

## 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) |
|----|-----------|
|----|-----------|

|  |   |
|--|---|
|  | 23-11-C23-72846; 23-11-C23-74341; 23-11-C23-75073; 23-12-C23-72449; 23-12-C23-74689; 23-12-C23-74905; 23-12-C23-75003; 23-12-C23-75757; 23-12-C23-75896; 23-12-C23-75917; 23-12-C23-75984; 23-12-C23-76500; 23-12-C23-76590; 23-12-C23-76941; 23-12-C23-76982; 23-12-C23-77106; |
|--|---|

(A total of 29 structures at 16 locations.)

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attached hereto and made part hereof; and,

WHEREAS, pursuant to a public hearing held by and before the Council of The City of Oklahoma City on December 19, 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 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

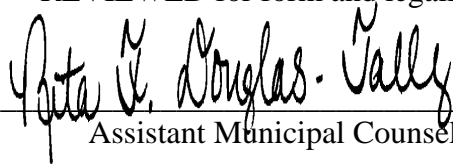
\_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

ATTEST:

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

\_\_\_\_\_  
Mayor

REVIEWED for form and legality.

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



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

**A**

**COMBINED NOTICE**

Record Owner:  
NEESE SUSAN D  
1204 CARTER DR  
OKLAHOMA CITY, OK 73129

Notice Date: 11/28/2023  
Council Hearing Date: 12/19/2023  
Legal Notice UB: 2023-11-C23-72846  
Inspection Date: 11/27/2023  
Parcel ID#: 149921535  
Case #: C23-72846  
Abandoned Case #: C23-14521

cc: Mortgage Holder(s):

Violation Address: 1204 CARTER DR

Legal Description: Lot 002 Block 004 Addition TOP O THE TOWN 2ND

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

Total number of structures: 1 (HOUSE)

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

UNSECURED DOORS HOUSE

UNSECURED CRAWLSPACE HOUSE

TRASH/JUNK

RANK WEEDS

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

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

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



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

**B**

**COMBINED NOTICE**

Record Owner:  
MACMER LLC  
19617 FILLY DR  
EDMOND, OK 73012

Notice Date: 12/7/2023  
Council Hearing Date: 12/19/2023  
Legal Notice UB: 2023-12-C23-77106  
Inspection Date: 12/6/2023  
Parcel ID#: 113271590  
Case #: C23-77106  
Abandoned Case #: C18-65440

cc: Mortgage Holder(s):

GRACE MCDANIEL C/O ELAINE SCHUSTER 515 NW 13TH ST OKLAHOMA CITY, OK 73103

WILLIE MCDANIEL JR 5220 CREEKWOOD TER OKLAHOMA CITY, OK 73135

Violation Address: 5220 CREEKWOOD TER

Legal Description: Lot 019 Block 023 Addition OAKCLIFF SEC 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:

|                      |       |
|----------------------|-------|
| FIRE DAMAGE          | HOUSE |
| UNSECURED DOORS      | HOUSE |
| UNSECURED WINDOWS    | 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



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

**C**

**COMBINED NOTICE**

Record Owner:

BRANSON CHONG & PAULINE  
1524 NW 174TH CIR  
EDMOND, OK 73012

Notice Date: 12/5/2023  
Council Hearing Date: 12/19/2023  
Legal Notice UB: 2023-12-C23-76500  
Inspection Date: 12/4/2023  
Parcel ID#: 145251240  
Case #: C23-76500  
Abandoned Case #: C23-76501

cc: Mortgage Holder(s):

CHONG BRANSON 15901 TEESDALE ROAD EDMOND, OK 73013

Violation Address: 5901 W HEFNER RD

Legal Description: Lot 000 Block 003 Addition BLUE STEM LAKE

PT OF BLK 3 BEG AT SE/C OF BLK 3 TH W200FT NELY 109FT SELY173FT S84FT TO BEG

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

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

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

|                   |       |
|-------------------|-------|
| UNSECURED DOORS   | HOUSE |
| UNSECURED WINDOWS | HOUSE |
| HOLES IN ROOF     | SHED  |

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:

SMITH KENDRICK  
SMITH RODDRICK  
3308 N LINDSAY AVE  
OKLAHOMA CITY, OK 73105

Notice Date: 12/4/2023  
Council Hearing Date: 12/19/2023  
Legal Notice UB: 2023-12-C23-75003  
Inspection Date: 12/1/2023  
Parcel ID#: 038519010  
Case #: C23-75003  
Abandoned Case #: C23-75007

cc: Mortgage Holder(s):

Violation Address: 3308 N LINDSAY AVE

Legal Description: Lot 000 Block 014 Addition MCNABB & HUNT ADD  
N50FT OF S150FT OF W135FT

