

RESOLUTION

RESOLUTION DECLARING THAT CERTAIN STRUCTURES IN THE CITY OF OKLAHOMA CITY ARE ABANDONED BUILDINGS, AND AS SUCH CONSTITUTE A NUISANCE, AND THE ABATEMENT OF SUCH NUISANCE WOULD PROMOTE THE PUBLIC HEALTH, SAFETY AND WELFARE; AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO CAUSE THE REQUIRED NUISANCE ABATEMENT TO BE DONE; DIRECTING THE CITY CLERK TO PURSUE RECOVERY OF COSTS FOR SUCH NUISANCE ABATEMENT; DIRECTING THE CITY TREASURER TO DEPOSIT ANY REVENUES RECOVERED FOR THE NUISANCE ABATEMENT INTO THE SPECIFIC CITY FUND FROM WHICH SAID REVENUES WERE ORIGINALLY APPROPRIATED; AND FURTHER DIRECTING THE FILING OF A NOTICE OF LIEN IN THE COUNTY CLERK'S OFFICE.

WHEREAS, it has been brought to the attention of The City of Oklahoma City that certain structures exist within the City with legal descriptions, street addresses, and ownership as reflected by the current year's tax rolls, and mortgage holders as shown by the records of the County Clerk, as shown on the legal notice forms, attached hereto as Exhibit A, and numbered as follows:

VB Number(s)

24-03-C23-77517; 24-03-C24-10912; 24-03-C24-13388; 24-03-C24-15531; 24-03-C24-16513; 24-03-C24-16664;
24-03-C24-17310; 24-03-C24-17600; 24-03-C24-17773; 24-03-C24-18458; 24-03-C24-18919; 24-03-C24-18984;

(A total of 13 buildings at 12 locations.)

attached hereto and made part hereof; and,

WHEREAS, pursuant to a public hearing held by and before the Council of The City of Oklahoma City on April 9, 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 have been declared by this Council to be either dilapidated or

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

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

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

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

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

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

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

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

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

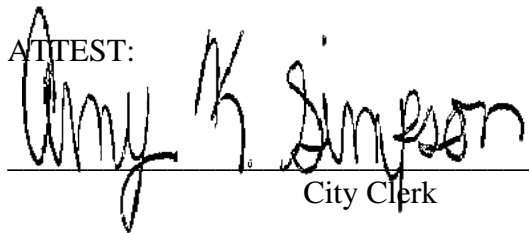
AND, BE IT FURTHER RESOLVED by the Council that any and all revenues recovered for such work shall be deposited by the City Treasurer into a specific City fund which said revenues were originally appropriated.

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


ADOPTED by the Council and SIGNED by the Mayor of The City of Oklahoma City this

9TH day of APRIL, 2024.

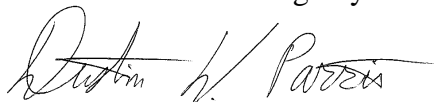
ATTEST:


City Clerk




VICE Mayor

REVIEWED for form and legality.



Assistant Municipal Counselor



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

A

COMBINED NOTICE

Record Owner:
ROWE RHONDA
5400 SE 80TH ST
OKLAHOMA CITY, OK 73135

Notice Date: 3/26/2024
Council Hearing Date: 4/9/2024
Legal Notice DB: 2024-3-C24-15530
Inspection Date: 3/25/2024
Parcel ID #: 141234256
Case #: C24-15530
Abandoned Case #: C24-15531

cc: Mortgage Holder(s):

Violation Address: 11825 ABUNDANCE ST

Legal Description: Lot 000 Block 005 Addition JACKSON HEIGHTS SUB
LOTS 15 & 16

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

Total number of structures: 1 (HOUSE)

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

HOLES IN ROOF	HOUSE
ROOF SAGGING	HOUSE
HOLES IN OUTER WALLS	HOUSE
PREMISES UNSANITARY	

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

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:

MAYFIELD ARTHUR F & DOROTHY M
5012 S BY PASS TER
OKLAHOMA CITY, OK 73119

Notice Date: 3/13/2024
Council Hearing Date: 3/26/2024
Legal Notice DB: 2024-3-C24-13387
Inspection Date: 3/12/2024
Parcel ID #: 143294000
Case #: C24-13387
Abandoned Case #: C24-13388

cc: Mortgage Holder(s):

