWORTH VIEW ADD
LOTS 35 & 36

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

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

STRICKEN

N

COMBINED NOTICE

Record Owner:

SULLIVAN WILLIAM A & BARARA S TRS
SULLIVAN FAMILY TRUST
13731 NE 23RD ST
CHOCTAW, OK 73020

Notice Date: 8/28/2024
Council Hearing Date: 9/10/2024
Legal Notice DB: 2024-8-C24-52732
Inspection Date: 8/27/2024
Parcel ID #: 143832010
Case #: C24-52732
Abandoned Case #: C24-52733

cc: Mortgage Holder(s):

M. JOE CROSTHWAIT, JR PC 1384 S. DOUGLAS BLVD, SUITE 201 MIDWEST CITY, OK 73130

Violation Address: 9716 SE 29TH ST (AKA: 3208 MASON ST)

Legal Description: Lot 000 Block 000 Addition UNPLTD PT SEC 13 11N 2W

PT NE4 OF NE4 SEC 13 11N 2W BEG 750FT W OF NE/C OF NE4 S1327.84FT W561.46FT N1326.54FT
E560.16FT TO BEG EX N50FT FOR STREET

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 (MOBILE HOME 3208)

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	MOBILE HOME 3208
HOLES IN OUTER WALLS	MOBILE HOME 3208
ROOF SAGGING	MOBILE HOME 3208
UNSAFE STRUCTURAL MEMBERS	MOBILE HOME 3208
PREMISES UNSANITARY	
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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N



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

STRICKEN

O

COMBINED NOTICE

Record Owner:
REDDIRT LEASING LLC
1573 SW 44TH ST
OKLAHOMA CITY, OK 73119

Notice Date: 8/27/2024
Council Hearing Date: 9/10/2024
Legal Notice UB: 2024-8-C24-55664
Inspection Date: 8/26/2024
Parcel ID#: 074603200
Case #: C24-55664
Abandoned Case #: C24-55665

cc: Mortgage Holder(s):

FIRST LIBERTY BANK 9601 N MAY AVENUE OKLAHOMA CITY, OK 73120
REDDIRT LEASING, LLC 1220 NW 50TH STREET OKLAHOMA CITY, OK 73118
OLD REPUBLIC TITLE 4040 N. TULSA AVENUE OKLAHOMA CITY, OK 73112

Violation Address: 1101 SW 46TH ST

Legal Description: Lot 000 Block 006 Addition MCCANN SOUTH HIGHLAND
E54FT OF S 1/2

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

Total number of structures: 1 (HOUSE)

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

UNSECURED DOORS	HOUSE
HOLES IN OUTER WALLS	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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420 West Main, Suite 1050, Oklahoma City, OK 73102 405/297-3500



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

STRICKEN

P

COMBINED NOTICE

Record Owner:

JPF PROPERTIES LLC
PO BOX 18967
OKLAHOMA CITY, OK 73154

Notice Date: 8/27/2024
Council Hearing Date: 9/10/2024
Legal Notice UB: 2024-8-C24-54829
Inspection Date: 8/26/2024
Parcel ID#: 056151175
Case #: C24-54829
Abandoned Case #: C24-54830

cc: Mortgage Holder(s):

ALL AMERICA BANK MUSTANG 444 WEST HIGHWAY 152 P.O. BOX 300 MUSTANG, OK 73064
STEWART TITLE OF OKLAHOMA, INC 701 N. BROADWAY, #300 OKLAHOMA CITY, OK 73102

Violation Address: 1121 NW 47TH ST

Legal Description: Lot 000 Block 001 Addition HARRAH SUB SHAW HEIGHTS
LOTS 37 & 38

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

Total number of structures: 1 (HOUSE)

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

UNSECURED WINDOWS HOUSE
TRASH/JUNK

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

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

Q

COMBINED NOTICE

Record Owner:

MOWLES BOBBY J JR
2716 SW 48TH ST
OKLAHOMA CITY, OK 73119-5213

Notice Date: 8/28/2024
Council Hearing Date: 9/10/2024
Legal Notice DB: 2024-8-C24-56582
Inspection Date: 8/27/2024
Parcel ID #: 113418266
Case #: C24-56582
Abandoned Case #: C24-56583

cc: Mortgage Holder(s):

WR STARKEY MORTGAGE, LLP 6101 W. PLANO PARKWAY PLANO, TX 75093

POLUNSKY BEITEL GREEN, LLP 17806 IH 10 WEST, SUITE 450 SAN ANTONIO, TX 78257

Violation Address: 2716 SW 48TH ST

Legal Description: Lot 005 Block 024 Addition KNOB HILL ADDITION

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 (HOUSE)
(SHED)

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
ROOF SAGGING	SHED
HOLES IN OUTER WALLS	SHED
PREMISES UNSANITARY	
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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Q



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

R

COMBINED NOTICE

Record Owner:

BLUE DOOR PROPERTIES LLC
PO BOX 892801
OKLAHOMA CITY, OK 73189

Notice Date: 8/21/2024
Council Hearing Date: 9/10/2024
Legal Notice UB: 2024-8-C24-53133
Inspection Date: 8/20/2024
Parcel ID#: 086031735
Case #: C24-53133
Abandoned Case #: C24-53134

cc: Mortgage Holder(s):

OKLAHOMA CITY ABSTRACT & TITLE CO. 9620 S. PENNSYLVANIA, SUITE B OKLAHOMA CITY, OK 73159

Violation Address: 729 SE 66TH ST

Legal Description: Lot 001 Block 003 Addition CLOVERLEAF MANOR 2ND SEC 4

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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