

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)

24-07-C24-42196; 24-07-C24-42316; 24-07-C24-42648; 24-07-C24-42834; 24-07-C24-42988; 24-07-C24-43452; 24-07-C24-43590; 24-07-C24-43869; 24-07-C24-43991; 24-07-C24-44178; 24-07-C24-45469; 24-07-C24-45748;

(A total of 16 buildings at 12 locations.)

attached hereto and made part hereof; and,

WHEREAS, pursuant to a public hearing held by and before the Council of The City of Oklahoma City on July 30, 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

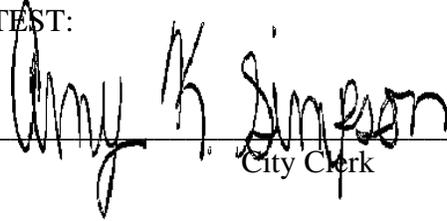
AND, BE IT FURTHER RESOLVED by the Council that, upon providing such nuisance abatement, the City Clerk is hereby authorized and directed to send a certified statement of the costs of such nuisance

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;

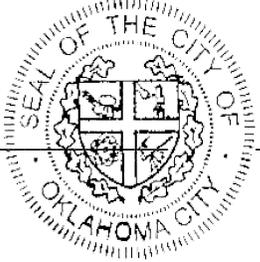
AND, BE IT FURTHER RESOLVED by the Council that any and all revenues recovered for such work shall be deposited by the City Treasurer into a specific City fund which said revenues were originally appropriated.

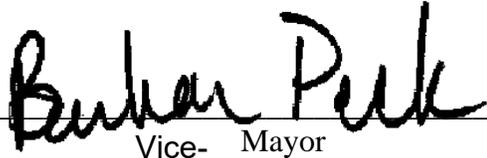
AND, BE IT FURTHER RESOLVED that the City Clerk is hereby directed to forthwith file in the Office of the County Clerk a Notice to the public and prospective purchasers which advises all interested persons of the above Council actions and the possibility of the existence of a tax lien in favor of The 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
30TH day of JULY, 2024.

ATTEST:


City Clerk





Vice- Mayor

REVIEWED for form and legality.


Assistant Municipal Counselor



COMBINED NOTICE

Record Owner:
JENKINS LEROY
7200 BROADWAY EXT
OKLAHOMA CITY, OK 73116

Notice Date: 7/12/2024
Council Hearing Date: 7/30/2024
Legal Notice UB: 2024-7-C24-43451
Inspection Date: 7/11/2024
Parcel ID#: 130651335
Case #: C24-43451
Abandoned Case #: C24-43452

cc: Mortgage Holder(s):
LEROY JENKINS 933 N.E. 49TH OKLAHOMA CITY, OK 73105

Violation Address: 10216 N MCKINLEY AVE

Legal Description: Lot 013 Block 003 Addition J W RICHARDSON P P VIL 1ST
EX ELY 6FT

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

Total number of structures: 1 (HOUSE)

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

- UNSECURED DOORS HOUSE
- UNSECURED WINDOWS HOUSE
- TRASH/JUNK
- RANK WEEDS

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

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

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



COMBINED NOTICE

Record Owner:
EVANS MARK F
3506 N ALEXANDER LN
BETHANY, OK 73008

Notice Date: 7/5/2024
Council Hearing Date: 7/30/2024
Legal Notice UB: 2024-7-C24-42315
Inspection Date: 7/3/2024
Parcel ID#: 063746120
Case #: C24-42315
Abandoned Case #: C24-42316

cc: Mortgage Holder(s):
MARK F EVANS 9932 BIRKENHEAD CT YUKON, OK 73099

Violation Address: 1812 N VILLA AVE

Legal Description: Lot 001 Block 016 Addition AURORA ADDITION
S50FT OF W100FT

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 DOORS 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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andrew.jones@okc.gov

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



COMBINED NOTICE

Record Owner:
PALBRA LLC
1900 NW EXPRESSWAY STE 601
OKLAHOMA CITY, OK 73118

Notice Date: 7/12/2024
Council Hearing Date: 7/30/2024
Legal Notice DB: 2024-7-C24-42833
Inspection Date: 7/11/2024
Parcel ID #: 045802750
Case #: C24-42833
Abandoned Case #: C24-42834

cc: Mortgage Holder(s):

PHILLIPS, COVENTON, QUILLIAN & BANNER 1900 NW EXPWY STE 601 OKLAHOMA CITY, OK 73118

Violation Address: 901 NW 12TH ST (AKA: 901 ½ NW 12TH ST; 901 NW 12TH ST STE 120)

Legal Description: Lot 000 Block 004 Addition CLASSENS MARQUETTE
LOTS 31 & 32

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
- DANGER OF COLLAPSE HOUSE
- HOLES IN ROOF HOUSE
- HOLES IN OUTER WALLS HOUSE
- ROOF SAGGING HOUSE
- PORCH SUPPORTS DAMAGED 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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Chris Smith
Chief Building Inspector
(405)297-2650
Christopher.smith@okc.gov

