

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)
	25-03-C25-16614; 25-04-C25-16702; 25-04-C25-16933; 25-04-C25-17094; 25-04-C25-18042; 25-04-C25-18905; 25-04-C25-18913; 25-04-C25-19002; 25-04-C25-19350; 25-04-C25-19477; 25-04-C25-19764; 25-04-C25-19799; 25-04-C25-19991; 25-04-C25-20276; 25-04-C25-20731;
	(A total of 20 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 April 22, 2025, ten (10) days prior notice of which was posted upon the subject property and also mailed to the above referenced and designated owners and mortgage holders by first class mail 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
22ND day of APRIL, 2025.

ATTEST:

Amy K. Simpson
City Clerk



David Holt
Mayor

REVIEWED for form and legality.

Peta G. Douglas-Vally
Assistant Municipal Counselor



COMBINED NOTICE

Record Owner:

CASTANEDA TERESA A
1606 S CENTRAL AVE
OKLAHOMA CITY, OK 73129

Notice Date: 4/8/2025
Council Hearing Date: 4/22/2025
Legal Notice UB: 2025-4-C25-19350
Inspection Date: 4/7/2025
Parcel ID#: 098330585
Case #: C25-19350
Abandoned Case #: C25-19351

cc: Mortgage Holder(s):

Violation Address: 1606 S CENTRAL AVE

Legal Description: Lot 000 Block 002 Addition ECKROAT ADDITION
LOTS 17 & 18

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:

FIRE DAMAGE	HOUSE
HOLES IN OUTER WALLS	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.

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

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



COMBINED NOTICE

Record Owner:

RAY PATRICK
RAY CHARLES P & MARGARET M
20618 LAVERTON DR
KATY, TX 77450

Notice Date: 4/4/2025
Council Hearing Date: 4/22/2025
Legal Notice UB: 2025-4-C25-20731
Inspection Date: 4/3/2025
Parcel ID#: 069103500
Case #: C25-20731
Abandoned Case #: C25-20732

cc: Mortgage Holder(s):

Violation Address: 2500 CUMMINGS DR

Legal Description: Lot 001 Block 002 Addition ATKINSONS HI LAND

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 CRAWLSPACE 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.

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

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



COMBINED NOTICE

Record Owner:

ROLFE CHARLES ROBIN
ROLFE TED
6433 S 30TH WEST AVE
TULSA, OK 74132-1329

Notice Date: 4/10/2025

Council Hearing Date: 4/22/2025

Legal Notice UB: 2025-4-C25-19764

Inspection Date: 4/9/2025

Parcel ID#: 148041085

Case #: C25-19764

cc: Mortgage Holder(s):

Violation Address: 700 FLAMINGO AVE

Legal Description: Lot 009 Block 001 Addition MELROSE LANE

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 (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:

HOLES IN OUTER WALLS 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.

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

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



COMBINED NOTICE

Record Owner:

CHECKERS INVESTMENTS INC
1400 N LOTTIE AVE
OKLAHOMA CITY, OK 73117

Notice Date: 3/31/2025
Council Hearing Date: 4/22/2025
Legal Notice UB: 2025-3-C25-16614
Inspection Date: 3/28/2025
Parcel ID#: 032112715
Case #: C25-16614
Abandoned Case #: C20-18094

cc: Mortgage Holder(s):

CHECKERS INVESTMENTS INC C/O USMAN RASHID 3730 SPRINGLAKE DR OKLAHOMA CITY, OK 73111
CHECKERS INVESTMENTS INC 3730 SPRINGLAKE DR OKLAHOMA CITY, OK 73111

Violation Address: 2136 N JORDAN AVE

Legal Description: Lot 000 Block 001 Addition EUREKA SUB W 1/2 BLK 10
LOTS 5 & 6

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

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.

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

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



COMBINED NOTICE

Record Owner:
A LIFE OF GRANTING LLC
2208 NE 21ST ST
OKLAHOMA CITY, OK 73111

Notice Date: 4/8/2025
Council Hearing Date: 4/22/2025
Legal Notice UB: 2025-4-C25-19002
Inspection Date: 4/7/2025
Parcel ID#: 034911215
Case #: C25-19002
Abandoned Case #: C25-19003

cc: Mortgage Holder(s):

FIRST SECURITY BANK & TRUST COMPANY 1541 NORTHEAST 23RD ST OKLAHOMA CITY, OK 73111

A LIFE OF GRANTING LLC 300 NORTHWEST 22ND ST OKLAHOMA CITY, OK 73013

A LIFE OF GRANTING LLC ATTN: CHASADI C FALLS-ORTIZ, MANAGER 300 NORTHWEST 22ND ST OKLAHOMA CITY, OK 73013

Violation Address: 1415 NORTH CT (AKA: 1409 NORTH CT; 1413 NORTH CT; 1417 NORTH CT;)

Legal Description: Lot 000 Block 003 Addition CAPITOL COURTS ADD
LOTS 18 THRU 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
- UNSECURED DOORS HOUSE
- UNSECURED CRAWLSPACE HOUSE
- UNSECURED DOORS HOUSE
- 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.