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:

|                      |       |
|----------------------|-------|
| FIRE DAMAGE          | HOUSE |
| UNSECURED DOORS      | HOUSE |
| UNSECURED WINDOWS    | HOUSE |
| HOLES IN ROOF        | HOUSE |
| HOLES IN OUTER WALLS | HOUSE |
| UNSECURED DOORS      | SHED  |
| HOLES IN ROOF        | SHED  |
| HOLES IN OUTER WALLS | 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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**D**



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

**E**

**COMBINED NOTICE**

Record Owner:

BLUE COLLAR INVESTMENTS LLC  
2131 N PROSPECT  
OKLAHOMA CITY, OK 73111

Notice Date: 12/4/2023  
Council Hearing Date: 12/19/2023  
Legal Notice UB: 2023-12-C23-74689  
Inspection Date: 12/1/2023  
Parcel ID#: 031396930  
Case #: C23-74689  
Abandoned Case #: C23-74690

cc: Mortgage Holder(s):

BLUE COLLAR INVESTMENT LLC 4700 E RENO AVE OKLAHOMA CITY, OK 73117  
JNIRA LLC 4700 E RENO AVE OKLAHOMA CITY, OK 73117

Violation Address: 2131 N PROSPECT AVE

Legal Description: Lot 000 Block 016 Addition FERNWOOD SUB BLK 16  
LOT 33 & N 1/2 LOT 34

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 |
| HOLES IN OUTER WALLS | HOUSE |
| UNSECURED DOORS      | SHED  |
| 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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**E**



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

**F**

**COMBINED NOTICE**

Record Owner:

RESENDIZ JULIAN M OR ROSA  
2 SE 31ST ST  
OKLAHOMA CITY,,OK 73129-2206

Notice Date: 12/6/2023  
Council Hearing Date: 12/19/2023  
Legal Notice UB: 2023-12-C23-76590  
Inspection Date: 12/5/2023  
Parcel ID#: 094550380  
Case #: C23-76590  
Abandoned Case #: C23-76591

cc: Mortgage Holder(s):

Violation Address: 3112 S SANTA FE AVE (AKA: 3124 S SANTA FE AVE; 5 SE 31ST ST)

Legal Description: Lot 000 Block 037 Addition SHIELDS SO OKLA CITY  
LOTS 25 & 26

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 (DUPLEX)  
(GARAGE APARTMENT)

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 DUPLEX  
UNSECURED WINDOWS GARAGE APARTMENT

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:  
BOLING HUNTER  
11729 N VICTORIA DR  
OKLAHOMA CITY, OK 73120

Notice Date: 12/4/2023  
Council Hearing Date: 12/19/2023  
Legal Notice UB: 2023-12-C23-74905  
Inspection Date: 12/1/2023  
Parcel ID#: 109801685  
Case #: C23-74905  
Abandoned Case #: C23-74906

cc: Mortgage Holder(s):  
BANK OF COMMERCE 2500 S CORNWELL YUKON, OK 73099  
HUNTER BOLING 803 AMITY LN EL RENO, OK 73036

Violation Address: 11729 N VICTORIA DR

Legal Description: Lot 003 Block 027 Addition BEL AIR SECTION STONEGATE

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)  
(POOL)

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 POOL POOL  
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

**H**

**COMBINED NOTICE**

Record Owner:  
LSLC LLC  
528 NW 12TH ST  
OKLAHOMA CITY, OK 73103

Notice Date: 12/4/2023  
Council Hearing Date: 12/19/2023  
Legal Notice UB: 2023-12-C23-75896  
Inspection Date: 12/1/2023  
Parcel ID#: 023823525  
Case #: C23-75896  
Abandoned Case #: C17-70830

cc: Mortgage Holder(s):

Violation Address: 818 NE 3RD ST (AKA: 816 NE 3RD ST; 820 NE 3RD ST)

Legal Description: Lot 000 Block 009 Addition GRAYS SUB ADDITION  
LOTS 5 THRU 8

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 (DUPLEX)

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 DUPLEX

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

**I**

**COMBINED NOTICE**

Record Owner:

PRAIRIE OAK INVESTMENTS SOSA LLC  
619 W MAIN ST, UNIT 253  
OKLAHOMA CITY, OK 73102

Notice Date: 12/4/2023  
Council Hearing Date: 12/19/2023  
Legal Notice UB: 2023-12-C23-75757  
Inspection Date: 12/1/2023  
Parcel ID#: 013203120  
Case #: C23-75757  
Abandoned Case #: C22-50217

cc: Mortgage Holder(s):

PRAIRIE OAK INVESTMENTS SOSA, LLC 1214 N HUDSON AVE, STE 227 OKLAHOMA CITY, OK 73104

Violation Address: 830 NW 9TH ST (AKA: 916 N FRANCIS AVE; 920 N FRANCIS AVE; 924 N FRANCIS AVE)

