

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)
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	23-05-C23-23402; 23-05-C23-23793; 23-05-C23-23952; 23-05-C23-23975; 23-05-C23-24217; 23-05-C23-24238; 23-05-C23-24744; 23-05-C23-24996; 23-05-C23-25097; 23-05-C23-25208; 23-05-C23-25278; 23-05-C23-25608; 23-05-C23-25926; 23-05-C23-26239;
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(A total of 17 structures at 14 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 May 23, 2023, 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.

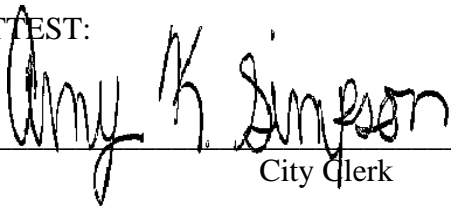
AND, BE IT FURTHER RESOLVED that the City Clerk is hereby directed to forthwith file in the Office of the County Clerk a Notice to the public and prospective purchasers which advises all

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
23RD day of MAY, 2023.

ATTEST:



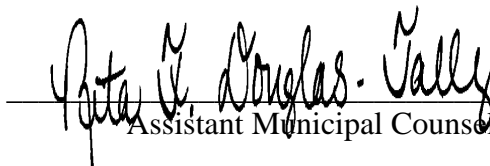
City Clerk





Vice-Mayor

REVIEWED for form and legality.



Assistant Municipal Counselor



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

A

COMBINED NOTICE

Record Owner:
TIMWAY COMPANY
PO BOX 11705
OKLAHOMA CITY, OK 73136

Notice Date: 5/4/2023
Council Hearing Date: 5/23/2023
Legal Notice UB: 2023-5-C23-24217
Inspection Date: 5/3/2023
Parcel ID#: 130751435
Case #: C23-24217
Abandoned Case #: C20-53280

cc: Mortgage Holder(s):

Violation Address: 225 ALLENHURST AVE

Legal Description: Lot 007 Block 003 Addition BROADWAY PARK

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
HOLES IN ROOF	HOUSE
TRASH/JUNK	
RANK WEEDS	

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

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

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



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

B

COMBINED NOTICE

Record Owner:
JENKINS LEROY
7200 BROADWAY EXT
OKLAHOMA CITY, OK 73116-9010

Notice Date: 5/11/2023
Council Hearing Date: 5/23/2023
Legal Notice UB: 2023-5-C23-26239
Inspection Date: 5/10/2023
Parcel ID#: 093771000
Case #: C23-26239
Abandoned Case #: C20-34508

cc: Mortgage Holder(s):

LEROY JENKINS 6424 N. SANTA FE OKLAHOMA CITY, OK 73116

Violation Address: 5100 BRIARWOOD DR (AKA: 5100 S BRIARWOOD DR)

Legal Description: Lot 001 Block 17A Addition OAKCLIFF SEC 2

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

Total number of structures: 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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Chris Smith
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Christopher.smith@okc.gov



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

C

COMBINED NOTICE

Record Owner:

CASA DE DIOS PUERTA DEL CIELO INC
3912 NW 33RD ST
OKLAHOMA CITY, OK 73112

Notice Date: 5/8/2023
Council Hearing Date: 5/23/2023
Legal Notice UB: 2023-5-C23-25097
Inspection Date: 5/5/2023
Parcel ID#: 093156980
Case #: C23-25097
Abandoned Case #: C23-25098

cc: Mortgage Holder(s):

CHICAGO TITLE OKLAHOMA CO. 210 PARK AVE, SUITE 210 OKLAHOMA CITY, OK 73116

SALVACION IGLESIA CRISTIANA JESUCRISTO ES MI 4409 S BROADWAY AVE OKLAHOMA CITY, OK 73109

Violation Address: 4409 S BROADWAY AVE (AKA: 4401 S BROADWAY AVE)

Legal Description: Lot 000 Block 032 Addition DRAPER PARK ADDITION

ALL LOTS 1 & 2 & S 1/2 OF LTS 3 & 4 & ALL LOT 5

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Total number of structures: 1 (CHURCH)

