

## 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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	24-01-C23-81311; 24-01-C24-00066; 24-01-C24-00308; 24-01-C24-00491; 24-01-C24-00582; 24-01-C24-00642; 24-01-C24-00687; 24-01-C24-00692; 24-01-C24-00868; 24-01-C24-01043; 24-01-C24-01266; 24-01-C24-01472; 24-01-C24-01477; 24-01-C24-01792; 24-01-C24-02372; 24-01-C24-02411;
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(A total of 21 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 January 30, 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  
30TH day of JANUARY, 2024.

ATTEST:

Amy K. Simpson City Clerk       David Holt Mayor  
REVIEWED for form and legality.  
Pete E. Douglas Tally  
Assistant Municipal Counselor



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

STRICKEN

**A**

**COMBINED NOTICE**

Record Owner:

4 TON 5 HUN LLC  
5300 S PENNSYLVANIA AVE  
OKLAHOMA CITY, OK 73119

Notice Date: 1/12/2024  
Council Hearing Date: 1/30/2024  
Legal Notice UB: 2024-1-C24-01266  
Inspection Date: 1/11/2024  
Parcel ID#: 130645300  
Case #: C24-01266  
Abandoned Case #: C15-32505

cc: Mortgage Holder(s):

CHAMPS INVESTMENT PROPERTIES 5350 S. WESTERN SUITE 601 OKLAHOMA CITY, OK 73109

MORTGAGE CITIFINANCIAL 8427 S WESTERN AVE OKLAHOMA CITY, OK 73139

4 TON 5 HUN LLC C/O CHAMPS INVESTMENT PROPERTIES 5350 S WESTERN AVE STE 601 OKLAHOMA CITY, OK 73109

Violation Address: 1301 W BRITTON RD

Legal Description: Lot 000 Block 014 Addition ALTAVUE ADDITION  
LOTS 47 & 48

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 CRAWLSPACE	HOUSE
OPEN BASEMENT	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

**B**

**COMBINED NOTICE**

Record Owner:

PEMBROKE SANDI FAMILY TRUST  
13124 CEDAR SPRINGS RD  
OKLAHOMA CITY, OK 73120

Notice Date: 1/8/2024  
Council Hearing Date: 1/30/2024  
Legal Notice UB: 2024-1-C24-00582  
Inspection Date: 1/5/2024  
Parcel ID#: 142151200  
Case #: C24-00582  
Abandoned Case #: C24-00583

cc: Mortgage Holder(s):

CARRINGTON MORTGAGE SERVICES, LLC ATTN: RECORDS MANAGEMENT 1600 SOUTH DOUGLASS ROAD, #400  
SUITES 110 & 200-A ANAHEIM, CA 92806

CARRINGTON MORTGAGE SERVICES, LLC 1600 SOUTH DOUGLASS ROAD, SUITE 110 & 200-A ATTN: LENDING DIVISION  
ANAHEIM, CA 92806

QUAIL CREEK BANK, N.A. PO BOX 20160 OKLAHOMA CITY, OK 73120

Violation Address: 13124 CEDAR SPRINGS RD

Legal Description: Lot 018 Block 021 Addition QUAIL CREEK SEC 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: 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 WINDOWS	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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**B**



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

STRICKEN

C

**COMBINED NOTICE**

Record Owner:

BRAVO COMPANY LLC  
436 NW 164TH ST  
EDMOND, OK 73013

Notice Date: 1/11/2024  
Council Hearing Date: 1/30/2024  
Legal Notice UB: 2024-1-C24-01477  
Inspection Date: 1/10/2024  
Parcel ID#: 113271590  
Case #: C24-01477  
Abandoned Case #: C18-65440

cc: Mortgage Holder(s):

MACMER LLC 19617 FILLY DR EDMOND, OK 73012

FIRST SECURITY BANK AND TRUST 1541 NORTHEAST 23RD STREET OKLAHOMA CITY, OK 73111

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:

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

**D**

**COMBINED NOTICE**

Record Owner:  
MOSES AARON  
4707 S MCKINLEY AVE  
OKLAHOMA CITY, OK 73109

Notice Date: 1/8/2024  
Council Hearing Date: 1/30/2024  
Legal Notice UB: 2024-1-C24-00642  
Inspection Date: 1/5/2024  
Parcel ID#: 074581105  
Case #: C24-00642  
Abandoned Case #: C24-00643

cc: Mortgage Holder(s):  
SCOTT NORTON 1640 EXCHANGE AVENUE OKLAHOMA CITY, OK 73108  
Violation Address: 4707 S MCKINLEY AVE  
Legal Description: Lot 001 Block 002 Addition NICHOLS TERRACE

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 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

STRICKEN

**E**

**COMBINED NOTICE**

Record Owner:

SFR WORKFORCE OWNER 2 LLC  
401 E JACKSON ST, UNIT 3000  
TAMPA, FL 33602-5207

Notice Date: 1/5/2024  
Council Hearing Date: 1/30/2024  
Legal Notice UB: 2024-1-C23-81311  
Inspection Date: 1/4/2024  
Parcel ID#: 143071085  
Case #: C23-81311  
Abandoned Case #: C23-81312

cc: Mortgage Holder(s):

JKV WORKFORCE OWNER 2 LLC 1201 DOVE ST, UNIT 100 NEWPORT BEACH, CA 92660

MORGAN, LEWIS & BOCKIUS LLP 101 PARK AVENUE, 20TH FLOOR ATTN: FERDINAND GALLO, III, ESQ. NEW YORK, NY 10178

MERTROPLITAN LIFE INSURANCE COMPANY C/O METLIFE INVESTMENTS MANAGEMENT, LLC ONE METLIFE WAY WHIPPANY, NJ 07981

Violation Address: 2512 SE 12TH ST

Legal Description: Lot 000 Block 000 Addition ZEDNA ANN 4TH  
LOTS 009 & 00A

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

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:

SOUTH SCISSORTAIL INVESTMENTS LLC  
13401 N WESTERN AVE, UNIT 302  
OKLAHOMA CITY, OK 73114

Notice Date: 1/5/2024  
Council Hearing Date: 1/30/2024  
Legal Notice UB: 2024-1-C24-00687  
Inspection Date: 1/4/2024  
Parcel ID#: 090075548  
Case #: C24-00687  
Abandoned Case #: C24-00688

cc: Mortgage Holder(s):

D. DARIN MILLER 13401 N. WESTERN AVE, SUITE 302 OKLAHOMA CITY, OK 73114

Violation Address: 301 SW 13TH ST (AKA: 303 SW 13TH ST)

Legal Description: Lot 028 Block 014 Addition SOUTH PARK ADDITION TO OKC

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

**G**

**COMBINED NOTICE**

Record Owner:

SOUTH SCISSORTAIL INVESTMENTS LLC  
13401 N WESTERN AVE, UNIT 302  
OKLAHOMA CITY, OK 73114

Notice Date: 1/5/2024  
Council Hearing Date: 1/30/2024  
Legal Notice UB: 2024-1-C24-00692  
Inspection Date: 1/4/2024  
Parcel ID#: 090075472  
Case #: C24-00692  
Abandoned Case #: C24-00693

cc: Mortgage Holder(s):

D. DARIN MILLER 13401 N. WESTERN AVE, SUITE 302 OKLAHOMA CITY, OK 73114

Violation Address: 303 SW 13TH ST (AKA: 301 SW 13TH ST)

Legal Description: Lot 000 Block 014 Addition SOUTH PARK ADDITION TO OKC  
E/2 LOT 26 & ALL LOT 27

