

**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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<b>UB</b>	<b>Number(s)</b>
	24-01-C24-02470; 24-01-C24-03292; 24-01-C24-03615; 24-01-C24-03870; 24-01-C24-03995; 24-01-C24-04010; 24-01-C24-04637; 24-01-C24-04714; 24-01-C24-04933; 24-01-C24-04968; 24-01-C24-05150; 24-01-C24-05590; 24-02-C24-04496; 24-02-C24-04953;
	(A total of 21 structures at 14 locations.)

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attached hereto and made part hereof; and,

WHEREAS, pursuant to a public hearing held by and before the Council of The City of Oklahoma City on February 13, 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  
13TH day of FEBRUARY, 2024.

ATTEST:

Amy K. Simpson  
City Clerk



David Holt  
Mayor

REVIEWED for form and legality.

Rita G. Douglas Gally  
Assistant Municipal Counselor



**COMBINED NOTICE**

Record Owner:

SOTO GUADALUPE S  
NEVAREZ DIANA  
2304 N EVEREST AVE  
OKLAHOMA CITY, OK 73111

Notice Date: 1/29/2024  
Council Hearing Date: 2/13/2024  
Legal Notice UB: 2024-1-C24-03995  
Inspection Date: 1/26/2024  
Parcel ID#: 030513800  
Case #: C24-03995  
Abandoned Case #: C22-40887

cc: Mortgage Holder(s):

GUADALUPE S SOTO AND DIANA NEVAREZ 627 COLLIN DR OKLAHOMA CITY, OK 73129

Violation Address: 2304 N EVEREST AVE

Legal Description: Lot 000 Block 005 Addition TUXEDO PARK SUB LT 5  
LOT 61 & S12 1/2FT LOT 62

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

Total number of structures: 1 (HOUSE)

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

UNSECURED DOORS HOUSE  
TRASH/JUNK

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

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

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



**COMBINED NOTICE**

Record Owner:

REALTY INCOME CK1 LLC  
C/O PORTFOLIO MANAGEMENT  
11995 EL CAMINO REAL STE 101  
SAN DIEGO, CA 92130-2539

Notice Date: 2/1/2024  
Council Hearing Date: 2/13/2024  
Legal Notice UB: 2024-2-C24-04496  
Inspection Date: 1/31/2024  
Parcel ID#: 140380995  
Case #: C24-04496  
Abandoned Case #: C23-19035

cc: Mortgage Holder(s):

MIDFIRST BANK PO BOX 268879 OKLAHOMA CITY, OK 73126  
SHELL CAPITOL INC ONE GLENDINNING PLACE WESTPORT, CT 06880

Violation Address: 6800 N MERIDIAN AVE

Legal Description: Lot 000 Block 000 Addition MERIDIAN NORTHWEST PLAZA AMD  
PT LOT 1 BLK 1 & PT SW4 SEC 2 12N 4W BEG1366FT N & 50FT E OF SW/C SW4 TH E127.84FT SE69.61FT  
NE183.42FT NW165FT SW125.90FT SLY122.48FT S50FT TOBEG CONT 1.06ACRS MORE OR LESS SUBJ TO  
ESMTS OF RECORD

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: 3 (COMMERCIAL BUILDING)  
(COMMERCIAL BUILDING - CAR WASH)  
(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 COMMERCIAL BUILDING  
UNSECURED DOORS COMMERCIAL BUILDING - CAR WASH  
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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andrew.jones@okc.gov

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

**B**



**COMBINED NOTICE**

Record Owner:  
APEX INVESTMENTS LLC  
PO BOX 7761  
MOORE, OK 73153

Notice Date: 1/31/2024  
Council Hearing Date: 2/13/2024  
Legal Notice UB: 2024-1-C24-04933  
Inspection Date: 1/30/2024  
Parcel ID#: 090061360  
Case #: C24-04933  
Abandoned Case #: C24-04934

cc: Mortgage Holder(s):  
RACKLEY KENDLE B 6004 W WOODBROOK RD WARR ACRES, OK 73132  
DAVID W CAMPBELL 305 S WYNDEMERE SPRINGS MOORE, OK 73160  
DONNA HENDERSON 12405 S LAND AVE OKLAHOMA CITY, OK 73170  
Violation Address: 8512 WAKEFIELD AVE (AKA: 8514 WAKEFIELD AVE)  
Legal Description: Lot 037 Block 001 Addition SPRINGFIELD VILLAGE

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:

FIRE DAMAGE	DUPLEX
UNSECURED DOORS	DUPLEX

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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andrew.jones@okc.gov

Chris Smith  
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**COMBINED NOTICE**

Record Owner:  
CORSAIR CAUGHRON LLC  
5001 WISTER LN  
EDMOND,OK 73025

Notice Date: 1/31/2024  
Council Hearing Date: 2/13/2024  
Legal Notice UB: 2024-1-C24-04714  
Inspection Date: 1/30/2024  
Parcel ID#: 011448320  
Case #: C24-04714  
Abandoned Case #: C22-27023

cc: Mortgage Holder(s):

