

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:

UB	Number(s)
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	24-02-C23-80144; 24-02-C24-07737; 24-02-C24-07846; 24-02-C24-07913; 24-02-C24-08117; 24-02-C24-09719; 24-02-C24-10073; 24-02-C24-10316; 24-02-C24-11019; 24-02-C24-11535; 24-02-C24-11538; 24-02-C24-11875; 24-02-C24-12031; 24-02-C24-12176; 24-02-C24-12329; 24-02-C24-12431; 24-02-C24-12572; 24-02-C24-12705;
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(A total of 45 structures at 18 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 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
12TH day of MARCH, 2024.

ATTEST:

Amy K. Simpson
City Clerk



David Holt
Mayor

REVIEWED for form and legality

Peta G. Douglas-Tally
Assistant Municipal Counselor



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

A

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.

A

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:

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

STRICKEN

C

COMBINED NOTICE

Record Owner:

HOLLIS WILLIAM JR
608 NW 8TH ST
OKLAHOMA CITY, OK 73102-1004

Notice Date: 2/22/2024
Council Hearing Date: 3/12/2024
Legal Notice UB: 2024-2-C24-10073
Inspection Date: 2/21/2024
Parcel ID#: 012088050
Case #: C24-10073
Abandoned Case #: C23-29850

cc: Mortgage Holder(s):

Violation Address: 608 NW 8TH ST (AKA: 608 1/2 NW 8TH ST)

Legal Description: Lot 000 Block 008 Addition BRUSHAS ADDITION
E50FT OF W100FT OF LOT 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
UNSECURED WINDOWS	HOUSE
UNSECURED CRAWLSPACE	HOUSE
TRASH/JUNK	

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

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

D

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 UB: 2024-2-C24-10316
Inspection Date: 2/21/2024
Parcel ID#: 013203120
Case #: C24-10316
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 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 (COMMERCIAL BUILDING)

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	COMMERCIAL BUILDING
UNSECURED DOORS	COMMERCIAL BUILDING
HOLES IN ROOF	COMMERCIAL BUILDING
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
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Christopher.smith@okc.gov

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



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

E

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 UB: 2024-2-C23-80144
Inspection Date: 2/16/2024
Parcel ID#: 147997260
Case #: C23-80144
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 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: 15

(APARTMENT BUILDING 6500)
(APARTMENT BUILDING 6502)
(APARTMENT BUILDING 6504)
(APARTMENT BUILDING 6506)
(APARTMENT BUILDING 6508)
(APARTMENT BUILDING 6510)
(APARTMENT BUILDING 6512)
(APARTMENT BUILDING 6514)
(APARTMENT BUILDING 6516)
(APARTMENT BUILDING 6518)
(APARTMENT BUILDING 6520)
(APARTMENT BUILDING 6522)
(APARTMENT BUILDING 6524)

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 6500
UNSECURED DOORS	APARTMENT BUILDING 6502
UNSECURED WINDOWS	APARTMENT BUILDING 6502
HOLES IN OUTER WALLS	APARTMENT BUILDING 6502
FIRE DAMAGE	APARTMENT BUILDING 6504
UNSECURED DOORS	APARTMENT BUILDING 6504
UNSECURED WINDOWS	APARTMENT BUILDING 6504
HOLES IN OUTER WALLS	APARTMENT BUILDING 6504
UNSECURED DOORS	APARTMENT BUILDING 6506
UNSECURED WINDOWS	APARTMENT BUILDING 6506
UNSECURED DOORS	APARTMENT BUILDING 6508
UNSECURED WINDOWS	APARTMENT BUILDING 6508
UNSECURED DOORS	APARTMENT BUILDING 6510
UNSECURED WINDOWS	APARTMENT BUILDING 6510
HOLES IN OUTER WALLS	APARTMENT BUILDING 6510
UNSECURED DOORS	APARTMENT BUILDING 6512
UNSECURED WINDOWS	APARTMENT BUILDING 6512
UNSECURED DOORS	APARTMENT BUILDING 6514
UNSECURED WINDOWS	APARTMENT BUILDING 6514
HOLES IN OUTER WALLS	APARTMENT BUILDING 6514
UNSECURED DOORS	APARTMENT BUILDING 6516
UNSECURED WINDOWS	APARTMENT BUILDING 6516
HOLES IN OUTER WALLS	APARTMENT BUILDING 6516
UNSECURED DOORS	APARTMENT BUILDING 6518
UNSECURED WINDOWS	APARTMENT BUILDING 6518
HOLES IN OUTER WALLS	APARTMENT BUILDING 6518
UNSECURED DOORS	APARTMENT BUILDING 6520
UNSECURED WINDOWS	APARTMENT BUILDING 6520
UNSECURED DOORS	APARTMENT BUILDING 6522
UNSECURED WINDOWS	APARTMENT BUILDING 6522
HOLES IN OUTER WALLS	APARTMENT BUILDING 6522
UNSECURED DOORS	APARTMENT BUILDING 6524
UNSECURED WINDOWS	APARTMENT BUILDING 6524
HOLES IN OUTER WALLS	APARTMENT BUILDING 6524
FIRE DAMAGE	APARTMENT BUILDING 6526
UNSECURED DOORS	APARTMENT BUILDING 6526
UNSECURED WINDOWS	APARTMENT BUILDING 6526

