

**RESOLUTION**

RESOLUTION DECLARING THAT CERTAIN STRUCTURES IN THE CITY OF OKLAHOMA CITY ARE ABANDONED BUILDINGS, AND AS SUCH CONSTITUTE A NUISANCE, AND THE ABATEMENT OF SUCH NUISANCE WOULD PROMOTE THE PUBLIC HEALTH, SAFETY AND WELFARE; AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO CAUSE THE REQUIRED NUISANCE ABATEMENT TO BE DONE; DIRECTING THE CITY CLERK TO PURSUE RECOVERY OF COSTS FOR SUCH NUISANCE ABATEMENT; DIRECTING THE CITY TREASURER TO DEPOSIT ANY REVENUES RECOVERED FOR THE NUISANCE ABATEMENT INTO THE SPECIFIC CITY FUND FROM WHICH SAID REVENUES WERE ORIGINALLY APPROPRIATED; AND FURTHER DIRECTING THE FILING OF A NOTICE OF LIEN IN THE COUNTY CLERK'S OFFICE.

WHEREAS, it has been brought to the attention of The City of Oklahoma City that certain structures exist within the City with legal descriptions, street addresses, and ownership as reflected by the current year's tax rolls, and mortgage holders as shown by the records of the County Clerk, as shown on the legal notice forms, attached hereto as Exhibit A, and numbered as follows:

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**VB**      Number(s)

24-01-C23-77517; 24-01-C24-03481; 24-01-C24-03616; 24-01-C24-03871; 24-01-C24-04092; 24-01-C24-04116; 24-01-C24-04573; 24-01-C24-04934; 24-02-C24-04954;

(A total of 9 buildings at 9 locations.)

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attached hereto and made part hereof; and,

WHEREAS, pursuant to a public hearing held by and before the Council of The City of Oklahoma City on February 13, 2024, ten (10) days prior notice of which was posted upon the subject property and also mailed to the above referenced and designated owners and mortgage holders by first class mail postage prepaid, with a receipt of mailing from the postal service which indicates the date and the name and address of the person to whom the notice was mailed, said Council has found, based upon the evidence presented, all of which is incorporated herein and made a part hereof for all purposes, that the said structures have been declared by this Council to be either dilapidated or

unsecured, and as such constitute abandoned buildings as defined by 11 Oklahoma Statute 22-112.4(E)(1) and Section 35-261 of the Oklahoma City Municipal Code, 2020, the same being as reflected by the conditions described on said attached legal notice forms; and,

WHEREAS, due to the abandoned condition of each of said structures as above described, the Council finds and concludes that the building are nuisances, and that the abatement of said nuisance structures will promote the public health, safety or welfare of inhabitants of and visitors to the City and,

WHEREAS, the Council desires (1) to authorize the City Manager, or his designee, to pursue abatement of the nuisance caused by the abandoned buildings; (2) to direct the City Clerk to place the buildings on the list of abandoned buildings (3) to authorize the City Clerk to pursue the recovery of costs for such nuisance abatement as provided for by law; and (4) to direct the City Treasurer to deposit any revenues recovered into the specific City fund from which said revenues were appropriated.

NOW THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF OKLAHOMA CITY:

(1) The structures listed and described on said attached legal notice forms, having been declared as either dilapidated or unsecured structures are hereby found and declared by the Council of The City of Oklahoma City to constitute nuisances to the public and further, to be abandoned buildings as defined by 11 Oklahoma Statute, Section 22-112.4(E)(1) and Section 35-261 of the Oklahoma City Municipal Code.

(2) That the nuisance abatement would promote and benefit the health, safety and welfare of the general public and the community; and

(3) Nuisance abatement, as this phrase is used in this Resolution, means the provision of municipal police and fire protection and regulatory action in relation to an abandoned building; and

AND, BE IT FURTHER RESOLVED by the Council that, upon providing such nuisance abatement, the City Clerk is hereby authorized and directed to send a certified statement of the costs of such nuisance

abatement performed to the owners and mortgage holders of the subject properties and, if payment is not made within six (6) months, these costs will result in a lien which will be filed with the County Clerk, which will be co-equal with the lien of ad valorem taxes, all as authorized by 11 Oklahoma Statutes, Section 22-122.4 and Sections 35-261 et. seq. of the Oklahoma City Municipal Code;

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

AND, BE IT FURTHER RESOLVED that the City Clerk is hereby directed to forthwith file in the Office of the County Clerk a Notice to the public and prospective purchasers which advises all interested persons of the above Council actions and the possibility of the existence of a tax lien in favor of The City of Oklahoma City for the costs of nuisance abatement, and that such costs are the personal obligation of the property owner from and after the date of filing of said notice.

ADOPTED by the Council and SIGNED by the Mayor of The City of Oklahoma City this  
13TH day of FEBRUARY, 2024.

ATTEST:

Amy K. Simpson  
City Clerk



David Holt  
Mayor

REVIEWED for form and legality.

