

RESOLUTION

RESOLUTION DECLARING THAT CERTAIN STRUCTURES IN THE CITY OF OKLAHOMA CITY ARE ABANDONED BUILDINGS, AND AS SUCH CONSTITUTE A NUISANCE, AND THE ABATEMENT OF SUCH NUISANCE WOULD PROMOTE THE PUBLIC HEALTH, SAFETY AND WELFARE; AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO CAUSE THE REQUIRED NUISANCE ABATEMENT TO BE DONE; DIRECTING THE CITY CLERK TO PURSUE RECOVERY OF COSTS FOR SUCH NUISANCE ABATEMENT; DIRECTING THE CITY TREASURER TO DEPOSIT ANY REVENUES RECOVERED FOR THE NUISANCE ABATEMENT INTO THE SPECIFIC CITY FUND FROM WHICH SAID REVENUES WERE ORIGINALLY APPROPRIATED; AND FURTHER DIRECTING THE FILING OF A NOTICE OF LIEN IN THE COUNTY CLERK'S OFFICE.

WHEREAS, it has been brought to the attention of The City of Oklahoma City that certain structures exist within the City with legal descriptions, street addresses, and ownership as reflected by the current year's tax rolls, and mortgage holders as shown by the records of the County Clerk, as shown on the legal notice forms, attached hereto as Exhibit A, and numbered as follows:

VB Number(s)

24-12-C24-75551; 24-12-C24-75733; 24-12-C24-76017; 24-12-C24-76733; 24-12-C24-76797; 24-12-C24-76969; 24-12-C24-77348; 24-12-C24-77533;

(A total of 8 buildings at 8 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 December 31, 2024, ten (10) days prior notice of which was posted upon the subject property and also mailed to the above referenced and designated owners and mortgage holders by first class mail postage prepaid, with a receipt of mailing from the postal service which indicates the date and the name and address of the person to whom the notice was mailed, said Council has found, based upon the evidence presented, all of which is incorporated herein and made a part hereof for all purposes, that the said structures have been declared by this Council to be either dilapidated or

unsecured, and as such constitute abandoned buildings as defined by 11 Oklahoma Statute 22-112.4(E)(1) and Section 35-261 of the Oklahoma City Municipal Code, 2020, the same being as reflected by the conditions described on said attached legal notice forms; and,

WHEREAS, due to the abandoned condition of each of said structures as above described, the Council finds and concludes that the building are nuisances, and that the abatement of said nuisance structures will promote the public health, safety or welfare of inhabitants of and visitors to the City and,

WHEREAS, the Council desires (1) to authorize the City Manager, or his designee, to pursue abatement of the nuisance caused by the abandoned buildings; (2) to direct the City Clerk to place the buildings on the list of abandoned buildings (3) to authorize the City Clerk to pursue the recovery of costs for such nuisance abatement as provided for by law; and (4) to direct the City Treasurer to deposit any revenues recovered into the specific City fund from which said revenues were appropriated.

NOW THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF OKLAHOMA CITY:

(1) The structures listed and described on said attached legal notice forms, having been declared as either dilapidated or unsecured structures are hereby found and declared by the Council of The City of Oklahoma City to constitute nuisances to the public and further, to be abandoned buildings as defined by 11 Oklahoma Statute, Section 22-112.4(E)(1) and Section 35-261 of the Oklahoma City Municipal Code.

(2) That the nuisance abatement would promote and benefit the health, safety and welfare of the general public and the community; and

(3) Nuisance abatement, as this phrase is used in this Resolution, means the provision of municipal police and fire protection and regulatory action in relation to an abandoned building;

AND, BE IT FURTHER RESOLVED by the Council that, upon providing such nuisance abatement, the City Clerk is hereby authorized and directed to send a certified statement of the costs of such nuisance

abatement performed to the owners and mortgage holders of the subject properties and, if payment is not made within six (6) months, these costs will result in a lien which will be filed with the County Clerk, which will be co-equal with the lien of ad valorem taxes, all as authorized by 11 Oklahoma Statutes, Section 22-122.4 and Sections 35-261 et. seq. of the Oklahoma City Municipal Code;

AND, BE IT FURTHER RESOLVED by the Council that any and all revenues recovered for such work shall be deposited by the City Treasurer into a specific City fund which said revenues were originally appropriated.

AND, BE IT FURTHER RESOLVED that the City Clerk is hereby directed to forthwith file in the Office of the County Clerk a Notice to the public and prospective purchasers which advises all interested persons of the above Council actions and the possibility of the existence of a tax lien in favor of The City of Oklahoma City for the costs of nuisance abatement, and that such costs are the personal obligation of the property owner from and after the date of filing of said notice.

ADOPTED by the Council and SIGNED by the Mayor of The City of Oklahoma City this

31ST day of DECEMBER, 2024.

ATTEST:

Amy K. Simpson
City Clerk



David Holt
Mayor

REVIEWED for form and legality.