Violation Address: 415 NW 8TH ST

Legal Description: Lot 000 Block 003 Addition EDWARDS BLVD ADD  
LOTS 27 THRU 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 (APARTMENT BUILDING B)  
(APARTMENT BUILDING E)

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 B  
UNSECURED DOORS APARTMENT BUILDING E  
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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andrew.jones@okc.gov

Chris Smith  
Chief Building Inspector  
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Christopher.smith@okc.gov



**COMBINED NOTICE**

Record Owner:  
BENNETT PAUL DONNIE  
1512 NE 35TH ST  
OKLAHOMA CITY, OK 73111

Notice Date: 1/29/2024  
Council Hearing Date: 2/13/2024  
Legal Notice UB: 2024-1-C24-04637  
Inspection Date: 1/26/2024  
Parcel ID#: 026441680  
Case #: C24-04637  
Abandoned Case #: C24-03481

cc: Mortgage Holder(s):

Violation Address: 2128 NE 16TH TER

Legal Description: Lot 000 Block 004 Addition WHITE ORCHARD ADD  
LOTS 5 & 6

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
HOLES IN ROOF	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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Christopher.smith@okc.gov



**COMBINED NOTICE**

Record Owner:  
COKER MICHELE D  
1444 SW 22ND ST  
OKLAHOMA CITY, OK 73108

Notice Date: 1/26/2024  
Council Hearing Date: 2/13/2024  
Legal Notice UB: 2024-1-C24-03870  
Inspection Date: 1/25/2024  
Parcel ID#: 107981488  
Case #: C24-03870  
Abandoned Case #: C24-03871

cc: Mortgage Holder(s):

Violation Address: 1444 SW 22ND ST

Legal Description: Lot 000 Block 014 Addition INDUSTRIAL 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: 2 (HOUSE)  
(SHED)

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

UNSECURED DOORS	HOUSE
UNSECURED CRAWLSPACE	HOUSE
UNSECURED DOORS	SHED
TRASH/JUNK	

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

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

Chris Smith  
Chief Building Inspector  
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Christopher.smith@okc.gov



**COMBINED NOTICE**

Record Owner:  
MARKS ROBERT LEROY  
825 SW 39TH ST  
OKLAHOMA CITY, OK 73109

Notice Date: 1/31/2024  
Council Hearing Date: 2/13/2024  
Legal Notice UB: 2024-1-C24-05150  
Inspection Date: 1/30/2024  
Parcel ID#: 109901535  
Case #: C24-05150  
Abandoned Case #: C22-25412

cc: Mortgage Holder(s):  
NATIONSBANK, N.A 801 N. 11TH ST ST. LOUIS, MO 63101

Violation Address: 825 SW 39TH ST

Legal Description: Lot 000 Block 004 Addition WESTERN HILLS  
ALL LOT 8 & W10FT LOT 9

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

**H**

**COMBINED NOTICE**

Record Owner:  
TIGER LEON & JULIA V  
3518 SW 40TH ST  
OKLAHOMA CITY, OK 73119-2941

Notice Date: 1/26/2024  
Council Hearing Date: 2/13/2024  
Legal Notice UB: 2024-1-C24-03615  
Inspection Date: 1/25/2024  
Parcel ID#: 088894895  
Case #: C24-03615  
Abandoned Case #: C24-03616

cc: Mortgage Holder(s):

Violation Address: 3518 SW 40TH ST

Legal Description: Lot 000 Block 009 Addition HUGHES PARK ADD  
LOTS 10 & 11

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

Total number of structures: 1 (HOUSE)

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

UNSECURED WINDOWS HOUSE  
TRASH/JUNK

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

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**COMBINED NOTICE**

Record Owner:

MARTIN JOHNSON THOMASENA TRS  
MARTIN JOHNSON THOMASENA FAMILY  
TRUST  
1250 MORNINGSIDE DR  
HOLLISTER, CA 95023

Notice Date: 1/31/2024  
Council Hearing Date: 2/13/2024  
Legal Notice UB: 2024-1-C24-05590  
Inspection Date: 1/30/2024  
Parcel ID#: 116542250  
Case #: C24-05590  
Abandoned Case #: C24-04573

cc: Mortgage Holder(s):

CHERYL HUSMANN PO BOX 7751 EDMOND, OK 73083

Violation Address: 1529 NE 44TH ST

Legal Description: Lot 017 Block 005 Addition PARK ESTATES 7TH ADD

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

Total number of structures: 1 (HOUSE)

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

- FIRE DAMAGE HOUSE
- UNSECURED DOORS HOUSE
- UNSECURED WINDOWS HOUSE
- UNSECURED CRAWLSPACE 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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Chris Smith  
Chief Building Inspector  
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I



**COMBINED NOTICE**

Record Owner:

NEW HORIZON TRUST  
7008 NE 16TH ST UNIT 1105  
OKLAHOMA CITY, OK 73127

Notice Date: 1/31/2024  
Council Hearing Date: 2/13/2024  
Legal Notice UB: 2024-1-C24-04968  
Inspection Date: 1/30/2024  
Parcel ID#: 074913250  
Case #: C24-04968  
Abandoned Case #: C18-73972

cc: Mortgage Holder(s):

