

RESOLUTION

RESOLUTION DECLARING THAT CERTAIN STRUCTURES IN THE CITY OF OKLAHOMA CITY ARE UNSECURED STRUCTURES AND THAT THE BOARDING AND SECURING OF SAID STRUCTURES WOULD PROMOTE AND BENEFIT THE PUBLIC HEALTH, SAFETY AND WELFARE; AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO CAUSE THE REQUIRED WORK TO BE DONE; DIRECTING THE CITY CLERK TO PURSUE RECOVERY OF COSTS FOR SUCH WORK IF DONE BY THE CITY; DIRECTING THE CITY TREASURER TO DEPOSIT ANY REVENUES RECOVERED FOR BOARDING AND SECURING 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:

UB	Number(s)
	24-10-C24-67968; 24-10-C24-68171; 24-10-C24-68182; 24-10-C24-68338; 24-10-C24-68580; 24-11-C24-68696; 24-11-C24-69191; 24-11-C24-69223; 24-11-C24-69349; 24-11-C24-69424; 24-11-C24-69462; 24-11-C24-69495; 24-11-C24-69622; 24-11-C24-69726; 24-11-C24-69957;
	(A total of 21 structures at 15 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 November 19, 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 are unsecured structures as defined by 11 Oklahoma Statute, Section 22-112.1(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 unsecured condition of each of said structures as above described, the Council finds and concludes that the boarding and securing of said structures will make such structures less available for transient occupation, decrease a fire hazard created by such structures, and decrease the hazard that such structures will constitute an attractive nuisance to children; and,

WHEREAS, the Council finds and concludes that the boarding and securing of such unsecured structures will promote and benefit the public health, safety and welfare; and

WHEREAS, the Council desires (1) to authorize the City Manager, or his designee, to cause the required boarding and securing work to be performed by a contractor or other agents 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 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) As a result of the inspection and observation of the structures listed above by City inspectors, the structures listed and described on said attached legal notice forms are hereby found and declared by the Council of The City of Oklahoma City to be unsecured structures as defined by 11 Oklahoma Statute, Section 22-112.1(C);

(2) That the boarding and securing thereof would make such buildings less available for transient occupation, decrease a fire hazard created by such buildings and decrease the hazard that such

buildings will constitute an attractive nuisance to children. Furthermore, it has been determined that the boarding and securing of said structures would promote and benefit the health, safety and welfare of the general public and the community.

(3) The 'boarding and securing' of a structure, as this phrase is used in this resolution, means the closing, boarding and/or locking of any or all exterior openings, to prevent entry into the structure. To be correctly boarded and secured, all openings into a structure must be secured in the manner set forth in the Notice of Violation. Structures which are not secured by these standards may be subject to additional boarding and securing by The City of Oklahoma City.

AND, BE IT FURTHER RESOLVED that the Council does hereby authorize the City Manager, or his designee, to cause the required work to be performed by a contractor or other agents 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 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 thirty (30) days, to certify the costs of any such work to the County Treasurer for addition of said costs to the ad valorem tax rolls for the particular property, all as authorized by 11 Oklahoma Statutes, Section 22-122.1(C).

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 the boarding and securing of said structures if such work is performed by the City, and that such costs are the personal obligation of the property owner from and after the date of filing of said notice.

AND, BE IT FURTHER RESOLVED that the City Manager or his designee are hereby authorized to summarily abate any subsequent need for boarding and securing of said structures occurring within six months after the initial boarding and securing done pursuant to this Resolution and that any such subsequent boarding and securing shall be performed pursuant to the procedures set forth in 11 Okla. Stat., Section 22-112.1(C)(1) and (C)(9).

ADOPTED by the Council and SIGNED by the Mayor of The City of Oklahoma City this
19TH day of NOVEMBER, 2024.

