

RESOLUTION

RESOLUTION DECLARING THAT CERTAIN STRUCTURES IN THE CITY OF OKLAHOMA CITY ARE UNSECURED STRUCTURES AND THAT THE BOARDING AND SECURING OF SAID STRUCTURES WOULD PROMOTE AND BENEFIT THE PUBLIC HEALTH, SAFETY AND WELFARE; AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO CAUSE THE REQUIRED WORK TO BE DONE; DIRECTING THE CITY CLERK TO PURSUE RECOVERY OF COSTS FOR SUCH WORK IF DONE BY THE CITY; DIRECTING THE CITY TREASURER TO DEPOSIT ANY REVENUES RECOVERED FOR BOARDING AND SECURING 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:

UB	Number(s)
	24-10-C24-63064; 24-10-C24-65302; 24-10-C24-65674; 24-10-C24-66252; 24-10-C24-66322; 24-10-C24-66324; 24-10-C24-66406; 24-10-C24-66946; 24-10-C24-66955; 24-10-C24-66959; 24-10-C24-67087;
	(A total of 18 structures at 11 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 November 5, 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 are unsecured structures as defined by 11 Oklahoma Statute, Section 22-112.1(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 unsecured condition of each of said structures as above described, the Council finds and concludes that the boarding and securing of said structures will make such structures less available for transient occupation, decrease a fire hazard created by such structures, and decrease the hazard that such structures will constitute an attractive nuisance to children; and,

WHEREAS, the Council finds and concludes that the boarding and securing of such unsecured structures will promote and benefit the public health, safety and welfare; and

WHEREAS, the Council desires (1) to authorize the City Manager, or his designee, to cause the required boarding and securing work to be performed by a contractor or other agents 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 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) As a result of the inspection and observation of the structures listed above by City inspectors, the structures listed and described on said attached legal notice forms are hereby found and declared by the Council of The City of Oklahoma City to be unsecured structures as defined by 11 Oklahoma Statute, Section 22-112.1(C);

(2) That the boarding and securing thereof would make such buildings less available for transient occupation, decrease a fire hazard created by such buildings and decrease the hazard that such buildings will constitute an attractive nuisance to children. Furthermore, it has been determined that

the boarding and securing of said structures would promote and benefit the health, safety and welfare of the general public and the community.

(3) The 'boarding and securing' of a structure, as this phrase is used in this resolution, means the closing, boarding and/or locking of any or all exterior openings, to prevent entry into the structure. To be correctly boarded and secured, all openings into a structure must be secured in the manner set forth in the Notice of Violation. Structures which are not secured by these standards may be subject to additional boarding and securing by The City of Oklahoma City.

AND, BE IT FURTHER RESOLVED that the Council does hereby authorize the City Manager, or his designee, to cause the required work to be performed by a contractor or other agents 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 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 thirty (30) days, to certify the costs of any such work to the County Treasurer for addition of said costs to the ad valorem tax rolls for the particular property, all as authorized by 11 Oklahoma Statutes, Section 22-122.1(C).

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 the boarding and securing of said structures if such work is performed by the City, and that such costs are the personal obligation of the property owner from and after the date of filing of said notice.

AND, BE IT FURTHER RESOLVED that the City Manager or his designee are hereby authorized to summarily abate any subsequent need for boarding and securing of said structures occurring within six months after the initial boarding and securing done pursuant to this Resolution and that any such subsequent boarding and securing shall be performed pursuant to the procedures set forth in 11 Okla. Stat., Section 22-112.1(C)(1) and (C)(9).

ADOPTED by the Council and SIGNED by the Mayor of The City of Oklahoma City this
5TH day of NOVEMBER, 2024.

ATTEST:
City Clerk

Amy K. Simpson



[Signature]
Vice Mayor

REVIEWED for form and legality.