TERRA FUNDING, INC 1777 SOUTH HARRISON STREET, #P207 DENVER, CO 80210
PT MORTGAGE COMPANIES D/B/A CARL I. BROWN MORTGAGE 2345 GRAND, #2200 KANSAS CITY, MI 64108
CHASE MORTGAGE COMPANY 3415 VISION DRIVE COLUMBUS, OH 43219
FIRST CONSUMER CREDIT 405 STATE HWY. 121 BYPASS SUITE 250 LEWISVILLE, TX 75067
FIRST CONSUMER CREDIT, INC THE STERLING BUILDING, STE 204 4920 NIAGARA ROAD COLLEGE PARK, MO 20740
FCC INVESTMENTS TRUST I 1345 AVENUE OF THE AMERICAS 46TH FLOOR NEW YORK, NY 10105
M. ANDREWS 405 STATE HIGHWAY 121 BYPASS, BLDG. A, STE 250 LEWISVILLE, TX 75067
HOMEOWNERS FINANCIAL LLC 12121 CHAMPION WAY CINCINNATI, OH 45241

Violation Address: 5012 S BYPASS TER (AKA: 5012 S BY PASS TER)

Legal Description: Lot 010 Block 021 Addition ROWLAND HILLS 2ND

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

Total number of structures: 1 (HOUSE)

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

FIRE DAMAGE	HOUSE
HOLES IN ROOF	HOUSE
HOLES IN OUTER WALLS	HOUSE
PREMISES UNSANITARY	

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

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B



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

C

COMBINED NOTICE

Record Owner:
PARKER TROY
6324 LENNOX AVE
SPENCER, OK 73084-4920

Notice Date: 3/26/2024
Council Hearing Date: 4/9/2024
Legal Notice DB: 2024-3-C24-10911
Inspection Date: 3/25/2024
Parcel ID #: 142851560
Case #: C24-10911
Abandoned Case #: C24-10912

cc: Mortgage Holder(s):
TROY PARKER 6200 N. LENOX SPENCER, OK 73084

Violation Address: 6324 LENOX AVE (AKA: 6324 LENNOX AVE; 6328 NE 63RD ST)
Legal Description: Lot 041 Block 000 Addition MORNING VIEW HEIGHTS

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

Total number of structures: 1 (HOUSE)

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

HOLES IN ROOF	HOUSE
ROOF SAGGING	HOUSE
UNSAFE STRUCTURAL MEMBERS	HOUSE
ROTTED PORCH	HOUSE
PREMISES UNSANITARY	

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

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

STRICKEN

D

COMBINED NOTICE

Record Owner:
WILLIAMS ARNEZ D
PO BOX 2482
STILLWATER, OK 74076

Notice Date: 12/11/2023
Council Hearing Date: 1/2/2024
Legal Notice DB: 2023-12-C23-77516
Inspection Date: 12/8/2023
Parcel ID #: 022801125
Case #: C23-77516
Abandoned Case #: C23-77517

cc: Mortgage Holder(s):
ARNEZ D. WILLIAMS 522 E LIBERTY AVE STILLWATER, OK 74075

Violation Address: 709 NE 3RD ST

Legal Description: Lot 000 Block 003 Addition PHILLIPS & MEADE EAST SIDE
LOTS 21 & 22

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

Total number of structures: 1 (HOUSE)

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

HOLES IN ROOF	HOUSE
ROOF SAGGING	HOUSE

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

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

STRICKEN

E

COMBINED NOTICE

Record Owner:

SHAH 2 LLC
5632 PULCHELLA LN
OKLAHOMA CITY, OK 73142

Notice Date: 3/22/2024
Council Hearing Date: 4/9/2024
Legal Notice DB: 2024-3-C24-16512
Inspection Date: 3/21/2024
Parcel ID #: 013203120
Case #: C24-16512
Abandoned Case #: C24-16513

cc: Mortgage Holder(s):

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

MIDFRST BANK LOCATION: COMMERCIAL LENDING 11001 N ROCKWELL OKLAHOMA CITY, OK 73162

NEAT ESCROW AND TITLE LLC 3401 W ROCK CREEK ROAD NORMAN, OK 73072

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 DILAPIDATED by the Development Services Department of The City of Oklahoma City, pursuant to Title Eleven (11) Section 22-112 of the Oklahoma Statutes. An inspection was made on the Inspection Date indicated above, by the Development Services Department Code Enforcement Officer.