Rita V. Douglas-Vally  
Assistant Municipal Counselor



**COMBINED NOTICE**

Record Owner:

HOMES INVESTMENT & GENERAL  
CONSTRUCTION LLC  
PO BOX 1384  
BETHANY, OK 73008

Notice Date: 1/25/2024  
Council Hearing Date: 2/13/2024  
Legal Notice DB: 2024-1-C24-04115  
Inspection Date: 1/24/2024  
Parcel ID #: 014804890  
Case #: C24-04115  
Abandoned Case #: C24-04116

cc: Mortgage Holder(s):

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

Violation Address: 225 N INDIANA AVE (AKA: 215 N INDIANA AVE; 1610 NW 2ND ST)

Legal Description: Lot 000 Block 010 Addition CARLE & COLCORD ADDITION  
LOTS 1 THRU 6

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

Total number of structures: 1 (COMMERCIAL BUILDING)

The inspection has revealed that the structure(s) listed below is/are in a state of decay or disrepair by reason of the following conditions:

FIRE DAMAGE	COMMERCIAL BUILDING
HOLES IN OUTER WALLS	COMMERCIAL BUILDING
HOLES IN ROOF	COMMERCIAL BUILDING
ROOF SAGGING	COMMERCIAL BUILDING
UNSAFE STRUCTURAL MEMBERS	COMMERCIAL BUILDING
PREMISES UNSANITARY	

If the structure(s) is/are declared to be dilapidated the structure(s) may also be deemed ABANDONED pursuant to Title Eleven(11) 22-112.4 of the Oklahoma Statutes and Section 35-261 et.seq. of the Oklahoma City Municipal Code.

The issuance of this notice may be in addition to other City proceedings concerning unsanitary conditions existing on the property, including mowing and/or debris removal based on nuisance notification by Development Services or other City Departments.

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

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



**COMBINED NOTICE**

Record Owner:  
APEX INVESTMENTS LLC  
PO BOX 7761  
MOORE, OK 73153

Notice Date: 1/31/2024  
Council Hearing Date: 2/13/2024  
Legal Notice UB: 2024-1-C24-04933  
Inspection Date: 1/30/2024  
Parcel ID#: 090061360  
Case #: C24-04933  
Abandoned Case #: C24-04934

cc: Mortgage Holder(s):  
RACKLEY KENDLE B 6004 W WOODBROOK RD WARR ACRES, OK 73132  
DAVID W CAMPBELL 305 S WYNDEMERE SPRINGS MOORE, OK 73160  
DONNA HENDERSON 12405 S LAND AVE OKLAHOMA CITY, OK 73170  
Violation Address: 8512 WAKEFIELD AVE (AKA: 8514 WAKEFIELD AVE)  
Legal Description: Lot 037 Block 001 Addition SPRINGFIELD VILLAGE

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 (DUPLEX)

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	DUPLEX
UNSECURED DOORS	DUPLEX

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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**COMBINED NOTICE**

Record Owner:  
WILLIAMS ARNEZ D  
PO BOX 2482  
STILLWATER,OK 74076

Notice Date: 12/11/2023  
Council Hearing Date: 1/2/2024  
Legal Notice DB: 2023-12-C23-77516  
Inspection Date: 12/8/2023  
Parcel ID #: 022801125  
Case #: C23-77516  
Abandoned Case #: C23-77517

cc: Mortgage Holder(s):  
ARNEZ D. WILLIAMS 522 E LIBERTY AVE STILLWATER, OK 74075

Violation Address: 709 NE 3RD ST

Legal Description: Lot 000 Block 003 Addition PHILLIPS & MEADE EAST SIDE  
LOTS 21 & 22

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

Total number of structures: 1 (HOUSE)

The inspection has revealed that the structure(s) listed below is/are in a state of decay or disrepair by reason of the following conditions:

- HOLES IN ROOF HOUSE
- ROOF SAGGING HOUSE

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

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**COMBINED NOTICE**

Record Owner:  
BENNETT PAUL DONNIE  
1512 NE 35TH ST  
OKLAHOMA CITY, OK 73111

Notice Date: 1/29/2024  
Council Hearing Date: 2/13/2024  
Legal Notice DB: 2024-1-C24-03480  
Inspection Date: 1/26/2024  
Parcel ID #: 026441680  
Case #: C24-03480  
Abandoned Case #: C24-03481

cc: Mortgage Holder(s):

Violation Address: 2128 NE 16TH TER

Legal Description: Lot 000 Block 004 Addition WHITE ORCHARD ADD  
LOTS 5 & 6

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

Total number of structures: 1 (HOUSE)

The inspection has revealed that the structure(s) listed below is/are in a state of decay or disrepair by reason of the following conditions:

- HOLES IN OUTER WALLS HOUSE
- HOLES IN ROOF HOUSE
- ROOF SAGGING HOUSE
- PREMISES UNSANITARY

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

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Chris Smith  
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**COMBINED NOTICE**

