

## 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:

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**VB**      Number(s)

24-02-C24-08386; 24-03-C23-77517; 24-03-C24-06289; 24-03-C24-13132; 24-03-C24-13340; 24-03-C24-13388; 24-03-C24-14211; 24-03-C24-14347; 24-03-C24-14404; 24-03-C24-14632; 24-03-C24-14657; 24-03-C24-15186; 24-03-C24-15884; 24-03-C24-15948;

(A total of 21 buildings 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 March 26, 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

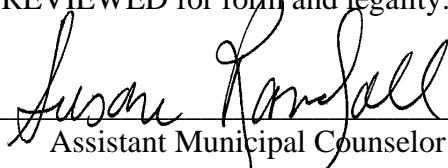
\_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

ATTEST:

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

\_\_\_\_\_  
Mayor

REVIEWED for form and legality.

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



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

**A**

**COMBINED NOTICE**

**Record Owner:**

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.

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

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

**A**



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

**B**

**COMBINED NOTICE**

Record Owner:

ISOLA BELLA PHASE TWO LP  
150 E 52ND ST 14TH FLOOR  
NEW YORK, NY 10022

Notice Date: 3/8/2024  
Council Hearing Date: 3/26/2024  
Legal Notice UB: 2024-3-C24-14631  
Inspection Date: 3/7/2024  
Parcel ID#: 140151970  
Case #: C24-14631  
Abandoned Case #: C24-14632

cc: Mortgage Holder(s):

BLANK ROME LLP 1271 AVENUE OF THE AMERICAS ATTENTION: LAUREN A. SCARANTINO, ESQ. NEW YORK, NY 10020

CHICAGO TITLE OKLAHOMA 210 PARK AVE, SUITE 210 OKLAHOMA TOWER OKLAHOMA CITY, OK 73102

ISOLA BELLA PHASE ONE LP 150 EAST 52ND STREET, 14TH FLOOR ATTENTION: MICHEAL CALLAGHAN NEW YORK, NY 10022

LESLIE F. DOMINY GREYSTONE SERVICING COMPANY LLC 419 BELLE AIR LANE WARRENTON, VA 20186

GREYSTONE BRIDGE CLO XII LLC 419 BELLE AIR LANE WARRENTON, VA 20186

GREYSTONE CRE NOTES 2019-FL2, LTD 419 BELLE AIR LANE WARRENTON, VA 20186

LIEN SOLUTIONS P.O. BOX 29071 GLENDALE, CA 91209

CIT LENDING SERVICES CORPORATION 11 WEST 42ND STREET, 7TH FLOOR ATTN: PATRICK L. GIALLOMBARDO, ASSISTANT VICE-PRESIDENT NEW YORK, NY 10036

CIT LENDING SERVICES CORPORATION 11 WEST 42ND STREET, 12TH FLOOR ATTN: STEVEN MILLAS, VICE-PRESIDENT AND CHIEF COUNSEL NEW YORK, NY 10036

HOLLAND & KNIGHT 195 BROADWAY, 24TH FLOOR ATTN: PAUL W. CICCHETTI, ESQ. NEW YORK, NY 10007

ACCORD/OKC MEMBERS, LLC 6711 FOREST LAWN DRIVE, SUITE 206 ATTN: JOSEPH G. MANSOUR LOS ANGELES, CA 90068

FELLERS SNIDER BLANKENSHIP BAILEY & TIPPENS, P.C. 100 NORTH BROADWAY, SUITE 1700 ATTN: CHARLES C. CALLAWAY, JR., ESQ. OKLAHOMA CITY, OK 73102

JOSEPH G. MANSOUR 1775 SUMMITRIDGE DRIVE BEVERLY HILLS, CA 90210

EXACT CAPITOL GROUP LLC 150 EAST 52ND STREET, 14TH FLOOR NEW YORK, NY 10022

ARNALL GOLDEN GREGORY LLP ATTN: VIDHI R. SHAH, ESQ. 171-17TH STREET NW, SUITE 2100 ATLANTA, GA 30363

Violation Address: 6600 EDENBOROUGH DR (AKA: 6602 EDENBOROUGH DR; 6604 EDENBOROUGH DR; 6606 EDENBOROUGH DR; 6608 EDENBOROUGH DR; 6610 EDENBOROUGH DR; 6612 EDENBOROUGH DR; 6690 EDENBOROUGH DR)