Total number of structures: 1 (COMMERCIAL BUILDING)

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

FIRE DAMAGE	COMMERCIAL BUILDING
SECURED OVER 3 TIMES IN 1 YEAR	COMMERCIAL BUILDING

If the structure(s) is/are declared to be dilapidated the structure(s) may also be deemed ABANDONED pursuant to Title Eleven(11) 22-112.4 of the Oklahoma Statutes and Section 35-261 et.seq. of the Oklahoma City Municipal Code.

The issuance of this notice may be in addition to other City proceedings concerning unsanitary conditions existing on the property, including mowing and/or debris removal based on nuisance notification by Development Services or other City Departments.

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

F

COMBINED NOTICE

Record Owner:

DANIEL VIOLA
2212 N RHODE ISLAND AVE
OKLAHOMA CITY, OK 73111

Notice Date: 3/21/2024
Council Hearing Date: 4/9/2024
Legal Notice DB: 2024-3-C24-17772
Inspection Date: 3/20/2024
Parcel ID #: 026442550
Case #: C24-17772
Abandoned Case #: C24-17773

cc: Mortgage Holder(s):

FLOYD W. AND JOYCE E. ROBERTS 622 N.W. 18TH ST OKLAHOMA CITY, OK 73108

Violation Address: 2104 NE 15TH ST

Legal Description: Lot 000 Block 005 Addition WHITE ORCHARD ADD
LOTS 17 & 18

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

Total number of structures: 1 (HOUSE)

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

FIRE DAMAGE	HOUSE
DANGER OF COLLAPSE	HOUSE
UNSAFE STRUCTURAL MEMBERS	HOUSE
HOLES IN ROOF	HOUSE
ROOF SAGGING	HOUSE
HOLES IN OUTER WALLS	HOUSE
PREMISES UNSANITARY	

If the structure(s) is/are declared to be dilapidated the structure(s) may also be deemed ABANDONED pursuant to Title Eleven(11) 22-112.4 of the Oklahoma Statutes and Section 35-261 et.seq. of the Oklahoma City Municipal Code.

The issuance of this notice may be in addition to other City proceedings concerning unsanitary conditions existing on the property, including mowing and/or debris removal based on nuisance notification by Development Services or other City Departments.

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F



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

G

COMBINED NOTICE

Record Owner:

CALWEST INVESTMENTS LLC
12210 MICHIGAN ST, UNIT 24
GRAND TERRACE, CA 92313

Notice Date: 3/21/2024
Council Hearing Date: 4/9/2024
Legal Notice UB: 2024-3-C24-17309
Inspection Date: 3/20/2024
Parcel ID#: 146270710
Case #: C24-17309
Abandoned Case #: C24-17310

cc: Mortgage Holder(s):

NEAT ESCROW AND TITLE 3401 W ROCK CREEK RD NORMAN, OK 73072

CALWEST INVESTMENTS LLC 7491 MUMS COURT FONTANA, CA 92336

SCF JAKE, LP 1302 WAUGH DR. #831 HOUSTON, TX 77019

Violation Address: 4240 NE 18TH ST

Legal Description: Lot 007 Block 003 Addition DAYS GARDEN 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: 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

H

COMBINED NOTICE

Record Owner:

GALBREATH CARLOTTA
CAMPBELL ALFRED & HAZEL
112 NW 27TH ST
OKLAHOMA CITY, OK 73103

Notice Date: 3/22/2024
Council Hearing Date: 4/9/2024
Legal Notice UB: 2024-3-C24-17599
Inspection Date: 3/21/2024
Parcel ID#: 046605420
Case #: C24-17599
Abandoned Case #: C24-17600

cc: Mortgage Holder(s):