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

**H**

**COMBINED NOTICE**

Record Owner:  
SQUADRA LLC  
9517 EAGLE HILL DR  
OKLAHOMA CITY, OK 73162

Notice Date: 1/17/2024  
Council Hearing Date: 1/30/2024  
Legal Notice UB: 2024-1-C24-02372  
Inspection Date: 1/12/2024  
Parcel ID#: 145987000  
Case #: C24-02372  
Abandoned Case #: C24-02373

cc: Mortgage Holder(s):

Violation Address: 6000 NW 19TH ST (AKA: 5938 NW 19TH ST; 6004 NW 19TH ST)

Legal Description: Lot 000 Block 000 Addition HOLTMAN STINER GARDENS  
E25FT OF BLK 18 & ALL OF BLK 19 & W50FT OF BLK 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: 2 (DETACHED GARAGE)  
(EAST 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	EAST HOUSE
UNSECURED WINDOWS	EAST HOUSE
UNSECURED DOORS	DETACHED GARAGE
TRASH/JUNK	

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

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

STRICKEN

**I**

**COMBINED NOTICE**

Record Owner:  
OMNI LAND CORP  
PO BOX 3848  
EDMOND, OK 73083

Notice Date: 1/10/2024  
Council Hearing Date: 1/30/2024  
Legal Notice UB: 2024-1-C24-01043  
Inspection Date: 1/9/2024  
Parcel ID#: 066628220  
Case #: C24-01043  
Abandoned Case #: C21-36510

cc: Mortgage Holder(s):

SPENCER STATE BANK PO BOX 70 SPENCER, OK 73084

QUAIL CREEK BANK NA PO BOX 20160 OKLAHOMA CITY, OK 73156

Violation Address: 3532 NW 22ND ST (AKA: 3532 1/2 NW 22ND ST)

Legal Description: Lot 004 Block 013 Addition LINWOOD PLACE SECOND  
E63FT OF W113FT

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 (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 DOORS GARAGE APARTMENT  
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:  
FRAZIER REBECCA  
PO BOX 14824  
OKLAHOMA CITY, OK 73113

Notice Date: 1/17/2024  
Council Hearing Date: 1/30/2024  
Legal Notice UB: 2024-1-C24-02411  
Inspection Date: 1/12/2024  
Parcel ID#: 036775000  
Case #: C24-02411

cc: Mortgage Holder(s):

Violation Address: 808 NE 27TH ST

Legal Description: Lot 000 Block 004 Addition NEFFS CAPITOL 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 (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 SHED

HOLES IN ROOF 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

STRICKEN

**K**

**COMBINED NOTICE**

Record Owner:  
WHITE HAROLD  
WHITE JERRY  
725 SE 28TH ST  
OKLAHOMA CITY, OK 73129

Notice Date: 1/5/2024  
Council Hearing Date: 1/30/2024  
Legal Notice UB: 2024-1-C24-00308  
Inspection Date: 1/4/2024  
Parcel ID#: 095675800  
Case #: C24-00308  
Abandoned Case #: C19-52952

cc: Mortgage Holder(s):

HAROLD WHITE 504 SE 32ND ST OKLAHOMA CITY, OK 73129  
JERRY N. WHITE 725 SE 28TH ST OKLAHOMA CITY, OK 73129  
CAROL J. WHITE 725 SE 28TH ST OKLAHOMA CITY, OK 73129  
RIAN M. WHITE 725 SE 28TH ST OKLAHOMA CITY, OK 73129

Violation Address: 725 SE 28TH ST

Legal Description: Lot 000 Block 006 Addition FROST HEIGHTS ADD  
LOTS 35 & 36

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 (CELLAR)  
(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
OPEN CELLAR	CELLAR
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

**K**



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

**L**

**COMBINED NOTICE**

Record Owner:  
WOODWARD ALFREDA  
2629 NW 30TH ST  
OKLAHOMA CITY, OK 73112

Notice Date: 1/12/2024  
Council Hearing Date: 1/30/2024  
Legal Notice UB: 2024-1-C24-01792  
Inspection Date: 1/11/2024  
Parcel ID#: 049644930  
Case #: C24-01792  
Abandoned Case #: C18-17068

cc: Mortgage Holder(s):  
DOONKEEN EULA MAE 4816 NW 74TH ST OKLAHOMA CITY, OK 73132

