

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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	24-07-C24-46185; 24-07-C24-46603; 24-07-C24-47253; 24-07-C24-47906; 24-07-C24-48417; 24-07-C24-48515; 24-07-C24-48675; 24-07-C24-49648;
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(A total of 17 structures at 8 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 August 13, 2024, ten (10) days prior notice of which was posted upon the subject property and also mailed to the above referenced and designated owners and mortgage holders by first class mail postage prepaid, with a receipt of mailing from the postal service which indicates the date and the name and address of the person to whom the notice was mailed, said Council has found, based

upon the evidence presented, all of which is incorporated herein and made a part hereof for all purposes, that the said structures are unsecured structures as defined by 11 Oklahoma Statute, Section 22-112.1(C), the same being as reflected by the conditions of decay or disrepair described on said attached legal notice forms; and,

WHEREAS, due to the unsecured condition of each of said structures as above described, the Council finds and concludes that the boarding and securing of said structures will make such structures less available for transient occupation, decrease a fire hazard created by such structures, and decrease the hazard that such structures will constitute an attractive nuisance to children; and,

WHEREAS, the Council finds and concludes that the boarding and securing of such unsecured structures will promote and benefit the public health, safety and welfare; and

WHEREAS, the Council desires (1) to authorize the City Manager, or his designee, to cause the required boarding and securing work to be performed by a contractor or other agents for the City; (2) to authorize the City Clerk to pursue the recovery of costs for such work as provided for by law; and, (3) to direct the City Treasurer to deposit any revenues recovered into the specific City fund from which said revenues were appropriated.

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

(1) As a result of the inspection and observation of the structures listed above by City inspectors, the structures listed and described on said attached legal notice forms are hereby found and declared by the Council of The City of Oklahoma City to be unsecured structures as defined by 11 Oklahoma Statute, Section 22-112.1(C);

(2) That the boarding and securing thereof would make such buildings less available for transient occupation, decrease a fire hazard created by such buildings and decrease the hazard that such buildings will constitute an attractive nuisance to children. Furthermore, it has been determined that

the boarding and securing of said structures would promote and benefit the health, safety and welfare of the general public and the community.

(3) The 'boarding and securing' of a structure, as this phrase is used in this resolution, means the closing, boarding and/or locking of any or all exterior openings, to prevent entry into the structure. To be correctly boarded and secured, all openings into a structure must be secured in the manner set forth in the Notice of Violation. Structures which are not secured by these standards may be subject to additional boarding and securing by The City of Oklahoma City.

AND, BE IT FURTHER RESOLVED that the Council does hereby authorize the City Manager, or his designee, to cause the required work to be performed by a contractor or other agents for the City, and the City Clerk, the Purchasing Agent, City Manager or his designee, when appropriate, is hereby authorized to solicit for bids on such required work and is hereby directed to award said contract to the lowest and best bidder.

AND, BE IT FURTHER RESOLVED by the Council that, upon completion of any required work by the contractor, the City Clerk is hereby authorized and directed to send a certified statement of the costs of any such work performed to the owners and mortgage holders and, if payment is not made within thirty (30) days, to certify the costs of any such work to the County Treasurer for addition of said costs to the ad valorem tax rolls for the particular property, all as authorized by 11 Oklahoma Statutes, Section 22-122.1(C).

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

AND, BE IT FURTHER RESOLVED that the City Clerk is hereby directed to forthwith file in the Office of the County Clerk a Notice to the public and prospective purchasers which advises all

interested persons of the above Council actions and the possibility of the existence of a tax lien in favor of The City of Oklahoma City for the costs of the boarding and securing of said structures if such work is performed by the City, and that such costs are the personal obligation of the property owner from and after the date of filing of said notice.

AND, BE IT FURTHER RESOLVED that the City Manager or his designee are hereby authorized to summarily abate any subsequent need for boarding and securing of said structures occurring within six months after the initial boarding and securing done pursuant to this Resolution and that any such subsequent boarding and securing shall be performed pursuant to the procedures set forth in 11 Okla. Stat., Section 22-112.1(C)(1) and (C)(9).

ADOPTED by the Council and SIGNED by the Mayor of The City of Oklahoma City this
13TH day of AUGUST, 2024.

