

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)

24-02-C23-77517; 24-02-C24-06008; 24-02-C24-07738; 24-02-C24-07847; 24-02-C24-07914; 24-02-C24-08118; 24-02-C24-10210; 24-02-C24-11020; 24-02-C24-11264; 24-02-C24-11313; 24-02-C24-11536; 24-02-C24-11539; 24-02-C24-12177; 24-02-C24-12330; 24-02-C24-12432; 24-02-C24-12537; 24-02-C24-12573;

(A total of 34 buildings at 17 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 March 12, 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

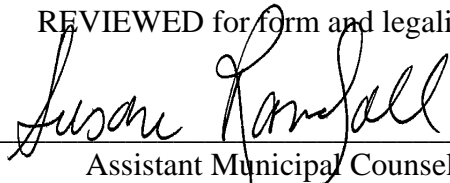
_____ day of _____, 20_____.

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:

TUSCANY LAKES DEVELOPMENT LLC
1500 SW 35TH ST
MOORE, OK 73160

Notice Date: 2/23/2024
Council Hearing Date: 3/12/2024
Legal Notice DB: 2024-2-C24-06007
Inspection Date: 2/21/2024
Parcel ID #: 090032012
Case #: C24-06007
Abandoned Case #: C24-06008

cc: Mortgage Holder(s):

MCCONNELL, HAROLD J REVOCABLE TRUST MCCONNELL, HAROLD J TRUSTEE 13012 N MORGAN RD YUKON, OK 73099

FIRST NATIONAL BANK OF OKLAHOMA WESTERN AVENUE BRANCH 5101 N WESTERN AVENUE OKLAHOMA CITY, OK 73118

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

Violation Address: 13101 N COUNTY LINE RD (AKA: 12825 N COUNTY LINE RD; 12905 N COUNTY LINE RD; 13103 N COUNTY LINE RD)

Legal Description: Lot Block Addition

T13N R05W S13 SE4 A#1 PT SE4 - BEG 1952.02' N OF SE/C, TH N705.88' W407.08'

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: 9	(EAST HOUSE)
	(EAST SHED)
	(FOUNDATION ONLY)
	(NORTH DETACHED GARAGE)
	(NORTHWEST DETACHED GARAGE)
	(SOUTH DETACHED GARAGE)
	(SOUTH MOBILE HOME)
	(SOUTHWEST BUILDING)
	(WEST SHED)

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:

DEBRIS FROM DEMOLITION	EAST HOUSE
UNSAFE STRUCTURAL MEMBERS	EAST HOUSE
Holes in Roof	EAST HOUSE
FOUNDATION DECAYED	FOUNDATION ONLY
DEBRIS FROM DEMOLITION	NORTH DETACHED GARAGE
DECAYED FOUNDATION	NORTH DETACHED GARAGE

DEBRIS FROM DEMOLITION
DANGER OF COLLAPSE
HOLES IN OUTER WALLS
HOLES IN ROOF
HOLES IN ROOF
HOLES IN OUTER WALLS
HOLES IN ROOF
DEBRIS FROM DEMOLITION
FOUNDATION DECAYED
HOLES IN ROOF
HOLES IN OUTER WALLS
HOLES IN ROOF
HOLES IN OUTER WALLS
PREMISES UNSANITARY

SOUTH MOBILE HOME
SOUTH MOBILE HOME
SOUTH MOBILE HOME
SOUTH MOBILE HOME
SOUTH DETACHED GARAGE
SOUTH DETACHED GARAGE
SOUTHWEST BUILDING
NORTHWEST DETACHED GARAGE
NORTHWEST DETACHED GARAGE
EAST SHED
EAST SHED
WEST SHED
WEST SHED

A

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

B

COMBINED NOTICE

Record Owner:
SWANK JANET S
PO BOX 380
WHEATLAND, OK 73097

Notice Date: 2/20/2024
Council Hearing Date: 3/12/2024
Legal Notice UB: 2024-2-C24-07913
Inspection Date: 2/16/2024
Parcel ID#: 148016165
Case #: C24-07913
Abandoned Case #: C24-07914

cc: Mortgage Holder(s):

