

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:

VB Number(s)

25-02-C25-09053; 25-02-C25-09078; 25-02-C25-09107; 25-02-C25-10511; 25-02-C25-10552; 25-02-C25-10792; 25-02-C25-10920; 25-02-C25-11158;

(A total of 9 buildings at 8 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 March 11, 2025, ten (10) days prior notice of which was posted upon the subject property and also mailed to the above referenced and designated owners and mortgage holders by first class mail postage prepaid, with a receipt of mailing from the postal service which indicates the date and the name and address of the person to whom the notice was mailed, said Council has found, based upon the evidence presented, all of which is incorporated herein and made a part hereof for all purposes, that the said structures have been declared by this Council to be either dilapidated or

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

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

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

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

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

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

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

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
11TH day of MARCH, 2025.

ATTEST:

Amy K. Simpson
City Clerk



David Holt
Mayor

REVIEWED for form and legality.

Rita E. Douglas-Vally
Assistant Municipal Counselor



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

A

COMBINED NOTICE

Record Owner:

FREEMAN TEAM INVESTMENTS LLC
14324 N WESTERN AVE
EDMOND, OK 73013

Notice Date: 2/14/2025
Council Hearing Date: 3/11/2025
Legal Notice UB: 2025-2-C25-09077
Inspection Date: 2/13/2025
Parcel ID#: 032191600
Case #: C25-09077
Abandoned Case #: C25-09078

cc: Mortgage Holder(s):

FREEMAN TEAM INVESTMENTS LLC 2236 NW 164TH ST EDMOND, OK 73013

Violation Address: 1810 N JORDAN AVE

Legal Description: Lot 000 Block 001 Addition MOUNT TUOHY SUBDIVISION BLK 12
LOTS 7 & 8

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

Total number of structures: 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.

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 **B**

COMBINED NOTICE

Record Owner:

MARTINESZ JOSE MAURICIO REYES
MAZARIEGOS DINA
3012 SHADYBROOK DR
MIDWEST CITY, OK 73110

Notice Date: 2/14/2025
Council Hearing Date: 3/11/2025
Legal Notice UB: 2025-2-C25-09106
Inspection Date: 2/13/2025
Parcel ID#: 072336800
Case #: C25-09106
Abandoned Case #: C25-09107

cc: Mortgage Holder(s):

MARTINESZ JOSE MAURICIO REYES MAZARIEGOS DINA 700 NE 23RD ST MOORE, OK 73160
AMERICAN EAGLE TITLE GROUP, LLC 421 NW 13TH ST, STE 320 OKLAHOMA CITY, OK 73103

Violation Address: 2259 NE 14TH ST

Legal Description: Lot 000 Block 004 Addition AUGUSTA HEIGHTS ADD
LOTS 59 THRU 62

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.

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

C

COMBINED NOTICE

Record Owner:

W H PROPERTY MANAGEMENT LLC
C/O WILLIAM HOLLIS JR PLLC
608 NW 8TH ST
OKLAHOMA CITY, OK 73102

Notice Date: 2/26/2025
Council Hearing Date: 3/11/2025
Legal Notice UB: 2025-2-C25-11157
Inspection Date: 2/25/2025
Parcel ID#: 033631520
Case #: C25-11157
Abandoned Case #: C25-11158

cc: Mortgage Holder(s):

Violation Address: 1330 NE 15TH ST

Legal Description: Lot 000 Block 004 Addition CULBERTSON E HIGHLAND
W 1/2 LOT 2 & ALL LOT 3

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

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

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

UNSECURED DOORS	HOUSE
UNSECURED WINDOWS	HOUSE
UNSECURED 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.

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

D

COMBINED NOTICE

Record Owner:
STEVENS RODNEY E
332 SE 17TH ST
OKLAHOMA CITY, OK 73129

Notice Date: 2/25/2025
Council Hearing Date: 3/11/2025
Legal Notice DB: 2025-2-C25-10791
Inspection Date: 2/24/2025
Parcel ID #: 098332650
Case #: C25-10791
Abandoned Case #: C25-10792

cc: Mortgage Holder(s):
RODNEY E. STEVENS 3 S.E. 27TH ST OKLAHOMA CITY, OK 73129

Violation Address: 332 SE 17TH ST

Legal Description: Lot 000 Block 006 Addition ECKROAT ADDITION
E50FT OF N140FT

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

Total number of structures: 1 (HOUSE)

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

FIRE DAMAGE	HOUSE
UNSAFE STRUCTURAL MEMBERS	HOUSE
HOLES IN 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.

