

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)

24-10-C24-67969; 24-10-C24-68172; 24-10-C24-68183; 24-10-C24-68339; 24-10-C24-68581; 24-11-C24-68798; 24-11-C24-69009; 24-11-C24-69197; 24-11-C24-69224; 24-11-C24-69350; 24-11-C24-69425; 24-11-C24-69463; 24-11-C24-69496; 24-11-C24-69958;

(A total of 16 buildings at 14 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 19, 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, 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

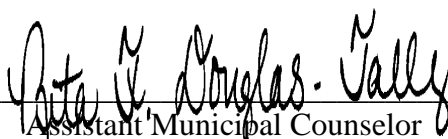
_____ day of _____, 20_____.

ATTEST:

City Clerk

Mayor

REVIEWED for form and legality.



Assistant Municipal Counselor



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

A

COMBINED NOTICE

Record Owner:
SEA TO TEA LLC
PO BOX 32956
OKLAHOMA CITY, OK 73123

Notice Date: 10/31/2024
Council Hearing Date: 11/19/2024
Legal Notice UB: 2024-10-C24-67968
Inspection Date: 10/30/2024
Parcel ID#: 050355500
Case #: C24-67968
Abandoned Case #: C24-67969

cc: Mortgage Holder(s):

OKLAHOMA CITY ABSTRACT & TITLE CO. 1900 N.W. EXPRESSWAY, SUITE 210 OKLAHOMA CITY, OK 73118

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

Violation Address: 2610 N CLASSEN BLVD

Legal Description: Lot 000 Block 002 Addition LAWNDALE ADDITION
N 1/2 LOTS 20 & 21

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



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

B

COMBINED NOTICE

Record Owner:

DAY JON
7915 DEBAR CIR
OKLAHOMA CITY, OK 73132

Notice Date: 11/6/2024
Council Hearing Date: 11/19/2024
Legal Notice DB: 2024-11-C24-69196
Inspection Date: 11/5/2024
Parcel ID #: 130851225
Case #: C24-69196
Abandoned Case #: C24-69197

cc: Mortgage Holder(s):

OLD REPUBLIC TITLE 1448 N MUSTANG RD MUSTANG, OK 73064

Violation Address: 7915 DEBAR CIR

Legal Description: Lot 000 Block 011 Addition HARVEST HILLS SOUTH SEC 2

PT LOT 9 BEG SW/C LOT 8 TH N114.99FT TO NE/C LOT9 W93.27FTSELY 139.07FT NELY & ELY ON A CURVE 25.80FT 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: 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 OUTER WALLS | HOUSE |
| HOLES IN ROOF | HOUSE |
| ROOF SAGGING | HOUSE |
| UNSAFE STRUCTURAL MEMBERS | 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.

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B



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

C

COMBINED NOTICE

Record Owner:
BOMAR RE LLC
7 NE 6TH ST, UNIT 330
OKLAHOMA CITY, OK 73104

Notice Date: 11/4/2024
Council Hearing Date: 11/19/2024
Legal Notice UB: 2024-11-C24-69349
Inspection Date: 10/30/2024
Parcel ID#: 010018284
Case #: C24-69349
Abandoned Case #: C24-69350

cc: Mortgage Holder(s):

AMERICAN EAGLE TITLE GROUP 421 NW 13TH ST, SUITE 320 OKLAHOMA CITY, OK 73103

BOMAR RE, LLC 718 W SHERIDAN OKLAHOMA CITY, OK 73102

BOMAR RE LLC 718 W SHERIDAN OKLAHOMA CITY, OK 73102

Violation Address: 434 W MAIN ST

Legal Description: Lot 000 Block 062 Addition OKLA CITY ORIGINAL

PT OF LOT 21 BEING 7.5FT ON N & 3.54FT ON S & ALL OF LOT 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 (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.