Pete V. Douglas Gally
Assistant Municipal Counselor



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

STRICKEN

A

COMBINED NOTICE

Record Owner:

PLAINS STATE HOLDINGS LLC
1800 CENTURY PARK E, UNIT 600
LOS ANGELES, CA 90067

Notice Date: 12/6/2024
Council Hearing Date: 12/31/2024
Legal Notice UB: 2024-12-C24-75732
Inspection Date: 12/5/2024
Parcel ID#: 092761425
Case #: C24-75732
Abandoned Case #: C24-75733

cc: Mortgage Holder(s):

PLAINS STATE HOLDINGS LLC 6300 WILSHIRE BLVD, STE 970 LOS ANGELES, CA 90048
FORBIX CAPITAL CORP 15260 VENTURA BOULEVARD, SUITE 700 SHERMAN OAKS, CA 91403
PLAINS STATES HOLDINGS LLC 8484 WILSHIRE BOULEVARD, SUITE 870 LOS ANGELES, CA 90211
CHICAGO TITLE OKLAHOMA 210 PARK AVE, SUITE 210 OKLAHOMA TOWER OKLAHOMA CITY, OK 73102

Violation Address: 5005 S BROADWAY PL

Legal Description: Lot 008 Block 002 Addition J W RICHARDSONS ROBINWOOD

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

Total number of structures: 1 (HOUSE)

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

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

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

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

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

A



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

B

COMBINED NOTICE

Record Owner:

CLETA BONEA JACKSON II
6400 N COLLEGE AVE
OKLAHOMA CITY, OK 73132

Notice Date: 12/16/2024
Council Hearing Date: 12/31/2024
Legal Notice DB: 2024-12-C24-76968
Inspection Date: 12/13/2024
Parcel ID #: 148791110
Case #: C24-76968
Abandoned Case #: C24-76969

cc: Mortgage Holder(s):

STEWART TITLE OF OKLAHOMA, INC 701 N. BROADWAY, SUITE 300 OKLAHOMA CITY, OK 73102
FIRST UNITED BANK & TRUST COMPANY 1400 WEST MAIN STREET DURANT, OK 74701
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC P.O. BOX 2026 FLINT, MI 48501
STEWART TITLE OF OKLAHOMA, INC 5651 N CLASSEN BLVD, SUITE 100 OKLAHOMA CITY, OK 73118

Violation Address: 6400 N COLLEGE AVE

Legal Description: Lot 013 Block 001 Addition GALAXIE DEVE 4 SEASONS SEC 1

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: 2 (HOUSE)
(SHED)

The inspection has revealed that the structure(s) listed below is/are in a state of decay or disrepair by reason of the following conditions:

FIRE DAMAGE	HOUSE
HOLES IN ROOF	HOUSE
UNSAFE STRUCTURAL MEMBERS	HOUSE
HOLES IN OUTER WALLS	SHED
PREMISES UNSANITARY	

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

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B



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

C

COMBINED NOTICE

Record Owner:
PROPERTY MANAGEMENT SERVICES INC
1411 LINWOOD BLVD
OKLAHOMA CITY, OK 73106

Notice Date: 12/16/2024
Council Hearing Date: 12/31/2024
Legal Notice DB: 2024-12-C24-77532
Inspection Date: 12/13/2024
Parcel ID #: 016722430
Case #: C24-77532
Abandoned Case #: C24-77533

cc: Mortgage Holder(s):

Violation Address: 1738 NW 9TH ST

Legal Description: Lot 000 Block 004 Addition BELL VERN ADDITION
LOTS 19 & 20

The structure(s) described below has/have been determined to be DILAPIDATED by the Development Services Department of The City of Oklahoma City, pursuant to Title Eleven (11) Section 22-112 of the Oklahoma Statutes. An inspection was made on the Inspection Date indicated above, by the Development Services Department Code Enforcement Officer.

Total number of structures: 1 (HOUSE)

The inspection has revealed that the structure(s) listed below is/are in a state of decay or disrepair by reason of the following conditions:

FIRE DAMAGE	HOUSE
HOLES IN ROOF	HOUSE
HOLES IN OUTER WALLS	HOUSE
UNSAFE STRUCTURAL MEMBERS	HOUSE
PREMISES UNSANITARY	

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

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**The City of
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DEVELOPMENT SERVICES DEPARTMENT

D

COMBINED NOTICE

Record Owner:

BARRIOS RUBEN & LIDIA GARCIA DE
500 SE 22ND ST
OKLAHOMA CITY, OK 73129

Notice Date: 12/16/2024

Council Hearing Date: 12/31/2024

Legal Notice DB: 2024-12-C24-77347

Inspection Date: 12/13/2024

Parcel ID #: 093994590

Case #: C24-77347

Abandoned Case #: C24-77348

cc: Mortgage Holder(s):

ERNESTO RUIZ 500 SE 22ND ST OKLAHOMA CITY, OK 73129

Violation Address: 420 SE 26TH ST

Legal Description: Lot 000 Block 021 Addition SCHILLINGS ADDITION

LOTS 5 & 6

The structure(s) described below has/have been determined to be DILAPIDATED by the Development Services Department of The City of Oklahoma City, pursuant to Title Eleven (11) Section 22-112 of the Oklahoma Statutes. An inspection was made on the Inspection Date indicated above, by the Development Services Department Code Enforcement Officer.

