

## 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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	23-12-C23-78134; 23-12-C23-78179; 23-12-C23-78200; 23-12-C23-79071; 23-12-C23-79282; 23-12-C23-79333; 23-12-C23-79420; 23-12-C23-79845; 23-12-C23-80198; 23-12-C23-80250; 23-12-C23-80783; 24-01-C23-80875; 24-01-C23-81246; 24-01-C23-81248;
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(A total of 17 structures at 14 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 January 16, 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

16TH day of JANUARY, 2024.

ATTEST:

Amy K. Simpson  
City Clerk



David Holt  
Mayor

REVIEWED for form and legality.

Rita E. Douglas-Tally  
Assistant Municipal Counselor



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

STRICKEN

**A**

**COMBINED NOTICE**

Record Owner:

HEBREWS 812 LLC  
1200 N SHARTEL AVE, UNIT 1100  
OKLAHOMA CITY, OK 73103

Notice Date: 12/21/2023  
Council Hearing Date: 1/16/2024  
Legal Notice UB: 2023-12-C23-80198  
Inspection Date: 12/20/2023  
Parcel ID#: 142831535  
Case #: C23-80198  
Abandoned Case #: C23-80199

cc: Mortgage Holder(s):

FIRST LIBERTY BANK 9601 N. MAY AVENUE OKLAHOMA CITY, OK 73120

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

Violation Address: 4201 CUNNINGHAM DR

Legal Description: Lot 022 Block 002 Addition TINKER TOWN 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 (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 CRAWLSPACE	HOUSE
UNSECURED DOORS	SHED
TRASH/JUNK	

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

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:

AUSTIN FAMILY ESTATES LLC  
3410 LA SIERRA AVE, UNIT 144  
RIVERSIDE, CA 92503

Notice Date: 1/3/2024  
Council Hearing Date: 1/16/2024  
Legal Notice UB: 2024-1-C23-81248  
Inspection Date: 1/2/2024  
Parcel ID#: 093150860  
Case #: C23-81248  
Abandoned Case #: C23-81250

cc: Mortgage Holder(s):

TOORAK CAPITAL PARTNERS 15 MAPLE STREET SUMMIT, NJ 07901

FIRST BETHANY BANK AND TRUST 6500 NW 39TH EXPRESSWAY PO BOX 218 BETHANY, OK 73008

Violation Address: 400 SW GRAND BLVD (AKA: 400 SW 36TH ST)

Legal Description: Lot 000 Block 005 Addition DRAPER PARK ADDITION

N100FT OF LOTS 1 & 2 & N100FT OF E12 1/2FT OF LOT 3

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 (APARTMENT 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 APARTMENT BUILDING

UNSECURED CRAWLSPACE APARTMENT 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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Chris Smith  
Chief Building Inspector  
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**The City of  
OKLAHOMA CITY**  
DEVELOPMENT SERVICES DEPARTMENT

**C**

**COMBINED NOTICE**

**Record Owner:**

AUSTIN FAMILY ESTATES LLC  
3410 LA SIERRA AVE, UNIT 144  
RIVERSIDE, CA 92503

Notice Date: 1/3/2024  
Council Hearing Date: 1/16/2024  
Legal Notice UB: 2024-1-C23-81246  
Inspection Date: 1/2/2024  
Parcel ID#: 093150865  
Case #: C23-81246  
Abandoned Case #: C23-81247

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

TOORAK CAPITAL PARTNERS 15 MAPLE STREET SUMMIT, NJ 07901

FIRST BETHANY BANK AND TRUST 6500 NW 39TH EXPRESSWAY PO BOX 218 BETHANY, OK 73008

Violation Address: 404 SW GRAND BLVD (AKA: 404 SW 36TH ST)

Legal Description: Lot 000 Block 005 Addition DRAPER PARK ADDITION

N100FT OF W12 1/2FT OF LOT 3 & N100FT OF LOTS 4 & 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 (APARTMENT 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 WINDOWS APARTMENT BUILDING

UNSECURED CRAWLSPACE APARTMENT 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

**D**

**COMBINED NOTICE**

Record Owner:

MASON REALTY INVESTORS LLC  
1015 N BROADWAY AVE, UNIT 130  
OKLAHOMA CITY, OK 73102

Notice Date: 12/27/2023  
Council Hearing Date: 1/16/2024  
Legal Notice UB: 2023-12-C23-80250  
Inspection Date: 12/22/2023  
Parcel ID#: 091473885  
Case #: C23-80250  
Abandoned Case #: C16-06595

cc: Mortgage Holder(s):