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

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

E



COMBINED NOTICE

Record Owner:
PLACEKEEPERS LLC
2109 NE 14TH ST
OKLAHOMA CITY,OK 73117

Notice Date: 4/10/2025
Council Hearing Date: 4/22/2025
Legal Notice UB: 2025-4-C25-19991
Inspection Date: 4/9/2025
Parcel ID#: 026442750
Case #: C25-19991
Abandoned Case #: C25-19992

cc: Mortgage Holder(s):

Violation Address: 2109 NE 14TH ST

Legal Description: Lot 000 Block 005 Addition WHITE ORCHARD ADD
LOTS 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: 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
HOLES IN ROOF 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.

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

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



COMBINED NOTICE

Record Owner:
FITZHUGH LESLIE D
14 NE 67TH ST
OKLAHOMA CITY, OK 73105

Notice Date: 4/10/2025
Council Hearing Date: 4/22/2025
Legal Notice UB: 2025-4-C25-19799
Inspection Date: 4/9/2025
Parcel ID#: 020050560
Case #: C25-19799
Abandoned Case #: C25-19800

cc: Mortgage Holder(s):

Violation Address: 2522 NE 15TH ST

Legal Description: Lot 000 Block 002 Addition HASSMAN HEIGHTS ADD
LOTS 14 & 15

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 CRAWLSPACE	HOUSE
UNSECURED WINDOWS	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.

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

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



COMBINED NOTICE

Record Owner:
APPLEGATE J R
MORRIS H P
11104 N MARKWELL AVE
OKLAHOMA CITY, OK 73162

Notice Date: 4/9/2025
Council Hearing Date: 4/22/2025
Legal Notice UB: 2025-4-C25-19477
Inspection Date: 4/8/2025
Parcel ID#: 072333120
Case #: C25-19477
Abandoned Case #: C25-19478

cc: Mortgage Holder(s):

BILLY L CALTON 6608 N WESTER AVE OKLAHOMA CITY, OK 73116
VONREE WILSON JR 2258 NE 16TH TER OKLAHOMA CITY, OK 73117
TASHILA ALEXANDRA C/O CHICAGO TITLE OKLAHOMA 3520 S BLVD #100 EDMOND, OK 73013
APPLEGATE J R 1201 NE 39TH ST OKLAHOMA CITY, OK 73111

Violation Address: 2258 NE 16TH TER

Legal Description: Lot 000 Block 003 Addition AUGUSTA HEIGHTS ADD
LOTS 5 & 6

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
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.

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



COMBINED NOTICE

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

Notice Date: 4/7/2025
Council Hearing Date: 4/22/2025
Legal Notice UB: 2025-4-C25-18905
Inspection Date: 4/4/2025
Parcel ID#: 108422320
Case #: C25-18905
Abandoned Case #: C24-29598

cc: Mortgage Holder(s):
MARVIN JOINER PO BOX 891056 OKLAHOMA CITY, OK 73189
LAVERNA E. JOINER PO BOX 891056 OKLAHOMA CITY, OK 73189

Violation Address: 1244 SW 24TH ST

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

The structure(s) described below has/have been determined to be 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:

HOLES IN ROOF	HOUSE
UNSECURED DOORS	HOUSE
UNSECURED WINDOWS	HOUSE
FIRE DAMAGE	HOUSE
UNSECURED CRAWLSPACE	HOUSE

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

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

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



COMBINED NOTICE

Record Owner:
WOLF BECKY ANN
8325 S ROCKWELL AVE
OKLAHOMA CITY, OK 73169

Notice Date: 4/8/2025
Council Hearing Date: 4/22/2025
Legal Notice UB: 2025-4-C25-18913
Inspection Date: 4/7/2025
Parcel ID#: 051255600
Case #: C25-18913
Abandoned Case #: C25-18914

cc: Mortgage Holder(s):

Violation Address: 1109 NW 29TH ST

Legal Description: Lot 000 Block 028 Addition ADAMS SUB ADDITION
S100FT OF LOTS 27 & 28

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

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.