Total number of structures: 1 (HOUSE)

The inspection has revealed that the structure(s) listed below is/are in a state of decay or disrepair by reason of the following conditions:

HOLES IN ROOF HOUSE

ROOF SAGGING HOUSE

UNSAFE STRUCTURAL MEMBERS HOUSE

If the structure(s) is/are declared to be dilapidated the structure(s) may also be deemed ABANDONED pursuant to Title Eleven(11) 22-112.4 of the Oklahoma Statutes and Section 35-261 et.seq. of the Oklahoma City Municipal Code.

The issuance of this notice may be in addition to other City proceedings concerning unsanitary conditions existing on the property, including mowing and/or debris removal based on nuisance notification by Development Services or other City Departments.

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

STRICKEN **E**

COMBINED NOTICE

Record Owner:

CASA DEL RANCHO LLC
5409 NW 122ND TER
OKLAHOMA CITY, OK 73162

Notice Date: 12/16/2024
Council Hearing Date: 12/31/2024
Legal Notice UB: 2024-12-C24-76732
Inspection Date: 12/13/2024
Parcel ID#: 056651865
Case #: C24-76732
Abandoned Case #: C24-76733

cc: Mortgage Holder(s):

ATTN: FIRST BANK AND TRUST COMPANY FIRST BANK AND TRUST COMPANY 501 FRISCO CLINTON, OK 73601
STEWART TITLE OF OKLAHOMA INC 701 N. BROADWAY, #300 OKLAHOMA CITY, OK 73102
RAY BAILEY HOMESAVERS INC C/O WEST STAR, PO BOX 29503 LAS VEGAS, NV 89126

Violation Address: 1500 NW 45TH ST

Legal Description: Lot 000 Block 027 Addition SHAWS HTS SUB DIV
N102FT OF 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)

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.

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

F

COMBINED NOTICE

Record Owner:
TIMWAY COMPANY
PO BOX 11705
OKLAHOMA CITY, OK 73136

Notice Date: 12/9/2024
Council Hearing Date: 12/31/2024
Legal Notice UB: 2024-12-C24-75550
Inspection Date: 12/6/2024
Parcel ID#: 143653005
Case #: C24-75550
Abandoned Case #: C24-75551

cc: Mortgage Holder(s):

Violation Address: 1812 NE 49TH ST

Legal Description: Lot 002 Block 01212 Addition PARK ESTATES 9TH BK 11 12 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

STRICKEN **G**

COMBINED NOTICE

Record Owner:

SQUARE 1 ENTERPRISES INC
PO BOX 5585
EDMOND, OK 73083

Notice Date: 12/9/2024
Council Hearing Date: 12/31/2024
Legal Notice UB: 2024-12-C24-76016
Inspection Date: 12/6/2024
Parcel ID#: 149901560
Case #: C24-76016
Abandoned Case #: C24-76017

cc: Mortgage Holder(s):

TITLE CLEARING AND ESCROW 1601 LBJ FREEWAY SUITE 150 FARMERS BRANCH, TX 75234

ASSIGNMENTS AND LIEN RELEASE TITLE CLEARING AND ESCROW 1601 LBJ FREEWAY SUITE 150 FARMERS BRANCH, TX 75234

U.S. BANK TRUST NATIONAL ASSOCIATION LEGACY MORTGAGE ASSET TRUST 2024-INV1 60 LIVINGSTON AVE EP-MN. W83D ST. PAUL, MN 55107

SOONER STATE BANK 10301 N. MAY AVENUE OKLAHOMA CITY, OK 73120

SQUARE 1 ENTERPRISES INC 304 CRICKET HOLLOW EDMOND, OK 73034

CHICAGO TITLE OKLAHOMA CO. 210 PARK AVE, STE 210 OKLAHOMA CITY, OK 73102

Violation Address: 4109 SE 54TH ST

Legal Description: Lot 005 Block 004 Addition MIDWEST HEIGHTS REPLAT

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

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G



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

STRICKEN H

COMBINED NOTICE

Record Owner:

PARAGON HOMES LLC
2813 SW 137TH ST
OKLAHOMA CITY, OK 73170

Notice Date: 12/13/2024
Council Hearing Date: 12/31/2024
Legal Notice UB: 2024-12-C24-76796
Inspection Date: 12/12/2024
Parcel ID#: 074161480
Case #: C24-76796
Abandoned Case #: C24-76797

cc: Mortgage Holder(s):

FIRST NATIONAL BANK OF OKLAHOMA WESTERN AVENUE BRANCH 5101 N WESTERN AVENUE OKLAHOMA CITY, OK 73118

Violation Address: 1037 SW 70TH ST

Legal Description: Lot 023 Block 005 Addition JEFFERSON HEIGHTS
W54FT

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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