

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)

23-07-C23-43321; 23-07-C23-46549; 23-07-C23-46710; 23-07-C23-46768; 23-07-C23-46810; 23-07-C23-47270; 23-07-C23-47282; 23-08-C23-48054; 23-08-C23-48260; 23-08-C23-48802; 23-08-C23-49303; 23-08-C23-49656; 23-08-C23-49769;

(A total of 13 buildings at 13 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 15, 2023, 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

15TH day of AUGUST, 2023.

ATTEST:

Amy K. Simpson
City Clerk



David Holt
Mayor

REVIEWED for form and legality.

Rita E. Douglas-Tally
Assistant Municipal Counselor



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

A

COMBINED NOTICE

Record Owner:

TRAN, VIET
16020 BRENNER PASS
EDMOND, OK 73103

Notice Date: 7/27/2023
Council Hearing Date: 8/15/2023
Legal Notice UB: 2023-7-C23-47269
Inspection Date: 7/26/2023
Parcel ID#: 090001050
Case #: C23-47269
Abandoned Case #: C23-47270

cc: Mortgage Holder(s):

Violation Address: 10206 FAIRFAX LN

Legal Description: Lot 017 Block 110 Addition WESTBURY BLKS 110-117

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 WINDOWS	HOUSE
HOLES IN ROOF	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
Christopher.smith@okc.gov



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

STRICKEN

B

COMBINED NOTICE

Record Owner:
SVSVL LLC
4400 SUNSET VIEW DR
DUBLIN, CA 94568

Notice Date: 7/27/2023
Council Hearing Date: 8/15/2023
Legal Notice UB: 2023-7-C23-46809
Inspection Date: 7/26/2023
Parcel ID#: 130324250
Case #: C23-46809
Abandoned Case #: C23-46810

cc: Mortgage Holder(s):

JOHNSON STEPHEN MATEEN AMEENAH 9119 N HUDSON AVE OKLAHOMA CITY, OK 73114

Violation Address: 9119 N HUDSON AVE

Legal Description: Lot 000 Block 007 Addition ESTES PARK ADDITION
LOTS 1 THRU 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: 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

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

C

COMBINED NOTICE

Record Owner:

ALDRIDGE ELMEDA LAVERN
2517 SPRING VALLEY LANE
YUKON, OK 73099

Notice Date: 8/2/2023

Council Hearing Date: 8/15/2023

Legal Notice UB: 2023-8-C23-48259

Inspection Date: 7/31/2023

Parcel ID#: 090003612

Case #: C23-48259

Abandoned Case #: C23-48260

cc: Mortgage Holder(s):

Violation Address: 2517 SPRING VALLEY LN

Legal Description: Lot 028 Block 004 Addition SPRING MEADOWS EST 3RD

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 (MOBILE HOME)

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 MOBILE HOME

UNSECURED WINDOWS MOBILE HOME

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

STRICKEN

D

COMBINED NOTICE

Record Owner:
CARTY DAVID
HARRIS FRANK
13108 CEDAR SPRINGS RD
OKLAHOMA CITY, OK 73120

Notice Date: 7/25/2023
Council Hearing Date: 8/15/2023
Legal Notice UB: 2023-7-C23-46767
Inspection Date: 7/24/2023
Parcel ID#: 043880345
Case #: C23-46767
Abandoned Case #: C23-46768

cc: Mortgage Holder(s):

DAVID CARTY 2700 NW 27TH ST OKLAHOMA CITY, OK 73107

Violation Address: 121 NW 17TH ST

Legal Description: Lot 015 Block 002 Addition WINANS HIGHLAND TERR

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 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.

