

**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:

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<b>UB</b>	Number(s)
	24-07-C24-40961; 24-07-C24-42195; 24-07-C24-42198; 24-07-C24-42315; 24-07-C24-42810; 24-07-C24-42987; 24-07-C24-43451; 24-07-C24-43589; 24-07-C24-43868; 24-07-C24-43918; 24-07-C24-43990; 24-07-C24-44177; 24-07-C24-45468; 24-07-C24-45747; 24-07-C24-45837;
	(A total of 21 structures at 15 locations.)

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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 July 30, 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.

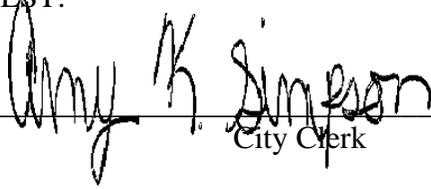
AND, BE IT FURTHER RESOLVED that the City Clerk is hereby directed to forthwith file in the Office of the County Clerk a Notice to the public and prospective purchasers which advises all

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.

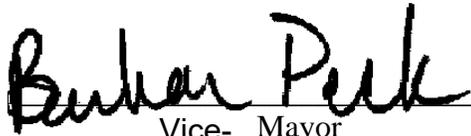
AND, BE IT FURTHER RESOLVED that the City Manager or his designee are hereby authorized to summarily abate any subsequent need for boarding and securing of said structures occurring within six months after the initial boarding and securing done pursuant to this Resolution and that any such subsequent 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  
30TH day of JULY, 2024.

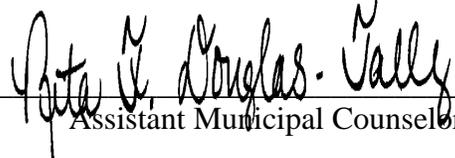
ATTEST:

  
\_\_\_\_\_  
City Clerk



  
\_\_\_\_\_  
Vice- Mayor

REVIEWED for form and legality.

  
\_\_\_\_\_  
Assistant Municipal Counselor



**COMBINED NOTICE**

Record Owner:  
JENKINS LEROY  
7200 BROADWAY EXT  
OKLAHOMA CITY, OK 73116

Notice Date: 7/12/2024  
Council Hearing Date: 7/30/2024  
Legal Notice UB: 2024-7-C24-43451  
Inspection Date: 7/11/2024  
Parcel ID#: 130651335  
Case #: C24-43451  
Abandoned Case #: C24-43452

cc: Mortgage Holder(s):  
LEROY JENKINS 933 N.E. 49TH OKLAHOMA CITY, OK 73105

Violation Address: 10216 N MCKINLEY AVE

Legal Description: Lot 013 Block 003 Addition J W RICHARDSON P P VIL 1ST  
EX ELY 6FT

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.

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:

ERRAHMOUNI AZIZ  
4301 AVALON CT  
OKLAHOMA CITY, OK 73120

Notice Date: 7/5/2024  
Council Hearing Date: 7/30/2024  
Legal Notice UB: 2024-7-C24-40961  
Inspection Date: 7/3/2024  
Parcel ID#: 145613220  
Case #: C24-40961  
Abandoned Case #: C16-59473

cc: Mortgage Holder(s):

ERRAHMOUNI AZIZ 3701 N PORTLAND AVE OKLAHOMA CITY, OK 73112

Violation Address: 3701 N PORTLAND AVE

Legal Description: Lot 000 Block 004 Addition WILLOW SPRING INDUSTRIAL  
S150FT OF E150FT

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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andrew.jones@okc.gov

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



**COMBINED NOTICE**

Record Owner:  
EVANS MARK F  
3506 N ALEXANDER LN  
BETHANY, OK 73008

Notice Date: 7/5/2024  
Council Hearing Date: 7/30/2024  
Legal Notice UB: 2024-7-C24-42315  
Inspection Date: 7/3/2024  
Parcel ID#: 063746120  
Case #: C24-42315  
Abandoned Case #: C24-42316

cc: Mortgage Holder(s):  
MARK F EVANS 9932 BIRKENHEAD CT YUKON, OK 73099

Violation Address: 1812 N VILLA AVE

Legal Description: Lot 001 Block 016 Addition AURORA ADDITION  
S50FT OF W100FT

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 WINDOWS HOUSE
- 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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Chris Smith  
Chief Building Inspector  
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Christopher.smith@okc.gov



**COMBINED NOTICE**

Record Owner:  
SAM AUSTIN MINISTRY  
3412 NW 23RD ST  
OKLAHOMA CITY, OK 73107

Notice Date: 7/12/2024  
Council Hearing Date: 7/30/2024  
Legal Notice UB: 2024-7-C24-42987  
Inspection Date: 7/11/2024  
Parcel ID#: 065260045  
Case #: C24-42987  
Abandoned Case #: C24-42988

cc: Mortgage Holder(s):

Violation Address: 3404 NW 23RD ST (AKA: 3408 NW 23RD ST; 3412 NW 23RD ST)

Legal Description: Lot 000 Block 015 Addition LINWOOD PLACE AMENDED  
LOT 2 EX A TR ON N BEING 2 1/2FT ON W & 52.62FT ON S PLUS LOT 3 EX A TR ON N BEING 5FT ON W  
& 2 1/2FT ON E & E42FT OF LOT 4 LESS N15FT

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: 4 (EAST DETACHED GARAGE)  
(HOUSE 3404)  
(HOUSE 3408)  
(HOUSE 3412)

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 3404  
UNSECURED DOORS HOUSE 3408  
UNSECURED DOORS HOUSE 3412  
UNSECURED WINDOWS HOUSE 3412  
UNSECURED DOORS EAST 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.