C



COMBINED NOTICE

Record Owner:
SAM AUSTIN MINISTRY
3412 NW 23RD ST
OKLAHOMA CITY, OK 73107

Notice Date: 7/12/2024
Council Hearing Date: 7/30/2024
Legal Notice UB: 2024-7-C24-42987
Inspection Date: 7/11/2024
Parcel ID#: 065260045
Case #: C24-42987
Abandoned Case #: C24-42988

cc: Mortgage Holder(s):

Violation Address: 3404 NW 23RD ST (AKA: 3408 NW 23RD ST; 3412 NW 23RD ST)

Legal Description: Lot 000 Block 015 Addition LINWOOD PLACE AMENDED

LOT 2 EX A TR ON N BEING 2 1/2FT ON W & 52.62FT ON S PLUS LOT 3 EX A TR ON N BEING 5FT ON W & 2 1/2FT ON E & E42FT OF LOT 4 LESS N15FT

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 (EAST DETACHED GARAGE)
(HOUSE 3404)
(HOUSE 3408)
(HOUSE 3412)

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 3404
UNSECURED DOORS HOUSE 3408
UNSECURED DOORS HOUSE 3412
UNSECURED WINDOWS HOUSE 3412
UNSECURED DOORS EAST DETACHED GARAGE
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

D

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



COMBINED NOTICE

Record Owner:

KIRK LEROY WILLIAM III
809 NE 25TH ST
OKLAHOMA CITY, OK 73105

Notice Date: 7/15/2024
Council Hearing Date: 7/30/2024
Legal Notice UB: 2024-7-C24-44177
Inspection Date: 7/12/2024
Parcel ID#: 036777600
Case #: C24-44177
Abandoned Case #: C24-44178

cc: Mortgage Holder(s):

FANNIE MAE C/O NATIONWIDE TITLE CLEARING, LLC 2100 ALT. 19 NORTH PALM HARBOR, FL 34683
J.P. MORGAN MORTGAGE ACQUISITION CORP. 383 MADISON AVENUE NEW YORK, NY 10179
LEROY WILLIAM KIRK III PO BOX 1511 EDMOND, OK 73083

Violation Address: 809 NE 25TH ST

Legal Description: Lot 013 Block 005 Addition NEFFS CAPITOL 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 (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
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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Christopher.smith@okc.gov



COMBINED NOTICE

Record Owner:
ALEXANDER BUSTER O
4848 N BARTELL RD
OKLAHOMA CITY, OK 73121

Notice Date: 7/12/2024
Council Hearing Date: 7/30/2024
Legal Notice UB: 2024-7-C24-43589
Inspection Date: 7/11/2024
Parcel ID#: 039807850
Case #: C24-43589
Abandoned Case #: C24-43590

cc: Mortgage Holder(s):

Violation Address: 2123 NE 26TH ST

Legal Description: Lot 000 Block 009 Addition LYON 2ND ADDITION

PT LOTS 17 & 18 BEG 4FT NWLY FROM SE/C LOT 18 TH NWLY TO POINT 4FT NWLY FROM NE/C LOT 18 SELY TO A POINT 7FT NWLY FROM NE/C LOT 17 SWLY TO A POINT 7FT NWLY FROM SE/C LOT 17 NWLY TO BEG

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

Total number of structures: 1 (HOUSE)

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

- UNSECURED DOORS HOUSE
- UNSECURED WINDOWS HOUSE
- TRASH/JUNK

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

Andrew Jones
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:
MCGUIRE DEVIN
1124 NW 30TH ST
OKLAHOMA CITY,OK 73118-5623

Notice Date: 7/18/2024
Council Hearing Date: 7/30/2024
Legal Notice UB: 2024-7-C24-45747
Inspection Date: 7/17/2024
Parcel ID#: 051252000
Case #: C24-45747
Abandoned Case #: C24-45748

cc: Mortgage Holder(s):

Violation Address: 1124 NW 30TH ST

Legal Description: Lot 000 Block 028 Addition ADAMS SUB 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 (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 DOORS 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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COMBINED NOTICE

Record Owner:
PANIC PROPERTIES LLC
PO BOX 30864
EDMOND,OK 73003

Notice Date: 7/12/2024
Council Hearing Date: 7/30/2024
Legal Notice UB: 2024-7-C24-43868
Inspection Date: 7/11/2024
Parcel ID#: 052350950
Case #: C24-43868
Abandoned Case #: C24-43869

cc: Mortgage Holder(s):
QUAIL CREEK BANK, N.A. 12201 N MAY AVE OKLAHOMA CITY, OK 73120
PANIC PROPERTIES LLC 2113 CEDAR POINTE CIRCLE EDMOND, OK 73003

