

## RESOLUTION

RESOLUTION DECLARING THAT CERTAIN STRUCTURES IN THE CITY OF OKLAHOMA CITY ARE DILAPIDATED AND DETRIMENTAL TO THE HEALTH, SAFETY, BENEFIT AND WELFARE OF THE GENERAL PUBLIC AND CONSTITUTE(S) A FIRE HAZARD BY VIRTUE OF SUCH; DIRECTING THAT DILAPIDATED STRUCTURES BE TORN DOWN, RAZED AND SAID REMOVED BY THE OWNER(S) OF SAID STRUCTURES, ESTABLISHING THE DATES FOR THE COMMENCEMENT AND COMPLETION OF SUCH WORK DONE BY THE CITY IF WORK IS NOT COMPLETED BY THE OWNER(S) WITHIN THE DATES SPECIFIED; DIRECTING THAT DILAPIDATED STRUCTURES BE BOARDED AND SECURED PENDING DEMOLITION; DIRECTING THE CITY CLERK TO PURSUE RECOVERY OF COSTS FOR SUCH WORK IF DONE BY THE CITY; DIRECTING THE CITY TREASURER TO PLACE ANY SUCH REVENUES COLLECTED AS DEMOLITION COSTS 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:

---

<b>DB</b>	Number(s)
-----------	-----------

	25-04-C25-24187; 25-05-C25-26303; 25-05-C25-29677;
--	--

(A total of 4 structures at 3 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 20, 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 with a receipt of mailing and address of the person to whom the mail was sent, 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 dilapidated structures, as defined by 11 Oklahoma Statute,

Section 22-112(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 dilapidated condition of said structure(s) as above described, the Council finds and concludes that said structure(s) have become and are a hazard to and detrimental to the health, safety, benefit and welfare of the general public and the community would be benefitted by the removal of such structures by the owners thereof, and that such removal by the owners herein referred shall be and is hereby required and directed; and,

WHEREAS, boarding and securing of the structures pending demolition thereof by the City Manager or his designee would be beneficial to the health and safety and welfare of the community; and

WHEREAS, the Council further finds and declares that a reasonable date for commencement and the tearing down and removal of said structures shall be on or before May 21, 2025 and that a reasonable date for completion of such work shall be on or before June 20, 2025, and,

WHEREAS, in the event the required work is not performed by the property owners within the dates specified, the Council desires: (1) to authorize the City Manager, or his designee, to cause the required work to be performed by a contractor 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 place any such revenues collected into the specific city fund from which said revenues were originally 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 conditions of decay and/or disrepair regarding the structure(s) listed above, it has been determined that the structure(s) is/are dilapidated, as defined by 11 Oklahoma Statute, Section 22-112(C), and has/have become harmful to the health, benefit and welfare

of the general public and the community; create(s) a fire hazard to the danger of life and property; and the general public and the community would be benefitted by the demolition of the structure(s) on the property.

(2) That the respective owners of said structures are hereby ordered and directed to complete such work within the dates specified below; and

(3) that such removal work is herein directed and required and shall be commenced by said owners on or before May 21, 2025 and shall be completed on or before June 20, 2025.

AND, BE IT FURTHER RESOLVED by the Council that, in the event the required work is not performed by the property owners within the dates specified, the Council does hereby authorize the City Manager, or his designee, to cause the required work to be performed by a contractor 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 City Council that, the City Manager, or his designee, is hereby authorized to board and secure the structures pending demolition thereof.

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 six (6) months, to certify the costs of any such work to the County Treasurer as a lien against the said properties, all as authorized by 11 Oklahoma Statute, Section 22-112(A.5).

AND, BE IT FURTHER RESOLVED by the Council that the City Treasurer is hereby authorized and directed to place any revenues collected into the specific City fund from 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 advise all interested persons of the declaration of dilapidation by the Council and the possibility of the existence of a tax lien in favor of the City of Oklahoma City for the costs of the ultimate removal of said structures, and that the removal costs are the personal obligation of the property owner from and after the date of filing of the said notice.

ADOPTED by the Council and SIGNED by the Mayor of the City of Oklahoma City this  
20TH day of MAY, 2025.

