

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)
----	-----------

	25-04-C25-20234; 25-04-C25-21254; 25-04-C25-21264; 25-04-C25-21433; 25-04-C25-21687; 25-04-C25-22113; 25-04-C25-22287; 25-04-C25-22695; 25-04-C25-22859; 25-04-C25-22958; 25-04-C25-22983; 25-04-C25-23499;
--	---

(A total of 16 structures at 12 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 6, 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

6TH day of MAY, 2025.

ATTEST:

Amy K Simpson
City Clerk



David Holt
Mayor

REVIEWED for form and legality.

Rita E. Douglas Gally
Assistant Municipal Counselor



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

A

COMBINED NOTICE

Record Owner:
NGUYEN SON THANH
4982 YATES CIR
BROOMFIELD, CO 80020

Notice Date: 4/23/2025
Council Hearing Date: 5/6/2025
Legal Notice UB: 2025-4-C25-22958
Inspection Date: 4/22/2025
Parcel ID#: 091246200
Case #: C25-22958
Abandoned Case #: C23-08872

cc: Mortgage Holder(s):
OLD REPUBLIC TITLE 4040 N. TULSA OKLAHOMA CITY, OK 73112

Violation Address: 1417 S BLACKWELDER AVE

Legal Description: Lot 000 Block 004 Addition RIBBLES SUB ADDITION
LOTS 7 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 (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

UNSECURED WINDOWS COMMERCIAL BUILDING

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.

James Lehmkuhler
Municipal Code Inspector
405-297-2317
james.lehmkuhler@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 & GLORIA A
7200 BROADWAY EXT
OKLAHOMA CITY, OK 73116

Notice Date: 4/11/2025
Council Hearing Date: 5/6/2025
Legal Notice UB: 2025-4-C25-21433
Inspection Date: 4/10/2025
Parcel ID#: 113261290
Case #: C25-21433

cc: Mortgage Holder(s):

Violation Address: 5204 BRIARWOOD DR (AKA: 5204 S BRIARWOOD DR)

Legal Description: Lot 016 Block 025 Addition OAKCLIFF SEC 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

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



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

C

COMBINED NOTICE

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

Notice Date: 4/11/2025
Council Hearing Date: 5/6/2025
Legal Notice UB: 2025-4-C25-20234
Inspection Date: 4/10/2025
Parcel ID#: 113271490
Case #: C25-20234

cc: Mortgage Holder(s):

Violation Address: 5309 BROOKDALE DR

Legal Description: Lot 009 Block 023 Addition OAKCLIFF SEC 4

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

Total number of structures: 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.

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

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



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

D

COMBINED NOTICE

Record Owner:

GORDON ANTHONY ELIJAH
2329 SW GRAND BLVD
OKLAHOMA CITY, OK 73119

Notice Date: 4/24/2025
Council Hearing Date: 5/6/2025
Legal Notice UB: 2025-4-C25-22983
Inspection Date: 4/23/2025
Parcel ID#: 109308355
Case #: C25-22983
Abandoned Case #: C15-65466

cc: Mortgage Holder(s):

CORNERSTONE HOME LENDING INC 117 WEST LOOP SOUTH SUITE 700 HOUSTON, TX 77027
CORNERSTONE HOME LENDING INC C/O DOCPROBE ,LLC 1125 OCEAN AVENUE LAKEWOOD, NJ 08701
CARRINGTON MORTGAGE SERVICES, LLC 1600 SOUTH DOUGLAS RD, STE 200 A ANAHEIM, CA 92806
THE MORTGAGE LAW FIRM PLLC 421 NW 13TH ST SUITE 300 OKLAHOMA CITY, OK 73103
MONICA VELA CARRINGTON MORTGAGE SERVICES, LLC CARRINGTON DOCUMENT SERVICES 1600 SOUTH DOUGLAS RD, SUITES 110 & 200-A ANAHEIM, CA 92806
CARRINGTON MORTGAGE SERVICES, LLC C/O LOSS MITIGATION POST CLOSING DEPARTMENT 1600 SOUTH DOUGLAS RD, SUITES 110 & 200-A ANAHEIM, CA 92806
SECRETARY OF HOUSING AND URBAN DEVELOPMENT 451 SEVENTH ST SW WASHINGTON, DC 20410

Violation Address: 2329 SW GRAND BLVD

Legal Description: Lot 017 Block 030 Addition ALTAMERE ADDITION

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 (DETACHED GARAGE)
(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
RANK WEEDS	
TRASH/JUNK	
UNSECURED DOORS	DETACHED GARAGE
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.