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

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



COMBINED NOTICE

Record Owner:

INFINITY INVESTMENT PROPERTIES LLC
1225 E 33RD ST
EDMOND, OK 73013

Notice Date: 4/4/2025
Council Hearing Date: 4/22/2025
Legal Notice UB: 2025-4-C25-18042
Inspection Date: 4/3/2025
Parcel ID#: 052351175
Case #: C25-18042
Abandoned Case #: C25-18043

cc: Mortgage Holder(s):

INFINITY INVESTMENT PROPERTIES LLC CHONG IU PHU, MANAGER 1225 E 33RD ST EDMOND, OK 73013
LOAN ASSISTANT QUAIL CREEK BANK PO BOX 20160 OKLAHOMA CITY, OK 73156

Violation Address: 2016 NW 29TH ST

Legal Description: Lot 000 Block 000 Addition WEST LAWN PARK
LOTS 175 177 & 179

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	DETACHED GARAGE
UNSECURED WINDOWS	DETACHED GARAGE
OPEN CELLAR	HOUSE
UNSECURED CRAWLSPACE	HOUSE

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

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

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

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

K



COMBINED NOTICE

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

Notice Date: 4/3/2025
Council Hearing Date: 4/22/2025
Legal Notice UB: 2025-4-C25-16702
Inspection Date: 4/2/2025
Parcel ID#: 100941425
Case #: C25-16702
Abandoned Case #: C25-16703

cc: Mortgage Holder(s):

Violation Address: 717 SW 31ST ST

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

The structure(s) described below has/have been determined to be 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 CRAWLSPACE	HOUSE
UNSECURED WINDOWS	HOUSE
UNSECURED DOORS	SHED
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.

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

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



COMBINED NOTICE

Record Owner:

ROBERTS LLOYD A TRS ETAL
ROBERTS LLOYD A LIV TRUST
105 SW 39TH ST
OKLAHOMA CITY,OK 73109

Notice Date: 4/3/2025
Council Hearing Date: 4/22/2025
Legal Notice UB: 2025-4-C25-17094
Inspection Date: 4/2/2025
Parcel ID#: 093151770
Case #: C25-17094
Abandoned Case #: C20-60289

cc: Mortgage Holder(s):

- LLOYD A ROBERTS 105 SW 39TH ST OKLAHOMA CITY, OK 73109
- KATHERN F ROBERTS 105 SW 39TH ST OKLAHOMA CITY, OK 73109
- WENDELL MELTON 105 SW 39TH ST OKLAHOMA CITY, OK 73109
- PAULA MELTON 105 SW 39TH ST OKLAHOMA CITY, OK 73109
- BRENDA KAY BABBIT 105 SE 56TH ST OKLAHOMA CITY, OK 73129
- PAULA JEAN HANSHUE 105 SE 56TH ST OKLAHOMA CITY, OK 73129
- MARK K FITCH, ATTORNEY 50 PENN PLACE, SUITE 1300 OKLAHOMA CITY, OK 73118

Violation Address: 105 SW 39TH ST

Legal Description: Lot 000 Block 009 Addition DRAPER PARK ADDITION
W67.5FT LOTS 9 THRU 12

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

Total number of structures: 1 (HOUSE)

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

- UNSECURED DOORS HOUSE
- UNSECURED CRAWLSPACE HOUSE
- TRASH/JUNK

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

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

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

M



COMBINED NOTICE

Record Owner:

2340 SW 40TH LLC
6915 N CLASSEN BLVD STE C
OKLAHOMA CITY, OK 73116

Notice Date: 4/10/2025
Council Hearing Date: 4/22/2025
Legal Notice UB: 2025-4-C25-20276
Inspection Date: 4/9/2025
Parcel ID#: 074182350
Case #: C25-20276

cc: Mortgage Holder(s):

2340 SW 40TH LLC AN OKLAHOMA LIMITED LIABILITY COMPANY ATTN: NICHOLAS J BERRY, MEMBER/MANAGER 6915 N CLASSEN BLVD STE C OKLAHOMA CITY, OK 73116

2340 SW 40TH LLC AN OKLAHOMA LIMITED LIABILITY COMPANY ATTN: CAMERON R ROCK, MEMBER/MANAGER 6915 N CLASSEN BLVD STE C OKLAHOMA CITY, OK 73116

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

VALOR BANK ATTN: LOAN DEPARTMENT 1501 RENAISSANCE BLVD EDMOND, OK 73013

Violation Address: 2340 SW 40TH ST (AKA: 2344 SW 40TH ST)

Legal Description: Lot 000 Block 011 Addition MOORES BOULEVARD ADD
LOTS 21 & 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 (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:

- HOLES IN OUTER WALLS SHED
- 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.

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

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

N



COMBINED NOTICE

Record Owner:
3217 SW 46 LLC
6915 N CLASSEN BLVD STE C
OKLAHOMA CITY, OK 73116

Notice Date: 4/3/2025
Council Hearing Date: 4/22/2025
Legal Notice UB: 2025-4-C25-16933
Inspection Date: 4/2/2025
Parcel ID#: 113471665
Case #: C25-16933

cc: Mortgage Holder(s):

Violation Address: 3217 SW 46TH ST

Legal Description: Lot 032 Block 002 Addition ROGER GIVENS AIRLINE

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:

- | | |
|----------------------|-----------------|
| HOLES IN ROOF | DETACHED GARAGE |
| HOLES IN OUTER WALLS | DETACHED GARAGE |
| UNSECURED WINDOWS | DETACHED GARAGE |
| TRASH/JUNK | 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.

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

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