

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)
	25-01-C24-78748; 25-01-C24-78860; 25-01-C24-78970; 25-01-C24-79742; 25-01-C24-79805; 25-01-C24-79916; 25-01-C24-80192; 25-01-C25-00093; 25-01-C25-00309; 25-01-C25-00463; 25-01-C25-00639; 25-01-C25-00652; 25-01-C25-01879; 25-01-C25-02355; 25-01-C25-02362;

(A total of 19 buildings 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 January 28, 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, 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;

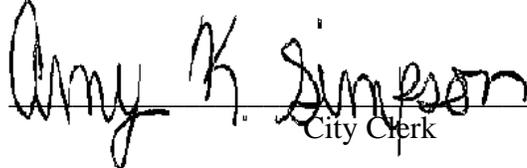
AND, BE IT FURTHER RESOLVED by the Council that any and all revenues recovered for such work shall be deposited by the City Treasurer into a specific City fund which said revenues were originally appropriated.

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

28TH day of JANUARY, 2025.

ATTEST:


City Clerk




Mayor

REVIEWED for form and legality.


Assistant Municipal Counselor



COMBINED NOTICE

Record Owner:

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

Notice Date: 1/6/2025
Council Hearing Date: 1/28/2025
Legal Notice UB: 2025-1-C25-00308
Inspection Date: 1/3/2025
Parcel ID#: 045006642
Case #: C25-00308
Abandoned Case #: C25-00309

cc: Mortgage Holder(s):

LAWYERS TITLE OF OKLAHOMA CITY, INC LAWYERS TITLE BUILDING - SUITE 100 1141 N. ROBINSON OKLAHOMA CITY, OK 73103
GMAC MORTGAGE, LLC DBA DITECH.COM 3200 PARK CENTER DR. SUITE 150 COSTA MESA, CA 92626
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC P.O. BOX 2026 FLINT, MI 48501

Violation Address: 1911 N BLACKWELDER AVE

Legal Description: Lot 000 Block 057 Addition UNIVERSITY ADDITION
N41FT OF LOTS 17 THRU 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: 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 CRAWLSPACE HOUSE
- OPEN BASEMENT HOUSE
- UNSECURED DOORS DETACHED GARAGE
- UNSECURED WINDOWS 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.

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



COMBINED NOTICE

Record Owner:

NOVA STAR RECYCLING LLC
121 N PASADENA BLVD
PASADENA, TX 77506

Notice Date: 1/14/2025
Council Hearing Date: 1/28/2025
Legal Notice UB: 2025-1-C25-01878
Inspection Date: 1/13/2025
Parcel ID#: 089864530
Case #: C25-01878
Abandoned Case #: C25-01879

cc: Mortgage Holder(s):

KIERAN D. MAYE, JR MILLER DOLLARHIDE 100 PARK AVENUE, SECOND FLOOR OKLAHOMA CITY, OK 73102

Violation Address: 3550 NEWCASTLE RD

Legal Description: Lot 000 Block 015 Addition ROGER GIVENS SOUTHWEST ADD
PT OF LOTS 12 & 13 BEG NWLY/C LOT 13 NELY63FT S79.75FT SWLY 21.5FT SELY 113.3FT SWLY 3.15FT
NLY 183FT TO BEG & ALL LOT14

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

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:
PARKVIEW DEVELOPMENT COMPANY LLC
3131 NW 63RD ST
OKLAHOMA CITY,OK 73116

Notice Date: 1/14/2025
Council Hearing Date: 1/28/2025
Legal Notice DB: 2025-1-C25-02354
Inspection Date: 1/13/2025
Parcel ID #: 090074598
Case #: C25-02354
Abandoned Case #: C25-02355

cc: Mortgage Holder(s):

- STEWART TITLE OF OKLAHOMA, INC 701 N. BROADWAY, #300 OKLAHOMA CITY, OK 73102
- STEWART TITLE OF OKLAHOMA, INC 5651 N CLASSEN BLVD, SUITE 100 OKLAHOMA CITY, OK 73118
- PARKVIEW DEVELOPMENT COMPANY, LLC 525 NW 13TH ST OKLAHOMA CITY, OK 73103
- PARKVIEW DEVELOPMENT COMPANY, LLC 6424 BRANDYWINE LN OKLAHOMA CITY, OK 73116
- PARKVIEW DEVELOPMENT COMPANY 2 LLC 3131 NORTHWEST 63RD ST. OKLAHOMA CITY, OK 73116
- PARKVIEW DEVELOPMENT COMPANY 2 LLC 6424 BRANDYWINE LN OKLAHOMA CITY, OK 73116
- PARKVIEW DEVELOPMENT COMPANY 2 LLC 525 NW 13TH ST OKLAHOMA CITY, OK 73103

