

## 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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UB	Number(s)
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	24-05-C24-29485; 24-05-C24-29487; 24-05-C24-29597; 24-05-C24-29623; 24-05-C24-29983; 24-05-C24-30058; 24-05-C24-30205; 24-05-C24-30420; 24-05-C24-30451; 24-05-C24-30645; 24-05-C24-30785; 24-05-C24-30959; 24-05-C24-31751; 24-05-C24-32194; 24-05-C24-32229; 24-05-C24-32231;
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(A total of 21 structures at 16 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 June 4, 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

4TH day of JUNE, 2024.

ATTEST:

Amy K. Simpson  
City Clerk



David Holt  
Mayor

REVIEWED for form and legality.

Dustin H. Patten

Assistant Municipal Counselor



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

**A**

**COMBINED NOTICE**

Record Owner:

HICKS DEBORAH O  
4516 W SHAW BUTTE DR  
GLENDALE, AZ 85304

Notice Date: 5/20/2024  
Council Hearing Date: 6/4/2024  
Legal Notice UB: 2024-5-C24-32194  
Inspection Date: 5/17/2024  
Parcel ID#: 156731270  
Case #: C24-32194  
Abandoned Case #: C24-32195

cc: Mortgage Holder(s):

BEAU WILLIAMS 4901 RICHMOND SQUARE SUITE #104 OKLAHOMA CITY, OK 73118

Violation Address: 5709 BODINE DR (AKA: 5709 S BODINE DR)

Legal Description: Lot 018 Block 034 Addition OAKCLIFF SEC 14

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	
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

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



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

**B**

**COMBINED NOTICE**

**Record Owner:**

ROSALES JULIO O OLIVIA  
OLIVA JAEI MERCADO MERCADO  
2121 S CENTRAL AVE  
OKLAHOMA CITY, OK 73129

Notice Date: 5/22/2024  
Council Hearing Date: 6/4/2024  
Legal Notice UB: 2024-5-C24-31751  
Inspection Date: 5/21/2024  
Parcel ID#: 098336340  
Case #: C24-31751  
Abandoned Case #: C24-31752

**cc: Mortgage Holder(s):**

GREAT NATIONS BANK MAIN 2200 E ALAMEDA PO BOX 5719 NORMAN, OK 73071  
GREAT NATIONS BANK 2121 S. YUKON PARKWAY, STE 205 YUKON, OK 73099  
LEGACY TITLE OF OKLAHOMA, LLC 501 SE 4TH ST. STE A MOORE, OK 73160  
HERNANDEZ FERNANDO & REYNA 2121 S CENTRAL AVE OKLAHOMA CITY, OK 73129

Violation Address: 2121 S CENTRAL AVE (AKA: 231 SE 21ST ST; 235 SE 21ST ST)

Legal Description: Lot 000 Block 012 Addition ECKROAT ADDITION  
LOTS 9 THRU 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: 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

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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**B**



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

**C**

**COMBINED NOTICE**

Record Owner:  
DILL JACQUELINE C  
721 EAGLE DR  
MOORE, OK 73160

Notice Date: 5/23/2024  
Council Hearing Date: 6/4/2024  
Legal Notice UB: 2024-5-C24-32229  
Inspection Date: 5/22/2024  
Parcel ID#: 56184  
Case #: C24-32229  
Abandoned Case #: C20-09412

cc: Mortgage Holder(s):

DILL JACQUELINE C 12229 EDNA RD OKLAHOMA CITY, OK 73165

DILL JACQUELINE C 721 EAGLE DRIVE MOORE, OK 73160

DUKE CHERLY -1/2 HIVELY SUSAN-1/4 OF 1/2 522 SE 39TH OKLAHOMA CITY, OK 73129

FRONTIER STATE BANK PO BOX 95329 OKLAHOMA CITY, OK 73143-

Violation Address: 12229 EDNA RD

Legal Description: Lot 003 Block 002 Addition GATEWAY GARDENS

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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C



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

**D**

**COMBINED NOTICE**

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

Notice Date: 5/22/2024  
Council Hearing Date: 6/4/2024  
Legal Notice UB: 2024-5-C24-32231  
Inspection Date: 5/21/2024  
Parcel ID#: 093771610  
Case #: C24-32231  
Abandoned Case #: C24-14404

cc: Mortgage Holder(s):  
BURKE 933 NE 9TH OKLAHOMA CITY, OK 73105  
LEROY JENKINS 933 NE 9TH ST OKLAHOMA CITY, OK 73105  
Violation Address: 5005 GAINES ST (AKA: 5005 GAINES)  
Legal Description: Lot 009 Block 22A Addition OAKCLIFF SEC 2

The structure(s) described below has/have been determined to be UNSECURED by the Development Services Department of The City of Oklahoma City, pursuant to Title Eleven (11) Section 22-112.1 of the Oklahoma Statutes. An inspection was made on the Inspection Date indicated above, by the Development Services Department Code Enforcement Officer.

