

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)

25-04-C25-25326; 25-04-C25-26473; 25-05-C25-25174; 25-05-C25-26304; 25-05-C25-26523; 25-05-C25-26599; 25-05-C25-29678;

(A total of 11 buildings at 7 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 May 20, 2025, ten (10) days prior notice of which was posted upon the subject property and also mailed to the above referenced and designated owners and mortgage holders by first class mail postage prepaid, with a receipt of mailing from the postal service which indicates the date and the name and address of the person to whom the notice was mailed, said Council has found, based upon the evidence presented, all of which is incorporated herein and made a part hereof for all purposes, that the said structures have been declared by this Council to be either dilapidated or

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

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

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

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

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

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

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

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

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

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

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

ADOPTED by the Council and SIGNED by the Mayor of The City of Oklahoma City this
20TH day of MAY, 2025.

ATTEST:

Amy K. Simpson
City Clerk



David Holt
Mayor

REVIEWED for form and legality.

Patricia M. Douglas-Tally
Assistant Municipal Counselor



COMBINED NOTICE

Record Owner:
PATCHIN TIMOTHY J
11605 CREST PL
OKLAHOMA CITY, OK 73131

Notice Date: 5/7/2025
Council Hearing Date: 5/20/2025
Legal Notice DB: 2025-5-C25-26303
Inspection Date: 5/6/2025
Parcel ID #: 071933200
Case #: C25-26303
Abandoned Case #: C25-26304

cc: Mortgage Holder(s):

F. AYERS/REGIONAL ABSTRACT 7 W MAIN ST, STE 800 APOPKA, FL 32703

UNICOR FUNDING, INC 26391 CROWN VALLEY PKWY, 1ST FLOOR MISSION VIEJO, CA 92691

FIRST TRUST NATIONAL ASSOCIATION, AS TRUSTEE UNDER THE POOLING AND SERVICEING AGREEMENT, DATED AS DECEMBER 1, 1997 190 EAST FIFTH STREET ST PAUL, MN 55101

TIMOTHY A HEEFNER, OBA #17524 GOOLSBY, PROCTER, HEEFNER & GIBBS, P.C. 701 NORTH BROADWAY, SUITE 400 OKLAHOMA CITY, OK 73102

Violation Address: 124 N ALLEN ST

Legal Description: Lot 016 Block 006 Addition WEST LAWN GARDEN ADD

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

Total number of structures: 2 (GARAGE APARTMENT)
(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
FIRE DAMAGE	GARAGE APARTMENT
HOLES IN ROOF	GARAGE APARTMENT
ROOF SAGGING	GARAGE APARTMENT

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.

James Lehmkuhler
Municipal Code Inspector
405-297-2317
james.lehmkuhler@okc.gov

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

A



COMBINED NOTICE

Record Owner:
BRADFORD SQUARE LP
631 S OLIVE ST STE 860
LOS ANGELES, CA 90014

Notice Date: 5/7/2025
Council Hearing Date: 5/20/2025
Legal Notice DB: 2025-5-C25-29677
Inspection Date: 5/6/2025
Parcel ID #: 2928148061255
Case #: C25-29677
Abandoned Case #: C25-29678

cc: Mortgage Holder(s):

WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE REGISTERED HOLDERS OF LSTAR
COMMERCIAL MORTGAGE TRUST 2014-2, COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICAES, SERIS 2014-2
9062 OLD ANNAPOLIS RD COLUMBIA, MD 21045

ANDERSON, MCCOY & ORTA, P.C. 100 NORTH BROADWAY, SUITE 2600 OKLAHOMA CITY, OK 73102

Violation Address: 600 N COUNCIL RD (AKA: 7901 NW 5TH ST)

Legal Description: Lot 6 Block 2 Addition RED BUD ADD

LOTS 1 THRU 8

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

Total number of structures: 1 (APARTMENT BUILDING)

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

- | | |
|---------------------------|--------------------|
| FIRE DAMAGE | APARTMENT BUILDING |
| HOLES IN ROOF | APARTMENT BUILDING |
| UNSAFE STRUCTURAL MEMBERS | APARTMENT BUILDING |

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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405-297-2317
james.lehmkuhler@okc.gov

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



COMBINED NOTICE

Record Owner:
SLATE SUSAN K
8301 S INDIANA AVE
OKLAHOMA CITY, OK 73159

Notice Date: 5/7/2025
Council Hearing Date: 5/20/2025
Legal Notice UB: 2025-5-C25-26522
Inspection Date: 5/6/2025
Parcel ID#: 148461415
Case #: C25-26522
Abandoned Case #: C25-26523

cc: Mortgage Holder(s):

SUSAN K VALERIANO 8301 S INDIANA AVE OKLAHOMA CITY, OK 73159

SUSAN KIANN VALERIANO 8301 S INDIANA AVE OKLAHOMA CITY, OK 73159

Violation Address: 8301 S INDIANA AVE

Legal Description: Lot 010 Block 002 Addition ANTON ESTATES

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

Total number of structures: 1 (HOUSE)

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

RANK WEEDS

UNSECURED DOORS HOUSE

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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Chris Smith
Chief Building Inspector
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COMBINED NOTICE