,

Violation Address: 112 NW 27TH ST

Legal Description: Lot 009 Block 016 Addition JEFFERSON PARK 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

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

I

COMBINED NOTICE

Record Owner:

CROSS RIVER CAPITAL INC
8809 RAMBLING RD
OKLAHOMA CITY, OK 73132

Notice Date: 3/22/2024
Council Hearing Date: 4/9/2024
Legal Notice UB: 2024-3-C24-16663
Inspection Date: 3/21/2024
Parcel ID#: 048526800
Case #: C24-16663
Abandoned Case #: C24-16664

cc: Mortgage Holder(s):

RCN CAPITAL, LLC 75 GERBER ROAD EAST, STE. 102 SOUTH WINDSOR, CT 06074

CHICAGO TITLE OKLAHOMA 3401 NW 63RD ST, STE 300 OKLAHOMA CITY, OK 73116

Violation Address: 529 NW 31ST ST

Legal Description: Lot 000 Block 013 Addition CENTRAL PARK ADDITION
LOTS 33 & 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 (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
UNSECURED DOORS	DETACHED GARAGE
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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420 West Main, Suite 1050, Oklahoma City, OK 73102 405/297-3500



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

J

COMBINED NOTICE

Record Owner:

49TH STREET RENTALS LLC
7725 W RENO AVE STE 450
OKLAHOMA CITY, OK 73127

Notice Date: 3/26/2024
Council Hearing Date: 4/9/2024
Legal Notice UB: 2024-3-C24-18983
Inspection Date: 3/25/2024
Parcel ID#: 057358900
Case #: C24-18983
Abandoned Case #: C24-18984

cc: Mortgage Holder(s):

AMERICAN EAGLE TITLE GROUP 421 NW 13TH ST, SUITE 320 OKLAHOMA CITY, OK 73103

SOUTHWEST NATIONAL BANK 720 EAST MAIN WEATHERFORD, OK 73096

Violation Address: 1427 NW 49TH ST

Legal Description: Lot 000 Block 006 Addition TEAMS SUB BLKS 17-19 SHAW HGTS
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: 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

K

COMBINED NOTICE

Record Owner:

49TH STREET RENTALS LLC
7725 W RENO AVE STE 450
OKLAHOMA CITY, OK 73127

Notice Date: 3/26/2024
Council Hearing Date: 4/9/2024
Legal Notice UB: 2024-3-C24-18457
Inspection Date: 3/25/2024
Parcel ID#: 057358825
Case #: C24-18457
Abandoned Case #: C24-18458

cc: Mortgage Holder(s):

AMERICAN EAGLE TITLE GROUP 421 NW 13TH ST, SUITE 320 OKLAHOMA CITY, OK 73103

SOUTHWEST NATIONAL BANK 720 EAST MAIN WEATHERFORD, OK 73096

Violation Address: 1431 NW 49TH ST

Legal Description: Lot 000 Block 006 Addition TEAMS SUB BLKS 17-19 SHAW HGTS
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)

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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.

Andrew Jones
Municipal Code Inspector
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Chris Smith
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**The City of
OKLAHOMA CITY**
DEVELOPMENT SERVICES DEPARTMENT

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COMBINED NOTICE

Record Owner:
PARKER TROY
PARKER ARETHA
6324 LENNOX AVE
SPENCER, OK 73084

Notice Date: 3/26/2024
Council Hearing Date: 4/9/2024
Legal Notice DB: 2024-3-C24-18918
Inspection Date: 3/25/2024
Parcel ID #: 142851550
Case #: C24-18918
Abandoned Case #: C24-18919

cc: Mortgage Holder(s):
TROY PARKER 6200 N. LENOX SPENCER, OK 73084

Violation Address: 6328 NE 63RD ST (AKA: 6324 LENOX AVE; 6324 LENNOX AVE)

Legal Description: Lot 040 Block 000 Addition MORNING VIEW HEIGHTS

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

Total number of structures: 1 (HOUSE)

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

HOLES IN ROOF	HOUSE
ROOF SAGGING	HOUSE
UNSAFE STRUCTURAL MEMBERS	HOUSE
ROTTED PORCH	HOUSE
PREMISES UNSANITARY	

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

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