

## 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:

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**VB**      Number(s)

25-01-C25-05979; 25-02-C25-06332; 25-02-C25-06506; 25-02-C25-06604; 25-02-C25-07148; 25-02-C25-07291; 25-02-C25-07507; 25-02-C25-08594;

(A total of 9 buildings at 8 locations.)

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attached hereto and made part hereof; and,

WHEREAS, pursuant to a public hearing held by and before the Council of The City of Oklahoma City on February 25, 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 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

25TH day of FEBRUARY, 2025.

ATTEST:

Amy K. Simpson  
City Clerk



David Holt  
Mayor

REVIEWED for form and legality.

Pete E. Douglas Tally  
Assistant Municipal Counselor



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

**A**

**COMBINED NOTICE**

**Record Owner:**

JONES CURTIS E ETAL  
APPLEGATE J R  
JONES CURTIS E III  
1240 STATON DR  
OKLAHOMA CITY, OK 73111

Notice Date: 1/31/2025  
Council Hearing Date: 2/25/2025  
Legal Notice UB: 2025-1-C25-05978  
Inspection Date: 1/30/2025  
Parcel ID#: 020077200  
Case #: C25-05978  
Abandoned Case #: C25-05979

**cc: Mortgage Holder(s):**

TAHRA JONES HOOKS 1240 STATION DR OKLAHOMA CITY, OK 73111  
CURTIS JONES 1201 NE 39TH OKLAHOMA CITY, OK 73111

**Violation Address: 1118 NE GRAND BLVD**

**Legal Description: Lot 009 Block 000 Addition HASSMAN HEIGHTS NO 3 ADDITION**

**ALL LOT 9 EXCEPT A STRIP OF LAND LYING IN LOT 9 DES AS E60FT OF SD LOT 9 SD 60FT BEING MEASURED AT RIGHT ANGLE AND PERPENDICULAR TO E LINE LOT 9**

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

Total number of structures: 1 (HOUSE)

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

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

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

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

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

A



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

**B**

**COMBINED NOTICE**

Record Owner:

HAVEN PROPERTY INVESTMENTS LLC  
5830 NW EXPY, UNIT 264  
OKLAHOMA CITY, OK 73132

Notice Date: 2/11/2025  
Council Hearing Date: 2/25/2025  
Legal Notice UB: 2025-2-C25-08592  
Inspection Date: 2/10/2025  
Parcel ID#: 086031035  
Case #: C25-08592  
Abandoned Case #: C25-08594

cc: Mortgage Holder(s):

OKLAHOMA CITY ABSTRACT & TITLE CO. 9211 LAKE HEFNER PARKWAY, SUITE 100 OKLAHOMA CITY, OK 73120  
FIRST SECURITY BANK & TRUST COMPANY 1541 NORTHEAST 23RD STREET OKLAHOMA CITY, OK 73111

Violation Address: 6612 S KELLEY AVE

Legal Description: Lot 016 Block 001 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: 3 (HOUSE)  
(NORTH SHED)  
(SOUTH 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	NORTH SHED
UNSECURED DOORS	SOUTH SHED
TRASH/JUNK	

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

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**B**



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

STRICKEN

C

**COMBINED NOTICE**

Record Owner:  
TRUONG JOHN  
3030 E OVERHOLSER DR  
OKLAHOMA CITY, OK 73127

Notice Date: 2/7/2025  
Council Hearing Date: 2/25/2025  
Legal Notice UB: 2025-2-C25-07506  
Inspection Date: 2/6/2025  
Parcel ID#: 063037460  
Case #: C25-07506  
Abandoned Case #: C25-07507

cc: Mortgage Holder(s):

JOHN TRUONG 7829 NW 8TH ST OKLAHOMA CITY, OK 73127

OLD REPUBLIC TITLE COMPANY OF OKLAHOMA 4040 N. TULSA OKLAHOMA CITY, OK 73112

Violation Address: 1951 NW 12TH ST

Legal Description: Lot 000 Block 004 Addition AVEY & WETZEL  
LOTS 29 & 30

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

**D**

**COMBINED NOTICE**

Record Owner:  
NIGHT OWL HOMES LLC  
5521 NW 125TH CT  
OKLAHOMA CITY, OK 73142-5199

Notice Date: 2/5/2025  
Council Hearing Date: 2/25/2025  
Legal Notice DB: 2025-2-C25-07147  
Inspection Date: 2/4/2025  
Parcel ID #: 094554290  
Case #: C25-07147  
Abandoned Case #: C25-07148

cc: Mortgage Holder(s):

FRUGAL FUNDING, LLC 5030 N. MAY AVE #222 OKLAHOMA CITY, OK 73112

THE OKLAHOMA CITY ABSTRACT & TITLE CO. 1000 W. 15TH STREET EDMOND, OK 73013

NIGHT OWL HOMES LLC 530 SE 31ST ST OKLAHOMA CITY, OK 73129

Violation Address: 130 SE 34TH ST

Legal Description: Lot 000 Block 060 Addition SHIELDS SO OKLA CITY  
LOTS 13 & 14