ATTEST:

Amy K Simpson
City Clerk



David Holt
Mayor

REVIEWED for form and legality

Dustin H. Patten

Assistant Municipal Counselor



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

A

COMBINED NOTICE

Record Owner:

GOLD JACK HOLDINGS LLC
3160 W BRITTON RD UNIT DD
OKLAHOMA CITY, OK 73120

Notice Date: 7/31/2024
Council Hearing Date: 8/13/2024
Legal Notice UB: 2024-7-C24-49648
Inspection Date: 7/30/2024
Parcel ID#: 142832015
Case #: C24-49648
Abandoned Case #: C18-35981

cc: Mortgage Holder(s):

OKLAHOMA PRIME TITLE & ESCROW LLC 13913 QUAIL POINTE DR., STE A OKLAHOMA CITY, OK 73134
TINKER FEDERAL CREDIT UNION 1016 W. COVELL EDMOND, OK 73003
GOLD JACK HOLDINGS LLC 2601 SOUTHBEND RD EDMOND, OK 73034
GUARANTY BANK & TRUST CO 4631 NW 23RD ST OKLAHOMA CITY, OK 73125
GOLD JACK HOLDINGS, LLC 436 NW 164TH ST EDMOND, OK 73013

Violation Address: 4110 CUNNINGHAM DR

Legal Description: Lot 006 Block 004 Addition TINKER TOWN 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: 3 (EAST SHED)
(HOUSE)
(WEST 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	EAST SHED
UNSECURED DOORS	WEST SHED
TRASH/JUNK	

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

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

A

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:

A & R HOSPITALITY LLC
8800 NW 121ST ST
OKLAHOMA CITY, OK 73162

Notice Date: 7/30/2024
Council Hearing Date: 8/13/2024
Legal Notice UB: 2024-7-C24-48515
Inspection Date: 7/29/2024
Parcel ID#: 132164060
Case #: C24-48515
Abandoned Case #: C24-48912

cc: Mortgage Holder(s):

HEARTLAND WHOLESALE RETAIL LLC 6800 S I-35 SERVICE ROAD OKLAHOMA CITY, OK 73149
TULSA ECONOMIC DEVELOPMENT CORPORATION 907 S DETROIT, SUITE 1001 TULSA, OK 74120
MICK LESLIE 6212 E 89TH STREET TULSA, OK 74137
SMALL BUSINESS ADMINISTRATION 409 THIRD ST SW WASHINGTON, DC 20024
SMALL BUSINESS ADMINISTRATION C/O MICK LESLIE 6212 E 89TH STREET TULSA, OK 74137
U.S. SMALL BUSINESS ADMINISTRATION ATTN: COMMERCIAL LOAN SERVICING CENTER 2120 RIVERFRONT DRIVE,
SUITE 100 LITTLE ROCK, AR 72202
TULSA ECONOMIC DEVELOPMENT CORPORATION 125 W. 3RD STREET TULSA, OK 74103
OLD REPUBLIC TITLE 4040 N. TULSA TULSA, OK 73112
FIRST LIBERTY BANK 9601 N MAY AVE OKLAHOMA CITY, OK 73120-
MICKEY K. LESLIE 6212 E 89TH STREET TULSA, OK 74137
FIRST NATIONAL BANK OF OKLAHOMA WESTERN AVENUE BRANCH-ATTN: CREDIT DEPARTMENT 5101 N WESTERN
AVE OKLAHOMA CITY, OK 73118
FIRST NATIONAL BANK 10900 HEFNER POINTE DR SUITE 300 OKLAHOMA CITY, OK 73120

Violation Address: 6800 S I-35 SERVICE RD (AKA: 1020 SE 66TH ST)