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:
SEA TO TEA LLC
PO BOX 32956
OKLAHOMA CITY, OK 73123

Notice Date: 10/31/2024
Council Hearing Date: 11/19/2024
Legal Notice UB: 2024-10-C24-67968
Inspection Date: 10/30/2024
Parcel ID#: 050355500
Case #: C24-67968
Abandoned Case #: C24-67969

cc: Mortgage Holder(s):

OKLAHOMA CITY ABSTRACT & TITLE CO. 1900 N.W. EXPRESSWAY, SUITE 210 OKLAHOMA CITY, OK 73118

OKLAHOMA PRIME TITLE & ESCROW LLC 13913 QUAIL POINTE DR. SUITE A OKLAHOMA CITY, OK 73134

Violation Address: 2610 N CLASSEN BLVD

Legal Description: Lot 000 Block 002 Addition LAWNDALE ADDITION

N 1/2 LOTS 20 & 21

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

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:
BOMAR RE LLC
7 NE 6TH ST, UNIT 330
OKLAHOMA CITY, OK 73104

Notice Date: 11/4/2024
Council Hearing Date: 11/19/2024
Legal Notice UB: 2024-11-C24-69349
Inspection Date: 10/30/2024
Parcel ID#: 010018284
Case #: C24-69349
Abandoned Case #: C24-69350

cc: Mortgage Holder(s):

AMERICAN EAGLE TITLE GROUP 421 NW 13TH ST, SUITE 320 OKLAHOMA CITY, OK 73103

BOMAR RE, LLC 718 W SHERIDAN OKLAHOMA CITY, OK 73102

BOMAR RE LLC 718 W SHERIDAN OKLAHOMA CITY, OK 73102

Violation Address: 434 W MAIN ST

Legal Description: Lot 000 Block 062 Addition OKLA CITY ORIGINAL
PT OF LOT 21 BEING 7.5FT ON N & 3.54FT ON S & ALL OF LOT 22

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

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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andrew.jones@okc.gov

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



COMBINED NOTICE

Record Owner:
PUIG JOSE
3001 PARKLAWN DR
MIDWEST CITY, OK 73110

Notice Date: 11/5/2024
Council Hearing Date: 11/19/2024
Legal Notice UB: 2024-11-C24-69726
Inspection Date: 11/4/2024
Parcel ID#: 074122800
Case #: C24-69726
Abandoned Case #: C23-29589

cc: Mortgage Holder(s):

LAWYERS TITLE OF OKLAHOMA CITY, INC 1200 NW 63RD, STE 301 OKLAHOMA CITY, OK 73116
LAWYERS TITLE OF OKLAHOMA CITY, INC 1200 NW 63RD ST, STE 301 OKLAHOMA CITY, OK 73116
GARY SHOEMAKER 2664 SW 42ND ST OKLAHOMA CITY, OK 73119
GARY SHOEMAKER 2664 SW 42ND STREET OKLAHOMA CITY, OK 73119
LISA SHOEMAKER 2664 SW 42ND ST OKLAHOMA CITY, OK 73119
LISA SHOEMAKER 2664 SW 42ND STREET OKLAHOMA CITY, OK 73119
JOSE PUIG 2717 NW 20TH ST OKLAHOMA CITY, OK 73107

Violation Address: 4305 S MILLER AVE (AKA: 4309 S MILLER AVE)

Legal Description: Lot 000 Block 033 Addition COLEYS SUB 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 (HOUSE 4309)

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 4309
UNSECURED DOORS	HOUSE 4309
UNSECURED WINDOWS	HOUSE 4309
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

C

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



COMBINED NOTICE

Record Owner:

VISION PROPERTY GROUP LLC
4800 S FOSTER RD TRL, UNIT 163
OKLAHOMA CITY, OK 73129

Notice Date: 11/4/2024
Council Hearing Date: 11/19/2024
Legal Notice UB: 2024-11-C24-69191
Inspection Date: 10/31/2024
Parcel ID#: 051909290
Case #: C24-69191
Abandoned Case #: C23-37382

cc: Mortgage Holder(s):

CHICAGO TITLE OKLAHOMA 3401 NW 63RD ST, STE 300 OKLAHOMA CITY, OK 73116
THE CASH FLOW COMPANY 1101 W. MINERAL AVE #101 LITTLETON, CO 80120
TNS LOANS 1101 W. MINERAL AVE #101 LITTLETON, CO 80120
DARUSH ABDOLLAHI 8201 N.W. 92ND ST OKLAHOMA CITY, OK 73132

Violation Address: 3504 N PENNSYLVANIA AVE

Legal Description: Lot 000 Block 003 Addition WESTMONT AMD SUB ADD
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

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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Christopher.smith@okc.gov