FALL CREEK LLC 7008 NW 16TH ST APT 1105 OKLAHOMA CITY, OK 73127

Violation Address: 1517 SW 48TH ST

Legal Description: Lot 030 Block 013 Addition STANFORD HOMES 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

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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Christopher.smith@okc.gov



**COMBINED NOTICE**

Record Owner:

YUTZY VERNON A  
PATTERSON MARISSA  
2852 SW 62ND ST  
OKLAHOMA CITY,OK 73159

Notice Date: 1/26/2024  
Council Hearing Date: 2/13/2024  
Legal Notice UB: 2024-1-C24-04010  
Inspection Date: 1/25/2024  
Parcel ID#: 113372625  
Case #: C24-04010

cc: Mortgage Holder(s):

Violation Address: 2852 SW 62ND ST

Legal Description: Lot 023 Block 060 Addition HILLCREST 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: 3 (DETACHED GARAGE)  
(NORTH SHED)  
(SOUTH 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 DETACHED GARAGE  
UNSECURED DOORS SOUTH SHED  
UNSECURED DOORS NORTH SHED  
HOLES IN OUTER WALLS NORTH 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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**K**



**COMBINED NOTICE**

Record Owner:

MCKEE JAMES P & ALICE  
20646 TEMPE AVE  
HARRAH, OK 73045

Notice Date: 2/1/2024  
Council Hearing Date: 2/13/2024  
Legal Notice UB: 2024-2-C24-04953  
Inspection Date: 1/31/2024  
Parcel ID#: 130832390  
Case #: C24-04953  
Abandoned Case #: C24-04954

cc: Mortgage Holder(s):

FREEDOM MORTGAGE CORPORATION C/O NATIONWIDE TITLE CLEARING, LLC 2100 ALT. 19 NORTH PALM HARBOR, FL 34683  
FREEDOM MORTGAGE CORPORATION 20 LAKE CENTER DRIVE MARLTON, NJ 08053  
JAMES P MCKEE 7420 NW 101ST ST OKLAHOMA CITY, OK 73162  
MCKEE JAMES P & ALICE 7420 NW 101ST ST OKLAHOMA CITY, OK 73162

Violation Address: 7420 NW 101ST ST

Legal Description: Lot 006 Block 017 Addition EAGLE LAKE ESTATES SEC 2

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  
UNSECURED WINDOWS SHED  
TRASH/JUNK

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

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

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

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**COMBINED NOTICE**

Record Owner:

SLOFSKY IRA MICHAEL  
8609 NW 113TH CT  
OKLAHOMA CITY, OK 73162

Notice Date: 1/25/2024  
Council Hearing Date: 2/13/2024  
Legal Notice UB: 2024-1-C24-02470  
Inspection Date: 1/24/2024  
Parcel ID#: 207621170  
Case #: C24-02470  
Abandoned Case #: C23-40618

cc: Mortgage Holder(s):

CENLAR FSB C/O NATIONWIDE TITLE CLEARING, INC 2100 ALT. 19 NORTH PALM HARBOR, FL 34683  
LOANDEPOT.COM, LLC 26642 TOWNE CENTER DRIVE Foothill Ranch, CA 92610  
LOANDEPOT.COM, LLC 26642 TOWNE CENTER DR. Foothill Ranch, CA 92610

Violation Address: 8609 NW 113TH CT

Legal Description: Lot 018 Block 016 Addition CHAPEL CREEK SEC IV

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

Total number of structures: 1 (HOUSE)

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

UNSECURED DOORS HOUSE  
TRASH/JUNK

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

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**COMBINED NOTICE**

Record Owner:

WAZZAN PROPERTIES LLC  
3000 W MEMORIAL RD, UNIT 123 308  
OKLAHOMA CITY, OK 73120

Notice Date: 1/25/2024  
Council Hearing Date: 2/13/2024  
Legal Notice UB: 2024-1-C24-03292  
Inspection Date: 1/24/2024  
Parcel ID#: 122311010  
Case #: C24-03292  
Abandoned Case #: C23-46710

cc: Mortgage Holder(s):

FIRST ENTERPRISE BANK SOUTH BRANCH 2115 SW 44TH ST OKLAHOMA CITY, OK 73119  
FIRST ENTERPRISE BANK 3801 NW 122ND STREET OKLAHOMA CITY, OK 73120  
BANCFIRST LAWTON 501 C AVENUE PO BOX 489 LAWTON, OK 73502  
INSTANTHOUSEOFFER LLC 3000 W MEMORIAL RD, Unit 123 308 OKLAHOMA CITY, OK 73120  
UT DEVELOPMENT LLC 4 NE 10TH ST, SUITE 275 OKLAHOMA CITY, OK 73104

Violation Address: 8104 NW 114TH ST

Legal Description: Lot 002 Block 001 Addition OLE WINDMILL ESTATES

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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