Legal Description: Lot 000 Block 006 Addition KNIGHT LAKE

ALSO DESCRIBED AS PT NW4 SEC 4 12N 4W BEG SE/C NW4 THW545.69FT NELY367.54FT NELY ON A CURVE RIGHT 78.92FT NELY180.54FT S303.72FT TO BEG

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

Total number of structures: 4

(APARTMENT BUILDING 6600)

(APARTMENT BUILDING 6602)

(APARTMENT BUILDING 6604)

(APARTMENT BUILDING 6612)

**B**

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 6600
UNSECURED WINDOWS	APARTMENT BUILDING 6600
UNSECURED WINDOWS	APARTMENT BUILDING 6602
UNSECURED WINDOWS	APARTMENT BUILDING 6604
UNSECURED WINDOWS	APARTMENT BUILDING 6612

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

**C**

**COMBINED NOTICE**

Record Owner:

SMITH SHERYL LYNN  
6917 FAWN CANYON DR  
OKLAHOMA CITY, OK 73162-6635

Notice Date: 3/12/2024  
Council Hearing Date: 3/26/2024  
Legal Notice UB: 2024-3-C24-14346  
Inspection Date: 3/11/2024  
Parcel ID#: 148781290  
Case #: C24-14346  
Abandoned Case #: C24-14347

cc: Mortgage Holder(s):

METLIFE HOME LOANS A DIVISION OF METLIFE BANK, N.A. 4000 HORIZON WAY, SUITE 100 IRVING, TX 75063  
METLIFE HOME LOANS-POST CLSG MAIL RM 1555 W WALNUT HILL LN #200 MC 6712 IRVING, TX 75038  
AMERICAN GUARANTY TITLE CO. 5545 N.W. EXPRESS WAY, #C-3 OKLAHOMA CITY, OK 73132  
NATIONAL CITY MORTGAGE CO. P.O. BOX 1820 DAYTON, OH 45401

Violation Address: 6917 FAWN CANYON DR

Legal Description: Lot 018 Block 005 Addition CANYON NORTH SEC 1

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

Total number of structures: 1 (HOUSE)

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

UNSECURED DOORS HOUSE  
TRASH/JUNK

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

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

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





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

**D**

**COMBINED NOTICE**

Record Owner:  
JENKINS LEROY  
7200 BROADWAY EXT  
OKLAHOMA CITY, OK 73116

Notice Date: 3/13/2024  
Council Hearing Date: 3/26/2024  
Legal Notice UB: 2024-3-C24-14403  
Inspection Date: 3/12/2024  
Parcel ID#: 093771610  
Case #: C24-14403  
Abandoned Case #: C24-14404

cc: Mortgage Holder(s):  
BURKE 933 NE 9TH OKLAHOMA CITY, OK 73105  
Violation Address: 5005 GAINES ST (AKA: 5005 GAINES)  
Legal Description: Lot 009 Block 22A Addition OAKCLIFF 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: 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

**E**

**COMBINED NOTICE**

Record Owner:  
MANGUM PROPERTIES LLC  
PO BOX 14783  
OKLAHOMA CITY, OK 73113

Notice Date: 3/13/2024  
Council Hearing Date: 3/26/2024  
Legal Notice UB: 2024-3-C24-15883  
Inspection Date: 3/12/2024  
Parcel ID#: 093771620  
Case #: C24-15883  
Abandoned Case #: C24-15884

cc: Mortgage Holder(s):  
EVANS & DAVIS ATTORNEYS ATTN: 211 N. BROADWAY EDMOND, OK 73034  
Violation Address: 5009 GAINES ST (AKA: 5009 GAINES)  
Legal Description: Lot 010 Block 22A Addition OAKCLIFF 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: 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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Christopher.smith@okc.gov



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

**F**

**COMBINED NOTICE**

Record Owner:

ISOLA BELLA PHASE TWO LP  
150 E 52ND ST 14TH FLOOR  
NEW YORK, NY 10022

Notice Date: 3/8/2024  
Council Hearing Date: 3/26/2024  
Legal Notice DB: 2024-3-C24-06288  
Inspection Date: 3/7/2024  
Parcel ID #: 140171000  
Case #: C24-06288  
Abandoned Case #: C24-06289

cc: Mortgage Holder(s):

EXACT CAPITOL GROUP LLC 150 EAST 52ND STREET, 14TH FLOOR NEW YORK, NY 10022

ARNALL GOLDEN GREGORY LLP ATTN: VIDHI R. SHAH, ESQ. 171-17TH STREET NW, SUITE 2100 ATLANTA, GA 30363

LINDA RACHEL CAPITOL ABSTRACT & TITLE CO. 6601 N. BROADWAY EXT., BLDG. #5 OKLAHOMA CITY, OK 73116

BLANK ROME LLP 1271 AVENUE OF THE AMERICAS ATTENTION: LAUREN A. SCARANTINO, ESQ. NEW YORK, NY 10020

CHICAGO TITLE OKLAHOMA 210 PARK AVE, SUITE 210 OKLAHOMA TOWER OKLAHOMA CITY, OK 73102

ISOLA BELLA PHASE ONE LP 150 EAST 52ND STREET, 14TH FLOOR ATTENTION: MICHEAL CALLAGHAN NEW YORK, NY 10022

LESLIE F. DOMINY GREYSTONE SERVICING COMPANY LLC 419 BELLE AIR LANE WARRENTON, VA 20186

GREYSTONE BRIDGE CLO XII LLC 419 BELLE AIR LANE WARRENTON, VA 20186

GREYSTONE CRE NOTES 2019-FL2, LTD 419 BELLE AIR LANE WARRENTON, VA 20186

LIEN SOLUTIONS P.O. BOX 29071 GLENDALE, CA 91209

CIT LENDING SERVICES CORPORATION 11 WEST 42ND STREET, 7TH FLOOR ATTN: PATRICK L. GIALLOMBARDO, ASSISTANT VICE-PRESIDENT NEW YORK, NY 10036

CIT LENDING SERVICES CORPORATION 11 WEST 42ND STREET, 12TH FLOOR ATTN: STEVEN MILLAS, VICE-PRESIDENT AND CHIEF COUNSEL NEW YORK, NY 10036

HOLLAND & KNIGHT 195 BROADWAY, 24TH FLOOR ATTN: PAUL W. CICCHETTI, ESQ. NEW YORK, NY 10007

ACCORD/OKC MEMBERS, LLC 6711 FOREST LAWN DRIVE, SUITE 206 ATTN: JOSEPH G. MANSOUR LOS ANGELES, CA 90068

FELLERS SNIDER BLANKENSHIP BAILEY & TIPPENS, P.C. 100 NORTH BROADWAY, SUITE 1700 ATTN: CHARLES C. CALLAWAY, JR., ESQ. OKLAHOMA CITY, OK 73102

