

**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:

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**VB**      Number(s)  
23-05-C23-23976; 23-05-C23-24104; 23-05-C23-24239; 23-05-C23-24808; 23-05-C23-25098; 23-05-C23-25209; 23-05-C23-25609;

(A total of 7 buildings at 7 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 May 23, 2023, ten (10) days prior notice of which was posted upon the subject property and also mailed to the above referenced and designated owners and mortgage holders by first class mail postage prepaid, with a receipt of mailing from the postal service which indicates the date and the name and address of the person to whom the notice was mailed, said Council has found, based upon the evidence presented, all of which is incorporated herein and made a part hereof for all purposes, that the said structures have been declared by this Council to be either dilapidated or

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

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

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

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

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

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

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

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

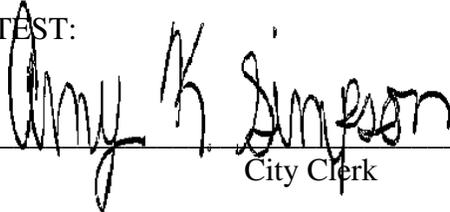
abatement performed to the owners and mortgage holders of the subject properties and, if payment is not made within six (6) months, these costs will result in a lien which will be filed with the County Clerk, which will be co-equal with the lien of ad valorem taxes, all as authorized by 11 Oklahoma Statutes,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

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

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

ADOPTED by the Council and SIGNED by the Mayor of The City of Oklahoma City this  
23RD day of MAY, 2023.

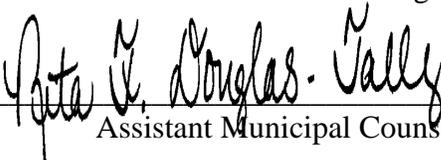
ATTEST:

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



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

REVIEWED for form and legality.

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



**COMBINED NOTICE**

Record Owner:

CASA DE DIOS PUERTA DEL CIELO INC  
3912 NW 33RD ST  
OKLAHOMA CITY, OK 73112

Notice Date: 5/8/2023  
Council Hearing Date: 5/23/2023  
Legal Notice UB: 2023-5-C23-25097  
Inspection Date: 5/5/2023  
Parcel ID#: 093156980  
Case #: C23-25097  
Abandoned Case #: C23-25098

cc: Mortgage Holder(s):

CHICAGO TITLE OKLAHOMA CO. 210 PARK AVE, SUITE 210 OKLAHOMA CITY, OK 73116

SALVACION IGLESIA CRISTIANA JESUCRISTO ES MI 4409 S BROADWAY AVE OKLAHOMA CITY, OK 73109

Violation Address: 4409 S BROADWAY AVE (AKA: 4401 S BROADWAY AVE)

Legal Description: Lot 000 Block 032 Addition DRAPER PARK ADDITION

ALL LOTS 1 & 2 & S 1/2 OF LTS 3 & 4 & ALL LOT 5

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 (CHURCH)

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	CHURCH
UNSECURED DOORS	CHURCH
UNSECURED WINDOWS	CHURCH
UNSECURED CRAWLSPACE	CHURCH
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:  
ZEDLINER GLOBAL LLC  
1101 WB MEYER PKWY  
EDMOND, OK 73025

Notice Date: 5/8/2023  
Council Hearing Date: 5/23/2023  
Legal Notice UB: 2023-5-C23-25208  
Inspection Date: 5/5/2023  
Parcel ID#: 087344287  
Case #: C23-25208  
Abandoned Case #: C23-25209

cc: Mortgage Holder(s):

BANCFIRST 310 WEST MAIN PO BOX 789 ARDMORE, OK 73402

BANCFIRST ARDMORE 310 WEST MAIN PO BOX 789 ARDMORE, OK 73402

JAMES M. NEWMAN JUDITH A. NEWMAN PO BOX 1058 ARDMORE, OK 73402

Violation Address: 2729 DRAKESTONE AVE

Legal Description: Lot 003 Block 110 Addition NICHOLS HILLS SUBURBAN TR  
EX N107.77FT

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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B



## COMBINED NOTICE

Record Owner:

PHILOPOSE TITUS  
PHILOPOSE TONY  
8805 NW 116TH ST  
OKLAHOMA CITY, OK 73162

Notice Date: 5/11/2023  
Council Hearing Date: 5/23/2023  
Legal Notice UB: 2023-5-C23-25608  
Inspection Date: 5/9/2023  
Parcel ID#: 148111270  
Case #: C23-25608  
Abandoned Case #: C23-25609

cc: Mortgage Holder(s):