Total number of structures: 1 (HOUSE)

The inspection has revealed that the structure(s) is/are not occupied by a legal or equitable owner, or by a lessee thereof, and that the following unsecured openings and/or conditions exist which would facilitate an unauthorized entry into the structure:

UNSECURED WINDOWS 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

STRICKEN

**E**

**COMBINED NOTICE**

Record Owner:

DRAGONSTONE HOLDINGS LLC  
16307 SONOMA PARK DR, UNIT 4  
EDMOND, OK 73013

Notice Date: 5/13/2024  
Council Hearing Date: 6/4/2024  
Legal Notice UB: 2024-5-C24-29623  
Inspection Date: 5/10/2024  
Parcel ID#: 016729570  
Case #: C24-29623  
Abandoned Case #: C24-29624

cc: Mortgage Holder(s):

RG VIRGINIA LLC 7009 N CLASSEN OKLAHOMA CITY, OK 73116

Violation Address: 919 N VIRGINIA AVE (AKA: 921 N VIRGINIA AVE; 923 N VIRGINIA AVE)

Legal Description: Lot 000 Block 017 Addition BELL VERN ADDITION

LOTS 1 2 3 4 5 & 6

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

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

**F**

**COMBINED NOTICE**

Record Owner:

SOONER CLASSEN LLC  
4225 OFFICE PKWY, UNIT 250  
DALLAS, TX 75204

Notice Date: 5/17/2024  
Council Hearing Date: 6/4/2024  
Legal Notice UB: 2024-5-C24-30451  
Inspection Date: 5/16/2024  
Parcel ID#: 013204992  
Case #: C24-30451  
Abandoned Case #: C24-30452

cc: Mortgage Holder(s):

BLUESTEM ESCROW & TITLE 1924 S UTICA, SUITE 802 TULSA, OK 74104

SOONER CLASSEN LLC 2300 N. HASKELL AVE ATTN: MUNEAR A. KOUZBARI DALLAS, TX 75204

Violation Address: 720 N WESTERN AVE (AKA: 1008 NW 7TH ST; 1012 NW 7TH ST)

Legal Description: Lot 000 Block 010 Addition NORTHWEST TO OKLA CY

LOTS 13 THRU 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 (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

UNSECURED WINDOWS 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

STRICKEN

**G**

**COMBINED NOTICE**

Record Owner:  
BRITT DCARRI I  
2620 SW 97TH ST  
OKLAHOMA CITY, OK 73159

Notice Date: 5/13/2024  
Council Hearing Date: 6/4/2024  
Legal Notice UB: 2024-5-C24-29485  
Inspection Date: 5/10/2024  
Parcel ID#: 099191800  
Case #: C24-29485  
Abandoned Case #: C16-08563

cc: Mortgage Holder(s):

Violation Address: 104 SE 19TH ST

Legal Description: Lot 018 Block 000 Addition STRAIGHTMANS SUB 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 DOORS	HOUSE
HOLES IN OUTER WALLS	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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**The City of  
OKLAHOMA CITY**  
DEVELOPMENT SERVICES DEPARTMENT

**H**

**COMBINED NOTICE**

**Record Owner:**

LUBE HELEN LOUISE  
1244 SW 24TH ST  
OKLAHOMA CITY, OK 73109

Notice Date: 5/13/2024  
Council Hearing Date: 6/4/2024  
Legal Notice UB: 2024-5-C24-29597  
Inspection Date: 5/10/2024  
Parcel ID#: 108422320  
Case #: C24-29597  
Abandoned Case #: C24-29598

**cc: Mortgage Holder(s):**

BANK7 1515 E. 71ST STREET, SUITE 100 TULSA, OK 74136

**Violation Address:** 1244 SW 24TH ST

**Legal Description:** Lot 000 Block 006 Addition HIGGINS HEIGHTS ADD  
LOTS 23 & 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
UNSECURED CRAWLSPACE	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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420 West Main, Suite 1050, Oklahoma City, OK 73102 405/297-3500



