

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:

DB	Number(s)
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	25-03-C25-16900; 25-03-C25-17066; 25-04-C25-17607; 25-04-C25-17609; 25-04-C25-19421; 25-04-C25-19425; 25-04-C25-20559; 25-04-C25-21188; 25-04-C25-21939;
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(A total of 10 structures at 9 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 April 22, 2025, ten (10) days prior notice of which was posted upon the subject property and also mailed to the above referenced and designated owners and mortgage holders by first class mail 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 April 23, 2025 and that a reasonable date for completion of such work shall be on or before May 23, 2025, 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 April 23, 2025 and shall be completed on or before May 23, 2025.

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
22ND day of APRIL, 2025.

ATTEST:

Amy K. Simpson
City Clerk



David Holt
Mayor

REVIEWED for form and legality.

Rita E. Douglas-Tally
Assistant Municipal Counselor



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

A

COMBINED NOTICE

Record Owner:

ABAB INC
7008 NW 16TH ST STE 1105
OKLAHOMA CITY, OK 73127

Notice Date: 3/31/2025
Council Hearing Date: 4/22/2025
Legal Notice DB: 2025-3-C25-16900
Inspection Date: 3/28/2025
Parcel ID #: 024890060
Case #: C25-16900
Abandoned Case #: C25-16901

cc: Mortgage Holder(s):

Violation Address: 1115 N KELHAM AVE (AKA: 1628 ABRAM ROSS AVE)

Legal Description: Lot 000 Block 002 Addition JORDAN PLACE SUB
N50FT OF LOTS 1 THRU 6

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

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.

James Lehmkuhler
Municipal Code Inspector
405-297-2317
james.lehmkuhler@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:

NAPLES SV APARTMENTS LLC
16812 DALLAS PKWY
DALLAS, TX 75231

Notice Date: 4/9/2025
Council Hearing Date: 4/22/2025
Legal Notice DB: 2025-4-C25-21939
Inspection Date: 4/8/2025
Parcel ID #: 046285600
Case #: C25-21939
Abandoned Case #: C25-21940

cc: Mortgage Holder(s):

INTERNATIONAL BANK OF COMMERCE 1600 RUBEN TORRES BLVD BROWNSVILLE, TX 78526

NAPLES SV APARTMENTS, LLC 16812 DALLAS PARKWAY DALLAS, TX 75248

NAPLES SV APARTMENTS, LLC JAMES RICHARD FISHER II, MANAGER 16812 DALLAS PARKWAY DALLAS, TX 75248

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

Violation Address: 1017 NW 10TH ST (AKA: 1011 NW 10TH ST; 1015 NW 10TH ST; 1110 N WESTERN AVE;)

Legal Description: Lot 000 Block 003 Addition BLANCHARD ADDITION

LOTS 1 & 2 & LOTS 5 & 6 & N/2 OF VAC ALLEY ADJ ON S & LOTS 13 THRU 20 & S/2 OF VAC ALLEY ADJ ON N

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)
(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
ROOF SAGGING	COMMERCIAL BUILDING
DANGER OF COLLAPSE	COMMERCIAL BUILDING
HOLES IN ROOF	COMMERCIAL BUILDING
HOLES IN ROOF	APARTMENT BUILDING
LACK OF PROPERTY MAINTENANCE	APARTMENT BUILDING

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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B



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

C

COMBINED NOTICE

Record Owner:
NICHOLS KEVIN O
2116 NE 16TH TER
OKLAHOMA CITY, OK 73117

Notice Date: 4/8/2025
Council Hearing Date: 4/22/2025
Legal Notice DB: 2025-4-C25-19421
Inspection Date: 4/7/2025
Parcel ID #: 026441735
Case #: C25-19421
Abandoned Case #: C25-19422

cc: Mortgage Holder(s):

Violation Address: 2116 NE 16TH TER

Legal Description: Lot 000 Block 004 Addition WHITE ORCHARD ADD
LOTS 11 & 12

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
FIRE DAMAGE	HOUSE
DANGER OF COLLAPSE	HOUSE
HOLES IN OUTER WALLS	HOUSE
PREMISES UNSANITARY	
STRUCTURE LEANING	HOUSE
UNSAFE STRUCTURAL MEMBERS	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.

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Chris Smith
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Christopher.smith@okc.gov



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

D

COMBINED NOTICE

Record Owner:

SCOTT DEAN LEE ETAL
COLE PATRICIA ANN
SCOTT DAVID M
2336 NW 121ST ST
OKLAHOMA CITY, OK 73120

Notice Date: 4/8/2025
Council Hearing Date: 4/22/2025
Legal Notice DB: 2025-4-C25-19425
Inspection Date: 4/7/2025
Parcel ID #: 026441725
Case #: C25-19425
Abandoned Case #: C25-19426

cc: Mortgage Holder(s):