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

MASON REALTY INVESTORS LLC 1701 PAYNE ST, APT 303 DALLAS, TX 75201

Violation Address: 2608 S HARVEY AVE (AKA: 2610 S HARVEY AVE)

Legal Description: Lot 000 Block 018 Addition CAPITOL HILL ADD  
LOTS 19 & 20

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

Total number of structures: 1 (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
UNSECURED WINDOWS	COMMERCIAL BUILDING
HOLES IN ROOF	COMMERCIAL BUILDING
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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**D**



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

STRICKEN

**E**

**COMBINED NOTICE**

Record Owner:

CHASADI PROPERTY LLC  
300 NW 22ND ST  
OKLAHOMA CITY, OK 73103

Notice Date: 12/19/2023  
Council Hearing Date: 1/16/2024  
Legal Notice UB: 2023-12-C23-78179  
Inspection Date: 12/18/2023  
Parcel ID#: 031234200  
Case #: C23-78179  
Abandoned Case #: C16-06540

cc: Mortgage Holder(s):

CONCORDE ACCEPTANCE CORP 7929 BROOKRIVER DR #500 DALLAS, TX 75247

BNC MORTGAGE INC PO BOX 19656 IRVINE, CA 92626

CHASE HOME FINANCE KIVELL RAYMENT & FRANCIS TRIAD CENTER I, SUITE 240 7666 E 61ST ST TULSA, OK 74133

OCEAN INVESTMENT COMPANY LLC PO BOX 2286 OKLAHOMA CITY, OK 73101

Violation Address: 2129 N LOTTIE AVE

Legal Description: Lot 000 Block 013 Addition SUMMITT HEIGHTS SUB  
W109FT LOTS 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

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

**F**

**COMBINED NOTICE**

Record Owner:

GOLDEN ALMA LOIS  
4901 S WALKER AVE  
OKLAHOMA CITY, OK 73109

Notice Date: 12/21/2023  
Council Hearing Date: 1/16/2024  
Legal Notice UB: 2023-12-C23-79845  
Inspection Date: 12/20/2023  
Parcel ID#: 073480500  
Case #: C23-79845  
Abandoned Case #: C23-32164

cc: Mortgage Holder(s):

SECRETARY OF HOUSING AND URBAN DEVELOPMENT 451 SEVENTH STREET, S.W. WASHINGTON, DC 20410  
WESLEY R. THOMPSON ATTORNEY AT LAW 15 SOUTH PARK SAPULPA, OK 74066

Violation Address: 4901 S WALKER AVE

Legal Description: Lot 005 Block 001 Addition HUGH H KELLY 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 (HOUSE)  
(SHED)

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

UNSECURED WINDOWS HOUSE  
UNSECURED DOORS SHED  
TRASH/JUNK

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

**G**

**COMBINED NOTICE**

Record Owner:

ABAB INC  
7008 NW 16TH ST APT 1105  
OKLAHOMA CITY, OK 73127

Notice Date: 12/19/2023  
Council Hearing Date: 1/16/2024  
Legal Notice UB: 2023-12-C23-79071  
Inspection Date: 12/18/2023  
Parcel ID#: 020104395  
Case #: C23-79071  
Abandoned Case #: C18-11259

cc: Mortgage Holder(s):

ABAB INC 302 NW 10TH ST OKLAHOMA CITY, OK 73103

Violation Address: 3108 NE 14TH ST

Legal Description: Lot 010 Block 016 Addition GARDEN OAKS

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

Total number of structures: 1 (HOUSE)

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

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

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

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

STRICKEN

**H**

**COMBINED NOTICE**

Record Owner:

HEARTS EASE LLC  
C/O PHYLLIS FRY  
2100 NW 20TH ST  
OKLAHOMA CITY, OK 73107

Notice Date: 12/19/2023

Council Hearing Date: 1/16/2024

Legal Notice UB: 2023-12-C23-79333

Inspection Date: 12/18/2023

Parcel ID#: 116243970

Case #: C23-79333

Abandoned Case #: C23-79334

cc: Mortgage Holder(s):

Violation Address: 4201 NW 22ND ST

Legal Description: Lot 043 Block 016 Addition GRADY MUSGRAVE 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:

FIRE DAMAGE	HOUSE
UNSECURED DOORS	HOUSE
HOLES IN ROOF	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

**I**

**COMBINED NOTICE**

Record Owner:

DOONKEEN STELLA  
LIM BONNIE  
1626 EXCHANGE AVE  
OKLAHOMA CITY, OK 73108

Notice Date: 12/19/2023  
Council Hearing Date: 1/16/2024  
Legal Notice UB: 2023-12-C23-79282  
Inspection Date: 12/18/2023  
Parcel ID#: 045000531  
Case #: C23-79282  
Abandoned Case #: C23-79283

cc: Mortgage Holder(s):

Violation Address: 926 NW 23RD ST

Legal Description: Lot 000 Block 005 Addition UNIVERSITY ADDITION  
LOTS 3 & 4

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

**J**

**COMBINED NOTICE**

**Record Owner:**

NEWTON MARCUS A JR  
NEWTON CHRISTINE V  
CMR 480 BOX 650  
APO,AE 09128-0007

Notice Date: 12/27/2023

Council Hearing Date: 1/16/2024

Legal Notice UB: 2023-12-C23-80783

Inspection Date: 12/22/2023

Parcel ID#: 143731625

Case #: C23-80783

Abandoned Case #: C23-80784

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

MARCUS A. NEWTON 1726 N.W. 14TH ST OKLAHOMA CITY, OK 73106

**Violation Address:** 10715 NE 36TH ST

**Legal Description:** Lot 432 Block 000 Addition CAULKS VICTORY SUB

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

Total number of structures: 2 (HOUSE)  
(SHED)

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

UNSECURED WINDOWS	HOUSE
UNSECURED CRAWLSPACE	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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**The City of  
OKLAHOMA CITY**  
DEVELOPMENT SERVICES DEPARTMENT

**K**

**COMBINED NOTICE**

Record Owner:  
HURST LESLIE ANN  
PO BOX 872  
MUSKOGEE, OK 74402

Notice Date: 12/20/2023  
Council Hearing Date: 1/16/2024  
Legal Notice UB: 2023-12-C23-78200  
Inspection Date: 12/19/2023  
Parcel ID#: 054854914  
Case #: C23-78200  
Abandoned Case #: C23-78201

cc: Mortgage Holder(s):

HURST LESLIE ANN 1145 N.W. 42ND STREET OKLAHOMA CITY, OK 73118

Violation Address: 1145 NW 42ND ST (AKA: 1143 NW 42ND ST)

Legal Description: Lot 000 Block 028 Addition PUTNAM HEIGHTS ADD  
LOTS 3 & 4

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.

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

STRICKEN

**L**

**COMBINED NOTICE**

Record Owner:

LUNA PATRICIA A  
2924 NW 43RD ST  
OKLAHOMA CITY, OK 73112-6229

Notice Date: 12/20/2023

Council Hearing Date: 1/16/2024

Legal Notice UB: 2023-12-C23-78134

Inspection Date: 12/19/2023

Parcel ID#: 073490240

Case #: C23-78134

Abandoned Case #: C23-78135

cc: Mortgage Holder(s):

Violation Address: 3308 NW 43RD ST

Legal Description: Lot 003 Block 002 Addition TREADWELL FOURTH 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 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

**M**

**COMBINED NOTICE**

Record Owner:

JEFFERSON GERALDINE  
2900 SW 48TH ST  
OKLAHOMA CITY, OK 73119

Notice Date: 12/20/2023

Council Hearing Date: 1/16/2024

Legal Notice UB: 2023-12-C23-79420

Inspection Date: 12/19/2023

Parcel ID#: 113443005

Case #: C23-79420

Abandoned Case #: C23-56249

cc: Mortgage Holder(s):

VICTOR W. JEFFERSON, JR 4229 DENTON LANE KINGSTON, OK 73439

Violation Address: 2900 SW 48TH ST

Legal Description: Lot 001 Block 012 Addition ROGER GIVENS 2ND AIRLINE

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

**N**

**COMBINED NOTICE**

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

Notice Date: 1/3/2024  
Council Hearing Date: 1/16/2024  
Legal Notice UB: 2024-1-C23-80875  
Inspection Date: 1/2/2024  
Parcel ID#: 130324070  
Case #: C23-80875  
Abandoned Case #: C24-00255

cc: Mortgage Holder(s):

Violation Address: 433 NW 91ST ST

Legal Description: Lot 000 Block 006 Addition ESTES PARK ADDITION  
LOTS 31 & 32

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:

FIRE DAMAGE	HOUSE
UNSECURED DOORS	HOUSE
UNSECURED WINDOWS	HOUSE
HOLES IN ROOF	HOUSE
HOLES IN OUTER WALLS	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