COMBINED NOTICE

Record Owner:
SCOTT TONY D & CANDACE
2616 RENWICK AVE
OKLAHOMA CITY, OK 73128

Notice Date: 10/29/2024
Council Hearing Date: 11/19/2024
Legal Notice UB: 2024-10-C24-68580
Inspection Date: 10/28/2024
Parcel ID#: 86422
Case #: C24-68580
Abandoned Case #: C24-68581

cc: Mortgage Holder(s):

NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING 75 BEATTIE PLACE, SUITE 300 GREENVILLE, SC 29601
OKLAHOMA CITY ABSTRACT AND TITLE COMPANY 9211 LAKE HEFNER PARKWAY, SUITE 100 OKLAHOMA CITY, OK 73120

Violation Address: 2616 RENWICK AVE

Legal Description: Lot 003 Block 006 Addition WESTBROOKE ESTATES 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: 2 (HOUSE)
(POOL)

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 POOL POOL
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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Chief Building Inspector
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Christopher.smith@okc.gov

E



COMBINED NOTICE

Record Owner:

AFP SIXTY NINE CORP
C/O UNITED CAPITAL CORP
9 PARK PL FL 4
GREAT NECK,NY 11021

Notice Date: 10/29/2024
Council Hearing Date: 11/19/2024
Legal Notice UB: 2024-10-C24-68338
Inspection Date: 10/28/2024
Parcel ID#: 105209810
Case #: C24-68338
Abandoned Case #: C24-68339

cc: Mortgage Holder(s):

ROCHELLE LAUFER, ESQ. UNITED CAPITAL CORP. 9 PARK PLACE GREAT NECK, NY 11021

Violation Address: 6324 S WESTERN AVE

Legal Description: Lot 000 Block 004 Addition SOUTH HILL CREST ADD
W6FT LOT 41 & LOTS 42 THRU 48 EX W17FT OF LOT 48

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:

FIRE DAMAGE	COMMERCIAL BUILDING
UNSECURED DOORS	COMMERCIAL BUILDING
HOLES IN ROOF	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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405-297-3953
andrew.jones@okc.gov

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



COMBINED NOTICE

Record Owner:
IMMANUEL COZY HOMES LLC
11925 SW 17TH ST
YUKON, OK 73099

Notice Date: 11/6/2024
Council Hearing Date: 11/19/2024
Legal Notice UB: 2024-11-C24-69462
Inspection Date: 11/5/2024
Parcel ID#: 113911
Case #: C24-69462
Abandoned Case #: C24-69463

cc: Mortgage Holder(s):

FIRST NATIONAL BANK OF OKLAHOMA NORTHSORE BRANCH 10900 HEFNER POINTE, SUITE 300 OKLAHOMA CITY, OK 73120
CHICAGO TITLE OKLAHOMA CO. 3401 NW 63RD, SUITE 300 OKLAHOMA CITY, OK 73116

Violation Address: 11925 SW 17TH ST

Legal Description: Lot 026 Block 001 Addition ASHFORD PLACE

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
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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andrew.jones@okc.gov

Chris Smith
Chief Building Inspector
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COMBINED NOTICE

Record Owner:

MAUK KENT A TRS
MAUK KENT A REV TRUST
PO BOX 57770
OKLAHOMA CITY, OK 73157

Notice Date: 11/5/2024
Council Hearing Date: 11/19/2024
Legal Notice UB: 2024-11-C24-69622
Inspection Date: 11/4/2024
Parcel ID#: 052557260
Case #: C24-69622

cc: Mortgage Holder(s):

KENT A. MAUK 2101 N.W. 26TH ST OKLAHOMA CITY, OK 73107
MARK K. FITCH, ATTORNEY 50 PENN PLACE, SUITE 1300 OKLAHOMA CITY, OK 73118

Violation Address: 2101 NW 26TH ST

Legal Description: Lot 022 Block 00H Addition CASHION PLACE AMD

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 (DETACHED GARAGE)

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	DETACHED GARAGE
HOLES IN OUTER WALLS	DETACHED GARAGE

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
Chief Building Inspector
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Christopher.smith@okc.gov



COMBINED NOTICE

Record Owner:
MLM ENTERPRISES LLC
PO BOX 578
CHANDLER, OK 74834

Notice Date: 11/6/2024
Council Hearing Date: 11/19/2024
Legal Notice UB: 2024-11-C24-69957
Inspection Date: 11/5/2024
Parcel ID#: 073407200
Case #: C24-69957
Abandoned Case #: C24-69958

cc: Mortgage Holder(s):