JOSEPH G. MANSOUR 1775 SUMMITRIDGE DRIVE BEVERLY HILLS, CA 90210

Violation Address: 6446 N PENIEL AVE (AKA: 6301 NW 63RD ST; 6303 NW 63RD ST; 6305 NW 63RD ST; 6307 NW 63RD ST; 6309 NW 63RD ST; 6311 NW 63RD ST; 6313 NW 63RD ST; 6315 NW 63RD ST; 6317 NW 63RD ST; 6319 NW 63RD ST; 6321 NW 63RD ST; 6323 NW 63RD ST; 6325 NW 63RD ST; 6327 NW 63RD ST; 6329 NW 63RD ST; 6331 NW 63RD ST; 6333 NW 63RD ST; 6335 NW 63RD ST; 6337 NW 63RD ST; 6339 NW 63RD ST; 6341 NW 63RD ST; 6343 NW 63RD ST; 6345 NW 63RD ST; 6347 NW 63RD ST; 6349 NW 63RD ST; 6351 NW 63RD ST; 6353 NW 63RD ST; 6355 NW 63RD ST; 6357 NW 63RD ST; 6359 NW 63RD ST; 6361 NW 63RD ST; 6363 NW 63RD ST; 6365 NW 63RD ST; 6367 NW 63RD ST; 6369 NW 63RD ST; 6371 NW 63RD ST; 6373 NW 63RD ST; 6375 NW 63RD ST; 6377 NW 63RD ST; 6379 NW 63RD ST; 6381 NW 63RD ST; 6383 NW 63RD ST; 6385 NW 63RD ST; 6387 NW 63RD ST; 6389 NW 63RD ST; 6391 NW 63RD ST; 6393 NW 63RD ST; 6395 NW 63RD ST; 6397 NW 63RD ST; 6404 N PENIEL AVE; 6408 N PENIEL AVE; 6412 N PENIEL AVE; 6416 N PENIEL AVE; 6420 N PENIEL AVE; 6424 N PENIEL AVE; 6428 N PENIEL AVE; 6432 N PENIEL AVE; 6436 N PENIEL AVE; 6440 N PENIEL AVE; 6444 N PENIEL AVE; 6600 N PENIEL AVE; 6600 LYREWOOD LN; 6604 LYREWOOD LN; 6612 LYREWOOD LN; 6616 LYREWOOD LN; 6620 LYREWOOD LN; 6700 LYREWOOD LN; 6704 LYREWOOD LN; 6708 LYREWOOD LN; 6712 LYREWOOD LN; 6716 LYREWOOD LN; 6800 LYREWOOD LN; 6804 LYREWOOD LN; 6808 LYREWOOD LN; 6812 LYREWOOD LN; 6816 LYREWOOD LN; 6820 LYREWOOD LN; 6824 LYREWOOD LN; 6828 LYREWOOD LN; 6832 LYREWOOD LN; 6900 LYREWOOD LN; 6904 LYREWOOD LN; 6908 LYREWOOD LN; 6912 LYREWOOD LN; 6916 LYREWOOD LN; 7000 LYREWOOD LN; 7004 LYREWOOD LN; 7008 LYREWOOD LN; 7012 LYREWOOD LN; 7016 LYREWOOD LN; 7020 LYREWOOD LN; 7022 LYREWOOD LN; 7024 LYREWOOD LN; 7026 LYREWOOD LN; 7028 LYREWOOD LN; 7032 LYREWOOD LN; 7036 LYREWOOD LN; 7038 LYREWOOD LN; 7040 LYREWOOD LN; 7042 LYREWOOD LN; 7044 LYREWOOD LN; 7048 LYREWOOD LN; 7050 LYREWOOD LN; 7100 LYREWOOD LN; 7104 LYREWOOD LN; 7108 LYREWOOD LN; 7112 LYREWOOD LN; 7116 LYREWOOD LN; 7120 LYREWOOD LN; 7122 LYREWOOD LN; 7124 LYREWOOD LN; 7126 LYREWOOD LN; 7128 LYREWOOD LN; 7130 LYREWOOD LN; 7132 LYREWOOD LN; 7134 LYREWOOD LN; 7136 LYREWOOD LN; 7138 LYREWOOD LN; 7140 LYREWOOD LN; 7142 LYREWOOD LN; 7144 LYREWOOD LN; 7146 LYREWOOD LN; 7148 LYREWOOD LN; 7150 LYREWOOD LN; 7152 LYREWOOD LN; 7154 LYREWOOD LN; 7156 LYREWOOD LN; 7156 LYREWOOD LN; 7160 LYREWOOD LN; 7164 LYREWOOD LN; 7168 LYREWOOD LN; 7172 LYREWOOD LN; 7176 LYREWOOD LN; 7178 LYREWOOD LN)

Legal Description: Lot 000 Block 000 Addition WOODLAKE APARTMENTS

LOTS A B C & D & LOTS 1 & 2 BLK B WOODLAKE ADD

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: 2 (APARTMENT BUILDING 7050)  
(APARTMENT BUILDING 7160)

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	APARTMENT BUILDING 7050
HOLES IN ROOF	APARTMENT BUILDING 7050
HOLES IN OUTER WALLS	APARTMENT BUILDING 7050
FIRE DAMAGE	APARTMENT BUILDING 7160
HOLES IN ROOF	APARTMENT BUILDING 7160
HOLES IN OUTER WALLS	APARTMENT BUILDING 7160
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.