SWANK JANET S 740 MANCHESTER LN OKLAHOMA CITY, OK 73127

TRAILING DOCS MANAGEMENT COMPANY SUN WEST MORTGAGE COMPANY, INC 18303 GRIDLEY ROAD CERRITOS, CA 90703

UNISOURCE 18001 COWAN SUITE C IRVINE, CA 92614

PEOPLES BANK 13180 METCALF AVENUE OVERLAND PARK, KS 66213

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. PO BOX 2026 FLINT, MI 48501

SECRETARY OF HOUSING AND URBAN DEVELOPMENT 451 SEVENTH STREET, S.W. WASHINGTON, DC 20410

Violation Address: 740 MANCHESTER LN

Legal Description: Lot 000 Block 000 Addition UNPLTD PT SEC 33 12N 4W

UNPLTD PT SEC 33 12N 4W 000 000 PT OF NW4 SEC 33 12N 4W W 1/2 OF N 1/2 OF N 1/2 OF NE4OF SW4 OF NW4 OR W 1/2 TR 1 YOUNGS UNREC

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 (DETACHED GARAGE)
(GAZEBO)
(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	GAZEBO
HOLES IN ROOF	GAZEBO
UNSECURED DOORS	DETACHED GARAGE
UNSECURED DOORS	SHED

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

B

Andrew Jones
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Chris Smith
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Christopher.smith@okc.gov



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

C

COMBINED NOTICE

Record Owner:

CHONG ELIZABETH ANNE & MAN TIK
12701 WESTCOURT
OKLAHOMA CITY, OK 73142

Notice Date: 2/22/2024
Council Hearing Date: 3/12/2024
Legal Notice UB: 2024-2-C24-07846
Inspection Date: 2/21/2024
Parcel ID#: 100079590
Case #: C24-07846
Abandoned Case #: C24-07847

cc: Mortgage Holder(s):

CITIBANK, N.A. AS TRUSTEE ON BEHALF OF MAV 1 ONE METLIFE WAY WHIPPANY, NJ 79811

CIVIC FINANCIAL SERVICES, LLC 2015 MANHATTAN BEACH BLVD, SUITE 106 REDONDO BEACH, CA 90278

Violation Address: 11800 SHASTA LN

Legal Description: Lot 015 Block 021 Addition SUMMIT PLACE I

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

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

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

D

COMBINED NOTICE

Record Owner:
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

E

COMBINED NOTICE

Record Owner:

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

Notice Date: 2/22/2024
Council Hearing Date: 3/12/2024
Legal Notice DB: 2024-2-C24-11312
Inspection Date: 2/21/2024
Parcel ID #: 013203120
Case #: C24-11312
Abandoned Case #: C24-11313

cc: Mortgage Holder(s):

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

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

CHICAGO TITLE OKLAHOMA CO. 210 PARK AVE, STE 210 OKLAHOMA CITY, OK 73102

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
HOLES IN ROOF	COMMERCIAL BUILDING
SECURED OVER 3 TIMES IN 1 YEAR	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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**The City of
OKLAHOMA CITY**
DEVELOPMENT SERVICES DEPARTMENT

F

COMBINED NOTICE

Record Owner:
WEST COUNTRY OKC LLC
470 N POPLAR ST
ORANGE, CA 92868

Notice Date: 2/20/2024
Council Hearing Date: 3/12/2024
Legal Notice DB: 2024-2-C24-10209
Inspection Date: 2/16/2024
Parcel ID #: 147997260
Case #: C24-10209
Abandoned Case #: C24-10210

cc: Mortgage Holder(s):

COUNTRY ESTATES EAST LLC 470 N POPLAR ST ORANGE, CA 92868

OKLAHOMA COUNTY FINANCE AUTHORITY 500 COLCORD BUILDING 15 NORTH ROBINSON OKLAHOMA CITY, OK 73102

LAWYERS TITLE OF OKLAHOMA CITY, INC LAWYERS TITLE BUILDING-SUITE 100 1141 NORTH ROBINSON BOOK 7294 PAGE 1839 OKLAHOMA CITY, OK 73103

