

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)

24-06-C24-06289; 24-06-C24-34839; 24-07-C24-46604; 24-07-C24-47254; 24-07-C24-47907; 24-07-C24-48418; 24-07-C24-48912;

(A total of 10 buildings at 7 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 August 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 AUGUST, 2024.

ATTEST:

Amy K Simpson
City Clerk



David Holt
Mayor

REVIEWED for form and legality.

Dustin W. Parvizi
Assistant Municipal Counselor



COMBINED NOTICE

Record Owner:

A & R HOSPITALITY LLC
8800 NW 121ST ST
OKLAHOMA CITY, OK 73162

Notice Date: 7/30/2024
Council Hearing Date: 8/13/2024
Legal Notice DB: 2024-7-C24-48911
Inspection Date: 7/29/2024
Parcel ID #: 132164060
Case #: C24-48911
Abandoned Case #: C24-48912

cc: Mortgage Holder(s):

- HEARTLAND WHOLESALE RETAIL LLC 6800 S I-35 SERVICE ROAD OKLAHOMA CITY, OK 73149
- TULSA ECONOMIC DEVELOPMENT CORPORATION 907 S DETROIT, SUITE 1001 TULSA, OK 74120
- MICK LESLIE 6212 E 89TH STREET TULSA, OK 74137
- SMALL BUSINESS ADMINISTRATION 409 THIRD ST SW WASHINGTON, DC 20024
- SMALL BUSINESS ADMINISTRATION C/O MICK LESLIE 6212 E 89TH STREET TULSA, OK 74137
- U.S. SMALL BUSINESS ADMINISTRATION ATTN: COMMERCIAL LOAN SERVICING CENTER 2120 RIVERFRONT DRIVE, SUITE 100 LITTLE ROCK, AR 72202
- TULSA ECONOMIC DEVELOPMENT CORPORATION 125 W. 3RD STREET TULSA, OK 74103
- OLD REPUBLIC TITLE 4040 N. TULSA TULSA, OK 73112
- FIRST LIBERTY BANK 9601 N MAY AVE OKLAHOMA CITY, OK 73120-
- MICKY K. LESLIE 6212 E 89TH STREET TULSA, OK 74137
- FIRST NATIONAL BANK OF OKLAHOMA WESTERN AVENUE BRANCH-ATTN: CREDIT DEPARTMENT 5101 N WESTERN AVE OKLAHOMA CITY, OK 73118
- FIRST NATIONAL BANK 10900 HEFNER POINTE DR SUITE 300 OKLAHOMA CITY, OK 73120

Violation Address: 6800 S I-35 SERVICE RD (AKA: 1020 SE 66TH ST)

Legal Description: Lot 000 Block 000 Addition UNPLTD PT SEC 26 11N 3W

UNPLTD PT SW4 SEC 26 11N 3W BEG 257.30FT E OF NW/C OF NW4 OF SW4 TH E153FT S670FT W357.55FT TO PT ON ELY R/W OF I-35 N347.71FT NELY72.44FT E200FT N250FT TO BEG EX BEG 1971.59FT N & 41.15FT E OF SW/C SW4 TH N7.78FT SELY13.73FT W11.32FT TO BEG

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: 3 (NORTH COMMERCIAL BUILDING)
(SOUTH COMMERCIAL BUILDING)
(WEST 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 WEST COMMERCIAL BUILDING
HOLES IN OUTER WALLS WEST COMMERCIAL BUILDING

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

A

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:

DRAKE HARLAN L
3732 SAINT GEORGE DR
OKLAHOMA CITY,,OK 73112

Notice Date: 7/26/2024
Council Hearing Date: 8/13/2024
Legal Notice UB: 2024-7-C24-47253
Inspection Date: 7/25/2024
Parcel ID#: 016725310
Case #: C24-47253
Abandoned Case #: C24-47254

cc: Mortgage Holder(s):

Violation Address: 740 N INDIANA AVE (AKA: 738 N INDIANA AVE; 1741 LINWOOD BLVD)

Legal Description: Lot 000 Block 008 Addition BELL VERN 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: 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