Violation Address: 1012 NW 46TH ST

Legal Description: Lot 000 Block 020 Addition DOUGLAS PLACE ADD  
LOTS 18 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 (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:

303 NW 62ND STREET LLC  
2221 W LINDSEY ST UNIT 201  
NORMAN, OK 73069

Notice Date: 1/5/2024

Council Hearing Date: 1/30/2024

Legal Notice UB: 2024-1-C24-00491

Inspection Date: 1/4/2024

Parcel ID#: 085031250

Case #: C24-00491

Abandoned Case #: C24-00492

cc: Mortgage Holder(s):

Violation Address: 241 NW 62ND ST

Legal Description: Lot 000 Block 003 Addition BELLE VIEW ADDITION  
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

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

**N**

**COMBINED NOTICE**

Record Owner:

ROCK CROSSING PROPERTIES LLC  
716 HOLLOWDALE  
EDMOND, OK 73003

Notice Date: 1/12/2024  
Council Hearing Date: 1/30/2024  
Legal Notice UB: 2024-1-C24-00868  
Inspection Date: 1/11/2024  
Parcel ID#: 143322945  
Case #: C24-00868  
Abandoned Case #: C24-02103

cc: Mortgage Holder(s):

WEOKIE FEDERAL CREDIT UNION ATTN: COMMERCIAL LOANS PO BOX 26090 OKLAHOMA CITY, OK 73126

WEOKIE FEDERAL CREDIT UNION PO BOX 26090 OKLAHOMA CITY, OK 73126

ROCK CROSSING PROPERTIES LLC 2804 SW 79TH STREET OKLAHOMA CITY, OK 73159

Violation Address: 2804 SW 79TH ST

Legal Description: Lot 035 Block 024 Addition MEADOW CLIFF 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:

FIRE DAMAGE	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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N



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

**O**

**COMBINED NOTICE**

Record Owner:  
RIOS RUBI  
6580 NW 234TH ST  
EDMOND, OK 73025

Notice Date: 1/12/2024  
Council Hearing Date: 1/30/2024  
Legal Notice UB: 2024-1-C24-01472  
Inspection Date: 1/11/2024  
Parcel ID#: 148681360  
Case #: C24-01472  
Abandoned Case #: C21-19558

cc: Mortgage Holder(s):

TAN INDUSTRIES LLC 3325 DULUTH HIGHWAY 120 SUITE 102 DULUTH, GA 30096

WHITTON JONATHAN 8904 NW 80TH ST OKLAHOMA CITY, OK 73132

Violation Address: 8904 NW 80TH ST

Legal Description: Lot 009 Block 002 Addition WILSHIRE HILLS AMENDED

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

STRICKEN

**P**

**COMBINED NOTICE**

Record Owner:

WARRIOR HOLDINGS LLC  
8801 N WESTERN AVE  
OKLAHOMA CITY, OK 73114

Notice Date: 1/5/2024  
Council Hearing Date: 1/30/2024  
Legal Notice UB: 2024-1-C24-00066  
Inspection Date: 1/4/2024  
Parcel ID#: 130203900  
Case #: C24-00066  
Abandoned Case #: C24-00067

cc: Mortgage Holder(s):

TERRY LYNN OGLE 1400 SHERWOOD LN NICHOLS HILLS, OK 73116

Violation Address: 627 NW 89TH ST

Legal Description: Lot 000 Block 024 Addition EAST BRITTON ADD  
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: 2 (DETACHED GARAGE)  
(HOUSE)

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

UNSECURED WINDOWS	HOUSE
FIRE DAMAGE	DETACHED GARAGE
UNSECURED DOORS	DETACHED GARAGE
HOLES IN OUTER WALLS	DETACHED GARAGE
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