Violation Address: 1320 S ROBINSON AVE

Legal Description: Lot 000 Block 012 Addition SOUTH PARK ADDITION TO OKC
LOTS 17 THRU 19

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:

- DECAYED FOUNDATION COMMERCIAL BUILDING
- HOLES IN ROOF 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.

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

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

C



COMBINED NOTICE

Record Owner:
PARKVIEW DEVELOPMENT COMPANY LLC
3131 NW 63RD ST
OKLAHOMA CITY, OK 73116

Notice Date: 1/14/2025
Council Hearing Date: 1/28/2025
Legal Notice DB: 2025-1-C25-02361
Inspection Date: 1/13/2025
Parcel ID #: 090074636
Case #: C25-02361
Abandoned Case #: C25-02362

cc: Mortgage Holder(s):

- STEWART TITLE OF OKLAHOMA, INC 701 N. BROADWAY, #300 OKLAHOMA CITY, OK 73102
- STEWART TITLE OF OKLAHOMA, INC 5651 N CLASSEN BLVD, SUITE 100 OKLAHOMA CITY, OK 73118
- PARKVIEW DEVELOPMENT COMPANY, LLC 525 NW 13TH ST OKLAHOMA CITY, OK 73103
- PARKVIEW DEVELOPMENT COMPANY, LLC 6424 BRANDYWINE LN OKLAHOMA CITY, OK 73116
- PARKVIEW DEVELOPMENT COMPANY 2 LLC 3131 NORTHWEST 63RD ST. OKLAHOMA CITY, OK 73116
- PARKVIEW DEVELOPMENT COMPANY 2 LLC 6424 BRANDYWINE LN OKLAHOMA CITY, OK 73116
- PARKVIEW DEVELOPMENT COMPANY 2 LLC 525 NW 13TH ST OKLAHOMA CITY, OK 73103

Violation Address: 1328 S ROBINSON AVE

Legal Description: Lot 000 Block 012 Addition SOUTH PARK ADDITION TO OKC
LOTS 20 THRU 22

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

Total number of structures: 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:

- DECAYED FOUNDATION COMMERCIAL BUILDING
- HOLES IN ROOF COMMERCIAL BUILDING
- 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.

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

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

D



COMBINED NOTICE

Record Owner:
NAPLES SV APARTMENTS LLC
16812 DALLAS PKWY
DALLAS, TX 75231

Notice Date: 1/6/2025
Council Hearing Date: 1/28/2025
Legal Notice UB: 2025-1-C24-79804
Inspection Date: 1/3/2025
Parcel ID#: 046285600
Case #: C24-79804
Abandoned Case #: C24-79805

cc: Mortgage Holder(s):

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

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

Violation Address: 1017 NW 10TH ST (AKA: 1110 N WESTERN AVE; 1110 1/2 N WESTERN AVE; 1015 NW 10TH ST)

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 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

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:
PATCHIN TIMOTHY J
11605 CREST PL
OKLAHOMA CITY, OK 73131

Notice Date: 1/10/2025
Council Hearing Date: 1/28/2025
Legal Notice DB: 2025-1-C25-00638
Inspection Date: 1/8/2025
Parcel ID #: 065913975
Case #: C25-00638
Abandoned Case #: C25-00639

cc: Mortgage Holder(s):

TIMOTHY J. PATCHIN 4808 JAY CREST CT FT WORTH, TX 76135

TIMOTHY A. HEEFNER, OBA #17524 GOOLSBY, PROCTOR, HEEFNER, & GIBBS, P.C. 701 NORTH BROADWAY, SUITE 400 OKLAHOMA CITY, OK 73102

Violation Address: 3745 NW 11TH ST

Legal Description: Lot 000 Block 006 Addition MEADOWBROOK ADDITION

LOTS 25 THRU 27

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
- HOLES IN ROOF 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.