Peta E. Douglas-Vally
Assistant Municipal Counselor



COMBINED NOTICE

Record Owner:
NELSON MBM INVESTMENTS LLC
PO BOX 5639
EDMOND,OK 73083

Notice Date: 10/21/2024
Council Hearing Date: 11/5/2024
Legal Notice UB: 2024-10-C24-66406
Inspection Date: 10/18/2024
Parcel ID#: 105126000
Case #: C24-66406
Abandoned Case #: C24-66407

cc: Mortgage Holder(s):

GILBERT SALLY PER REP YOUNG JUANITA EST 3030 NW EXPWY #410, UNIT 200 OKLAHOMA CITY, OK 73112

VALOR BANK 1501 RENAISSANCE BLVD EDMOND, OK 73013

VALOR BANK DOWNTOWN 119 S BROADWAY EDMOND, OK 73034

OLD REPUBLIC TITLE 4040 N. TULSA OKLAHOMA CITY, OK 73112

NELSON MBM INVESTMENTS LLC 9200 N BRYANT AVENUE OKLAHOMA CITY, OK 73131

Violation Address: 3023 S CLEGERN AVE (AKA: 3021 S CLEGERN AVE; 3023 S CLEGERN)

Legal Description: Lot 000 Block 002 Addition CANADIAN HEIGHTS ADD

LOTS 11 & 12

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 (GARAGE APARTMENT)

(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 GARAGE APARTMENT
UNSECURED WINDOWS GARAGE APARTMENT

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

A



COMBINED NOTICE

Record Owner:

DENSON SALLIE ANN
1605 E PARK PL
OKLAHOMA CITY, OK 73117

Notice Date: 10/17/2024
Council Hearing Date: 11/5/2024
Legal Notice UB: 2024-10-C24-63064
Inspection Date: 10/16/2024
Parcel ID#: 027005520
Case #: C24-63064
Abandoned Case #: C24-63065

cc: Mortgage Holder(s):

DENSON SALLIE ANN 2325 SW 59TH ST APT 112 OKLAHOMA CITY, OK 73119
RHBRREU LLC 1233 ARAPAHOE, SUITE 300 LINCOLN, NE 68502
HOME123 CORPORATION 3351 MICHELSON DRIVE, SUITE 400 IRVINE, CA 92612
AMERICAN GENERAL FINANCE, INC 5520 E RENO DEL CITY, OK 73117

Violation Address: 1605 E PARK PL

Legal Description: Lot 000 Block 007 Addition BATHS ORCHARD ADD
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:

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.

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Chris Smith
Chief Building Inspector
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Christopher.smith@okc.gov



COMBINED NOTICE

Record Owner:

BOLING HUNTER
11729 N VICTORIA DR
OKLAHOMA CITY, OK 73120

Notice Date: 10/21/2024
Council Hearing Date: 11/5/2024
Legal Notice UB: 2024-10-C24-66959
Inspection Date: 10/18/2024
Parcel ID#: 109801685
Case #: C24-66959
Abandoned Case #: C23-74906

cc: Mortgage Holder(s):

- COLORADO STATE BANK AND TRUST PO BOX 35688 TULSA, OK 74153
- CAPITOL ABSTRACT & TITLE CO 3501 N. BROADWAY EXT. BLDG#5 OKLAHOMA CITY, OK 73115
- MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC P.O. BOX 2026 FLINT, MI 48501
- BANK OF COMMERCE 2500 S CORNWELL YUKON, OK 73099
- HUNTER BOLING 803 AMITY LN EL RENO, OK 73036

Violation Address: 11729 N VICTORIA DR

Legal Description: Lot 003 Block 027 Addition BEL AIR SECTION STONEGATE

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)
(POOL)

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 POOL POOL
- 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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Chris Smith
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C



COMBINED NOTICE

Record Owner:
NIKO INVESTMENTS LLC
16757 LITTLE LEAF CT
EDMOND, OK 73012

Notice Date: 10/17/2024
Council Hearing Date: 11/5/2024
Legal Notice UB: 2024-10-C24-65302
Inspection Date: 10/16/2024
Parcel ID#: 093150975
Case #: C24-65302
Abandoned Case #: C24-65303

cc: Mortgage Holder(s):
BRAVO COMPANY LLC 436 NW 164TH ST EDMOND, OK 73013
SOONER STATE BANK 10301 N. MAY AVENUE OKLAHOMA CITY, OK 73120
OKLAHOMA PRIME TITLE 13913 QUAIL POINTE DR. STE A OKLAHOMA CITY, OK 73134