**F**

Andrew Jones  
Municipal Code Inspector  
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(405)297-2650  
Christopher.smith@okc.gov



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

**G**

**COMBINED NOTICE**

Record Owner:  
RAK PROPERTIES INC  
PO BOX 12920  
OKLAHOMA CITY, OK 73157-2920

Notice Date: 2/12/2024  
Council Hearing Date: 2/27/2024  
Legal Notice DB: 2024-2-C24-08385  
Inspection Date: 2/9/2024  
Parcel ID #: 090077870  
Case #: C24-08385  
Abandoned Case #: C24-08386

cc: Mortgage Holder(s):

THE FIRST STATE BANK OKLAHOMA CITY BRANCH 3030 NW EXPRESSWAY, STE. 130 OKLAHOMA CITY, OK 73112

Violation Address: 1500 S ROBINSON AVE

Legal Description: Lot 000 Block 018 Addition SOUTH PARK ADDITION TO OKC  
LOTS 11 THRU 19

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: 4	(NORTHEAST COMMERCIAL BUILDING)
	(NORTHWEST COMMERCIAL BUILDING)
	(SOUTHWEST COMMERCIAL BUILDING)
	(WEST 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	NORTHWEST COMMERCIAL BUILDING
DANGER OF COLLAPSE	NORTHWEST COMMERCIAL BUILDING
UNSAFE STRUCTURAL MEMBERS	NORTHWEST COMMERCIAL BUILDING
HOLES IN ROOF	NORTHWEST COMMERCIAL BUILDING
HOLES IN OUTER WALLS	NORTHWEST COMMERCIAL BUILDING
HOLES IN OUTER WALLS	NORTHEAST COMMERCIAL BUILDING
HOLES IN OUTER WALLS	WEST COMMERCIAL BUILDING
UNSAFE STRUCTURAL MEMBERS	WEST COMMERCIAL BUILDING
HOLES IN OUTER WALLS	SOUTHWEST COMMERCIAL BUILDING
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

**G**

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



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

**H**

**COMBINED NOTICE**

Record Owner:  
MURPHY JACQUELINE  
MURPHY LAURA  
3623 NW 36TH ST  
OKLAHOMA CITY, OK 73112

Notice Date: 3/13/2024  
Council Hearing Date: 3/26/2024  
Legal Notice DB: 2024-3-C24-14210  
Inspection Date: 3/12/2024  
Parcel ID #: 071935600  
Case #: C24-14210  
Abandoned Case #: C24-14211

cc: Mortgage Holder(s):

Violation Address: 2341 NW 1ST TER (AKA: 2345 NW 1ST TER; 2338 W MAIN ST; 2340 W MAIN ST; 2350 W MAIN ST)

Legal Description: Lot 000 Block 009 Addition WEST LAWN GARDEN ADD  
LOTS 1 THRU 4 & PT OF LOT 27 LYING S OF LOT 4

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:

DANGER OF COLLAPSE	COMMERCIAL BUILDING
DEBRIS FROM DEMOLITION	COMMERCIAL BUILDING
FIRE DAMAGE	COMMERCIAL BUILDING
HOLES IN ROOF	COMMERCIAL BUILDING
ROOF SAGGING	COMMERCIAL BUILDING
HOLES IN OUTER WALLS	COMMERCIAL BUILDING
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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Chief Building Inspector  
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**H**



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

**I**

**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

**J**

**COMBINED NOTICE**

Record Owner:

TILLMAN KEVINS EZEKIEL  
1917 SW 14TH ST  
OKLAHOMA CITY, OK 73108-3209

Notice Date: 3/11/2024  
Council Hearing Date: 3/26/2024  
Legal Notice UB: 2024-3-C24-14656  
Inspection Date: 3/8/2024  
Parcel ID#: 107984800  
Case #: C24-14656  
Abandoned Case #: C24-14657

cc: Mortgage Holder(s):

STEVE LINK 1430 NW 31 OKLAHOMA CITY, OK 73118  
A FOOT SHORT, LLC 1430 NW 31 OKLAHOMA CITY, OK 73118

Violation Address: 2319 SW 20TH ST

Legal Description: Lot 000 Block 052 Addition INDUSTRIAL ADDITION  
LOTS 27 & 28

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

Total number of structures: 1 (HOUSE)