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

E

COMBINED NOTICE

Record Owner:
PERRY KATHERINE
1487 NE CLINE RD
ELGIN, OK 73538

Notice Date: 8/3/2023
Council Hearing Date: 8/15/2023
Legal Notice UB: 2023-8-C23-49655
Inspection Date: 8/2/2023
Parcel ID#: 091470795
Case #: C23-49655
Abandoned Case #: C23-49656

cc: Mortgage Holder(s):
PERRY KATHERINE 2661 SW 61ST ST OKLAHOMA CITY, OK 73159
BANK7 1515 E. 71ST STREET, SUITE 100 TULSA, OK 74136

Violation Address: 315 SW 23RD ST

Legal Description: Lot 021 Block 004 Addition CAPITOL HILL 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
UNSECURED CRAWLSPACE	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
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Christopher.smith@okc.gov



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

F

COMBINED NOTICE

Record Owner:

ORTIZ ALEX ETAL
MENDEZ FREDY
BRAVO ENRIQUE ORTIZ
3021 W HILL ST
OKLAHOMA CITY, OK 73112

Notice Date: 7/12/2023
Council Hearing Date: 8/1/2023
Legal Notice DB: 2023-7-C23-43318
Inspection Date: 7/11/2023
Parcel ID #: 032958820
Case #: C23-43318
Abandoned Case #: C23-43321

cc: Mortgage Holder(s):

ORTIZ ALEX ETAL MENDEZ FREDY 3021 W HILL ST OKLAHOMA CITY, OK 73112

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

CORSAIR CATTLE COMPANY P.O. BOX 2286 OKLAHOMA CITY, OK 73101

FABIOLA ORTIZ 3021 W HILL ST OKLAHOMA CITY, OK 73112

Violation Address: 1910 NE 23RD ST (AKA: 1912 NE 23RD ST; 1914 NE 23RD ST; 1916 NE 23RD ST)

Legal Description: Lot 000 Block 025 Addition ROSS HEIGHTS 2ND ADD

PT BLK 25 BEG 33FT S & 411.6FT W OF NE/C TH S139FTW119.1FT N139FT E119.1FT TO BEG & A TR BEG 33FT S & 403FT W OF NE/C OF NE4 TH S139FT W8.6FT N139FT E8.5FT TO BEG & A TR BEG 33FT S & 33FT W & 200FT W & 139FT S & 170FT W OF NE/C BLK 25 TH S77.48FT W95.87FT N77.48FT E95.87FT 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 (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:

HOLES IN ROOF	COMMERCIAL BUILDING
HOLES IN OUTER WALLS	COMMERCIAL BUILDING
DANGER OF COLLAPSE	COMMERCIAL BUILDING
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.

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

F



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

STRICKEN

G

COMBINED NOTICE

Record Owner:
PRAMUKH LLC
13800 EDMOND LAKE RD
JONES, OK 73049

Notice Date: 8/2/2023
Council Hearing Date: 8/15/2023
Legal Notice UB: 2023-8-C23-48053
Inspection Date: 8/1/2023
Parcel ID#: 116243260
Case #: C23-48053
Abandoned Case #: C23-48054

cc: Mortgage Holder(s):

PRAMUKH, LLC 9308 SW 23RD ST OKLAHOMA CITY, OK 73128

Violation Address: 4148 NW 23RD ST

Legal Description: Lot 013 Block 015 Addition GRADY MUSGRAVE 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

STRICKEN

H

COMBINED NOTICE

Record Owner:

RAMSEY KATHERINE S
PO BOX 690
MANNFORD, OK 74044

Notice Date: 8/1/2023
Council Hearing Date: 8/15/2023
Legal Notice UB: 2023-8-C23-48801
Inspection Date: 7/31/2023
Parcel ID#: 054653720
Case #: C23-48801
Abandoned Case #: C23-48802

cc: Mortgage Holder(s):

NEW RESIDENTIAL MORTGAGE LOAN TRUST 2018-3 C/O SELECT PORTFOLIO SERVICING, INC 3217 S DECKER LAKE
DRIVE SALT LAKE CITY, UT 84119

RAMSEY KATHERINE S 2345 NW 38TH ST OKLAHOMA CITY, OK 73112

Violation Address: 2345 NW 38TH ST

Legal Description: Lot 000 Block 002 Addition WAHLDALE SUB ADD

LOTS 25 & 26

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

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

I

COMBINED NOTICE

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

Notice Date: 8/3/2023
Council Hearing Date: 8/15/2023
Legal Notice UB: 2023-8-C23-49302
Inspection Date: 8/2/2023
Parcel ID#: 073888110
Case #: C23-49302
Abandoned Case #: C23-49303

cc: Mortgage Holder(s):