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

**D**

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



**COMBINED NOTICE**

Record Owner:  
KIRK LEROY WILLIAM III  
809 NE 25TH ST  
OKLAHOMA CITY, OK 73105

Notice Date: 7/15/2024  
Council Hearing Date: 7/30/2024  
Legal Notice UB: 2024-7-C24-44177  
Inspection Date: 7/12/2024  
Parcel ID#: 036777600  
Case #: C24-44177  
Abandoned Case #: C24-44178

cc: Mortgage Holder(s):  
FANNIE MAE C/O NATIONWIDE TITLE CLEARING, LLC 2100 ALT. 19 NORTH PALM HARBOR, FL 34683  
J.P. MORGAN MORTGAGE ACQUISITION CORP. 383 MADISON AVENUE NEW YORK, NY 10179  
LEROY WILLIAM KIRK III PO BOX 1511 EDMOND, OK 73083

Violation Address: 809 NE 25TH ST

Legal Description: Lot 013 Block 005 Addition NEFFS CAPITOL 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 (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 WINDOWS HOUSE  
UNSECURED DOORS DETACHED GARAGE  
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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405-297-3953  
andrew.jones@okc.gov

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



**COMBINED NOTICE**

Record Owner:  
ALEXANDER BUSTER O  
4848 N BARTELL RD  
OKLAHOMA CITY, OK 73121

Notice Date: 7/12/2024  
Council Hearing Date: 7/30/2024  
Legal Notice UB: 2024-7-C24-43589  
Inspection Date: 7/11/2024  
Parcel ID#: 039807850  
Case #: C24-43589  
Abandoned Case #: C24-43590

cc: Mortgage Holder(s):

Violation Address: 2123 NE 26TH ST

Legal Description: Lot 000 Block 009 Addition LYON 2ND ADDITION

PT LOTS 17 & 18 BEG 4FT NWLY FROM SE/C LOT 18 TH NWLY TO POINT 4FT NWLY FROM NE/C LOT 18 SELY TO A POINT 7FT NWLY FROM NE/C LOT 17 SWLY TO A POINT 7FT NWLY FROM SE/C LOT 17 NWLY TO BEG

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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andrew.jones@okc.gov

Chris Smith  
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Christopher.smith@okc.gov



**COMBINED NOTICE**

Record Owner:  
MCGUIRE DEVIN  
1124 NW 30TH ST  
OKLAHOMA CITY,OK 73118-5623

Notice Date: 7/18/2024  
Council Hearing Date: 7/30/2024  
Legal Notice UB: 2024-7-C24-45747  
Inspection Date: 7/17/2024  
Parcel ID#: 051252000  
Case #: C24-45747  
Abandoned Case #: C24-45748

cc: Mortgage Holder(s):

Violation Address: 1124 NW 30TH ST

Legal Description: Lot 000 Block 028 Addition ADAMS SUB ADDITION  
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 (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 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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**COMBINED NOTICE**

Record Owner:

VIETNAMESE AMERICAN COMMUNITY  
1201 NW 30TH ST  
OKLAHOMA CITY, OK 73118

Notice Date: 7/5/2024  
Council Hearing Date: 7/30/2024  
Legal Notice UB: 2024-7-C24-42198  
Inspection Date: 7/3/2024  
Parcel ID#: 051551070  
Case #: C24-42198

cc: Mortgage Holder(s):

VIETNAMESE AMERICAN COMMUNITY OF OKC & METROPOLITAN AREAS PO BOX 722081 NORMAN, OK 73070

Violation Address: 1201 NW 30TH ST

Legal Description: Lot 000 Block 005 Addition MILITARY PARK ADD  
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 (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 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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andrew.jones@okc.gov

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



**COMBINED NOTICE**

Record Owner:  
PANIC PROPERTIES LLC  
PO BOX 30864  
EDMOND,OK 73003

Notice Date: 7/12/2024  
Council Hearing Date: 7/30/2024  
Legal Notice UB: 2024-7-C24-43868  
Inspection Date: 7/11/2024  
Parcel ID#: 052350950  
Case #: C24-43868  
Abandoned Case #: C24-43869

cc: Mortgage Holder(s):  
QUAIL CREEK BANK, N.A. 12201 N MAY AVE OKLAHOMA CITY, OK 73120  
PANIC PROPERTIES LLC 2113 CEDAR POINTE CIRCLE EDMOND, OK 73003

Violation Address: 1714 NW 30TH ST  
Legal Description: Lot 000 Block 000 Addition WEST LAWN PARK  
LOTS 135 & 137