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

UNSECURED DOORS HOUSE  
TRASH/JUNK

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

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

**K**

**COMBINED NOTICE**

Record Owner:  
GRIFFIS JOYCE ANN  
1841 NE 24TH ST  
OKLAHOMA CITY, OK 73111

Notice Date: 3/4/2024  
Council Hearing Date: 3/26/2024  
Legal Notice UB: 2024-3-C24-13339  
Inspection Date: 3/1/2024  
Parcel ID#: 038033410  
Case #: C24-13339  
Abandoned Case #: C24-13340

cc: Mortgage Holder(s):

Violation Address: 1841 NE 24TH ST

Legal Description: Lot 000 Block 002 Addition HARMONY HILL ADD  
LOTS 45 & 46

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 WINDOWS	DUPLEX
HOLES IN OUTER WALLS	DUPLEX
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

**L**

**COMBINED NOTICE**

**Record Owner:**

MARQUEZ CAESAR HUGO  
MENDIOLA ROSA A MARQUEZ  
12901 SE 44TH ST  
CHOCTAW, OK 73020

Notice Date: 3/11/2024  
Council Hearing Date: 3/26/2024  
Legal Notice UB: 2024-3-C24-15185  
Inspection Date: 3/8/2024  
Parcel ID#: 107983495  
Case #: C24-15185  
Abandoned Case #: C24-15186

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

CABELLO ELEAZAR 2105 SW 28TH ST OKLAHOMA CITY, OK 73108  
OKLAHOMA CITY ABSTRACT & TITLE CO. 9620 S. PENNSYLVANIA, SUITE B OKLAHOMA CITY, OK 73159  
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS P.O. BOX 2026 FLINT, MI 48501

**Violation Address:** 2105 SW 28TH ST

**Legal Description:** Lot 020 Block 038 Addition INDUSTRIAL 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
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

**M**

**COMBINED NOTICE**

Record Owner:

ASTRO ASSETS LLC  
FTVM LLC  
2705 SW 121ST CT  
OKLAHOMA CITY, OK 73170

Notice Date: 3/13/2024  
Council Hearing Date: 3/26/2024  
Legal Notice DB: 2024-3-C24-15947  
Inspection Date: 3/12/2024  
Parcel ID #: 051554440  
Case #: C24-15947  
Abandoned Case #: C24-15948

cc: Mortgage Holder(s):

OMEGA INVESTMENTS LLC 20 NW 13TH ST, UNIT 200 OKLAHOMA CITY, OK 73103

Violation Address: 1443 NW 33RD ST

Legal Description: Lot 000 Block 025 Addition MILITARY PARK ADD  
W7FT OF LOT 16 ALL LOT 17 & E13FT OF LOT 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:

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

**N**

**COMBINED NOTICE**

Record Owner:  
CANAM HOLDINGS LLC  
828 SW 66TH ST  
OKLAHOMA CITY, OK 73139

Notice Date: 3/4/2024  
Council Hearing Date: 3/26/2024  
Legal Notice DB: 2024-3-C24-13131  
Inspection Date: 3/1/2024  
Parcel ID #: 105756750  
Case #: C24-13131  
Abandoned Case #: C24-13132

cc: Mortgage Holder(s):

COMMERCIAL FEDERAL BANK, A FEDERAL SAVINGS BANK OKLAHOMA CITY COMMERCIAL LENDING ONE GRAND  
PARK - 777 N.W. GRAND BLVD - SUITE 650 OKLAHOMA CITY, OK 73118  
RICKY A. NAYLOR AND CYNTHIA E. NAYLOR 116 CHURCHWAY OKLAHOMA CITY, OK 73139  
LAWYERS TITLE OF OKLAHOMA, INC 410 N. WALNUT, SUITE 100 OKLAHOMA CITY, OK 73104

Violation Address: 821 SW 66TH ST

Legal Description: Lot 000 Block 007 Addition WESTERN AVE SUB ADD  
LOTS 35 THRU 46 PLUS S10FT OF VAC ALLEY ADJ ON N

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
HOLES IN OUTER WALLS	COMMERCIAL BUILDING
HOLES IN ROOF	COMMERCIAL BUILDING
ROOF SAGGING	COMMERCIAL BUILDING
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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N