DEAN LEE SCOTT 2336 NW 121ST ST OKLAHOMA CITY, OK 73120
PATRICIA ANN COLE 2336 NW 121ST ST OKLAHOMA CITY, OK 73120
DAVID M. SCOTT 2336 NW 121ST ST OKLAHOMA CITY, OK 73120
CHARLES EDWARD SCOTT 2336 NW 121ST ST OKLAHOMA CITY, OK 73120
RONALD WAYNE SCOTT 2336 NW 121ST ST OKLAHOMA CITY, OK 73120
DONNIE RAY SCOTT 2336 NW 121ST ST OKLAHOMA CITY, OK 73120
DARRELL W. SCOTT 2336 NW 121ST ST OKLAHOMA CITY, OK 73120
BARBARA A. JOHNSON 2336 NW 121ST ST OKLAHOMA CITY, OK 73120
SHERYL D. DAVIS 2336 NW 121ST ST OKLAHOMA CITY, OK 73120
PATRICIA A DAVIS 2336 NW 121ST ST OKLAHOMA CITY, OK 73120
JAMES EARL DAVIS, JR. 2336 NW 121ST ST OKLAHOMA CITY, OK 73120

Violation Address: 2120 NE 16TH TER

Legal Description: Lot 000 Block 004 Addition WHITE ORCHARD ADD
LOTS 9 & 10

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
UNSAFE STRUCTURAL MEMBERS	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.

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Chris Smith
Chief Building Inspector
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Christopher.smith@okc.gov

D



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

E

COMBINED NOTICE

Record Owner:

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

Notice Date: 4/9/2025
Council Hearing Date: 4/22/2025
Legal Notice DB: 2025-4-C25-17607
Inspection Date: 4/8/2025
Parcel ID #: 045000540
Case #: C25-17607
Abandoned Case #: C23-72319

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

OMEGA INVESTMENTS LLC ATTN: NATHAN PHUC CAO, MEMBER/MANAGER 1720 N SHARTEL AVE, SUITE C
OKLAHOMA CITY, OK 73103

Violation Address: 918 NW 23RD ST

Legal Description: Lot 000 Block 005 Addition UNIVERSITY ADDITION

LOTS 5 & 6

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:

DAMAGED PORCH	HOUSE
HOLES IN OUTER WALLS	HOUSE
LACK OF PROPERTY MAINTENANCE	HOUSE
PORCH SUPPORTS DAMAGED	HOUSE
UNSAFE STRUCTURAL MEMBERS	HOUSE
ROOF SAGGING	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.

James Lehmkuhler
Municipal Code Inspector
405-297-2317
james.lehmkuhler@okc.gov

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

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

E



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

F

COMBINED NOTICE

Record Owner:

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

Notice Date: 4/7/2025
Council Hearing Date: 4/22/2025
Legal Notice DB: 2025-4-C25-17609
Inspection Date: 4/4/2025
Parcel ID #: 045000522
Case #: C25-17609
Abandoned Case #: C25-10552

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 ATTN: NATHAN PHUC CAO, MANAGER 1720 N SHARTEL AVE, SUITE C OKLAHOMA CITY, OK 73103

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 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
UNSAFE STRUCTURAL MEMBERS	COMMERCIAL BUILDING
PREMISES UNSANITARY	COMMERCIAL BUILDING
LACK OF PROPERTY MAINTENANCE	COMMERCIAL BUILDING

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
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Christopher.smith@okc.gov

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



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

G

COMBINED NOTICE

Record Owner:

LUBE HELEN LOUISE
1244 SW 24TH ST
OKLAHOMA CITY, OK 73109

Notice Date: 4/7/2025
Council Hearing Date: 4/22/2025
Legal Notice DB: 2025-4-C25-21188
Inspection Date: 4/4/2025
Parcel ID #: 108422320
Case #: C25-21188
Abandoned Case #: C24-29598

cc: Mortgage Holder(s):

MARVIN JOINER PO BOX 891056 OKLAHOMA CITY, OK 73189

LAVERNA E. JOINER PO BOX 891056 OKLAHOMA CITY, OK 73189

Violation Address: 1244 SW 24TH ST

Legal Description: Lot 000 Block 006 Addition HIGGINS HEIGHTS ADD
LOTS 23 & 24

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

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

H

COMBINED NOTICE

Record Owner:
HEFFRON WILLIAM REV TRUST
314 NW 25TH ST
OKLAHOMA CITY, OK 73103

Notice Date: 3/31/2025
Council Hearing Date: 4/22/2025
Legal Notice DB: 2025-3-C25-17066
Inspection Date: 3/28/2025
Parcel ID #: 046601960
Case #: C25-17066
Abandoned Case #: C25-17067

cc: Mortgage Holder(s):
TITLE ONE POST OFFICE BOX 20304 OKLAHOMA CITY, OK 73156
POPULAR FINANCIAL SERVICES LLC 400 LIPPINCOTT DR MARLTON, NJ 08053
Violation Address: 314 NW 25TH ST
Legal Description: Lot 005 Block 006 Addition JEFFERSON PARK 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 (APARTMENT 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	APARTMENT BUILDING
HOLES IN ROOF	APARTMENT BUILDING

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

I

COMBINED NOTICE

Record Owner:

SOUSA ILIDIO D & LEONISA
1136 SW 61ST ST
OKLAHOMA CITY, OK 73139

Notice Date: 4/3/2025

Council Hearing Date: 4/22/2025

Legal Notice DB: 2025-4-C25-20559

Inspection Date: 4/2/2025

Parcel ID #: 100941425

Case #: C25-20559

Abandoned Case #: C25-16703

cc: Mortgage Holder(s):

Violation Address: 717 SW 31ST ST

Legal Description: Lot 000 Block 006 Addition MARKLAND HEIGHTS ADD
LOTS 15 & 16

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 (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:

HOLES IN OUTER WALLS	SHED
ROOF SAGGING	SHED
STRUCTURE LEANING	SHED

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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