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	CHURCH
UNSECURED DOORS	CHURCH
UNSECURED WINDOWS	CHURCH
UNSECURED CRAWLSPACE	CHURCH
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
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Christopher.smith@okc.gov

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



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

D

COMBINED NOTICE

Record Owner:
ZEDLINER GLOBAL LLC
1101 WB MEYER PKWY
EDMOND, OK 73025

Notice Date: 5/8/2023
Council Hearing Date: 5/23/2023
Legal Notice UB: 2023-5-C23-25208
Inspection Date: 5/5/2023
Parcel ID#: 087344287
Case #: C23-25208
Abandoned Case #: C23-25209

cc: Mortgage Holder(s):

BANCFIRST 310 WEST MAIN PO BOX 789 ARDMORE, OK 73402

BANCFIRST ARDMORE 310 WEST MAIN PO BOX 789 ARDMORE, OK 73402

JAMES M. NEWMAN JUDITH A. NEWMAN PO BOX 1058 ARDMORE, OK 73402

Violation Address: 2729 DRAKESTONE AVE

Legal Description: Lot 003 Block 110 Addition NICHOLS HILLS SUBURBAN TR
EX N107.77FT

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

Total number of structures: 2 (HOUSE)
(SHED)

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

UNSECURED DOORS HOUSE

UNSECURED DOORS SHED

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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D



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

STRICKEN

E

COMBINED NOTICE

Record Owner:

PHILOPOSE TITUS
PHILOPOSE TONY
8805 NW 116TH ST
OKLAHOMA CITY, OK 73162

Notice Date: 5/11/2023
Council Hearing Date: 5/23/2023
Legal Notice UB: 2023-5-C23-25608
Inspection Date: 5/9/2023
Parcel ID#: 148111270
Case #: C23-25608
Abandoned Case #: C23-25609

cc: Mortgage Holder(s):

PHILOPOSE TITUS PHILOPOSE TONY 640 HUNTERS HILL RD OKLAHOMA CITY, OK 73127

Violation Address: 640 HUNTERS HILL RD

Legal Description: Lot 011 Block 007 Addition WEST OAKS 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 WINDOWS HOUSE

TRASH/JUNK

RANK WEEDS

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

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

F

COMBINED NOTICE

Record Owner:

BAHREINI AHMAD
924 GREENVALE RD
OKLAHOMA CITY, OK 73127

Notice Date: 5/10/2023
Council Hearing Date: 5/23/2023
Legal Notice UB: 2023-5-C23-25278
Inspection Date: 5/9/2023
Parcel ID#: 030035525
Case #: C23-25278
Abandoned Case #: C17-23282

cc: Mortgage Holder(s):

BNL PROPERTIES INC 2312 NORCREST FOREST PARK, OK 73121

Violation Address: 2008 N MARTIN LUTHER KING AVE

Legal Description: Lot 009 Block 020 Addition CRESTON HILLS ADD

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

Total number of structures: 1 (HOUSE)

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

UNSECURED DOORS HOUSE

UNSECURED WINDOWS HOUSE

TRASH/JUNK

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

G

COMBINED NOTICE

Record Owner:

BURTON LORRETTA F
BURTON RODNEY W
3324 SW MURRAY DR
OKLAHOMA CITY, OK 73119

Notice Date: 5/1/2023
Council Hearing Date: 5/23/2023
Legal Notice UB: 2023-5-C23-23793
Inspection Date: 4/28/2023
Parcel ID#: 143292275
Case #: C23-23793
Abandoned Case #: C21-56024

cc: Mortgage Holder(s):