Record Owner:
HAMMONS LAVEL
2209 N KELHAM AVE
OKLAHOMA CITY, OK 73111

Notice Date: 4/28/2025
Council Hearing Date: 5/20/2025
Legal Notice UB: 2025-4-C25-26472
Inspection Date: 4/25/2025
Parcel ID#: 031956838
Case #: C25-26472
Abandoned Case #: C25-26473

cc: Mortgage Holder(s):

Violation Address: 2209 N KELHAM AVE

Legal Description: Lot 017 Block 009 Addition ROSS HT ADD SB BLK 9

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

Total number of structures: 2 (DETACHED GARAGE)
(HOUSE)

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

UNSECURED DOORS	HOUSE
UNSECURED WINDOWS	HOUSE
UNSECURED DOORS	DETACHED GARAGE
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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Chris Smith
Chief Building Inspector
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Christopher.smith@okc.gov



COMBINED NOTICE

Record Owner:

ESPARZA NICHOLAS
ORTEGA JUNIORRENEE
2709 SW 31ST ST
OKLAHOMA CITY, OK 73119

Notice Date: 5/6/2025
Council Hearing Date: 5/20/2025
Legal Notice UB: 2025-5-C25-25173
Inspection Date: 5/5/2025
Parcel ID#: 108861430
Case #: C25-25173
Abandoned Case #: C25-25174

cc: Mortgage Holder(s):

CRAIG BATER MANAGING MEMBER TANALUS PROPERTIES LLC PO BOX 1093 OKLAHOMA CITY, OK 73101
TANALUS PROPERTIES LLC PO BOX 1093 OKLAHOMA CITY, OK 73101
BST INC PO BOX 57465 OKLAHOMA CITY, OK 73157

Violation Address: 2709 SW 31ST ST

Legal Description: Lot 000 Block 002 Addition SHERWOOD PARK 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: 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:

HOLES IN OUTER WALLS	HOUSE
RANK WEEDS	
TRASH/JUNK	
UNSECURED WINDOWS	HOUSE
HOLES IN OUTER WALLS	DETACHED GARAGE
UNSECURED WINDOWS	DETACHED GARAGE
HOLES IN ROOF	DETACHED GARAGE
UNSECURED DOORS	DETACHED GARAGE

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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james.lehmkuhler@okc.gov

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



COMBINED NOTICE

Record Owner:

PREMIER INVESTMENTS LLC
C/O FIDELITY REAL ESTATE INC
1432 SW 89TH ST
OKLAHOMA CITY, OK 73159-6305

Notice Date: 5/7/2025
Council Hearing Date: 5/20/2025
Legal Notice UB: 2025-5-C25-26597
Inspection Date: 5/6/2025
Parcel ID#: 109307920
Case #: C25-26597
Abandoned Case #: C25-26599

cc: Mortgage Holder(s):

AMERICA GUARANTY TITLE COMPANY COMMERCIAL DEPARTMENT 4040 N. TULSA OKLAHOMA CITY, OK 73112
KEYSTONE HOMES LIMITED PARTNERSHIP 5526 E KAREN DR SCOTTSDALE, AZ 85254

Violation Address: 2420 SW 35TH ST

Legal Description: Lot 006 Block 029 Addition ALTAMERE ADDITION

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:

- RANK WEEDS
- TRASH/JUNK
- UNSECURED DOORS HOUSE
- UNSECURED WINDOWS HOUSE
- UNSECURED CRAWLSPACE HOUSE
- HOLES IN OUTER WALLS DETACHED GARAGE
- UNSECURED DOORS DETACHED GARAGE

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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COMBINED NOTICE

Record Owner:

CHISHOLM LINDA KAY
8132 NW 78TH TER
OKLAHOMA CITY, OK 73132

Notice Date: 4/28/2025
Council Hearing Date: 5/20/2025
Legal Notice UB: 2025-4-C25-25325
Inspection Date: 4/25/2025
Parcel ID#: 130851130
Case #: C25-25325
Abandoned Case #: C25-25326

cc: Mortgage Holder(s):

CAPITOL ABSTRACT AND TITLE COMPANY 1608 NW EXPRESSWAY OKLAHOMA CITY, OK 73118
MIDFIRST BANK, A FEDERALLY CHARTED SAVINGS ASSOC. 11001 N ROCKWELL AVE OKLAHOMA CITY, OK 73162
FIRST AMERICAN TITLE ATTN: LOSS MITIGATION TITLE SERVICES PO BOX 27670 SANTA ANA, CA 92799
MIDFIRST BANK ATTN: DEBRA HARRIST 999 NW GRAND BOULEVRD, SUITE 100 OKLAHOMA CITY, OK 73118
MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK PO BOX 268806 OKLAHOMA CITY, OK 73126
MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK ATTN: DERIC GLASCOCK PO BOX 268806 OKLAHOMA CITY, OK 73126
MIDFIRST BANK, A FEDERALLY CHARTERED SAVINGS ASSOCIATION 501 NW GRAND BLVD OKLAHOMA CITY, OK 73118
MIDFIRST BANK, A FEDERALLY CHARTERED SAVINGS ASSOCIATION ATTN: DERIC GLASCOCK, VICE PRESIDENT 501 NW GRAND BLVD OKLAHOMA CITY, OK 73118

Violation Address: 8132 NW 78TH TER

Legal Description: Lot 000 Block 010 Addition HARVEST HILLS SOUTH SEC 2
E36FT OF LOT 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: 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

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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