

## 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-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.)

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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 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:

Amy K. Simpson  
City Clerk



David Holt  
Mayor

REVIEWED for form and legality.

Pete G. Douglas-Tally  
Assistant Municipal Counselor



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

**A**

**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

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

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:

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

**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-C25-02354  
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.

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Chris Smith  
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Christopher.smith@okc.gov

C





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

**D**

**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.

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**D**



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

STRICKEN **E**

**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.

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Christopher.smith@okc.gov



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

**F**

**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.

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



**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  
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Christopher.smith@okc.gov



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

**H**

**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.

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

STRICKEN I

**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):

FIRSTTITLE & 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.

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

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I





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

**J**

**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.

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

**J**



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

STRICKEN **K**

**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 OKLAHOMA 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.

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**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., SUITE 120 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.

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

**M**

**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.

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

N

**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.

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

**O**

**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.

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**O**