ATTEST:

Amy K. Simpson  
City Clerk



Daniel Holt  
Mayor

REVIEWED for form and legality

Pete E. Douglas-Jolly  
Assistant Municipal Counselor



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

**A**

**COMBINED NOTICE**

Record Owner:

PATCHIN TIMOTHY J  
11605 CREST PL  
OKLAHOMA CITY, OK 73131

Notice Date: 5/7/2025  
Council Hearing Date: 5/20/2025  
Legal Notice DB: 2025-5-C25-26303  
Inspection Date: 5/6/2025  
Parcel ID #: 071933200  
Case #: C25-26303  
Abandoned Case #: C25-26304

cc: Mortgage Holder(s):

F. AYERS/REGIONAL ABSTRACT 7 W MAIN ST, STE 800 APOPKA, FL 32703

UNICOR FUNDING, INC 26391 CROWN VALLEY PKWY, 1ST FLOOR MISSION VIEJO, CA 92691

FIRST TRUST NATIONAL ASSOCIATION, AS TRUSTEE UNDER THE POOLING AND SERVICEING AGREEMENT, DATED AS DECEMBER 1, 1997 190 EAST FIFTH STREET ST PAUL, MN 55101

TIMOTHY A HEEFNER, OBA #17524 GOOLSBY, PROCTER, HEEFNER & GIBBS, P.C. 701 NORTH BROADWAY, SUITE 400 OKLAHOMA CITY, OK 73102

Violation Address: 124 N ALLEN ST

Legal Description: Lot 016 Block 006 Addition WEST LAWN GARDEN 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: 2 (GARAGE APARTMENT)  
(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
FIRE DAMAGE	GARAGE APARTMENT
Holes in Roof	GARAGE APARTMENT
Roof Sagging	GARAGE APARTMENT

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.

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

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

**A**



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

**B**

**COMBINED NOTICE**

Record Owner:

BRADFORD SQUARE LP  
631 S OLIVE ST STE 860  
LOS ANGELES, CA 90014

Notice Date: 5/7/2025

Council Hearing Date: 5/20/2025

Legal Notice DB: 2025-5-C25-29677

Inspection Date: 5/6/2025

Parcel ID #: 2928148061255

Case #: C25-29677

Abandoned Case #: C25-29678

cc: Mortgage Holder(s):

WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE REGISTERED HOLDERS OF LSTAR  
COMMERCIAL MORTGAGE TRUST 2014-2, COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2014-2  
9062 OLD ANNAPOLIS RD COLUMBIA, MD 21045

ANDERSON, MCCOY & ORTA, P.C. 100 NORTH BROADWAY, SUITE 2600 OKLAHOMA CITY, OK 73102

Violation Address: 600 N COUNCIL RD (AKA: 7901 NW 5TH ST)

Legal Description: Lot 6 Block 2 Addition RED BUD ADD

LOTS 1 THRU 8

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 (APARTMENT 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	APARTMENT BUILDING
HOLES IN ROOF	APARTMENT BUILDING
UNSAFE STRUCTURAL MEMBERS	APARTMENT BUILDING

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.

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:**

SOTO GUADALUPE S  
NEVAREZ DIANA  
2304 N EVEREST AVE  
OKLAHOMA CITY, OK 73111

Notice Date: 4/28/2025  
Council Hearing Date: 5/20/2025  
Legal Notice DB: 2025-4-C25-24187  
Inspection Date: 4/25/2025  
Parcel ID #: 030513800  
Case #: C25-24187  
Abandoned Case #: C22-40887

**cc: Mortgage Holder(s):**

GUADALUPE S SOTO 627 COLLIN DR OKLAHOMA CITY, OK 73129  
DIANA NEVAREZ 627 COLLIN DR OKLAHOMA CITY, OK 73129  
CHANELLE COQUIS HURD PO BOX 17636 OKLAHOMA CITY, OK 73136  
CHANELLE COQUIS HURD 319 NE 11TH APT 12G OKLAHOMA CITY, OK 73104  
NORTH ROCK TRUST 7119 E SHEA BLVD #109-466 SCOTTSDALE, AZ 85254

**Violation Address:** 2304 N EVEREST AVE

**Legal Description:** Lot 000 Block 005 Addition TUXEDO PARK SUB LT 5  
LOT 61 & S12 1/2FT LOT 62

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:

DAMAGED PORCH	HOUSE
FIRE DAMAGE	HOUSE
HOLES IN OUTER WALLS	HOUSE
HOLES IN ROOF	HOUSE
PREMISES UNSANITARY	
RANK WEEDS	
UNSAFE STAIRS	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.



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

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

**C**