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



COMBINED NOTICE

Record Owner:

ISOLA BELLA PHASE TWO LP
150 E 52ND ST 14TH FLOOR
NEW YORK, NY 10022

Notice Date: 3/8/2024
Council Hearing Date: 3/26/2024
Legal Notice DB: 2024-3-C24-06288
Inspection Date: 3/7/2024
Parcel ID #: 140171000
Case #: C24-06288
Abandoned Case #: C24-06289

cc: Mortgage Holder(s):

EXACT CAPITOL GROUP LLC 150 EAST 52ND STREET, 14TH FLOOR NEW YORK, NY 10022

ARNALL GOLDEN GREGORY LLP ATTN: VIDHI R. SHAH, ESQ. 171-17TH STREET NW, SUITE 2100 ATLANTA, GA 30363

LINDA RACHEL CAPITOL ABSTRACT & TITLE CO. 6601 N. BROADWAY EXT., BLDG. #5 OKLAHOMA CITY, OK 73116

BLANK ROME LLP 1271 AVENUE OF THE AMERICAS ATTENTION: LAUREN A. SCARANTINO, ESQ. NEW YORK, NY 10020

CHICAGO TITLE OKLAHOMA 210 PARK AVE, SUITE 210 OKLAHOMA TOWER OKLAHOMA CITY, OK 73102

ISOLA BELLA PHASE ONE LP 150 EAST 52ND STREET, 14TH FLOOR ATTENTION: MICHEAL CALLAGHAN NEW YORK, NY 10022

LESLIE F. DOMINY GREYSTONE SERVICING COMPANY LLC 419 BELLE AIR LANE WARRENTON, VA 20186

GREYSTONE BRIDGE CLO XII LLC 419 BELLE AIR LANE WARRENTON, VA 20186

GREYSTONE CRE NOTES 2019-FL2, LTD 419 BELLE AIR LANE WARRENTON, VA 20186

LIEN SOLUTIONS P.O. BOX 29071 GLENDALE, CA 91209

CIT LENDING SERVICES CORPORATION 11 WEST 42ND STREET, 7TH FLOOR ATTN: PATRICK L. GIALLOMBARDO, ASSISTANT VICE-PRESIDENT NEW YORK, NY 10036

CIT LENDING SERVICES CORPORATION 11 WEST 42ND STREET, 12TH FLOOR ATTN: STEVEN MILLAS, VICE-PRESIDENT AND CHIEF COUNSEL NEW YORK, NY 10036

HOLLAND & KNIGHT 195 BROADWAY, 24TH FLOOR ATTN: PAUL W. CICCHETTI, ESQ. NEW YORK, NY 10007

ACCORD/OKC MEMBERS, LLC 6711 FOREST LAWN DRIVE, SUITE 206 ATTN: JOSEPH G. MANSOUR LOS ANGELES, CA 90068

FELLERS SNIDER BLANKENSHIP BAILEY & TIPPENS, P.C. 100 NORTH BROADWAY, SUITE 1700 ATTN: CHARLES C. CALLAWAY, JR., ESQ. OKLAHOMA CITY, OK 73102