Legal Description: Lot 000 Block 006 Addition NORTHWEST TO OKLA CY  
LOTS 17 THRU 20

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

Total number of structures: 1 (COMMERCIAL BUILDING)

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

|                 |                     |
|-----------------|---------------------|
| FIRE DAMAGE     | COMMERCIAL BUILDING |
| UNSECURED DOORS | COMMERCIAL BUILDING |
| TRASH/JUNK      |                     |

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

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

**J**

**COMBINED NOTICE**

Record Owner:

WEST EDWIN O & TOMMYE D  
3912 NW 11TH ST  
OKLAHOMA CITY, OK 73107

Notice Date: 11/29/2023

Council Hearing Date: 12/19/2023

Legal Notice UB: 2023-11-C23-74341

Inspection Date: 11/28/2023

Parcel ID#: 066237980

Case #: C23-74341

Abandoned Case #: C23-01863

cc: Mortgage Holder(s):

Violation Address: 3912 NW 11TH ST

Legal Description: Lot 000 Block 034 Addition CORBIN PARK ADDITION  
LOTS 1 THRU 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.

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

**K**

**COMBINED NOTICE**

Record Owner:

WOLFE BHATIA 19TH STREET LLC  
2121 W SPRING CREEK PKWY STE 201  
PLANO, TX 75023

Notice Date: 12/4/2023  
Council Hearing Date: 12/19/2023  
Legal Notice UB: 2023-12-C23-72449  
Inspection Date: 12/1/2023  
Parcel ID#: 147852800  
Case #: C23-72449  
Abandoned Case #: C23-72450

cc: Mortgage Holder(s):

GERSON LAW FIRM APC 9255 TOWNE CENTRE DRIVE, SUITE 300 GLF FILE NO. 6411.272 SAN DIEGO, CA 92121  
SABAL CAPITAL II, LLC 465 N. HALSTEAD STREET, SUITE 105 PASADENA, CA 91107  
FEDERAL HOME LOAN MORTGAGE CORPORATION 8200 HONES BRANCH DRIVE MCLEAN, VA 22102

Violation Address: 5731 NW 19TH ST (AKA: 5725 NW 19TH ST; 5727 NW 19TH ST; 5729 NW 19TH ST; 5733 NW 19TH ST; 5735 NW 19TH ST; 5737 NW 19TH ST; 5739 NW 19TH ST; 5741 NW 19TH ST; 5743 NW 19TH ST; 5745 NW 19TH ST)

Legal Description: Lot 000 Block 000 Addition UNPLTD PT SEC 27 12N 4W

PT NW4 SEC 27 12N 4W S1/2 SW4 NW4 NW4 EX W200FT & PT S1/2 SE4 NW4 NW4 BEG NW/C S1/2 SE4 NW4 NW4 TH E25FT S TO S LINE W19.63FT N329.47FT TO BEG

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: 8 | (APARTMENT BUILDING 5729) |
|                               | (APARTMENT BUILDING 5731) |
|                               | (APARTMENT BUILDING 5735) |
|                               | (APARTMENT BUILDING 5737) |
|                               | (APARTMENT BUILDING 5739) |
|                               | (APARTMENT BUILDING 5741) |
|                               | (APARTMENT BUILDING 5745) |
|                               | (DETACHED GARAGE)         |

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 5729 |
| UNSECURED WINDOWS | APARTMENT BUILDING 5729 |
| UNSECURED WINDOWS | APARTMENT BUILDING 5731 |
| UNSECURED DOORS   | APARTMENT BUILDING 5735 |
| UNSECURED WINDOWS | APARTMENT BUILDING 5735 |
| UNSECURED DOORS   | APARTMENT BUILDING 5737 |
| UNSECURED WINDOWS | APARTMENT BUILDING 5737 |

|                      |                         |
|----------------------|-------------------------|
| FIRE DAMAGE          | APARTMENT BUILDING 5739 |
| UNSECURED DOORS      | APARTMENT BUILDING 5739 |
| UNSECURED WINDOWS    | APARTMENT BUILDING 5739 |
| UNSECURED DOORS      | APARTMENT BUILDING 5741 |
| UNSECURED WINDOWS    | APARTMENT BUILDING 5741 |
| UNSECURED DOORS      | APARTMENT BUILDING 5745 |
| UNSECURED DOORS      | DETACHED GARAGE         |
| HOLES IN OUTER WALLS | DETACHED GARAGE         |
| TRASH/JUNK           |                         |
| RANK WEEDS           |                         |