PHILOPOSE TITUS PHILOPOSE TONY 640 HUNTERS HILL RD OKLAHOMA CITY, OK 73127

Violation Address: 640 HUNTERS HILL RD

Legal Description: Lot 011 Block 007 Addition WEST OAKS 3RD

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

Total number of structures: 1 (HOUSE)

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

UNSECURED WINDOWS HOUSE

TRASH/JUNK

RANK WEEDS

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

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## COMBINED NOTICE

Record Owner:

BIZAL RAQUEL D  
2409 SPRING VALLEY LN  
YUKON, OK 73099

Notice Date: 5/5/2023  
Council Hearing Date: 5/23/2023  
Legal Notice DB: 2023-5-C23-24103  
Inspection Date: 5/4/2023  
Parcel ID #: 3616  
Case #: C23-24103  
Abandoned Case #: C23-24104

cc: Mortgage Holder(s):

JIMMY CHAVEZ 2208 YELLOWSTONE YUKON, OK 73099

JIMMY L CHAVEZ AND BONNIE L CHAVEZ 2208 YELLOWSTONE YUKON, OK 73099

MARK PHELPS P.O. BOX 152 SEMINOLE, OK 74818

Violation Address: 2409 SPRING VALLEY LN

Legal Description: Lot 032 Block 004 Addition SPRING MEADOWS EST 3RD

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 (MOBILE HOME)  
(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:

UNSAFE STRUCTURAL MEMBERS	MOBILE HOME
HOLES IN OUTER WALLS	MOBILE HOME
HOLES IN ROOF	SHED
RANK WEEDS	
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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D



## COMBINED NOTICE

Record Owner:

PROPERTY MANAGEMENT SERVICES INC  
1411 LINWOOD BLVD  
OKLAHOMA CITY, OK 73106-5021

Notice Date: 5/10/2023  
Council Hearing Date: 5/23/2023  
Legal Notice DB: 2023-5-C23-24807  
Inspection Date: 5/9/2023  
Parcel ID #: 021685390  
Case #: C23-24807  
Abandoned Case #: C23-24808

cc: Mortgage Holder(s):

ARLINGTON ARMS, LLC 1411 LINWOOD BLVD OKLAHOMA CITY, OK 73106

Violation Address: 1441 NE 8TH ST (AKA: 1439 NE 8TH ST)

Legal Description: Lot 000 Block 015 Addition OAK PARK AMENDED ADD  
LOT 40 & W 1/2 LOT 41

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
ROOF SAGGING	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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**COMBINED NOTICE**

Record Owner:  
WRIGHT BILLY  
19645 PECAN AVE  
RIALTO, CA 92377

Notice Date: 5/4/2023  
Council Hearing Date: 5/23/2023  
Legal Notice UB: 2023-5-C23-23975  
Inspection Date: 5/3/2023  
Parcel ID#: 130761839  
Case #: C23-23975  
Abandoned Case #: C23-23976

cc: Mortgage Holder(s):

WARREN NOBLE WRIGHT BILLY 312 NW 120TH ST OKLAHOMA CITY, OK 73114

PETE FRANS AND/OR TRAYCE J. BRADFORD 12800 KNIGHT HILL RD OKLAHOMA CITY, OK 73142

Violation Address: 624 NW 110TH ST

Legal Description: Lot 000 Block 014 Addition COLLEGE PARK ADD

LOTS 13 & 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

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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## COMBINED NOTICE

Record Owner:

COZY FOX PROPERTIES INVESTMENT LLC  
9777 N COUNCIL RD, Unit 623  
OKLAHOMA CITY, OK 73162

Notice Date: 5/4/2023  
Council Hearing Date: 5/23/2023  
Legal Notice UB: 2023-5-C23-24238  
Inspection Date: 5/3/2023  
Parcel ID#: 214753170  
Case #: C23-24238  
Abandoned Case #: C23-24239

cc: Mortgage Holder(s):

DKM PROPERTY HOLDINGS LLC 833 FOX HILL DR EDMOND, OK 73034

Violation Address: 4205 NW 153RD ST

Legal Description: Lot 002 Block 009 Addition LONE OAK EAST PH

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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