BANK ONE TRUST COMPANY, NA, TRUSTEE 100 EAST BROAD STREET COLUMBUS, OH 43215

JPMORGAN CHASE BANK D/B/A BANK ONE TRUST COMPANY 100 EAST BROAD STREET COLUMBUS, OH 43215

JPMORGAN CHASE BANK 1111 POLARIS PKWY COLUMBUS, OH 43240

Violation Address: 6500 NW 11TH ST (AKA: 6502 NW 11TH ST; 6504 NW 11TH ST; 6506 NW 11TH ST; 6508 NW 11TH ST; 6510 NW 11TH ST; 6512 NW 11TH ST; 6514 NW 11TH ST; 6516 NW 11TH ST; 6518 NW 11TH ST; 6520 NW 11TH ST; 6522 NW 11TH ST; 6524 NW 11TH ST; 6526 NW 11TH ST)

Legal Description: Lot 000 Block 000 Addition UNPLTD PT SEC 28 12N 4W

UNPLTD PT SE4 SEC 28 12N 4W BEG 329.3FT N & 30FT E OF SW/C SE4 TH E600FT N299.3FTW600FT S299.3FT TO BEG AKA LOTS 1 THRU 4 BLK 2 MANWELL ACRES UNREC

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: 8

(APARTMENT BUILDING 6502)

(APARTMENT BUILDING 6504)

(APARTMENT BUILDING 6510)

(APARTMENT BUILDING 6514)

(APARTMENT BUILDING 6516)

(APARTMENT BUILDING 6518)

(APARTMENT BUILDING 6524)

(APARTMENT BUILDING UNNUMBERED)

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 OUTER WALLS

APARTMENT BUILDING 6502

FIRE DAMAGE

APARTMENT BUILDING 6504

HOLES IN OUTER WALLS

APARTMENT BUILDING 6504

UNSAFE STRUCTURAL MEMBERS	APARTMENT BUILDING 6504
HOLES IN OUTER WALLS	APARTMENT BUILDING 6510
HOLES IN OUTER WALLS	APARTMENT BUILDING 6514
HOLES IN OUTER WALLS	APARTMENT BUILDING 6516
HOLES IN OUTER WALLS	APARTMENT BUILDING 6518
HOLES IN OUTER WALLS	APARTMENT BUILDING 6524
HOLES IN OUTER WALLS	APARTMENT BUILDING UNNUMBERED
HOLES IN ROOF	APARTMENT BUILDING UNNUMBERED
ROOF SAGGING	APARTMENT BUILDING UNNUMBERED
UNSAFE STRUCTURAL MEMBERS	APARTMENT BUILDING UNNUMBERED
PREMISES UNSANITARY	

F

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

G

COMBINED NOTICE

Record Owner:
PROSPERO LLC
11800 WOODBRIDGE RD
OKLAHOMA CITY, OK 73162

Notice Date: 2/22/2024
Council Hearing Date: 3/12/2024
Legal Notice UB: 2024-2-C24-11019
Inspection Date: 2/21/2024
Parcel ID#: 071210965
Case #: C24-11019
Abandoned Case #: C24-11020

cc: Mortgage Holder(s):

Violation Address: 2624 NE 22ND ST

Legal Description: Lot 000 Block 004 Addition SUCCESS HEIGHTS ADD
LOTS 3 & 4

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

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

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

UNSECURED DOORS	HOUSE
UNSECURED WINDOWS	HOUSE
HOLES IN OUTER WALLS	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.

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

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



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

H

COMBINED NOTICE

Record Owner:
C & S EDWARDS LLC
1825 SW 30TH ST
MOORE, OK 73160

Notice Date: 2/29/2024
Council Hearing Date: 3/12/2024
Legal Notice UB: 2024-2-C24-12431
Inspection Date: 2/28/2024
Parcel ID#: 100502500
Case #: C24-12431
Abandoned Case #: C24-12432

cc: Mortgage Holder(s):
BANK7 1515 E. 71ST STREET, SUITE 100 TULSA, OK 74136
STEPHANIE JEAN EDWARDS 1825 SW 30TH ST MOORE, OK 73160

Violation Address: 542 SW 23RD ST

Legal Description: Lot 000 Block 008 Addition COLLEGE HILL ADD
N90FT LOT 21 & N90FT OF E20FT LOT 22