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

D

COMBINED NOTICE

Record Owner:

SCOTT TONY D & CANDACE
2616 RENWICK AVE
OKLAHOMA CITY, OK 73128

Notice Date: 10/29/2024

Council Hearing Date: 11/19/2024

Legal Notice UB: 2024-10-C24-68580

Inspection Date: 10/28/2024

Parcel ID#: 86422

Case #: C24-68580

Abandoned Case #: C24-68581

cc: Mortgage Holder(s):

NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING 75 BEATTIE PLACE, SUITE 300 GREENVILLE, SC 29601

OKLAHOMA CITY ABSTRACT AND TITLE COMPANY 9211 LAKE HEFNER PARKWAY, SUITE 100 OKLAHOMA CITY, OK 73120

Violation Address: 2616 RENWICK AVE

Legal Description: Lot 003 Block 006 Addition WESTBROOKE ESTATES SEC 4

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 WINDOWS 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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D



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

E

COMBINED NOTICE

Record Owner:
BROWN BILL
9929 N SHARTEL AVE
OKLAHOMA CITY, OK 73114

Notice Date: 11/6/2024
Council Hearing Date: 11/19/2024
Legal Notice DB: 2024-11-C24-69008
Inspection Date: 11/5/2024
Parcel ID #: 130522340
Case #: C24-69008
Abandoned Case #: C24-69009

cc: Mortgage Holder(s):

HOMECOMING FINANCIAL NETWORK, INC ONE MERIDIAN CROSSING, STE 100 MINNEAPOLIS, MN 55423
HOMECOMINGS FINANCIAL NETWORK, INC 14850 QUORU DRIVE DALLAS, TX 75254
HOMECOMINGS FINANCIAL NETWORK 14850 QUORUM DRIVE, SUITE 500 DALLAS, TX 75254
FIRST AMERICAN TITLE & TRUST COMPANY 133 N.W. 8TH OKLAHOMA CITY, OK 73102

Violation Address: 9929 N SHARTEL AVE

Legal Description: Lot 000 Block 009 Addition BRITTON PARK ADD
LOTS 1 THRU 4

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 |
| HOLES IN ROOF | HOUSE |
| ROOF SAGGING | 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.

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E



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

F

COMBINED NOTICE

Record Owner:

AFP SIXTY NINE CORP
C/O UNITED CAPITAL CORP
9 PARK PL FL 4
GREAT NECK, NY 11021

Notice Date: 10/29/2024

Council Hearing Date: 11/19/2024

Legal Notice UB: 2024-10-C24-68338

Inspection Date: 10/28/2024

Parcel ID#: 105209810

Case #: C24-68338

Abandoned Case #: C24-68339

cc: Mortgage Holder(s):

ROCHELLE LAUFER, ESQ. UNITED CAPITAL CORP. 9 PARK PLACE GREAT NECK, NY 11021

Violation Address: 6324 S WESTERN AVE

Legal Description: Lot 000 Block 004 Addition SOUTH HILL CREST ADD

W6FT LOT 41 & LOTS 42 THRU 48 EX W17FT OF LOT 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 (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:

FIRE DAMAGE COMMERCIAL BUILDING

UNSECURED DOORS COMMERCIAL BUILDING

HOLES IN ROOF 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.

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

G

COMBINED NOTICE

Record Owner:

GBB MULTIFAMILY OKC BORROWER LLC
3304 OWENS BLVD
RICHARDSON, TX 75082

Notice Date: 11/4/2024
Council Hearing Date: 11/19/2024
Legal Notice DB: 2024-11-C24-68797
Inspection Date: 10/31/2024
Parcel ID #: 055150540
Case #: C24-68797
Abandoned Case #: C24-68798

cc: Mortgage Holder(s):

NATIONAL TITLE & ESCROW, LLC 17709 CANTRELL ROAD LITTLE ROCK, AR 72223

BP LENDING, LLC 1819 E. SOUTHERN AVENUE, SUITE B-10 MESA, AZ 85204

GBB MULTIFAMILY OKC1, LLC 3304 OWENS BLVD RICHARDSON, TX 75082

Violation Address: 4201 N YOUNGS BLVD (AKA: 4221 N YOUNGS BLVD)

Legal Description: Lot 000 Block 000 Addition PUTNAM HEIGHTS 2ND

LTS 1 THRU 28 BLK 53 & LTS 1 THRU 14 BLK 52 PUTNAM HTS SECOND ADD NOW VACATED PLUS VAC
42ND ST & VAC ALLEY IN BLK 53 & E1/2 DEEP FORK BLVD & W 1/2 YOUNGS BLVD ADJ BLKS 52 & 53
PUTNAM HTS SECOND 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: 1 (APARTMENT BUILDING 4221)

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 4221 |
| UNSAFE STRUCTURAL MEMBERS | APARTMENT BUILDING 4221 |
| HOLES IN OUTER WALLS | APARTMENT BUILDING 4221 |