Legal Description: Lot 000 Block 000 Addition UNPLTD PT SEC 26 11N 3W

UNPLTD PT SW4 SEC 26 11N 3W BEG 257.30FT E OF NW/C OF NW4 OF SW4 TH E153FT S670FT
W357.55FT TO PT ON ELY R/W OF I-35 N347.71FT NELY72.44FT E200FT N250FT TO BEG EX BEG
1971.59FT N & 41.15FT E OF SW/C SW4 TH N7.78FT SELY13.73FT W11.32FT 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: 5 (NORTH COMMERCIAL BUILDING)
(NORTH SHED)
(SOUTH COMMERCIAL BUILDING)
(SOUTH SHED)
(WEST 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	WEST COMMERCIAL BUILDING	B
UNSECURED DOORS	WEST COMMERCIAL BUILDING	
UNSECURED WINDOWS	WEST COMMERCIAL BUILDING	
HOLES IN OUTER WALLS	WEST COMMERCIAL BUILDING	
FIRE DAMAGE	SOUTH COMMERCIAL BUILDING	
UNSECURED DOORS	SOUTH COMMERCIAL BUILDING	
UNSECURED WINDOWS	SOUTH COMMERCIAL BUILDING	
HOLES IN ROOF	SOUTH COMMERCIAL BUILDING	
HOLES IN OUTER WALLS	SOUTH COMMERCIAL BUILDING	
FIRE DAMAGE	NORTH COMMERCIAL BUILDING	
UNSECURED DOORS	NORTH COMMERCIAL BUILDING	
UNSECURED WINDOWS	NORTH COMMERCIAL BUILDING	
HOLES IN ROOF	NORTH COMMERCIAL BUILDING	
HOLES IN OUTER WALLS	NORTH COMMERCIAL BUILDING	
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
Municipal Code Inspector
405-297-3953
andrew.jones@okc.gov

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



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

STRICKEN

C

COMBINED NOTICE

Record Owner:

DRAKE HARLAN L
3732 SAINT GEORGE DR
OKLAHOMA CITY, OK 73112

Notice Date: 7/26/2024
Council Hearing Date: 8/13/2024
Legal Notice UB: 2024-7-C24-47253
Inspection Date: 7/25/2024
Parcel ID#: 016725310
Case #: C24-47253
Abandoned Case #: C24-47254

cc: Mortgage Holder(s):

Violation Address: 740 N INDIANA AVE (AKA: 738 N INDIANA AVE; 1741 LINWOOD BLVD)

Legal Description: Lot 000 Block 008 Addition BELL VERN ADDITION
LOTS 23 & 24

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

Total number of structures: 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:

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

DEFERRED TO 9/10/2024

D

COMBINED NOTICE

Record Owner:

ADAMS RONALD D
2031 DEER RUN CIR
MUSKOGEE, OK 74403

Notice Date: 7/23/2024
Council Hearing Date: 8/13/2024
Legal Notice UB: 2024-7-C24-46185
Inspection Date: 7/22/2024
Parcel ID#: 117842585
Case #: C24-46185
Abandoned Case #: C22-63830

cc: Mortgage Holder(s):

COLLATERAL DEPARTMENT MERIDIAN ASSEST SERVICES LLC 3201 34TH STREET SOUTH. SUITE 310 ST.
PETERSBURG, FL 33711

U.S. BANK TRUST NATIONAL ASSOCIATION RCAF ACQUISITION TRUST C/O SELENE FINANCE LP 3501 OLYMPUS
BLVD, SUITE 500 DALLAS, TX 75019

APEX TITLE & CLOSING SERVICES, LLC 4500 SOUTH GARNETT, SUITE 904 TULSA, OK 74146

THE OKLAHOMA CITY ABSTRACT & TITLE CO ATTN: SECOND MORTGAGE DEPT P.O. BOX 260 OKLAHOMA CITY, OK
73101

SRML MORTGAGE TRUST C/O BLACKSTONE 601 LEXINGTON AVENUE NEW YORK, NY 10022

ADAMS RONALD D 3509 TREADWELL DR OKLAHOMA CITY, OK 73112

Violation Address: 3509 TREADWELL DR

Legal Description: Lot 018 Block 009 Addition TREADWELL HILLS

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 (EAST SHED)
(HOUSE)
(NORTH SHED)
(WEST 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	WEST SHED
UNSECURED DOORS	EAST SHED
UNSECURED WINDOWS	EAST 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

E

COMBINED NOTICE

Record Owner:

GOLDEN ALMA LOIS
4901 S WALKER AVE
OKLAHOMA CITY, OK 73109

Notice Date: 7/30/2024
Council Hearing Date: 8/13/2024
Legal Notice UB: 2024-7-C24-48675
Inspection Date: 7/29/2024
Parcel ID#: 073480500
Case #: C24-48675
Abandoned Case #: C23-32164

cc: Mortgage Holder(s):