D

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

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



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

E

COMBINED NOTICE

Record Owner:
MUMFORD VANESSA
3237 S MADOLE BLVD
OKLAHOMA CITY, OK 73159

Notice Date: 4/18/2025
Council Hearing Date: 5/6/2025
Legal Notice UB: 2025-4-C25-22287
Inspection Date: 4/17/2025
Parcel ID#: 143581420
Case #: C25-22287
Abandoned Case #: C25-02548

cc: Mortgage Holder(s):

Violation Address: 3237 S MADOLE BLVD

Legal Description: Lot 014 Block 005 Addition MADOLE HILL CREST GREEN #1

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
HOLES IN OUTER WALLS	SHED
UNSECURED WINDOWS	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.

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

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



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

F

COMBINED NOTICE

Record Owner:

GLOBAL DESIGNS & CONSTRUCTION LLC
PO BOX 50660
MIDWEST CITY, OK 73140

Notice Date: 4/14/2025
Council Hearing Date: 5/6/2025
Legal Notice UB: 2025-4-C25-21254
Inspection Date: 4/11/2025
Parcel ID#: 034677275
Case #: C25-21254

cc: Mortgage Holder(s):

FIRST NATIONAL BANK OF OKLAHOMA WESTERN AVENUE BRANCH 5101 N WESTERN AVENUE OKLAHOMA CITY, OK 73118

FIRST NATIONAL BANK OF OKLAHOMA CHASE MONGOLD, ASSISTANT VICE PRESIDENT WESTERN AVENUE BRANCH 5101 N WESTERN AVE OKLAHOMA CITY, OK 73118

GLOBAL DESIGNS AND CONTRUCTION LLC CHANNING CHAMBERLAIN, MEMBER PO BOX 50660 MIDWEST CITY, OK 73140

Violation Address: 706 NE 17TH ST

Legal Description: Lot 008 Block 017 Addition LINCOLN TERRACE 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 (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

UNSECURED DOORS 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 Statues 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



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

G

COMBINED NOTICE

Record Owner:

OMEGA INVESTMENTS LLC
20 NW 13TH, UNIT 200
OKLAHOMA CITY, OK 73103

Notice Date: 4/17/2025
Council Hearing Date: 5/6/2025
Legal Notice UB: 2025-4-C25-21687
Inspection Date: 4/16/2025
Parcel ID#: 045000576
Case #: C25-21687
Abandoned Case #: C25-21688

cc: Mortgage Holder(s):

OMEGA INVESTMENTS 6701 W WILSHIRE BLVD OKLAHOMA CITY, OK 73132

OMEGA INVESTMENTS C/O NATHAN PHUC CAO, MANAGER 6701 W WILSHIRE BLVD OKLAHOMA CITY, OK 73132

CHICKASAW COMMUNITY BANK 909 SOUTH MERIDIAN AVE, SUITE 100 OKLAHOMA CITY, OK 73108

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

Violation Address: 904 NW 23RD ST

Legal Description: Lot 000 Block 005 Addition UNIVERSITY ADDITION

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 (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 WINDOWS COMMERCIAL BUILDING

UNSECURED DOORS COMMERCIAL BUILDING

TRASH/JUNK 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.

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

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

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



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

H

COMBINED NOTICE

Record Owner:

MITCHELL EDGAR E
1224 NW 34TH ST
OKLAHOMA CITY, OK 73118

Notice Date: 4/17/2025
Council Hearing Date: 5/6/2025
Legal Notice UB: 2025-4-C25-22113
Inspection Date: 4/16/2025
Parcel ID#: 133304240
Case #: C25-22113
Abandoned Case #: C25-22114

cc: Mortgage Holder(s):

Violation Address: 1224 NW 34TH ST (AKA: 1222 NW 34TH ST)

Legal Description: Lot 000 Block 000 Addition UNPLTD PT SEC 20 12N 3W
PT NE4 SEC 20 12N 3W BEG AT A POINT ON S LINE 34TH STREET 205FT E E LINE CLASSEN BLVD TH
S162.5FT E50FT N162.5FT W50FT TO BEG

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	HOUSE
UNSECURED CRAWLSPACE	HOUSE
HOLES IN OUTER WALLS	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.

