

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:

DB	Number(s)
	25-04-C25-22039; 25-04-C25-22371; 25-04-C25-22458; 25-04-C25-22811; 25-04-C25-22862; 25-04-C25-22956; 25-04-C25-22985; 25-04-C25-24464;

(A total of 10 structures 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 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 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 7, 2025 and that a reasonable date for completion of such work shall be on or before June 6, 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 7, 2025 and shall be completed on or before June 6, 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

6TH day of MAY, 2025.

ATTEST:

Amy K. Simpson
City Clerk



David Holt
Mayor

REVIEWED for form and legality

Robt F. Douglas-Tally
Assistant Municipal Counselor



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 DB: 2025-4-C25-22956
Inspection Date: 4/22/2025
Parcel ID #: 091246200
Case #: C25-22956
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 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 ROOF	COMMERCIAL BUILDING
PREMISES UNSANITARY	
RANK WEEDS	
HOLES IN OUTER WALLS	COMMERCIAL 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



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 DB: 2025-4-C25-22985
Inspection Date: 4/23/2025
Parcel ID #: 109308355
Case #: C25-22985
Abandoned Case #: C15-65466

cc: Mortgage Holder(s):

CORNERSTONE HOME LENDING INC C/O DOCPROBE ,LLC 1125 OCEAN AVENUE LAKEWOOD, NJ 08701

CORNERSTONE HOME LENDING INC 117 WEST LOOP SOUTH SUITE 700 HOUSTON, TX 77027

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 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
- DANGER OF COLLAPSE HOUSE
- HOLES IN ROOF HOUSE
- PREMISES UNSANITARY
- 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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B



COMBINED NOTICE

Record Owner:
VILLANOVA JOAN A
3401 N OLIE AVE
OKLAHOMA CITY,OK 73118

Notice Date: 4/18/2025
Council Hearing Date: 5/6/2025
Legal Notice DB: 2025-4-C25-22371
Inspection Date: 4/17/2025
Parcel ID #: 048847980
Case #: C25-22371

cc: Mortgage Holder(s):

Violation Address: 3401 N OLIE AVE

Legal Description: Lot 002 Block 007 Addition ROSS MANN ADDITION
S78.5FT OF E100FT

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 (DETACHED GARAGE)

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:

- | | |
|---------------------------|-----------------|
| DANGER OF COLLAPSE | DETACHED GARAGE |
| HOLES IN OUTER WALLS | DETACHED GARAGE |
| HOLES IN ROOF | DETACHED GARAGE |
| ROOF SAGGING | DETACHED GARAGE |
| STRUCTURE LEANING | DETACHED GARAGE |
| UNSAFE STRUCTURAL MEMBERS | DETACHED GARAGE |

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:

6370 W WILSHIRE PROPERTY LLC
6400 W WILSHIRE BLVD
OKLAHOMA CITY, OK 73132

Notice Date: 4/24/2025
Council Hearing Date: 5/6/2025
Legal Notice DB: 2025-4-C25-24464
Inspection Date: 4/23/2025
Parcel ID #: 140591000
Case #: C25-24464
Abandoned Case #: C25-24465

cc: Mortgage Holder(s):

- 6370 W WILSHIRE PROPERTY LLC 68 JAY STREET, SUITE 201 BROOKLYN, NY 11201
 - 6370 W WILSHIRE PROPERTY LLC C/O EZRA ZAAFARANI, MANAGER 68 JAY STREET, SUITE 201 BROOKLYN, NY 11201
 - BERKADIA COMMERCIAL MORTGAGE LLC 323 NORRISTOWN RD SUITE 300 AMBLER, PA 19002
 - FEDERAL HOME LOAN MORTGAGE CORPORATION 8200 JONES BRANCH DR MCLEAN, VA 22102
 - CITIBANK, N.A. AS TRUSTEE FOR THE MORTGAGE SECURITIES CORP, MULTIFAMILY MORTGAG PASS- THROUGH CERTIFICATES, SERIES 2023-K154 388 GREENWICH ST, 14TH FLOOR NEW YORK, NY 10013
 - MCCOY & ORTA, P.C. 100 NORTH BROADWAY, 26TH FLOOR OKLAHOMA CITY, OK 73102
 - TRUSTMARK TITLE 6307 WATERFORD BLVD, #120 OKLAHOMA CITY, OK 73118
 - ZACHARY S EHUDIN, ESQUIRE TROUTMAN PEPPER HAMILTON SANDERS LLP PO BOX 1122 RICHMOND, VA 23218
- Violation Address: 6400 W WILSHIRE BLVD (AKA: 6460 W WILSHIRE BLVD; 6462 W WILSHIRE BLVD)
Legal Description: Lot 001 Block 001 Addition ROBERTS BROOKHAVEN 2ND

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:

- | | |
|---------------------------|--------------------|
| DEBRIS FROM DEMOLITION | APARTMENT BUILDING |
| FIRE DAMAGE | APARTMENT BUILDING |
| HOLES IN OUTER WALLS | APARTMENT BUILDING |
| HOLES IN ROOF | APARTMENT BUILDING |
| PREMISES UNSANITARY | 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.