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 (DETACHED GARAGE)  
(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
PORCH SUPPORTS DAMAGED	HOUSE
UNSAFE STRUCTURAL MEMBERS	HOUSE
HOLES IN ROOF	DETACHED GARAGE
ROOF SAGGING	DETACHED GARAGE
HOLES IN OUTER WALLS	DETACHED GARAGE
STRUCTURE LEANING	DETACHED GARAGE
PREMISES UNSANITARY	

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

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**D**



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

**E**

**COMBINED NOTICE**

Record Owner:  
BROWN OTIS J  
PO BOX 785  
CHOCTAW, OK 73020

Notice Date: 2/7/2025  
Council Hearing Date: 2/25/2025  
Legal Notice UB: 2025-2-C25-06603  
Inspection Date: 2/6/2025  
Parcel ID#: 094837395  
Case #: C25-06603  
Abandoned Case #: C25-06604

cc: Mortgage Holder(s):

OTIS BROWN 513 SE 35TH ST OKLAHOMA CITY, OK 73129

Violation Address: 513 SE 35TH ST

Legal Description: Lot 031 Block 011 Addition LAWRENCE PLACE ADD

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

Total number of structures: 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

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

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

**F**

**COMBINED NOTICE**

Record Owner:

BAKER JON DALE TRS  
BAKER JON DALE PROTECTION TRUST  
326 SW 41ST ST  
OKLAHOMA CITY, OK 73109

Notice Date: 2/6/2025  
Council Hearing Date: 2/25/2025  
Legal Notice DB: 2025-2-C25-06505  
Inspection Date: 2/5/2025  
Parcel ID #: 113442795  
Case #: C25-06505  
Abandoned Case #: C25-06506

cc: Mortgage Holder(s):

CUSTOM RECORDING SOLUTIONS 2550 N. REDHILL AVE. SANTA ANNA, CA 92705

BANK OF AMERICA, NA 9000 SOUTHSIDE BLVD, BLD 700 JACKSONVILLE, FL 32256

OATH LAW 1214 EAST 33RD STREET TULSA, OK 74105

JON DALE BAKER 326 SW 41ST STREET OKLAHOMA CITY, OK 73109

Violation Address: 3105 SW 51ST ST

Legal Description: Lot 023 Block 011 Addition ROGER GIVENS 2ND AIRLINE

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
UNSAFE STRUCTURAL MEMBERS	HOUSE
ROOF SAGGING	HOUSE
HOLES IN OUTER WALLS	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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**F**



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

**G**

**COMBINED NOTICE**

Record Owner:

PETRO CAT PROPERTIES LLC  
1120 SW 61ST ST  
OKLAHOMA CITY, OK 73139

Notice Date: 2/5/2025  
Council Hearing Date: 2/25/2025  
Legal Notice UB: 2025-2-C25-06331  
Inspection Date: 2/4/2025  
Parcel ID#: 109731355  
Case #: C25-06331  
Abandoned Case #: C25-06332

cc: Mortgage Holder(s):

TRAVIS C. SMITH 511 COUCH DR, 3RD FLOOR OKLAHOMA CITY, OK 73102

ADDISON BUTLER LEGAL AID SERVICES OF OKLAHOMA, INC 2915 N. CLASSEN BLVD, SUITE 200 OKLAHOMA CITY, OK 73106

PETRO CAT PROPERTIES, LLC 2046 IVANHOE ST DENVER, CO 80207

DINNERIS MATOS DELGADO 1120 SW 61ST ST OKLAHOMA CITY, OK 73139

Violation Address: 1120 SW 61ST ST

Legal Description: Lot 016 Block 011 Addition CRAB ORCHARD

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 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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**G**



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

**H**

**COMBINED NOTICE**

Record Owner:

MELOTT BRANDON & LINDSEY  
2509 NW 111TH ST  
OKLAHOMA CITY, OK 73120

Notice Date: 2/6/2025  
Council Hearing Date: 2/25/2025  
Legal Notice DB: 2025-2-C25-07290  
Inspection Date: 2/5/2025  
Parcel ID #: 109791165  
Case #: C25-07290  
Abandoned Case #: C25-07291

cc: Mortgage Holder(s):

VALOR BANK 1501 RENAISSANCE BLVD EDMOND, OK 73013

FIRST AMERICAN TITLE 133 N.W. 8TH ST OKLAHOMA CITY, OK 73102

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC P.O. BOX 2026 FLINT, MI 48501

FIRST AMERICAN TITLE 3000 W. MEMORIAL ROAD, SUITE 216 OKLAHOMA CITY, OK 73120

Violation Address: 2509 NW 111TH ST

Legal Description: Lot 000 Block 008 Addition STONEGATE

E74FT LOT 17 & W2FT LOT 18

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

Total number of structures: 1 (HOUSE)

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

FIRE DAMAGE	HOUSE
HOLES IN OUTER WALLS	HOUSE
UNSAFE STRUCTURAL MEMBERS	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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**H**