UNION BANK OF CALIFORNIA 500 N AKARD, SUITE #4200 DALLAS, TX 75201
DEN NORSKE BANK 200 PARK AVENUE 31ST FLOOR NEW YORK, NY 10166
FOOTHILL CAPITOL CORP. 11111 SANTA MONICA BLVD SUITE 1500 LOS ANGELES, CA 90025
RAM ENERGY, INC. MERIDIAN TOWER #650 5100 EAST SKELLY DR TULSA, OK 74135
MAGIC CIRCLE ACQUISITION CORP. MERIDIAN TOWER #650 5100 EAST SKELLY DR TULSA, OK 74135
RLP GULF STATES, LLC. MERIDIAN TOWER #650 5100 EAST SKELLY DR TULSA, OK 74135
MAGIC CIRCLE ENERGY CORP. MERIDIAN TOWER #650 5100 EAST SKELLY DR TULSA, OK 74135
CARMEN FIELD LIMITED PARTNERSHIP MERIDIAN TOWER #650 5100 EAST SKELLY DR TULSA, OK 74135
CARMEN DEVELOPMENT CORP. MERIDIAN TOWER #650 5100 EAST SKELLY DR TULSA, OK 74135

Violation Address: 3324 SW MURRAY DR

Legal Description: Lot 007 Block 009 Addition ROWLAND HILLS 2ND

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 (EAST SHED)
(HOUSE)
(SOUTH SHED)

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

UNSECURED DOORS	HOUSE
UNSECURED WINDOWS	EAST SHED
HOLES IN OUTER WALLS	EAST SHED
UNSECURED WINDOWS	SOUTH 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.

G

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

H

COMBINED NOTICE

Record Owner:

LOWRANCE OTHAR THOMAS & GRACIE
ELLEN
800 N NAIL PKWY
MOORE, OK 73160

Notice Date: 5/9/2023
Council Hearing Date: 5/23/2023
Legal Notice UB: 2023-5-C23-25926
Inspection Date: 5/8/2023
Parcel ID#: 143039600
Case #: C23-25926
Abandoned Case #: C22-08822

cc: Mortgage Holder(s):

Violation Address: 2404 SE 10TH ST

Legal Description: Lot 000 Block 008 Addition FLORAL HILL 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 (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

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

I

COMBINED NOTICE

Record Owner:
OMNI LAND CORP
PO BOX 3848
EDMOND, OK 73083

Notice Date: 5/5/2023
Council Hearing Date: 5/23/2023
Legal Notice UB: 2023-5-C23-24996
Inspection Date: 5/4/2023
Parcel ID#: 066628220
Case #: C23-24996
Abandoned Case #: C21-36510

cc: Mortgage Holder(s):
SPENCER STATE BANK PO BOX 70 SPENCER, OK 73084

Violation Address: 3532 NW 22ND ST (AKA: 3532 1/2 NW 22ND ST)

Legal Description: Lot 004 Block 013 Addition LINWOOD PLACE SECOND
E63FT OF W113FT

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

Total number of structures: 1 (HOUSE)

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

UNSECURED WINDOWS HOUSE
TRASH/JUNK

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

J

COMBINED NOTICE

Record Owner:
GUTIERREZ AMBAR
215 SW 23RD ST
OKLAHOMA CITY, OK 73109

Notice Date: 5/5/2023
Council Hearing Date: 5/23/2023
Legal Notice UB: 2023-5-C23-24744
Inspection Date: 5/4/2023
Parcel ID#: 091470645
Case #: C23-24744
Abandoned Case #: C22-54367

cc: Mortgage Holder(s):
S&P TRADING LLC 3616 HUNTSMAN RD EDMOND, OK 73003

Violation Address: 215 SW 23RD ST

Legal Description: Lot 000 Block 003 Addition CAPITOL HILL ADD
LOTS 29 & 30

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

Total number of structures: 1 (HOUSE)

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

UNSECURED WINDOWS HOUSE

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

K

COMBINED NOTICE

Record Owner:

NOFFKE DIANA
GILLETTE JEANETTE DELORES
HANCOCK LEIGH ANN
6730 E NEWTON ST
TULSA, OK 74115

Notice Date: 5/1/2023
Council Hearing Date: 5/23/2023
Legal Notice UB: 2023-5-C23-23402
Inspection Date: 4/28/2023
Parcel ID#: 132060560
Case #: C23-23402
Abandoned Case #: C22-73111

cc: Mortgage Holder(s):