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

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:

JOHNSON BUD R & ONA LE
JOHNSON RANDALL
2746 NW 58TH ST
OKLAHOMA CITY, OK 73112

Notice Date: 2/28/2024
Council Hearing Date: 3/12/2024
Legal Notice UB: 2024-2-C24-12329
Inspection Date: 2/27/2024
Parcel ID#: 089974420
Case #: C24-12329
Abandoned Case #: C24-12330

cc: Mortgage Holder(s):

RONNIE SMART 2746 NW 58TH ST OKLAHOMA CITY, OK 73112
LEEDS JUDY A 2746 NW 58TH ST OKLAHOMA CITY, OK 73112

Violation Address: 3403 SW 25TH ST

Legal Description: Lot 000 Block 011 Addition ZURLINE PARK ADD
W95FT OF E155FT OF LOTS 15 16 & 17

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 (HOUSE)
(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	HOUSE
UNSECURED WINDOWS	HOUSE
UNSECURED CRAWLSPACE	HOUSE
UNSECURED DOORS	NORTH SHED
UNSECURED DOORS	SOUTH 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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Chris Smith
Chief Building Inspector
(405)297-2650
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I



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

J

COMBINED NOTICE

Record Owner:

KAHN MATTHEW
910 NW 37TH ST, UNIT B
OKLAHOMA CITY, OK 73118

Notice Date: 2/28/2024
Council Hearing Date: 3/12/2024
Legal Notice UB: 2024-2-C24-12176
Inspection Date: 2/27/2024
Parcel ID#: 051553030
Case #: C24-12176
Abandoned Case #: C24-12177

cc: Mortgage Holder(s):

STEWART TITLE OF OKLAHOMA, INC 5651 N CLASSEN BLVD, SUITE 100 OKLAHOMA CITY, OK 73118

Violation Address: 1629 NW 32ND ST

Legal Description: Lot 000 Block 016 Addition MILITARY PARK ADD
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: 4 (DETACHED GARAGE)
(HOUSE)
(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	HOUSE
UNSECURED WINDOWS	HOUSE
UNSECURED DOORS	DETACHED GARAGE
HOLES IN OUTER WALLS	DETACHED GARAGE
UNSECURED DOORS	SOUTH SHED
UNSECURED DOORS	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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**The City of
OKLAHOMA CITY**
DEVELOPMENT SERVICES DEPARTMENT

K

COMBINED NOTICE

Record Owner:
DE CARTER SOLEDAD MINJARES
1316 SW 34TH ST
OKLAHOMA CITY, OK 73119

Notice Date: 2/28/2024
Council Hearing Date: 3/12/2024
Legal Notice DB: 2024-2-C24-12536
Inspection Date: 2/27/2024
Parcel ID #: 109525110
Case #: C24-12536
Abandoned Case #: C24-12537

cc: Mortgage Holder(s):

Violation Address: 1316 SW 34TH ST (AKA: 1316 1/2 SW 34TH ST)

Legal Description: Lot 005 Block 025 Addition SUNSET PARK ADDITION

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 (GARAGE APARTMENT)
(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
FIRE DAMAGE	GARAGE APARTMENT
ROOF SAGGING	GARAGE APARTMENT
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

L

COMBINED NOTICE

Record Owner:
EARNEST BUYERS LLC
1529 NE 44TH ST
OKLAHOMA CITY, OK 73111

Notice Date: 2/22/2024
Council Hearing Date: 3/12/2024
Legal Notice DB: 2024-2-C24-11263
Inspection Date: 2/21/2024
Parcel ID #: 116542250
Case #: C24-11263
Abandoned Case #: C24-11264

cc: Mortgage Holder(s):

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

CHICAGO TITLE OKLAHOMA CO. 1601 NW EXPRESSWAY, SUITE 1000 OKLAHOMA CITY, OK 73118

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 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
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

M

COMBINED NOTICE

Record Owner:

JAIMES DAVID BOEN
717 NW 47TH ST
OKLAHOMA CITY, OK 73118

Notice Date: 2/20/2024
Council Hearing Date: 3/12/2024
Legal Notice UB: 2024-2-C24-07737
Inspection Date: 2/16/2024
Parcel ID#: 049642605
Case #: C24-07737
Abandoned Case #: C24-07738

cc: Mortgage Holder(s):