UNSECURED DOORS
UNSECURED WINDOWS
HOLES IN OUTER WALLS
HOLES IN ROOF
TRASH/JUNK

APARTMENT BUILDING UNNUMBERED
APARTMENT BUILDING UNNUMBERED
APARTMENT BUILDING UNNUMBERED
APARTMENT BUILDING UNNUMBERED

E

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

F

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.

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



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

G

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

H

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
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H



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

STRICKEN

I

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.

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



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

STRICKEN

J

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 UB: 2024-2-C24-09719
Inspection Date: 2/21/2024
Parcel ID#: 116542250
Case #: C24-09719
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 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
HOLES IN ROOF	HOUSE
UNSECURED DOORS	HOUSE
UNSECURED WINDOWS	HOUSE
UNSECURED CRAWLSPACE	HOUSE
TRASH/JUNK	

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

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J



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

K

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

L

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

M

COMBINED NOTICE

Record Owner:

SOUSA ILIDIO MANUEL DE
SOUSA LEONISA
1136 SW 61ST ST
OKLAHOMA CITY, OK 73139

Notice Date: 2/27/2024
Council Hearing Date: 3/12/2024
Legal Notice UB: 2024-2-C24-12031
Inspection Date: 2/26/2024
Parcel ID#: 109731315
Case #: C24-12031
Abandoned Case #: C23-12012

cc: Mortgage Holder(s):

SOUSA ILIDIO MANUEL DE SOUSA LEONISA 1136 SW 61ST ST OKLAHOMA CITY, OK 73139

Violation Address: 1136 SW 61ST ST

Legal Description: Lot 012 Block 011 Addition CRAB ORCHARD

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

STRICKEN

N

COMBINED NOTICE

Record Owner:

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

Notice Date: 2/27/2024
Council Hearing Date: 3/12/2024
Legal Notice UB: 2024-2-C24-11875
Inspection Date: 2/26/2024
Parcel ID#: 113372625
Case #: C24-11875

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
HOLES IN OUTER WALLS	DETACHED GARAGE
UNSECURED DOORS	NORTH SHED
HOLES IN OUTER WALLS	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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N



**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

STRICKEN

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

R

COMBINED NOTICE

Record Owner:

GREAT PLAINS FUNDING LLC
3503 SW INDIAN HILLS RD
TOPEKA, KS 66614

Notice Date: 2/29/2024
Council Hearing Date: 3/12/2024
Legal Notice UB: 2024-2-C24-12705
Inspection Date: 2/28/2024
Parcel ID#: 122311010
Case #: C24-12705
Abandoned Case #: C23-46710

cc: Mortgage Holder(s):

WAZZAN PROPERTIES LLC 3000 W MEMORIAL RD, UNIT 123 308 OKLAHOMA CITY, OK 73120
FIRST ENTERPRISE BANK SOUTH BRANCH 2115 SW 44TH ST OKLAHOMA CITY, OK 73119
FIRST ENTERPRISE BANK NORTH BRANCH 3801 NW 122ND STREET OKLAHOMA CITY, OK 73120
BANCFIRST LAWTON 501 C AVENUE PO BOX 489 LAWTON, OK 73502
MOHSEN KHALILIAN TERESA R KHALILIAN 8028 NW 114TH STREET OKLAHOMA CITY, OK 73162
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
FIRST ENTERPRISE BANK 3801 NW 122ND STREET OKLAHOMA CITY, OK 73120

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

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