Violation Address: 1714 NW 30TH ST

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

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

Total number of structures: 1 (HOUSE)

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

- UNSECURED DOORS HOUSE
- UNSECURED WINDOWS 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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andrew.jones@okc.gov

Chris Smith
Chief Building Inspector
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COMBINED NOTICE

Record Owner:

NGUYEN PAT & HANH
1218 N PORTLAND AVE
OKLAHOMA CITY, OK 73107

Notice Date: 7/8/2024
Council Hearing Date: 7/30/2024
Legal Notice DB: 2024-7-C24-42647
Inspection Date: 7/3/2024
Parcel ID #: 051553270
Case #: C24-42647
Abandoned Case #: C24-42648

cc: Mortgage Holder(s):

PAT NGUYEN 1535 NW 32ND ST OKLAHOMA CITY, OK 73118

Violation Address: 1535 NW 32ND ST

Legal Description: Lot 000 Block 017 Addition MILITARY PARK ADD
LOTS 41 & 42

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:

- DANGER OF COLLAPSE HOUSE
- FIRE DAMAGE HOUSE
- HOLES IN ROOF HOUSE
- ROOF SAGGING HOUSE
- HOLES IN OUTER WALLS HOUSE
- UNSAFE STRUCTURAL MEMBERS HOUSE
- HOLES IN ROOF SHED
- HOLES IN OUTER WALLS 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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Chris Smith
Chief Building Inspector
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COMBINED NOTICE

Record Owner:
HODGE MARK & JAMEY
116 DEER CREEK RD
EDMOND, OK 73012

Notice Date: 7/5/2024
Council Hearing Date: 7/30/2024
Legal Notice UB: 2024-7-C24-42195
Inspection Date: 7/3/2024
Parcel ID#: 053256700
Case #: C24-42195
Abandoned Case #: C24-42196

cc: Mortgage Holder(s):
CAPITOL ABSTRACT & TITLE 201 N. BRYANT, SUITE B EDMOND, OK 73034

Violation Address: 2136 NW 32ND ST

Legal Description: Lot 000 Block 012 Addition WEST POINT AMD E2
LOTS 19 & 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
- UNSECURED CRAWLSPACE HOUSE

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

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

Chris Smith
Chief Building Inspector
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COMBINED NOTICE

Record Owner:
MASUM HOSSNA
2924 LAKESHIRE RIDGE WAY
EDMOND,OK 73034

Notice Date: 7/16/2024
Council Hearing Date: 7/30/2024
Legal Notice UB: 2024-7-C24-45468
Inspection Date: 7/15/2024
Parcel ID#: 168551110
Case #: C24-45468
Abandoned Case #: C24-45469

cc: Mortgage Holder(s):

OKLAHOMA CITY ABSTRACT & TITLE COMPANY 1900 N.W. EXPRESSWAY, SUITE 210 OKLAHOMA CITY, OK 73118
HOSSNA MASUM 3012 SW 100TH STREET OKLAHOMA CITY, OK 73159

Violation Address: 9641 NE 63RD ST

Legal Description: Lot 000 Block 000 Addition CRUTCHO TOWNSHIP

PT SE4 SEC 1 12N 2W BEG 1331.7FT W OF SE/C SE4 THW410.8FT N430FT E110FT N936.6FT W365FT
N1273.4FT E665.8FT S2640FT TO BEG SUBJ TO ESMTS OF RECORD

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

Total number of structures: 1 (MOBILE HOME)

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 MOBILE HOME
- UNSECURED WINDOWS MOBILE HOME
- UNSECURED CRAWLSPACE MOBILE HOME
- HOLES IN OUTER WALLS MOBILE HOME
- 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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K



COMBINED NOTICE

Record Owner:

PENDERGRAPH RUSS M & KARASTON L
1036 SW 129TH ST
OKLAHOMA CITY, OK 73170

Notice Date: 7/11/2024
Council Hearing Date: 7/30/2024
Legal Notice UB: 2024-7-C24-43990
Inspection Date: 7/10/2024
Parcel ID#: 57881
Case #: C24-43990
Abandoned Case #: C24-43991

cc: Mortgage Holder(s):

FIRST AMERICAN MORTGAGE SOLUTIONS 1795 INTERNATIONAL WAY IDAHO FALLS, ID 83402
LAKEVIEW LOAN SERVICING, LLC 4425 PONCE DE LEON BLVD, MS 5-251 CORAL GABLES, FL 33146
STEWART TITLE OF OKLAHOMA, INC 701 N. BROADWAY, SUITE 300 OKLAHOMA CITY, OK 73102

Violation Address: 1036 SW 129TH ST

Legal Description: Lot 014 Block 090 Addition GREENBRIAR EASTLAKE EST SEC 19

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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