Violation Address: 717 NW 47TH ST

Legal Description: Lot 000 Block 010 Addition DOUGLAS PLACE ADD
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

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

N

COMBINED NOTICE

Record Owner:
GATES PHILLIP
PO BOX 11793
OKLAHOMA CITY, OK 73136

Notice Date: 2/22/2024
Council Hearing Date: 3/12/2024
Legal Notice UB: 2024-2-C24-08117
Inspection Date: 2/21/2024
Parcel ID#: 146503665
Case #: C24-08117
Abandoned Case #: C24-08118

cc: Mortgage Holder(s):

THE OKLAHOMA CITY ABSTRACT & TITLE CO P.O. BOX 260 OKLAHOMA CITY, OK 73101

Violation Address: 1709 NE 56TH ST

Legal Description: Lot 015 Block 018 Addition PARK ESTATES 11TH

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

O

COMBINED NOTICE

Record Owner:

STERLING PAUL D JR TRS
STERLING PAUL D JR TRUST
6213 NW 83RD ST
OKLAHOMA CITY, OK 73132

Notice Date: 2/29/2024
Council Hearing Date: 3/12/2024
Legal Notice UB: 2024-2-C24-12572
Inspection Date: 2/28/2024
Parcel ID#: 130721875
Case #: C24-12572
Abandoned Case #: C24-12573

cc: Mortgage Holder(s):

PAUL D. STERLING 6213 NW 83RD ST OKLAHOMA CITY, OK 73132

Violation Address: 1159 NW 91ST ST (AKA: 1159 1/2 NW 91ST ST)

Legal Description: Lot 000 Block 011 Addition BRITTON HEIGHTS ADD
LOTS 21 THRU 23

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 (GARAGE APARTMENT)
(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:

OPEN BASEMENT	HOUSE
UNSECURED WINDOWS	HOUSE
UNSECURED CRAWLSPACE	HOUSE
UNSECURED DOORS	GARAGE APARTMENT
UNSECURED WINDOWS	GARAGE APARTMENT
TRASH/JUNK	

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

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O



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

P

COMBINED NOTICE

Record Owner:

LEGACY INVESTMENTS HOLDINGS LLC
6011 N ROBINSON AVE
OKLAHOMA CITY, OK 73118

Notice Date: 2/26/2024
Council Hearing Date: 3/12/2024
Legal Notice UB: 2024-2-C24-11538
Inspection Date: 2/23/2024
Parcel ID#: 130562700
Case #: C24-11538
Abandoned Case #: C24-11539

cc: Mortgage Holder(s):

CHICKASAW COMMUNITY BANK 909 SOUTH MERIDIAN AVENUE SUITE 100 OKLAHOMA CITY, OK 73108

JIMMY D. MARSON AND THERSIA MARSON 9706 N GARNETT OKLAHOMA CITY, OK 73114

OKLAHOMA CITY ABSTRACT & TITLE CO 9211 LAKE HEFNER PARKWAY, SUITE 100 OKLAHOMA CITY, OK 73120

LEGACY INVESTMENT HOLDINGS LLC 5601 NW 72ND ST, STE 234 WARR ACRES, OK 73132

Violation Address: 1005 NW 99TH ST

Legal Description: Lot 000 Block 002 Addition CENTRAL VIEW HEIGHTS

LOTS 48 & 49

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

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

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

UNSECURED WINDOWS	HOUSE
OPEN CELLAR	CELLAR
TRASH/JUNK	

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

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P



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

Q

COMBINED NOTICE

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

Notice Date: 2/26/2024
Council Hearing Date: 3/12/2024
Legal Notice UB: 2024-2-C24-11535
Inspection Date: 2/23/2024
Parcel ID#: 103751665
Case #: C24-11535
Abandoned Case #: C24-11536

cc: Mortgage Holder(s):

LEROY JENKINS 933 NE 49TH OKLAHOMA CITY, OK 73105

Violation Address: 1209 NW 102ND ST

Legal Description: Lot 007 Block 003 Addition WESTERN 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 (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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