Violation Address: 3812 S WALKER AVE (AKA: 3814 S WALKER AVE)
Legal Description: Lot 000 Block 005 Addition DRAPER PARK ADDITION
THE N62.2/3FT OF LOTS 16 17 & 18

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 (GARAGE APARTMENT)
(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
UNSECURED WINDOWS HOUSE
UNSECURED DOORS GARAGE APARTMENT
UNSECURED WINDOWS GARAGE APARTMENT
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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Chris Smith
Chief Building Inspector
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Christopher.smith@okc.gov

D



COMBINED NOTICE

Record Owner:
BRAVO COMPANY LLC
436 NW 164TH ST
EDMOND,OK 73013

Notice Date: 10/17/2024
Council Hearing Date: 11/5/2024
Legal Notice UB: 2024-10-C24-65674
Inspection Date: 10/16/2024
Parcel ID#: 093150980
Case #: C24-65674
Abandoned Case #: C24-65675

cc: Mortgage Holder(s):

NIKO INVESTMENTS LLC 16757 LITTLE LEAF CT EDMOND, OK 73012
SOONER STATE BANK 10301 N. MAY AVENUE OKLAHOMA CITY, OK 73120
OKLAHOMA PRIME TITLE 13913 QUAIL POINTE DR. STE A OKLAHOMA CITY, OK 73134

Violation Address: 3814 S WALKER AVE (AKA: 3812 S WALKER AVE)

Legal Description: Lot 000 Block 005 Addition DRAPER PARK ADDITION
N62 2/3FT OF LOT 19

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 (GARAGE APARTMENT)

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 GARAGE APARTMENT
- UNSECURED WINDOWS GARAGE APARTMENT
- 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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andrew.jones@okc.gov

Chris Smith
Chief Building Inspector
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COMBINED NOTICE

Record Owner:
PARR ROGER LEN
PO BOX 124
REYDON,OK 73660

Notice Date: 10/18/2024
Council Hearing Date: 11/5/2024
Legal Notice UB: 2024-10-C24-66324
Inspection Date: 10/17/2024
Parcel ID#: 060030480
Case #: C24-66324
Abandoned Case #: C21-73282

cc: Mortgage Holder(s):

LAWYERS TITLE-OKLAHOMA 1141 NORTH ROBINSON, SUITE #100 OKLAHOMA CITY, OK 73103
MORTGAGE INVESTORS CORPORATION 6090 CENTRAL AVENUE ST. PETERSBURG, FL 33707
ROGER PARR 2520 N.W. 15TH ST OKLAHOMA CITY, OK 73106

LAWYERS TITLE OKLAHOMA 1141 N ROBINSON, SUITE 100 OKLAHOMA CITY, OK 73103

LAWYERS TITLE OKLAHOMA LAWYERS TITLE BUILDING-SUITE 100 1141 NORTH ROBINSON OKLAHOMA CITY, OK 73103

FLEET MORTGAGE CORP 2210 ENTERPRISE DR FLORENCE, SC 29501

MORTGAGE INVESTORS CORPORATION 6090 CENTRAL AVE ST PETERSBURG, FL 33707-

Violation Address: 2520 NW 15TH ST

Legal Description: Lot 019 Block 002 Addition MILLER BLVD RESUB N 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 (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

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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F



COMBINED NOTICE

Record Owner:

ESTERLINE ROBERT G
3201 NW 25TH ST
OKLAHOMA CITY, OK 73107

Notice Date: 10/18/2024
Council Hearing Date: 11/5/2024
Legal Notice UB: 2024-10-C24-66252
Inspection Date: 10/17/2024
Parcel ID#: 068784600
Case #: C24-66252
Abandoned Case #: C24-66253

cc: Mortgage Holder(s):