OLD REPUBLIC TITLE COMPANY OF OKLAHOMA 4040 N. TULSA OKLAHOMA CITY, OK 73112
THE FIRST NATIONAL BANK OF MCGREGOR 401 MAIN STREET MCGREGOR, TX 76657
MLM ENTERPRISES, LLC PO BOX 95206 OKLAHOMA CITY, OK 73143

Violation Address: 1626 SE 40TH ST

Legal Description: Lot 001 Block 011 Addition PASADENA HEIGHTS 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: 3 (SHED)
(SOUTH COMMERCIAL BUILDING)
(WEST 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 WEST COMMERCIAL BUILDING
UNSECURED DOORS SOUTH COMMERCIAL BUILDING
HOLES IN OUTER WALLS SOUTH COMMERCIAL BUILDING
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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I



COMBINED NOTICE

Record Owner:
INDIAHOMA PROPERTIES LLC
PO BOX 14783
OKLAHOMA CITY, OK 73113

Notice Date: 11/4/2024
Council Hearing Date: 11/19/2024
Legal Notice UB: 2024-11-C24-69495
Inspection Date: 10/31/2024
Parcel ID#: 113294360
Case #: C24-69495
Abandoned Case #: C24-69496

cc: Mortgage Holder(s):

EVANS & DAVIS ATTN: COLBY L. ROBERTSON 211 N. BROADWAY EDMOND, OK 73034

Violation Address: 2513 SE 45TH ST

Legal Description: Lot 011 Block 019 Addition LUMBERMANS # 3 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

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

K

COMBINED NOTICE

Record Owner:

GIL JOEL ANTHONY
4800 SE 45TH ST
DEL CITY, OK 73135

Notice Date: 11/4/2024
Council Hearing Date: 11/19/2024
Legal Notice UB: 2024-11-C24-69223
Inspection Date: 10/31/2024
Parcel ID#: 142841320
Case #: C24-69223
Abandoned Case #: C24-69224

cc: Mortgage Holder(s):

GENA HETTLER USAA FEDERAL SAVINGS BANK 10750 MCDERMOTT FREEWAY SAN ANTONIO, TX 78288
SERVICELINK 1355 CHERRINGTON PARKWAY MOON TOWNSHIP, PA 15108
BUFFALO LAND ABSTRACT 7306 S. LEWIS, STE 100 TULSA, OK 74136
USAA FEDERAL SAVINGS BANK 10750 MCDERMOTT FREEWAY SAN ANTONIO, TX 78288
TAMMY GARVIN 10101 S. PENN, STE H OKLAHOMA CITY, OK 73159
HOMETRUST MORTGAGE COMPANY 10101 S. PENN STE. H OKLAHOMA CITY, OK 73159
STEWART ESCROW & TITLE 1200 S. AIR DEPOT STE M MIDWEST CITY, OK 73110

Violation Address: 4800 SE 45TH ST

Legal Description: Lot 001 Block 004 Addition LEONHARDTS CHERRY HILL

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.

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

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

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COMBINED NOTICE

Record Owner:
5M CONTRACTING LLC
2119 RIVERWALK DR, UNIT 122
MOORE,OK 73160

Notice Date: 11/6/2024
Council Hearing Date: 11/19/2024
Legal Notice UB: 2024-11-C24-69424
Inspection Date: 11/5/2024
Parcel ID#: 086346560
Case #: C24-69424
Abandoned Case #: C24-69425

cc: Mortgage Holder(s):

VALOR BANK 1501 RENAISSANCE BLVD EDMOND, OK 73013

CHICAGO TITLE OKLAHOMA 3401 NW 63RD ST., STE 300 OKLAHOMA CITY, OK 73115

OKLAHOMA CITY ABSTRACT & TITLE COMPANY 9211 LAKE HEFNER PARKWAY, SUITE 100 OKLAHOMA CITY, OK 73120

5M CONTRACTING, LLC 3017 BRUSH CREEK RD OKLAHOAM CITY, OK 73120

Violation Address: 240 SE 55TH ST

Legal Description: Lot 000 Block 010 Addition WILMONT PLACE ADD

W5FT LOT 2 & ALL 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: 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 WINDOWS HOUSE
UNSECURED DOORS 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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COMBINED NOTICE