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

E

COMBINED NOTICE

Record Owner:

BARLEAN KELLY J & TARA
3101 NW 20TH ST
OKLAHOMA CITY, OK 73107

Notice Date: 2/26/2025
Council Hearing Date: 3/11/2025
Legal Notice DB: 2025-2-C25-10919
Inspection Date: 2/25/2025
Parcel ID #: 065266825
Case #: C25-10919
Abandoned Case #: C25-10920

cc: Mortgage Holder(s):

MERRILL LYNCH CREDIT CORP POST CLOSING DEPARTMENT PO BOX 45151 JACKSONVILLE, FL 32232
MERRILL LYNCH CREDIT CORPORATION 4802 DEER LAKE DRIVE EAST JACKSONVILLE, FL 32246
FIRST UNITED BANK & TRUST COMPANY 1400 WEST MAIN STREET DURANT, OK 74701
STEWART TITLE OF OKLAHOMA, INC 701 N. BROADWAY, STE. 300 OKLAHOMA CITY, OK 73102
MORTGAGE ELECTROIC REGISTRATION SYSTEMS, INC P.O BOX 2026 FLINT, MI 48501
STEWART TITLE OF OKLAHOMA, INC 1712 SOUTH POST ROAD, SUITE A MIDWEST CITY, OK 73130

Violation Address: 3101 NW 20TH ST

Legal Description: Lot 000 Block 040 Addition LINWOOD PLACE AMENDED
E78FT OF LOT 3

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

Total number of structures: 1 (HOUSE)

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

FIRE DAMAGE	HOUSE
UNSAFE STRUCTURAL MEMBERS	HOUSE
HOLES IN ROOF	HOUSE
HOLES IN OUTER WALLS	HOUSE
PREMISES UNSANITARY	

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

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

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

E



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

F

COMBINED NOTICE

Record Owner:

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

Notice Date: 2/26/2025
Council Hearing Date: 3/11/2025
Legal Notice UB: 2025-2-C25-10551
Inspection Date: 2/25/2025
Parcel ID#: 045000522
Case #: C25-10551
Abandoned Case #: C25-10552

cc: Mortgage Holder(s):

BANK7 ATTN: LOAN ADMINISTRATION 1039 NW 63RD ST OKLAHOMA CITY, OK 73116

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

BANK7 1039 NW 63RD ST OKLAHOMA CITY, OK 73116

OMEGA INVESTMENTS LLC 1720 N. SHARTEL AVE, UNIT C OKLAHOMA CITY, OK 73103

Violation Address: 928 NW 23RD ST

Legal Description: Lot 000 Block 005 Addition UNIVERSITY ADDITION

LOTS 1 & 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 (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

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

G

COMBINED NOTICE

Record Owner:

KENDRICK EZELL C TRS
KENDRICK LEE BROWN REV LIVING TRUST
2046 HILLHURST AVE UNIT 67
LOS ANGELES, CA 90027

Notice Date: 2/14/2025
Council Hearing Date: 3/11/2025
Legal Notice UB: 2025-2-C25-09052
Inspection Date: 2/13/2025
Parcel ID#: 086877880
Case #: C25-09052
Abandoned Case #: C25-09053

cc: Mortgage Holder(s):

EZELL KENDRICK 2046 HILLHURST AVE, #67 LOS ANGELES, CA 90027

Violation Address: 743 NE 36TH ST

Legal Description: Lot 000 Block 004 Addition OKLA HEIGHTS ADD
LOTS 46 47 & 48

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

Total number of structures: 1 (HOUSE)

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

UNSECURED DOORS HOUSE
TRASH/JUNK

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

Andrew Jones
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

H

COMBINED NOTICE

Record Owner:

SRJ LLC
7812 DOUBLE SPRINGS DR
OKLAHOMA CITY, OK 73150

Notice Date: 2/25/2025
Council Hearing Date: 3/11/2025
Legal Notice UB: 2025-2-C25-10510
Inspection Date: 2/24/2025
Parcel ID#: 086347340
Case #: C25-10510
Abandoned Case #: C25-10511

cc: Mortgage Holder(s):

SRJ LLC 6218 S HILLCREST DR. OKLAHOMA CITY, OK 73159

Violation Address: 213 SE 57TH ST

Legal Description: Lot 000 Block 011 Addition WILMONT PLACE ADD
LOT 29 & W7FT OF LOT 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: 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 CRAWLSPACE	HOUSE
UNSECURED DOORS	DETACHED GARAGE
UNSECURED WINDOWS	DETACHED GARAGE
TRASH/JUNK	

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

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

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