ESTERLINE ROBERT G ESTERLINE CHRISTY LISA 3201 NW 25TH ST OKLAHOMA CITY, OK 73107

Violation Address: 3201 NW 25TH ST

Legal Description: Lot 000 Block 002 Addition HIAWATHA ADDITION
LOTS 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
UNSECURED WINDOWS	HOUSE
UNSECURED CRAWLSPACE	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
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405-297-3953
andrew.jones@okc.gov

Chris Smith
Chief Building Inspector
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Christopher.smith@okc.gov



COMBINED NOTICE

Record Owner:

MATRIX REAL ESTATE LLC
8520 S PENNSYLVANIA AVE
OKLAHOMA CITY, OK 73159

Notice Date: 10/21/2024
Council Hearing Date: 11/5/2024
Legal Notice UB: 2024-10-C24-66946
Inspection Date: 10/18/2024
Parcel ID#: 077474085
Case #: C24-66946
Abandoned Case #: C23-16883

cc: Mortgage Holder(s):

BNC MORTGAGE, INC. P.O. BOX 19656 IRVINE, CA 92623

NEWMAN BARBARA THOMPSON EVELYN 3732 SW 26TH ST OKLAHOMA CITY, OK 73108

Violation Address: 3732 SW 26TH ST

Legal Description: Lot 000 Block 017 Addition PACKINGHOUSE VIEW

W5FT LOT 17 ALL LOT 18 E20FT LOT 19 EX N5FT

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 (CELLAR)
(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
OPEN CELLAR CELLAR

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:
MCCOY JON
MCCOY ANGELA EVONE
828 NE 31ST ST
OKLAHOMA CITY, OK 73105

Notice Date: 10/21/2024
Council Hearing Date: 11/5/2024
Legal Notice UB: 2024-10-C24-67087
Inspection Date: 10/18/2024
Parcel ID#: 038671560
Case #: C24-67087
Abandoned Case #: C24-67088

cc: Mortgage Holder(s):

Violation Address: 828 NE 31ST ST

Legal Description: Lot 004 Block 002 Addition MCNABB PARK ADDITION

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

UNSECURED CRAWLSPACE HOUSE

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.

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

Record Owner:
WHITE WARDICE
PO BOX 19976
OKLAHOMA CITY, OK 73144

Notice Date: 10/21/2024
Council Hearing Date: 11/5/2024
Legal Notice UB: 2024-10-C24-66322
Inspection Date: 10/18/2024
Parcel ID#: 109523660
Case #: C24-66322
Abandoned Case #: C24-66323

cc: Mortgage Holder(s):
CASSIDY L. THOMPSON, OBA #31018 2915 N CLASSEN BLVD, SUITE 200 OKLAHOMA CITY, OK 73106

Violation Address: 1425 SW 33RD ST

Legal Description: Lot 000 Block 018 Addition SUNSET PARK ADDITION
S20FT OF LOT 7 & ALL LOT 18

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 (GARAGE APARTMENT)
(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
- UNSECURED WINDOWS HOUSE
- UNSECURED DOORS GARAGE APARTMENT
- HOLES IN OUTER WALLS GARAGE APARTMENT
- 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.

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Chris Smith
Chief Building Inspector
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J



COMBINED NOTICE

Record Owner:
SINGH INVESTMENTS LLC
16307 SONOMA PARK DR
EDMOND,OK 73013-2091

Notice Date: 10/18/2024
Council Hearing Date: 11/5/2024
Legal Notice UB: 2024-10-C24-66955
Inspection Date: 10/17/2024
Parcel ID#: 052503950
Case #: C24-66955
Abandoned Case #: C24-66956

cc: Mortgage Holder(s):
JANOTA NORMA A JANOTA JAMES ANDREW 3128 NW 33RD ST OKLAHOMA CITY, OK 73112

Violation Address: 3128 NW 33RD ST

Legal Description: Lot 008 Block 004 Addition LYONS WILL ROGERS PK

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: 3 (EAST SHED)
(HOUSE)
(WEST 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 DOORS EAST SHED
UNSECURED DOORS WEST 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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