SECRETARY OF HOUSING AND URBAN DEVELOPMENT 451 SEVENTH STREET SW WASHINGTON, DC 20410

CHARLES A. BROWN & ASSOCIATES, P.L.L.C CHARLES A. BROWN, ATTORNEY AT LAW 2316 SOUTHMORE
PASADENA, TX 77502

WESLEY R. THOMPSON ATTORNEY AT LAW 15 SOUTH PARK SAPULPA, OK 74066

ASSOCIATES FINANCIAL SERVICES 741 N. MOORE AVENUE MOORE, OK 73160

Violation Address: 4901 S WALKER AVE

Legal Description: Lot 005 Block 001 Addition HUGH H KELLY ADD

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

Total number of structures: 1 (HOUSE)

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

UNSECURED 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

F

COMBINED NOTICE

Record Owner:

BURIAN LAND COMPANY LLC
3101 N CLASSEN BLVD STE 217
OKLAHOMA CITY, OK 73118

Notice Date: 7/25/2024
Council Hearing Date: 8/13/2024
Legal Notice UB: 2024-7-C24-47906
Inspection Date: 7/24/2024
Parcel ID#: 116232890
Case #: C24-47906
Abandoned Case #: C24-47907

cc: Mortgage Holder(s):

FIRST BETHANY BANK & TRUST 6500 N.W. 39TH EXPRESSWAY P.O. BOX 218 BETHANY, OK 73008

OKLAHOMA REO CLOSING & TITLE SERVICES, LLC 6846 S. CANTON AVE. STE 150 TULSA, OK 74136

BURIAN LAND COMPANY LLC 2700 STERLING AVENUE OKLAHOMA CITY, OK 73127

FIRST AMERICAN TITLE & TRUST COMPANY 133 N.W. 8TH OKLAHOMA CITY, OK 73102

BURIAN LAND COMPANY LLC PO BOX 772 BETHANY, OK 73008

OKLAHOMA REO CLOSING & TITLE SERVICES, LLC ATTN: WANDA TRIPPLEHORN 6846 S. CANTON AVE. STE 120
TULSA, OK 74136

OKLAHOMA REO CLOSING & TITLE SERVICES, LLC 6846 S. CANTON AVE. STE 120 TULSA, OK 74136

Violation Address: 4209 NW 17TH ST

Legal Description: Lot 049 Block 004 Addition STEVE PENNINGTON 9TH

EX A TRI TR IN W SIDE 2FT WIDE ON N & EXTENDS S TO SW/C

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

RANK WEEDS

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

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

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

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

F



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

G

COMBINED NOTICE

Record Owner:

ALVAREZ ALFREDO I & TENESHA M
206 ODOM RD
OKLAHOMA CITY, OK 73139

Notice Date: 7/29/2024

Council Hearing Date: 8/13/2024

Legal Notice UB: 2024-7-C24-48417

Inspection Date: 7/26/2024

Parcel ID#: 093993030

Case #: C24-48417

Abandoned Case #: C24-48418

cc: Mortgage Holder(s):

Violation Address: 101 SE 25TH ST

Legal Description: Lot 000 Block 014 Addition SCHILLINGS ADDITION
LOTS 21 & 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:

FIRE DAMAGE HOUSE

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

H

COMBINED NOTICE

Record Owner:

MACKLITZ ILDA LOUISE
REV LIVING TRUST
2180 CHERRY LN
EMMETT, ID 83617

Notice Date: 7/23/2024
Council Hearing Date: 8/13/2024
Legal Notice UB: 2024-7-C24-46603
Inspection Date: 7/22/2024
Parcel ID#: 142181305
Case #: C24-46603
Abandoned Case #: C24-46604

cc: Mortgage Holder(s):

DOCSOLUTIONUSA, LLC, DBA DOCSOLUTION, INC 2316 SOUTHMORE PASADENA, TX 77502

FINANCIAL FREEDOM SENIOR FUNDING CORPORATION 190 TECHNOLOGY PARKWAY SUITE 100 NORCROSS, GA 30092

GITSIT SOLUTIONS, LLC 333 SOUTH ANITA DRIVE, SUITE 400 ORANGE, CA 92868

SEATTLE BANK C/O PHH MORTGAGE CORPORATION D/B/A PHH MORTGAGE SERVICES 1661 WORTHINGTON RD, STE#100 WEST PALM BEACH, FL 33409

ERIC WARNER ATTORNEY AT LAW 1105 N.W. 63RD STREET, SUITE A OKLAHOMA CITY, OK 73116

Violation Address: 3920 NW 51ST ST

Legal Description: Lot 010 Block 002 Addition PORTLAND HILLS 2ND

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