SPENCER LAVITA LUCILLE 2605 SW 44TH ST OKLAHOMA CITY, OK 73119

FIRST SECURITY BANK AND TRUST COMPANY 1541 NORTHEAST 23RD ST OKLAHOMA CITY, OK 73111

ATTN: MORTGAGE DEPARTMENT BANK360 P.O. BOX 440 CORDELL, OK 73632

Violation Address: 2605 SW 44TH ST

Legal Description: Lot 000 Block 038 Addition THOMAS BLVD AMD 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: 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
UNSECURED WINDOWS	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

STRICKEN

J

COMBINED NOTICE

Record Owner:

TRIANA FRANCISCO JR
237 SW 62ND ST
OKLAHOMA CITY, OK 73139

Notice Date: 8/3/2023
Council Hearing Date: 8/15/2023
Legal Notice UB: 2023-8-C23-49768
Inspection Date: 8/2/2023
Parcel ID#: 109851340
Case #: C23-49768
Abandoned Case #: C23-49769

cc: Mortgage Holder(s):

PENNYMAC LOAN SERVICES, LLC C/O NATIONWIDE TITLE CLEARING, INC 2100 ALT. 19 NORTH PALM HARBOR, FL 34683

PENNYMAC LOAN SERVICES, LLC 3043 TOWNSGATE ROAD STE 200 WESTLAKE VILLAGE, CA 91361

SECRETARY OF HOUSING AND URBAN DEVELOPMENT 451 SEVENTH STREET, SW WASHINGTON, DC 20410

Violation Address: 237 SW 62ND ST

Legal Description: Lot 014 Block 002 Addition SOUTHERN OAKS

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.

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

K

COMBINED NOTICE

Record Owner:

GARCIA JOSE CARLOS
413 NW 114TH ST
OKLAHOMA CITY, OK 73114

Notice Date: 7/27/2023
Council Hearing Date: 8/15/2023
Legal Notice UB: 2023-7-C23-46548
Inspection Date: 7/26/2023
Parcel ID#: 130766346
Case #: C23-46548
Abandoned Case #: C23-46549

cc: Mortgage Holder(s):

TIMWAY COMPANY PO BOX 11705 OKLAHOMA CITY, OK 73136

Violation Address: 413 NW 114TH ST

Legal Description: Lot 000 Block 054 Addition COLLEGE PARK ADD
LOTS 41 & 42

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.

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

L

COMBINED NOTICE

Record Owner:

WAZZAN PROPERTIES LLC
3000 W MEMORIAL RD, UNIT 123 308
OKLAHOMA CITY, OK 73120

Notice Date: 7/27/2023
Council Hearing Date: 8/15/2023
Legal Notice UB: 2023-7-C23-46709
Inspection Date: 7/26/2023
Parcel ID#: 122311010
Case #: C23-46709
Abandoned Case #: C23-46710

cc: Mortgage Holder(s):

INSTANTHOUSEOFFER LLC 3000 W MEMORIAL RD, Unit 123 308 OKLAHOMA CITY, OK 73120
FIRST ENTERPRISE BANK SOUTH BRANCH 2115 SW 44TH ST OKLAHOMA CITY, OK 73119
UT DEVELOPMENT LLC 4 NE 10TH ST, SUITE 275 OKLAHOMA CITY, OK 73104
BANCFIRST LAWTON 501 C AVENUE PO BOX 489 LAWTON, OK 73502

Violation Address: 8104 NW 114TH ST

Legal Description: Lot 002 Block 001 Addition OLE WINDMILL ESTATES

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

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

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COMBINED NOTICE

Record Owner:

WGH OKLAHOMA LLC
103 FOULK RD STE 900
WILMINGTON, DE 19803

Notice Date: 7/28/2023
Council Hearing Date: 8/15/2023
Legal Notice UB: 2023-7-C23-47281
Inspection Date: 7/27/2023
Parcel ID#: 129951180
Case #: C23-47281
Abandoned Case #: C23-47282

cc: Mortgage Holder(s):

Violation Address: 513 NW 173RD ST

Legal Description: Lot 006 Block 006 Addition THE VALLEY SEC VII

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

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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