**K**

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

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

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



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

**L**

**COMBINED NOTICE**

Record Owner:  
EVANS MARK  
EVANS STACI  
12506 GASTON CT  
OKLAHOMA CITY, OK 73170

Notice Date: 12/4/2023  
Council Hearing Date: 12/19/2023  
Legal Notice UB: 2023-12-C23-75917  
Inspection Date: 12/1/2023  
Parcel ID#: 096793960  
Case #: C23-75917  
Abandoned Case #: C23-75918

cc: Mortgage Holder(s):

Violation Address: 213 SW 22ND ST (AKA: 215 SW 22ND ST)

Legal Description: Lot 000 Block 001 Addition CALDWELLS THIRD ADD  
LOTS 41 & 42

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

Total number of structures: 1 (HOUSE)

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

UNSECURED DOORS HOUSE

UNSECURED CRAWLSPACE HOUSE

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

**M**

**COMBINED NOTICE**

Record Owner:

SHRI HARI KRISHNA LLC  
13800 EDMOND LAKE RD  
JONES, OK 73049

Notice Date: 11/29/2023

Council Hearing Date: 12/19/2023

Legal Notice UB: 2023-11-C23-75073

Inspection Date: 11/28/2023

Parcel ID#: 116243560

Case #: C23-75073

Abandoned Case #: C23-75074

cc: Mortgage Holder(s):

JPMORGAN CHASE BANK, NA BUSINESS BANKING LOAN SERVICING TX 2 F126 PO BOX 4660 HOUSTON, TX 77210

JPMORGAN CHASE BANK, NA OKLAHOMA BUSINESS PARK LPO 6303 N. PORTLAND OKLAHOMA CITY, OK 73112

SHRI HARI KRISHNA LLC 9308 SW 23RD ST OKLAHOMA CITY, OK 73128

Violation Address: 4204 NW 23RD ST

Legal Description: Lot 002 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:

UNSECURED DOORS HOUSE

TRASH/JUNK

RANK WEEDS

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

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

N

**COMBINED NOTICE**

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

Notice Date: 12/6/2023  
Council Hearing Date: 12/19/2023  
Legal Notice UB: 2023-12-C23-76941  
Inspection Date: 12/5/2023  
Parcel ID#: 054359360  
Case #: C23-76941  
Abandoned Case #: C23-76942

cc: Mortgage Holder(s):

NATIONSTAR MORTGAGE, LLC 350 HIGHLAND DRIVE LEWISVILLE, TX 75067

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

Violation Address: 2305 NW 30TH ST

Legal Description: Lot 000 Block 002 Addition WEST POINT SUB LOT 28  
LOTS 23 & 24

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

Total number of structures: 1 (HOUSE)

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

|                      |       |
|----------------------|-------|
| UNSECURED DOORS      | HOUSE |
| UNSECURED WINDOWS    | HOUSE |
| UNSECURED CRAWLSPACE | HOUSE |
| TRASH/JUNK           |       |

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

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

**O**

**COMBINED NOTICE**

Record Owner:

HELM INVESTMENT LLC  
2625 SE 7TH ST  
MOORE, OK 73160

Notice Date: 12/6/2023

Council Hearing Date: 12/19/2023

Legal Notice UB: 2023-12-C23-75984

Inspection Date: 12/5/2023

Parcel ID#: 073513200

Case #: C23-75984

Abandoned Case #: C23-75985

cc: Mortgage Holder(s):

HELM INVESTMENT, LLC C/O MR. DELBERT HELM 9905 SOUTH ALLEN DRIVE OKLAHOMA CITY, OK 73139

Violation Address: 804 SW 52ND ST

Legal Description: Lot 012 Block 002 Addition ODOM HEIGHTS ADD

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

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

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

|                      |       |
|----------------------|-------|
| UNSECURED DOORS      | HOUSE |
| UNSECURED WINDOWS    | HOUSE |
| UNSECURED CRAWLSPACE | HOUSE |
| UNSECURED DOORS      | SHED  |
| UNSECURED CRAWLSPACE | SHED  |

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

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



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

**P**

**COMBINED NOTICE**

Record Owner:  
SMITH TAFT H III  
336 NW 92ND ST  
OKLAHOMA CITY, OK 73114

Notice Date: 12/7/2023  
Council Hearing Date: 12/19/2023  
Legal Notice UB: 2023-12-C23-76982  
Inspection Date: 12/6/2023  
Parcel ID#: 130322650  
Case #: C23-76982  
Abandoned Case #: C23-76983

cc: Mortgage Holder(s):

BANK OF AMERICA, N.A. P.O. BOX 22117 TULSA, OK 74121  
BANK OF OKLAHOMA, N.A. P.O. BOX 2864 TULSA, OK 74101

Violation Address: 336 NW 92ND ST

Legal Description: Lot 000 Block 004 Addition ESTES PARK ADDITION  
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 (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 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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