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

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



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

STRICKEN I

COMBINED NOTICE

Record Owner:
HARDY DUDLEY JR
PO BOX 95651
OKLAHOMA CITY, OK 73143

Notice Date: 4/24/2025
Council Hearing Date: 5/6/2025
Legal Notice UB: 2025-4-C25-23499
Inspection Date: 4/23/2025
Parcel ID#: 088540675
Case #: C25-23499
Abandoned Case #: C25-23500

cc: Mortgage Holder(s):

Violation Address: 1300 SE 38TH ST

Legal Description: Lot 027 Block 001 Addition FOX GARDEN ADDITION
E64.1FT

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

Total number of structures: 1 (HOUSE)

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

UNSECURED DOORS HOUSE

RANK WEEDS

TRASH/JUNK

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

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

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



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

STRICKEN

J

COMBINED NOTICE

Record Owner:

FRIS CHKN LLC
C/O CAJUN OPERATING COMPANY
ATTN PROPERTY TAXES/KATHY BOEHME
980 HAMMOND DR NE STE 1100
ATLANTA,GA 30328

Notice Date: 4/14/2025
Council Hearing Date: 5/6/2025
Legal Notice UB: 2025-4-C25-21264
Inspection Date: 4/11/2025
Parcel ID#: 143861039
Case #: C25-21264
Abandoned Case #: C25-21265

cc: Mortgage Holder(s):

FRIS CHKN LLC C/O DRAWBRIDGE SPECIAL OPPORTUNITIES FUND LP 1251 AVENUE OF THE AMERICAS ATTN: KEVIN TRACY, CFO NEW YORK, NY 10020

FRIS CHKN LLC CONSTANTINE M DAKOLIAS VICE PRESIDENT & CHIEF CREDIT OFFICER 1251 AVENUE OF THE AMERICAS NEW YORK, NY 10020

MS. DIANA MILLS FIRST AMERICAN TITLE NATIONAL COMMERCIAL SERVICES 3 GREENWAY PLAZA SUITE 1100 HOUSTON, TX 77046

BETTY J CUMMINS FIRST AMERICAN TITLE & TRUST CO. PO BOX 1234 OKLAHOMA CITY, OK 73102

Violation Address: 4428 SE 44TH ST

Legal Description: Lot 000 Block 000 Addition UNPLTD PT SEC 20 11N 2W

PT NW4 SEC 20 11N 2W BEG 590FT E OF NW/C NW4 THE 144FT S 250FT W 144FT N 250FT TO BEG SUBJ TO ESMTS 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 (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

UNSECURED WINDOWS 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.

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

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

J



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

K

COMBINED NOTICE

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

Notice Date: 4/22/2025
Council Hearing Date: 5/6/2025
Legal Notice UB: 2025-4-C25-22695
Inspection Date: 4/21/2025
Parcel ID#: 116561045
Case #: C25-22695
Abandoned Case #: C25-22696

cc: Mortgage Holder(s):

Violation Address: 1220 NE 48TH ST

Legal Description: Lot 005 Block 1 Addition PARK ESTATES EIGHTH

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 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



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

L

COMBINED NOTICE

Record Owner:
ACPACO CORPORATION
204 RED OAK LN
NEWALLA, OK 74857-8515

Notice Date: 4/23/2025
Council Hearing Date: 5/6/2025
Legal Notice UB: 2025-4-C25-22859
Inspection Date: 4/22/2025
Parcel ID#: 086347990
Case #: C25-22859
Abandoned Case #: C25-22863

cc: Mortgage Holder(s):

RAK PROPERTIES INC 2239 NW 39TH ST OKLAHOMA CITY, OK 73112

RAK PROPERTIES INC ATTN: LEO KINGSTON 2239 NW 39TH ST OKLAJOMA CITY, OK 73112

Violation Address: 224 SE 57TH ST

Legal Description: Lot 000 Block 014 Addition WILMONT PLACE ADD
W20FT LOT 10 ALL LOT 11 & E1FT LOT 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

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