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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420 West Main, Suite 1050, Oklahoma City, OK 73102 405/297-3500



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

H

COMBINED NOTICE

Record Owner:
IMMANUEL COZY HOMES LLC
11925 SW 17TH ST
YUKON, OK 73099

Notice Date: 11/6/2024
Council Hearing Date: 11/19/2024
Legal Notice UB: 2024-11-C24-69462
Inspection Date: 11/5/2024
Parcel ID#: 113911
Case #: C24-69462
Abandoned Case #: C24-69463

cc: Mortgage Holder(s):

FIRST NATIONAL BANK OF OKLAHOMA NORTHSORE BRANCH 10900 HEFNER POINTE, SUITE 300 OKLAHOMA CITY, OK 73120

CHICAGO TITLE OKLAHOMA CO. 3401 NW 63RD, SUITE 300 OKLAHOMA CITY, OK 73116

Violation Address: 11925 SW 17TH ST

Legal Description: Lot 026 Block 001 Addition ASHFORD PLACE

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

RANK WEEDS

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

I

COMBINED NOTICE

Record Owner:
MLM ENTERPRISES LLC
PO BOX 578
CHANDLER, OK 74834

Notice Date: 11/6/2024
Council Hearing Date: 11/19/2024
Legal Notice UB: 2024-11-C24-69957
Inspection Date: 11/5/2024
Parcel ID#: 073407200
Case #: C24-69957
Abandoned Case #: C24-69958

cc: Mortgage Holder(s):

OLD REPUBLIC TITLE COMPANY OF OKLAHOMA 4040 N. TULSA OKLAHOMA CITY, OK 73112
THE FIRST NATIONAL BANK OF MCGREGOR 401 MAIN STREET MCGREGOR, TX 76657
MLM ENTERPRISES, LLC PO BOX 95206 OKLAHOMA CITY, OK 73143

Violation Address: 1626 SE 40TH ST

Legal Description: Lot 001 Block 011 Addition PASADENA HEIGHTS ADD

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 (SHED)
(SOUTH COMMERCIAL BUILDING)
(WEST 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 | WEST COMMERCIAL BUILDING |
| UNSECURED DOORS | SOUTH COMMERCIAL BUILDING |
| HOLES IN OUTER WALLS | SOUTH COMMERCIAL BUILDING |
| UNSECURED DOORS | SHED |
| 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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I



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

J

COMBINED NOTICE

Record Owner:

INDIAHOMA PROPERTIES LLC
PO BOX 14783
OKLAHOMA CITY, OK 73113

Notice Date: 11/4/2024

Council Hearing Date: 11/19/2024

Legal Notice UB: 2024-11-C24-69495

Inspection Date: 10/31/2024

Parcel ID#: 113294360

Case #: C24-69495

Abandoned Case #: C24-69496

cc: Mortgage Holder(s):

EVANS & DAVIS ATTN: COLBY L. ROBERTSON 211 N. BROADWAY EDMOND, OK 73034

Violation Address: 2513 SE 45TH ST

Legal Description: Lot 011 Block 019 Addition LUMBERMANS # 3 ADD

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

K

COMBINED NOTICE

Record Owner:
GIL JOEL ANTHONY
4800 SE 45TH ST
DEL CITY, OK 73135

Notice Date: 11/4/2024
Council Hearing Date: 11/19/2024
Legal Notice UB: 2024-11-C24-69223
Inspection Date: 10/31/2024
Parcel ID#: 142841320
Case #: C24-69223
Abandoned Case #: C24-69224

cc: Mortgage Holder(s):

GENA HETTLER USAA FEDERAL SAVINGS BANK 10750 MCDERMOTT FREEWAY SAN ANTONIO, TX 78288
SERVICELINK 1355 CHERRINGTON PARKWAY MOON TOWNSHIP, PA 15108
BUFFALO LAND ABSTRACT 7306 S. LEWIS, STE 100 TULSA, OK 74136
USAA FEDERAL SAVINGS BANK 10750 MCDERMOTT FREEWAY SAN ANTONIO, TX 78288
TAMMY GARVIN 10101 S. PENN, STE H OKLAHOMA CITY, OK 73159
HOMETRUST MORTGAGE COMPANY 10101 S. PENN STE. H OKLAHOMA CITY, OK 73159
STEWART ESCROW & TITLE 1200 S. AIR DEPOT STE M MIDWEST CITY, OK 73110