Record Owner:

BLH INVESTMENT PROPERTIES LLC
6011 N ROBINSON AVE
OKLAHOMA CITY, OK 73118

Notice Date: 10/31/2024
Council Hearing Date: 11/19/2024
Legal Notice UB: 2024-10-C24-68182
Inspection Date: 10/30/2024
Parcel ID#: 114558010
Case #: C24-68182
Abandoned Case #: C24-68183

cc: Mortgage Holder(s):

WEOKIE FEDERAL CREDIT UNION PO BOX 26090 OKLAHOMA CITY, OK 73126

WEOKIE FEDERAL CREDIT UNION ATTN: COMMERCIAL LOANS P.O. BOX 26090 OKLAHOMA CITY, OK 73126

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

BLH INVESTMENT PROPERTIES LLC ATTN: BRIAN HIGGINS 14613 EXMOOR CIRCLE OKLAHOMA CITY, OK 73142

AMERICAN EAGLE TITLE GROUP 421 NW 13TH ST, SUITE 320 OKLAHOMA CITY, OK 73103

Violation Address: 2744 NW 57TH ST

Legal Description: Lot 000 Block 022 Addition MILAMS NORTHWEST HIGHLAND ADD
W7FT LOT 21 & ALL LOTS 22 THRU 24

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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M



COMBINED NOTICE

Record Owner:

MCKEE JAMES P & ALICE
20646 TEMPE AVE
HARRAH, OK 73045

Notice Date: 11/4/2024
Council Hearing Date: 11/19/2024
Legal Notice UB: 2024-11-C24-68696
Inspection Date: 10/31/2024
Parcel ID#: 130832390
Case #: C24-68696
Abandoned Case #: C24-04954

cc: Mortgage Holder(s):

MCKEE JAMES P & ALICE 7420 NW 101ST ST OKLAHOMA CITY, OK 73162

FREEDOM MORTGAGE CORPORATION 20 LAKE CENTER DRIVE MARLTON, NJ 08053

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

CERTAINTY HOME LOANS LLC C/O STEARNS LENDING, LLC 401 E. CORPORATE DRIVE, STE 150 LEWISVILLE, TX 75057

JAMES P MCKEE 7420 NW 101ST STREET OKLAHOMA CITY, OK 73162

FREEDOM MORTGAGE CORPORATION C/O NATIONWIDE TITLE CLEARING, LLC 2100 ALT. 19 NORTH PALM HARBOR, FL 34683

Violation Address: 7420 NW 101ST ST

Legal Description: Lot 006 Block 017 Addition EAGLE LAKE ESTATES SEC 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: 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
UNSECURED WINDOWS	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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Chris Smith
Chief Building Inspector
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COMBINED NOTICE

Record Owner:

1206 LLC
2229 NW 114TH ST
OKLAHOMA CITY, OK 73120

Notice Date: 10/31/2024
Council Hearing Date: 11/19/2024
Legal Notice UB: 2024-10-C24-68171
Inspection Date: 10/30/2024
Parcel ID#: 109671855
Case #: C24-68171
Abandoned Case #: C24-68172

cc: Mortgage Holder(s):

THUNDER TEAM LEASING & ASSET MANAGEMENT 2229 NW 114TH ST OKLAHOMA CITY, OK 73120
FIRST SECURITY BANK & TRUST COMPANY 1541 NORTHEAST 23RD STREET OKLAHOMA CITY, OK 73111
OKLAHOMA PRIME TITLE 13913 QUAIL POINTE DR. STE A OKLAHOMA CITY, OK 73134
HGM INVESTMENTS LLC PO BOX 30172 EDMOND, OK 73003
HGM INVESTMENTS LLC PO BOX 30172 EDMOND, OK 73012
LINCOLN TITLE 501 SE 4TH ST, STE A MOORE, OK 73160
1206 LLC 1701 N BROADWAY AVE OKLAHOMA CITY, OK 73103

Violation Address: 2229 NW 114TH ST

Legal Description: Lot 000 Block 004 Addition PENN PARK
LOT 18 EX W43FT & W33.61FT OF LOT 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: 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 DOORS HOUSE
UNSECURED DOORS 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.

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