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

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



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

STRICKEN

G

COMBINED NOTICE

Record Owner:

MARTINEZ BERTHA CARMONA
2442 NW 14TH ST
OKLAHOMA CITY, OK 73107

Notice Date: 1/6/2025
Council Hearing Date: 1/28/2025
Legal Notice UB: 2025-1-C25-00092
Inspection Date: 1/3/2025
Parcel ID#: 063345505
Case #: C25-00092
Abandoned Case #: C25-00093

cc: Mortgage Holder(s):

Violation Address: 2442 NW 14TH ST (AKA: 2440 NW 14TH ST)

Legal Description: Lot 000 Block 025 Addition YOUNGS ENGLEWOOD ADD
LOTS 24 25 & 26

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

Total number of structures: 1 (HOUSE)

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

UNSECURED 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.

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:
PATCHIN TIMOTHY
11605 CREST PL
OKLAHOMA CITY, OK 73131

Notice Date: 1/6/2025
Council Hearing Date: 1/28/2025
Legal Notice UB: 2025-1-C24-78747
Inspection Date: 1/3/2025
Parcel ID#: 066622440
Case #: C24-78747
Abandoned Case #: C24-78748

cc: Mortgage Holder(s):

TIMOTHY A. HEEFNER, OBA #17524 GOOLSBY, PROCTOR, HEEFNER, & GIBBS, P.C. 701 NORTH BROADWAY, SUITE 400 OKLAHOMA CITY, OK 73102

Violation Address: 3600 NW 17TH ST

Legal Description: Lot 001 Block 007 Addition LINWOOD PLACE SECOND
E60FT

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

Total number of structures: 1 (HOUSE)

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

UNSECURED WINDOWS HOUSE

UNSECURED CRAWLSPACE HOUSE

TRASH/JUNK

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

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:
BLESSED SHAWNEE LLC
4535 NW 63RD ST
OKLAHOMA CITY, OK 73132

Notice Date: 1/6/2025
Council Hearing Date: 1/28/2025
Legal Notice UB: 2025-1-C24-80191
Inspection Date: 1/3/2025
Parcel ID#: 045006633
Case #: C24-80191
Abandoned Case #: C24-80192

cc: Mortgage Holder(s):

FIRSTITLE & ABSTRACT SERVICES, LLC 1401 S BOULDER AVE TULSA, OK 74119

ROBIN L. EPTON-ANLAUF, F/K/A ROBIN EPTON 3112 SW 102 OKLAHOMA CITY, OK 73159

Violation Address: 1700 NW 19TH ST (AKA: 1913 N BLACKWELDER AVE; 1915 N BLACKWELDER AVE;
1917 N BLACKWELDER AVE; 1919 N BLACKWELDER AVE)

Legal Description: Lot 000 Block 057 Addition UNIVERSITY ADDITION

LOTS 15 & 16

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

Total number of structures: 3 (DUPLEX)
(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 DUPLEX
UNSECURED WINDOWS DUPLEX
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.

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

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

I



COMBINED NOTICE

Record Owner:
HAWPE KANDYE
PO BOX 791644
NEW ORLEANS, LA 70179

Notice Date: 1/10/2025
Council Hearing Date: 1/28/2025
Legal Notice UB: 2025-1-C25-00651
Inspection Date: 1/8/2025
Parcel ID#: 051251200
Case #: C25-00651
Abandoned Case #: C25-00652

cc: Mortgage Holder(s):
PRINCIPAL PORTFOLIO SERVICES, INC 3631 SOUTH HARBOR BLVD SUITE 200 SANTA ANA, CA 92704
TMS MORTGAGE INC 1132 NW 30TH STREET OKLAHOMA CITY, OK 73118
KANDYE HAWPE 1132 NW 30TH STREET OKLAHOMA CITY, OK 73118

Violation Address: 1132 NW 30TH ST
Legal Description: Lot 000 Block 028 Addition ADAMS SUB ADDITION
LOTS 7 & 8

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 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.