Violation Address: 4800 SE 45TH ST

Legal Description: Lot 001 Block 004 Addition LEONHARDTS CHERRY HILL

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
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

420 West Main, Suite 1050, Oklahoma City, OK 73102 405/297-3500

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

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

L

COMBINED NOTICE

Record Owner:

5M CONTRACTING LLC
2119 RIVERWALK DR, UNIT 122
MOORE, OK 73160

Notice Date: 11/6/2024
Council Hearing Date: 11/19/2024
Legal Notice UB: 2024-11-C24-69424
Inspection Date: 11/5/2024
Parcel ID#: 086346560
Case #: C24-69424
Abandoned Case #: C24-69425

cc: Mortgage Holder(s):

VALOR BANK 1501 RENAISSANCE BLVD EDMOND, OK 73013

CHICAGO TITLE OKLAHOMA 3401 NW 63RD ST., STE 300 OKLAHOMA CITY, OK 73115

OKLAHOMA CITY ABSTRACT & TITLE COMPANY 9211 LAKE HEFNER PARKWAY, SUITE 100 OKLAHOMA CITY, OK 73120

5M CONTRACTING, LLC 3017 BRUSH CREEK RD OKLAHOMA CITY, OK 73120

Violation Address: 240 SE 55TH ST

Legal Description: Lot 000 Block 010 Addition WILMONT PLACE ADD

W5FT LOT 2 & ALL LOTS 3 & 4

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 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.

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L



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

M

COMBINED NOTICE

Record Owner:

BLH INVESTMENT PROPERTIES LLC
6011 N ROBINSON AVE
OKLAHOMA CITY, OK 73118

Notice Date: 10/31/2024
Council Hearing Date: 11/19/2024
Legal Notice UB: 2024-10-C24-68182
Inspection Date: 10/30/2024
Parcel ID#: 114558010
Case #: C24-68182
Abandoned Case #: C24-68183

cc: Mortgage Holder(s):

WEOKIE FEDERAL CREDIT UNION PO BOX 26090 OKLAHOMA CITY, OK 73126

WEOKIE FEDERAL CREDIT UNION ATTN: COMMERCIAL LOANS P.O. BOX 26090 OKLAHOMA CITY, OK 73126

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

BLH INVESTMENT PROPERTIES LLC ATTN: BRIAN HIGGINS 14613 EXMOOR CIRCLE OKLAHOMA CITY, OK 73142

AMERICAN EAGLE TITLE GROUP 421 NW 13TH ST, SUITE 320 OKLAHOMA CITY, OK 73103

Violation Address: 2744 NW 57TH ST

Legal Description: Lot 000 Block 022 Addition MILAMS NORTHWEST HIGHLAND ADD
W7FT LOT 21 & ALL LOTS 22 THRU 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 (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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M



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

N

COMBINED NOTICE

Record Owner:

1206 LLC
2229 NW 114TH ST
OKLAHOMA CITY, OK 73120

Notice Date: 10/31/2024
Council Hearing Date: 11/19/2024
Legal Notice UB: 2024-10-C24-68171
Inspection Date: 10/30/2024
Parcel ID#: 109671855
Case #: C24-68171
Abandoned Case #: C24-68172

cc: Mortgage Holder(s):

THUNDER TEAM LEASING & ASSET MANAGEMENT 2229 NW 114TH ST OKLAHOMA CITY, OK 73120
FIRST SECURITY BANK & TRUST COMPANY 1541 NORTHEAST 23RD STREET OKLAHOMA CITY, OK 73111
OKLAHOMA PRIME TITLE 13913 QUAIL POINTE DR. STE A OKLAHOMA CITY, OK 73134
HGM INVESTMENTS LLC PO BOX 30172 EDMOND, OK 73003
HGM INVESTMENTS LLC PO BOX 30172 EDMOND, OK 73012
LINCOLN TITLE 501 SE 4TH ST, STE A MOORE, OK 73160
1206 LLC 1701 N BROADWAY AVE OKLAHOMA CITY, OK 73103

Violation Address: 2229 NW 114TH ST

Legal Description: Lot 000 Block 004 Addition PENN PARK
LOT 18 EX W43FT & W33.61FT 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: 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 DOORS HOUSE
UNSECURED DOORS DETACHED GARAGE
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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