D

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Chris Smith
Chief Building Inspector
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COMBINED NOTICE

Record Owner:
ROTT ADAM
10023 KINGSGATE DR
OKLAHOMA CITY, OK 73159

Notice Date: 4/18/2025
Council Hearing Date: 5/6/2025
Legal Notice DB: 2025-4-C25-22039
Inspection Date: 4/17/2025
Parcel ID #: 016722550
Case #: C25-22039
Abandoned Case #: C20-36767

cc: Mortgage Holder(s):

- FIRST UNITED BANK & TRUST COMPANY 1400 WEST MAIN ST DURANT, OK 74701
- OKLAHOMA CITY ABSTRACT & TITLE COMPANY PO BOX 260 OKLAHOMA CITY, OK 73101
- MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC P.O. BOX 2026 FLINT, MI 48501
- OKLAHOMA CITY ABSTRACT & TITLE CO. 6211 LAKE HEFNER PARKWAY, SUITE 100 OKLAHOMA CITY, OK 73120

Violation Address: 1733 NW 8TH ST

Legal Description: Lot 000 Block 004 Addition BELL VERN ADDITION

LOTS 27 & 28

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:

- DANGER OF COLLAPSE HOUSE
- FIRE DAMAGE HOUSE
- HOLES IN OUTER WALLS HOUSE
- HOLES IN ROOF HOUSE
- ROOF SAGGING HOUSE
- UNSAFE STRUCTURAL MEMBERS 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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Chris Smith
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E



COMBINED NOTICE

Record Owner:
OSORIO ELVIN JOEL
ORTEGA MARTA
218 SE 18TH ST
OKLAHOMA CITY, OK 73129

Notice Date: 4/21/2025
Council Hearing Date: 5/6/2025
Legal Notice DB: 2025-4-C25-22811
Inspection Date: 4/18/2025
Parcel ID #: 098618255
Case #: C25-22811
Abandoned Case #: C25-22812

cc: Mortgage Holder(s):

OSORIO 3509 S VILLA AVE OKLAHOMA CITY, OK 73119
AMERICAN EAGLE TITLE GROUP LLC 6805 N CLASSEN STE A OKLAHOMA CITY, OK 73116
AMERICAN EAGLE TITLE GROUP 410 N. WALNUT, SUITE 100 OKLAHOMA CITY, OK 73104

Violation Address: 218 SE 18TH ST

Legal Description: Lot 000 Block 004 Addition ECKROAT SECOND ADD
LOT 19 PLUS A TR 50FT WIDE ADJ ON W FORMERLY RR R/W& W25FTOF LOT 20

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 (HOUSE)
(SHED)

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:

DANGER OF COLLAPSE	HOUSE
HOLES IN OUTER WALLS	HOUSE
PREMISES UNSANITARY	HOUSE
ROOF SAGGING	HOUSE
STRUCTURE LEANING	HOUSE
UNSAFE STRUCTURAL MEMBERS	HOUSE
HOLES IN OUTER WALLS	SHED
UNSAFE STRUCTURAL MEMBERS	SHED

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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F



COMBINED NOTICE

Record Owner:

TURK MICHAEL & LANA
3915 MORGAN TER
MUSTANG, OK 73064

Notice Date: 4/14/2025
Council Hearing Date: 5/6/2025
Legal Notice DB: 2025-4-C25-22458
Inspection Date: 4/11/2025
Parcel ID #: 140600250
Case #: C25-22458
Abandoned Case #: C25-22459

cc: Mortgage Holder(s):

Violation Address: 5000 SW 28TH ST

Legal Description: Lot 007 Block 001 Addition BOECKING ACRES REPLAT

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 (CARPORT)
(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
PORCH SUPPORTS DAMAGED	HOUSE
UNSAFE STRUCTURAL MEMBERS	CARPORT
FIRE DAMAGE	CARPORT
PORCH SUPPORTS DAMAGED	CARPORT
HOLES IN ROOF	CARPORT
ROOF SAGGING	CARPORT

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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(405)297-2650
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G



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 DB: 2025-4-C25-22862
Inspection Date: 4/22/2025
Parcel ID #: 086347990
Case #: C25-22862
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 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
FIRE DAMAGE	HOUSE
PREMISES UNSANITARY	
RANK WEEDS	

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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