Record Owner:  
COKER MICHELE D  
1444 SW 22ND ST  
OKLAHOMA CITY, OK 73108

Notice Date: 1/26/2024  
Council Hearing Date: 2/13/2024  
Legal Notice UB: 2024-1-C24-03870  
Inspection Date: 1/25/2024  
Parcel ID#: 107981488  
Case #: C24-03870  
Abandoned Case #: C24-03871

cc: Mortgage Holder(s):

Violation Address: 1444 SW 22ND ST

Legal Description: Lot 000 Block 014 Addition INDUSTRIAL ADDITION  
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: 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 DOORS	SHED
TRASH/JUNK	

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

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Christopher.smith@okc.gov



**COMBINED NOTICE**

Record Owner:

GILLESPIE SAMITTRA  
3509 WALKING SKY RD  
EDMOND,OK 73013

Notice Date: 1/25/2024  
Council Hearing Date: 2/13/2024  
Legal Notice DB: 2024-1-C24-04091  
Inspection Date: 1/24/2024  
Parcel ID #: 067980300  
Case #: C24-04091  
Abandoned Case #: C24-04092

cc: Mortgage Holder(s):

GILLESPIE ERIC L 3400 NW 27TH ST OKLAHOMA CITY, OK 73107

Violation Address: 3400 NW 27TH ST

Legal Description: Lot 000 Block 001 Addition WARRS BETTER BUILT #2  
N83 1/2FT OF LOT 1 & E 1/2 OF N83 1/2FT OF LOT 2

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

Total number of structures: 1 (HOUSE)

The inspection has revealed that the structure(s) listed below is/are in a state of decay or disrepair by reason of the following conditions:

- FIRE DAMAGE HOUSE
- HOLES IN OUTER WALLS HOUSE
- HOLES IN ROOF HOUSE
- PREMISES UNSANITARY

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

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**COMBINED NOTICE**

Record Owner:  
TIGER LEON & JULIA V  
3518 SW 40TH ST  
OKLAHOMA CITY, OK 73119-2941

Notice Date: 1/26/2024  
Council Hearing Date: 2/13/2024  
Legal Notice UB: 2024-1-C24-03615  
Inspection Date: 1/25/2024  
Parcel ID#: 088894895  
Case #: C24-03615  
Abandoned Case #: C24-03616

cc: Mortgage Holder(s):

Violation Address: 3518 SW 40TH ST

Legal Description: Lot 000 Block 009 Addition HUGHES PARK ADD  
LOTS 10 & 11

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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**COMBINED NOTICE**

Record Owner:

MARTIN JOHNSON THOMASENA TRS  
MARTIN JOHNSON THOMASENA FAMILY  
TRUST  
1250 MORNINGSIDE DR  
HOLLISTER,CA 95023

Notice Date: 1/31/2024  
Council Hearing Date: 2/13/2024  
Legal Notice DB: 2024-1-C24-04572  
Inspection Date: 1/30/2024  
Parcel ID #: 116542250  
Case #: C24-04572  
Abandoned Case #: C24-04573

cc: Mortgage Holder(s):

CHERYL HUSMANN PO BOX 7751 EDMOND, OK 73083

Violation Address: 1529 NE 44TH ST

Legal Description: Lot 017 Block 005 Addition PARK ESTATES 7TH ADD

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

Total number of structures: 1 (HOUSE)

The inspection has revealed that the structure(s) listed below is/are in a state of decay or disrepair by reason of the following conditions:

- FIRE DAMAGE HOUSE
- HOLES IN ROOF HOUSE
- HOLES IN OUTER WALLS HOUSE
- PREMISES UNSANITARY

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

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**COMBINED NOTICE**

Record Owner:

MCKEE JAMES P & ALICE  
20646 TEMPE AVE  
HARRAH,OK 73045

Notice Date: 2/1/2024  
Council Hearing Date: 2/13/2024  
Legal Notice UB: 2024-2-C24-04953  
Inspection Date: 1/31/2024  
Parcel ID#: 130832390  
Case #: C24-04953  
Abandoned Case #: C24-04954

cc: Mortgage Holder(s):

FREEDOM MORTGAGE CORPORATION C/O NATIONWIDE TITLE CLEARING, LLC 2100 ALT. 19 NORTH PALM HARBOR, FL 34683  
FREEDOM MORTGAGE CORPORATION 20 LAKE CENTER DRIVE MARLTON, NJ 08053  
JAMES P MCKEE 7420 NW 101ST ST OKLAHOMA CITY, OK 73162  
MCKEE JAMES P & ALICE 7420 NW 101ST ST OKLAHOMA CITY, OK 73162

Violation Address: 7420 NW 101ST ST

Legal Description: Lot 006 Block 017 Addition EAGLE LAKE ESTATES 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: 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  
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.

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**I**