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
- HOLES IN OUTER WALLS 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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Christopher.smith@okc.gov



**COMBINED NOTICE**

Record Owner:  
HODGE MARK & JAMEY  
116 DEER CREEK RD  
EDMOND, OK 73012

Notice Date: 7/5/2024  
Council Hearing Date: 7/30/2024  
Legal Notice UB: 2024-7-C24-42195  
Inspection Date: 7/3/2024  
Parcel ID#: 053256700  
Case #: C24-42195  
Abandoned Case #: C24-42196

cc: Mortgage Holder(s):  
CAPITOL ABSTRACT & TITLE 201 N. BRYANT, SUITE B EDMOND, OK 73034

Violation Address: 2136 NW 32ND ST

Legal Description: Lot 000 Block 012 Addition WEST POINT AMD E2  
LOTS 19 & 20

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

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:  
OVERBY MAJID  
1501 N VALLEY VIEW DR  
OKLAHOMA CITY, OK 73127

Notice Date: 7/5/2024  
Council Hearing Date: 7/30/2024  
Legal Notice UB: 2024-7-C24-42810  
Inspection Date: 7/3/2024  
Parcel ID#: 054855607  
Case #: C24-42810  
Abandoned Case #: C19-70667

cc: Mortgage Holder(s):  
OVERBY MAJID 3000 N PORTLAND AVE OKLAHOMA CITY, OK 73107

Violation Address: 1435 NW 39TH ST

Legal Description: Lot 000 Block 033 Addition PUTNAM HEIGHTS ADD  
LOTS 15 & 16

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

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:

EPPERSON BRIAN LEE & MARIAH MONEA  
HATCH  
RUMFELT BOBBIE L & REETA B  
4529 SE 48TH ST  
OKLAHOMA CITY, OK 73135

Notice Date: 7/18/2024  
Council Hearing Date: 7/30/2024  
Legal Notice UB: 2024-7-C24-45837  
Inspection Date: 7/17/2024  
Parcel ID#: 142843220  
Case #: C24-45837  
Abandoned Case #: C22-59589

cc: Mortgage Holder(s):

CORNERSTONE HOME LENDING, INC. 1177 WEST LOOP SOUTH, #200 ATTN: LOAN SERVICING DEPARTMENT  
HOUSTON, TX 77027  
MIDFIRST BANK 999 NW GRAND BOULEVARD, SUITE 100 OKLAHOMA CITY, OK 73118  
CHICAGO TITLE OKLAHOMA 3401 NW 63RD ST, STE 300 OKLAHOMA CITY, OK 73116

Violation Address: 4529 SE 48TH ST

Legal Description: Lot 008 Block 013 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 (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 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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Chris Smith  
Chief Building Inspector  
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Christopher.smith@okc.gov



**COMBINED NOTICE**

Record Owner:  
MASUM HOSSNA  
2924 LAKESHIRE RIDGE WAY  
EDMOND,OK 73034

Notice Date: 7/16/2024  
Council Hearing Date: 7/30/2024  
Legal Notice UB: 2024-7-C24-45468  
Inspection Date: 7/15/2024  
Parcel ID#: 168551110  
Case #: C24-45468  
Abandoned Case #: C24-45469

cc: Mortgage Holder(s):

OKLAHOMA CITY ABSTRACT & TITLE COMPANY 1900 N.W. EXPRESSWAY, SUITE 210 OKLAHOMA CITY, OK 73118  
HOSSNA MASUM 3012 SW 100TH STREET OKLAHOMA CITY, OK 73159

Violation Address: 9641 NE 63RD ST

Legal Description: Lot 000 Block 000 Addition CRUTCHO TOWNSHIP

PT SE4 SEC 1 12N 2W BEG 1331.7FT W OF SE/C SE4 THW410.8FT N430FT E110FT N936.6FT W365FT  
N1273.4FT E665.8FT S2640FT TO BEG SUBJ TO ESMTS OF RECORD

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
- UNSECURED CRAWLSPACE MOBILE HOME
- HOLES IN OUTER WALLS 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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**COMBINED NOTICE**

Record Owner:

PENDERGRAPH RUSS M & KARASTON L  
1036 SW 129TH ST  
OKLAHOMA CITY, OK 73170

Notice Date: 7/11/2024  
Council Hearing Date: 7/30/2024  
Legal Notice UB: 2024-7-C24-43990  
Inspection Date: 7/10/2024  
Parcel ID#: 57881  
Case #: C24-43990  
Abandoned Case #: C24-43991

cc: Mortgage Holder(s):

FIRST AMERICAN MORTGAGE SOLUTIONS 1795 INTERNATIONAL WAY IDAHO FALLS, ID 83402  
LAKEVIEW LOAN SERVICING, LLC 4425 PONCE DE LEON BLVD, MS 5-251 CORAL GABLES, FL 33146  
STEWART TITLE OF OKLAHOMA, INC 701 N. BROADWAY, SUITE 300 OKLAHOMA CITY, OK 73102

Violation Address: 1036 SW 129TH ST

Legal Description: Lot 014 Block 090 Addition GREENBRIAR EASTLAKE EST SEC 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 (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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