NOFFKE DIANA GILLETTE JEANETTE DELORES 6730 E NEWTON ST TULSA, OK 74115

Violation Address: 24 SW 44TH ST

Legal Description: Lot 000 Block 000 Addition UNPLTD PT SEC 21 11N 3W
PT NE4 SEC 21 11N 3W BEG 183FT W OF NE/C OF NE4 THW105FT S226.1FT E105FT N226.1FT TO BEG
SUBJ TO EASEMENTS OF RECORD

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 (EAST 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	EAST COMMERCIAL BUILDING
UNSECURED DOORS	EAST COMMERCIAL BUILDING
TRASH/JUNK	

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

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

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



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

STRICKEN

L

COMBINED NOTICE

Record Owner:

NORTHWEST 61ST PROPERTIES LLC
PO BOX 5523
EDMOND, OK 73083-5523

Notice Date: 5/4/2023

Council Hearing Date: 5/23/2023

Legal Notice UB: 2023-5-C23-23952

Inspection Date: 5/3/2023

Parcel ID#: 085032900

Case #: C23-23952

Abandoned Case #: C21-01152

cc: Mortgage Holder(s):

CLARA E. HARNESS 14704 GLENEAGLES COURT EDMOND, OK 73013

NORTHWEST 61ST PROPERTIES, LLC PO BOX 22355 OKLAHOMA CITY, OK 73123

KAMRAN SORAYA INVEST PROPERTIES LLC 233 NW 61ST STREET OKLAHOMA CITY, OK 73118

MICHAEL SORAYA 6012 WILSHIRE BLVD LOS ANGELES, CA 90048

ALAN BERCUTT 8425 W 3RD ST STE 407 LOS ANGELES, CA 90048

Violation Address: 233 NW 61ST ST (AKA: 227 NW 61ST ST; 237 NW 61ST ST)

Legal Description: Lot 000 Block 006 Addition BELLE VIEW ADDITION

LOTS 23 THRU 30

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

Total number of structures: 1 (COMMERCIAL BUILDING)

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

UNSECURED DOORS COMMERCIAL BUILDING

TRASH/JUNK

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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

M

COMBINED NOTICE

Record Owner:
WRIGHT BILLY
19645 PECAN AVE
RIALTO, CA 92377

Notice Date: 5/4/2023
Council Hearing Date: 5/23/2023
Legal Notice UB: 2023-5-C23-23975
Inspection Date: 5/3/2023
Parcel ID#: 130761839
Case #: C23-23975
Abandoned Case #: C23-23976

cc: Mortgage Holder(s):

WARREN NOBLE WRIGHT BILLY 312 NW 120TH ST OKLAHOMA CITY, OK 73114

PETE FRANS AND/OR TRAYCE J. BRADFORD 12800 KNIGHT HILL RD OKLAHOMA CITY, OK 73142

Violation Address: 624 NW 110TH ST

Legal Description: Lot 000 Block 014 Addition COLLEGE PARK ADD
LOTS 13 & 14

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

Total number of structures: 1 (HOUSE)

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

UNSECURED DOORS HOUSE

TRASH/JUNK

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

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

STRICKEN

N

COMBINED NOTICE

Record Owner:

COZY FOX PROPERTIES INVESTMENT LLC
9777 N COUNCIL RD, Unit 623
OKLAHOMA CITY, OK 73162

Notice Date: 5/4/2023
Council Hearing Date: 5/23/2023
Legal Notice UB: 2023-5-C23-24238
Inspection Date: 5/3/2023
Parcel ID#: 214753170
Case #: C23-24238
Abandoned Case #: C23-24239

cc: Mortgage Holder(s):

DKM PROPERTY HOLDINGS LLC 833 FOX HILL DR EDMOND, OK 73034

Violation Address: 4205 NW 153RD ST

Legal Description: Lot 002 Block 009 Addition LONE OAK EAST PH

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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