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

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

J



COMBINED NOTICE

Record Owner:
FREEH JOSEPH P
5617 NW 83RD ST
OKLAHOMA CITY,OK 73132

Notice Date: 1/6/2025
Council Hearing Date: 1/28/2025
Legal Notice UB: 2025-1-C24-79915
Inspection Date: 1/3/2025
Parcel ID#: 054858307
Case #: C24-79915
Abandoned Case #: C24-79916

cc: Mortgage Holder(s):
LEGACY LEGAL CENTER PLLC 3131 NW 63RD STREET OKLHOMA CITY, OK 73116
Violation Address: 1601 NW 41ST ST
Legal Description: Lot 016 Block 044 Addition PUTNAM 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: 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
- RANK WEEDS

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

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

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



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

L

COMBINED NOTICE

Record Owner:
ADAMS HAZEL L
628 SW 43RD ST
OKLAHOMA CITY, OK 73109

Notice Date: 1/3/2025
Council Hearing Date: 1/28/2025
Legal Notice UB: 2025-1-C24-78859
Inspection Date: 1/2/2025
Parcel ID#: 109903035
Case #: C24-78859
Abandoned Case #: C24-78860

cc: Mortgage Holder(s):

WELLS FARGO BANK, N.A. P.O. BOX 10304 DES MOINES, IA 50306

LENDERS FIRST CHOICE RECORDING DEPARTMENT 3803 PARKWOOD BLVD STE 100 FRISCO, TX 75034

MIDWEST TITLE SERVICE, INC 2642 E. 21ST ST., SUITE120 TULSA, OK 74114

SECRETARY OF HOUSING AND URBAN DEVELOPMENT 451 SEVENTH STREET S.W. WASHINGTON, DC 20410

DONNA ADAMS 1406 GLENWOOD DRIVE TUTTLE, OK 73089

Violation Address: 628 SW 43RD ST

Legal Description: Lot 000 Block 013 Addition WESTERN HILLS

ALL LOT 8 & E5FT 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

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:
KEENAN GUY
5305 KEITHWOOD DR
CUMMING, GA 30040

Notice Date: 1/3/2025
Council Hearing Date: 1/28/2025
Legal Notice UB: 2025-1-C24-79741
Inspection Date: 1/2/2025
Parcel ID#: 085993365
Case #: C24-79741
Abandoned Case #: C24-79742

cc: Mortgage Holder(s):

GUY KEENAN 801 SE 70TH ST OKLAHOMA CITY, OK 73149

Violation Address: 801 SE 70TH ST

Legal Description: Lot 005 Block 010 Addition CLOVERLEAF MANOR

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

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:

MATRIX REAL ESTATE LLC
8520 S PENNSYLVANIA AVE
OKLAHOMA CITY, OK 73159

Notice Date: 1/3/2025
Council Hearing Date: 1/28/2025
Legal Notice UB: 2025-1-C24-78969
Inspection Date: 1/2/2025
Parcel ID#: 143321225
Case #: C24-78969
Abandoned Case #: C24-78970

cc: Mortgage Holder(s):

BANCFIRST MIDWEST CITY 5605 SE 15TH ST MIDWEST CITY, OK 73110

MATRIX REAL ESTATE LLC 8514 S PENNSYLVANIA AVE OKLAHOMA CITY, OK 73159

Violation Address: 2529 SW 80TH ST

Legal Description: Lot 009 Block 019 Addition MEADOW CLIFF 3RD

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:

BROUWER, LEON & DAWN-LIV TRT TRTEES
109 SILAS DEANE RD
LEDYARD, CT 06339

Notice Date: 1/8/2025
Council Hearing Date: 1/28/2025
Legal Notice UB: 2025-1-C25-00462
Inspection Date: 1/7/2025
Parcel ID#: 56489
Case #: C25-00462
Abandoned Case #: C25-00463

cc: Mortgage Holder(s):

BROUWER, LEON & DAWN-LIV TRT T UND 1/2 INT EACH 109 SILAS DEANE RD LEDYARD, CT 06339
MR. AND MRS. LEON BROWER 1204 SOUTHWEST 117TH STREET OKLAHOMA CITY, OK 73170
WALLS WALKER HARRIS & WOLFE 3030 NW EXPRESSWAY, SUITE 500 OKLAHOMA CITY, OK 73112

Violation Address: 1204 SW 117TH ST

Legal Description: Lot 008 Block 017 Addition GREEN VALLEY ESTATES IV

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.

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

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

O