JOSEPH G. MANSOUR 1775 SUMMITRIDGE DRIVE BEVERLY HILLS, CA 90210

Violation Address: 6446 N PENIEL AVE (AKA: 6301 NW 63RD ST; 6303 NW 63RD ST; 6305 NW 63RD ST; 6307 NW 63RD ST; 6309 NW 63RD ST; 6311 NW 63RD ST; 6313 NW 63RD ST; 6315 NW 63RD ST; 6317 NW 63RD ST; 6319 NW 63RD ST; 6321 NW 63RD ST; 6323 NW 63RD ST; 6325 NW 63RD ST; 6327 NW 63RD ST; 6329 NW 63RD ST; 6331 NW 63RD ST; 6333 NW 63RD ST; 6335 NW 63RD ST; 6337 NW 63RD ST; 6339 NW 63RD ST; 6341 NW 63RD ST; 6343 NW 63RD ST; 6345 NW 63RD ST; 6347 NW 63RD ST; 6349 NW 63RD ST; 6351 NW 63RD ST; 6353 NW 63RD ST; 6355 NW 63RD ST; 6357 NW 63RD ST; 6359 NW 63RD ST; 6361 NW 63RD ST; 6363 NW 63RD ST; 6365 NW 63RD ST; 6367 NW 63RD ST; 6369 NW 63RD ST; 6371 NW 63RD ST; 6373 NW 63RD ST; 6375 NW 63RD ST; 6377 NW 63RD ST; 6379 NW 63RD ST; 6381 NW 63RD ST; 6383 NW 63RD ST; 6385 NW 63RD ST; 6387 NW 63RD ST; 6389 NW 63RD ST; 6391 NW 63RD ST; 6393 NW 63RD ST; 6395 NW 63RD ST; 6397 NW 63RD ST; 6404 N PENIEL AVE; 6408 N PENIEL AVE; 6412 N PENIEL AVE; 6416 N PENIEL AVE; 6420 N PENIEL AVE; 6424 N PENIEL AVE; 6428 N PENIEL AVE; 6432 N PENIEL AVE; 6436 N PENIEL AVE; 6440 N PENIEL AVE; 6444 N PENIEL AVE; 6600 N PENIEL AVE; 6600 LYREWOOD LN; 6604 LYREWOOD LN; 6612 LYREWOOD LN; 6616 LYREWOOD LN; 6620 LYREWOOD LN; 6700 LYREWOOD LN; 6704 LYREWOOD LN; 6708 LYREWOOD LN; 6712 LYREWOOD LN; 6716 LYREWOOD LN; 6800 LYREWOOD LN; 6804 LYREWOOD LN; 6808 LYREWOOD LN; 6812 LYREWOOD LN; 6816 LYREWOOD LN; 6820 LYREWOOD LN; 6824 LYREWOOD LN; 6828 LYREWOOD LN; 6832 LYREWOOD LN; 6900 LYREWOOD LN; 6904 LYREWOOD LN; 6908 LYREWOOD LN; 6912 LYREWOOD LN; 6916 LYREWOOD LN; 7000 LYREWOOD LN; 7004 LYREWOOD LN; 7008 LYREWOOD LN; 7012 LYREWOOD LN; 7016 LYREWOOD LN; 7020 LYREWOOD LN; 7022 LYREWOOD LN; 7024 LYREWOOD LN; 7026 LYREWOOD LN; 7028 LYREWOOD LN; 7032 LYREWOOD LN; 7036 LYREWOOD LN; 7038 LYREWOOD LN; 7040 LYREWOOD LN; 7042 LYREWOOD LN; 7044 LYREWOOD LN; 7048 LYREWOOD LN; 7050 LYREWOOD LN; 7100 LYREWOOD LN; 7104 LYREWOOD LN; 7108 LYREWOOD LN; 7112 LYREWOOD LN; 7116 LYREWOOD LN; 7120 LYREWOOD LN; 7122 LYREWOOD LN; 7124 LYREWOOD LN; 7126 LYREWOOD LN; 7128 LYREWOOD LN; 7130 LYREWOOD LN; 7132 LYREWOOD LN; 7134 LYREWOOD LN; 7136 LYREWOOD LN; 7138 LYREWOOD LN; 7140 LYREWOOD LN; 7142 LYREWOOD LN; 7144 LYREWOOD LN; 7146 LYREWOOD LN; 7148 LYREWOOD LN; 7150 LYREWOOD LN; 7152 LYREWOOD LN; 7154 LYREWOOD LN; 7156 LYREWOOD LN; 7160 LYREWOOD LN; 7164 LYREWOOD LN; 7168 LYREWOOD LN; 7172 LYREWOOD LN; 7176 LYREWOOD LN; 7178 LYREWOOD LN)

Legal Description: Lot 000 Block 000 Addition WOODLAKE APARTMENTS

LOTS A B C & D & LOTS 1 & 2 BLK B WOODLAKE 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 (APARTMENT BUILDING 7050)
(APARTMENT BUILDING 7160)

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 7050
HOLES IN ROOF	APARTMENT BUILDING 7050
HOLES IN OUTER WALLS	APARTMENT BUILDING 7050
FIRE DAMAGE	APARTMENT BUILDING 7160
HOLES IN ROOF	APARTMENT BUILDING 7160
HOLES IN OUTER WALLS	APARTMENT BUILDING 7160
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.