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

**I**

**COMBINED NOTICE**

Record Owner:  
HANSON BRYANT LARS  
2305 NW 30TH ST  
OKLAHOMA CITY,,OK 73112

Notice Date: 5/22/2024  
Council Hearing Date: 6/4/2024  
Legal Notice UB: 2024-5-C24-30645  
Inspection Date: 5/21/2024  
Parcel ID#: 054359360  
Case #: C24-30645  
Abandoned Case #: C23-76942

cc: Mortgage Holder(s):

NATIONSTAR MORTGAGE, LLC 350 HIGHLAND DRIVE LEWISVILLE, TX 75067

STEWART ABSTRACT & TITLE, INC 101 PARK AVENUE SUITE 960 OKLAHOMA CITY, OK 73102

Violation Address: 2305 NW 30TH ST

Legal Description: Lot 000 Block 002 Addition WEST POINT SUB LOT 28  
LOTS 23 & 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

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

**J**

**COMBINED NOTICE**

Record Owner:  
RELIQUUS LLC  
1632 NW 33RD ST  
OKLAHOMA CITY, OK 73118

Notice Date: 5/22/2024  
Council Hearing Date: 6/4/2024  
Legal Notice UB: 2024-5-C24-30785  
Inspection Date: 5/21/2024  
Parcel ID#: 051552860  
Case #: C24-30785  
Abandoned Case #: C23-31016

cc: Mortgage Holder(s):

BANK OF HYDRO 146 WEST MAIN STREET PO BOX 7 HYDRO, OK 73048  
THE OKLAHOMA CITY ABSTRACT & TITLE CO. 1000 1. 15TH STREET EDMOND, OK 73013  
LAURA MCCONNELL-CORBYN 201 ROBERT S. KERR, SUITE 1600 OKLAHOMA CITY, OK 73102  
ECM PROPERTIES LLC 17501 COYOTE PASS DR EDMOND, OK 73012

Violation Address: 1632 NW 33RD ST (AKA: 3314 N FLORIDA AVE)

Legal Description: Lot 000 Block 016 Addition MILITARY PARK ADD  
LOTS 1 & 2

The structure(s) described below has/have been determined to be UNSECURED by the Development Services Department of The City of Oklahoma City, pursuant to Title Eleven (11) Section 22-112.1 of the Oklahoma Statutes. An inspection was made on the Inspection Date indicated above, by the Development Services Department Code Enforcement Officer.

Total number of structures: 1 (HOUSE)

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UNSECURED DOORS	HOUSE
UNSECURED WINDOWS	HOUSE
UNSECURED CRAWLSPACE	HOUSE
TRASH/JUNK	
RANK WEEDS	

If the structure(s) is/are declared to be unsecured the structure(s) may also be deemed ABANDONED pursuant to Title Eleven (11) Section 22-112.4 of the Oklahoma Statutes and Section 35-261 et. seq. of the Oklahoma City Municipal Code. The issuance of this notice may be in addition to other City proceedings concerning unsanitary conditions existing on the property, including mowing and/or debris removal based on nuisance notification by Development Services or other City Departments.

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**J**



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

**K**

**COMBINED NOTICE**

Record Owner:

BAHREINI AHMAD  
14501 N. WESTERN AVE  
EDMOND, OK 73013

Notice Date: 5/13/2024  
Council Hearing Date: 6/4/2024  
Legal Notice UB: 2024-5-C24-29487  
Inspection Date: 5/10/2024  
Parcel ID#: 073642450  
Case #: C24-29487  
Abandoned Case #: C24-29488

cc: Mortgage Holder(s):

GEORGE M. EMERSON, OBA NO. 13159 RIGGS, ABNEY, NEAL, TURPEN, ORBISON & LEWIS 528 NW 12TH STREET  
OKLAHOMA CITY, OK 73103

Violation Address: 735 SE 40TH ST

Legal Description: Lot 000 Block 013 Addition TAPPAN HEIGHTS ADD  
LOTS 43 & 44

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

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

**L**

**COMBINED NOTICE**

Record Owner:

JENKINS NORMA S & STEVEN B  
3218 NW 47TH ST  
OKLAHOMA CITY,,OK 73112

Notice Date: 5/17/2024  
Council Hearing Date: 6/4/2024  
Legal Notice UB: 2024-5-C24-30205  
Inspection Date: 5/16/2024  
Parcel ID#: 059755310  
Case #: C24-30205  
Abandoned Case #: C24-30206

cc: Mortgage Holder(s):

MCDONALD & FREDRICKSON 24 PARK PLACE OKLAHOMA CITY, OK 73103

Violation Address: 3218 NW 47TH ST

Legal Description: Lot 005 Block 028 Addition MAYFAIR HEIGHTS BLK 1 THRU 29

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 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

**M**

**COMBINED NOTICE**

Record Owner:

NEW HORIZON TRUST  
7008 NW 16TH ST UNIT 1105  
OKLAHOMA CITY, OK 73127

Notice Date: 5/16/2024  
Council Hearing Date: 6/4/2024  
Legal Notice UB: 2024-5-C24-30420  
Inspection Date: 5/15/2024  
Parcel ID#: 074913250  
Case #: C24-30420  
Abandoned Case #: C18-73972

cc: Mortgage Holder(s):

FALL CREEK LLC 7008 NW 16TH ST APT 1105 OKLAHOMA CITY, OK 73127

Violation Address: 1517 SW 48TH ST

Legal Description: Lot 030 Block 013 Addition STANFORD HOMES 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

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

N

**COMBINED NOTICE**

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

Notice Date: 5/13/2024  
Council Hearing Date: 6/4/2024  
Legal Notice UB: 2024-5-C24-30058  
Inspection Date: 5/10/2024  
Parcel ID#: 134551920  
Case #: C24-30058  
Abandoned Case #: C19-43208

cc: Mortgage Holder(s):

LEROY JENKINS 6424 B. N. SANTA FE AVE OKLAHOMA CITY, OK 73116

LIBERTY MORTGAGE 100 N. BROADWAY, 12TH FLOOR OKLAHOMA CITY, OK 73102

Violation Address: 3413 SE 55TH ST

Legal Description: Lot 051 Block 027 Addition OAKCLIFF SEC 13

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

**O**

**COMBINED NOTICE**

Record Owner:

RICHARDSON SHANE  
1518 MILLCREEK RD  
EDMOND, OK 73025

Notice Date: 5/13/2024  
Council Hearing Date: 6/4/2024  
Legal Notice UB: 2024-5-C24-29983  
Inspection Date: 5/10/2024  
Parcel ID#: 146407220  
Case #: C24-29983  
Abandoned Case #: C24-29984

cc: Mortgage Holder(s):

Violation Address: 807 NE 63RD ST

Legal Description: Lot 000 Block 036 Addition RAVENSWOOD MANOR ADD  
LOTS 35 THRU 40 EX S10FT

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 (COMMERCIAL BUILDING)  
(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	COMMERCIAL BUILDING
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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420 West Main, Suite 1050, Oklahoma City, OK 73102 405/297-3500



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

**P**

**COMBINED NOTICE**

Record Owner:

PITTS BILLIE ANN  
2640 SW 65TH ST  
OKLAHOMA CITY, OK 73159

Notice Date: 5/22/2024  
Council Hearing Date: 6/4/2024  
Legal Notice UB: 2024-5-C24-30959  
Inspection Date: 5/21/2024  
Parcel ID#: 113373605  
Case #: C24-30959  
Abandoned Case #: C16-01642

cc: Mortgage Holder(s):

THE CIT GROUP/CONSUMER FINANCE, INC 14000 QUAIL SPRINGS PARKWAY SUITE 210 OKLAHOMA CITY, OK 73134  
THE CIT GROUP CONSUMER FINANCE, INC. 14000 QUAIL SPRINGS PKWY STE 210 OKLAHOMA CITY, OK 73134  
ASSOCIATES HOME EQUITY SERVICE 6900 N MAY AVE STE 5 OKLAHOMA CITY, OK 73116-  
HOME EQUITY SERVICES 6900 N. MAY AVE STE 5 OKLAHOMA CITY, OK 73116

Violation Address: 2640 SW 65TH ST

Legal Description: Lot 019 Block 064 Addition HILLCREST 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 (HOUSE)  
(NORTH SHED)  
(SOUTH 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
HOLES IN OUTER WALLS	HOUSE
UNSECURED DOORS	NORTH SHED
UNSECURED DOORS	SOUTH 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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