C

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:

BURIAN LAND COMPANY LLC
3101 N CLASSEN BLVD STE 217
OKLAHOMA CITY, OK 73118

Notice Date: 7/25/2024
Council Hearing Date: 8/13/2024
Legal Notice UB: 2024-7-C24-47906
Inspection Date: 7/24/2024
Parcel ID#: 116232890
Case #: C24-47906
Abandoned Case #: C24-47907

cc: Mortgage Holder(s):

FIRST BETHANY BANK & TRUST 6500 N.W. 39TH EXPRESSWAY P.O. BOX 218 BETHANY, OK 73008

OKLAHOMA REO CLOSING & TITLE SERVICES, LLC 6846 S. CANTON AVE. STE 150 TULSA, OK 74136

BURIAN LAND COMPANY LLC 2700 STERLING AVENUE OKLAHOMA CITY, OK 73127

FIRST AMERICAN TITLE & TRUST COMPANY 133 N.W. 8TH OKLAHOMA CITY, OK 73102

BURIAN LAND COMPANY LLC PO BOX 772 BETHANY, OK 73008

OKLAHOMA REO CLOSING & TITLE SERVICES, LLC ATTN: WANDA TRIPPLEHORN 6846 S. CANTON AVE. STE 120 TULSA, OK 74136

OKLAHOMA REO CLOSING & TITLE SERVICES, LLC 6846 S. CANTON AVE. STE 120 TULSA, OK 74136

Violation Address: 4209 NW 17TH ST

Legal Description: Lot 049 Block 004 Addition STEVE PENNINGTON 9TH

EX A TRI TR IN W SIDE 2FT WIDE ON N & EXTENDS S TO SW/C

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

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

E



COMBINED NOTICE

Record Owner:

ALVAREZ ALFREDO I & TENESHA M
206 ODOM RD
OKLAHOMA CITY, OK 73139

Notice Date: 7/29/2024
Council Hearing Date: 8/13/2024
Legal Notice UB: 2024-7-C24-48417
Inspection Date: 7/26/2024
Parcel ID#: 093993030
Case #: C24-48417
Abandoned Case #: C24-48418

cc: Mortgage Holder(s):

Violation Address: 101 SE 25TH ST

Legal Description: Lot 000 Block 014 Addition SCHILLINGS ADDITION
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:

FIRE DAMAGE	HOUSE
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.

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

Chris Smith
Chief Building Inspector
(405)297-2650
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COMBINED NOTICE

Record Owner:

MACKLITZ ILDA LOUISE
REV LIVING TRUST
2180 CHERRY LN
EMMETT, ID 83617

Notice Date: 7/23/2024
Council Hearing Date: 8/13/2024
Legal Notice UB: 2024-7-C24-46603
Inspection Date: 7/22/2024
Parcel ID#: 142181305
Case #: C24-46603
Abandoned Case #: C24-46604

cc: Mortgage Holder(s):

DOCSOLUTIONUSA, LLC, DBA DOCSOLUTION, INC 2316 SOUTHMORE PASADENA, TX 77502

FINANCIAL FREEDOM SENIOR FUNDING CORPORATION 190 TECHNOLOGY PARKWAY SUITE 100 NORCROSS, GA 30092

GITSIT SOLUTIONS, LLC 333 SOUTH ANITA DRIVE, SUITE 400 ORANGE, CA 92868

SEATTLE BANK C/O PHH MORTGAGE CORPORATION D/B/A PHH MORTGAGE SERVICES 1661 WORTHINGTON RD, STE#100 WEST PALM BEACH, FL 33409

ERIC WARNER ATTORNEY AT LAW 1105 N.W. 63RD STREET, SUITE A OKLAHOMA CITY, OK 73116

Violation Address: 3920 NW 51ST ST

Legal Description: Lot 010 Block 002 Addition PORTLAND 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: 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

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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