

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)

24-10-C24-63065; 24-10-C24-64773; 24-10-C24-65194; 24-10-C24-65303; 24-10-C24-65675; 24-10-C24-65792;
24-10-C24-66253; 24-10-C24-66323; 24-10-C24-66407; 24-10-C24-66956; 24-10-C24-67088;

(A total of 15 buildings at 11 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 November 5, 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, 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

5TH day of NOVEMBER, 2024.

ATTEST:

Amy K. Simpson
City Clerk



[Signature]
Vice Mayor

REVIEWED for form and legality.

Dustin H. Patten

Assistant Municipal Counselor



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

STRICKEN

A

COMBINED NOTICE

Record Owner:

NELSON MBM INVESTMENTS LLC
PO BOX 5639
EDMOND, OK 73083

Notice Date: 10/21/2024
Council Hearing Date: 11/5/2024
Legal Notice UB: 2024-10-C24-66406
Inspection Date: 10/18/2024
Parcel ID#: 105126000
Case #: C24-66406
Abandoned Case #: C24-66407

cc: Mortgage Holder(s):

GILBERT SALLY PER REP YOUNG JUANITA EST 3030 NW EXPWY #410, UNIT 200 OKLAHOMA CITY, OK 73112

VALOR BANK 1501 RENAISSANCE BLVD EDMOND, OK 73013

VALOR BANK DOWNTOWN 119 S BROADWAY EDMOND, OK 73034

OLD REPUBLIC TITLE 4040 N. TULSA OKLAHOMA CITY, OK 73112

NELSON MBM INVESTMENTS LLC 9200 N BRYANT AVENUE OKLAHOMA CITY, OK 73131

Violation Address: 3023 S CLEGERN AVE (AKA: 3021 S CLEGERN AVE; 3023 S CLEGERN)

Legal Description: Lot 000 Block 002 Addition CANADIAN HEIGHTS ADD

LOTS 11 & 12

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:

| | |
|----------------------|------------------|
| 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.

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

A



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

B

COMBINED NOTICE

Record Owner:

TRAYLOR UNKOYA T
MCCUTCHEN TIFFANY RENE
GOOSBY NATHANIEL
8421 NE 33RD ST
SPENCER, OK 73084

Notice Date: 10/17/2024
Council Hearing Date: 11/5/2024
Legal Notice DB: 2024-10-C24-64772
Inspection Date: 10/16/2024
Parcel ID #: 142872585
Case #: C24-64772
Abandoned Case #: C24-64773

cc: Mortgage Holder(s):

TRAYLOR UNKOYA T MCCUTCHEN TIFFANY RENE / GOOSBY NATHANIEL C/O FLORINDA TRAYLOR 8421 NE 33RD ST
SPENCER, OK 73084

Violation Address: 5525 JERICHO

Legal Description: Lot 369 Block 000 Addition GREEN PASTURES 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 (HOUSE)
(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:

| | |
|----------------------|-------|
| FIRE DAMAGE | HOUSE |
| ROOF SAGGING | HOUSE |
| HOLES IN ROOF | HOUSE |
| HOLES IN OUTER WALLS | HOUSE |
| HOLES IN ROOF | SHED |
| PREMISES UNSANITARY | |
| RANK WEEDS | |

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

B



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

C

COMBINED NOTICE

Record Owner:

FRANKS LESSIE RICHARDSON
RICHARDSON LOUIS DALE
3813 NEWPORT ST
OKLAHOMA CITY, OK 73112

Notice Date: 10/15/2024
Council Hearing Date: 11/5/2024
Legal Notice DB: 2024-10-C24-65193
Inspection Date: 10/10/2024
Parcel ID #: 142642430
Case #: C24-65193
Abandoned Case #: C24-65194

cc: Mortgage Holder(s):

Violation Address: 3813 NEWPORT AVE (AKA: 3813 NEWPORT ST)

Legal Description: Lot 000 Block 003 Addition BROADVIEW HEIGHTS
LOTS 7 & 8

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:

| | |
|---------------------------|-------|
| ROOF SAGGING | HOUSE |
| HOLES IN ROOF | HOUSE |
| UNSAFE STRUCTURAL MEMBERS | HOUSE |
| PREMISES UNSANITARY | |

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

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

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



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

D

COMBINED NOTICE

Record Owner:

DENSON SALLIE ANN
1605 E PARK PL
OKLAHOMA CITY, OK 73117

Notice Date: 10/17/2024
Council Hearing Date: 11/5/2024
Legal Notice UB: 2024-10-C24-63064
Inspection Date: 10/16/2024
Parcel ID#: 027005520
Case #: C24-63064
Abandoned Case #: C24-63065

cc: Mortgage Holder(s):

DENSON SALLIE ANN 2325 SW 59TH ST APT 112 OKLAHOMA CITY, OK 73119
RHBRREU LLC 1233 ARAPAHOE, SUITE 300 LINCOLN, NE 68502
HOME123 CORPORATION 3351 MICHELSON DRIVE, SUITE 400 IRVINE, CA 92612
AMERICAN GENERAL FINANCE, INC 5520 E RENO DEL CITY, OK 73117

Violation Address: 1605 E PARK PL

Legal Description: Lot 000 Block 007 Addition BATHS ORCHARD ADD
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:

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.

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

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

E

COMBINED NOTICE

Record Owner:

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

Notice Date: 10/15/2024
Council Hearing Date: 11/5/2024
Legal Notice DB: 2024-10-C24-65791
Inspection Date: 10/10/2024
Parcel ID #: 143853050
Case #: C24-65791
Abandoned Case #: C24-65792

cc: Mortgage Holder(s):

FIRST NATIONAL BANK & TRUST CO 302 W. CHICKASHA AVE CHICKASHA, OK 73018

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

LEGACY INVESTMENT HOLDINGS LLC 5229 S SUNNYLANE RD OKLAHOMA CITY, OK 73135

HGM INVESTMENTS, LLC PO BOX 30172 EDMOND, OK 73003

Violation Address: 5229 S SUNNYLANE RD

Legal Description: Lot 000 Block 000 Addition UNPLTD PT SE4 SEC 19 11N 2W

BEG 50FT W OF NE/C OF SE4 TH S103FT W150FT N103FTE150FT TO BEG CONT .36 OF AN ACRE MORE OR LESS

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 (DETACHED GARAGE)
(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 |
| ROOF SAGGING | HOUSE |
| HOLES IN ROOF | HOUSE |
| HOLES IN OUTER WALLS | HOUSE |
| HOLES IN OUTER WALLS | DETACHED GARAGE |
| PREMISES UNSANITARY | |

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

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

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

E



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

F

COMBINED NOTICE

Record Owner:
NIKO INVESTMENTS LLC
16757 LITTLE LEAF CT
EDMOND, OK 73012

Notice Date: 10/17/2024
Council Hearing Date: 11/5/2024
Legal Notice UB: 2024-10-C24-65302
Inspection Date: 10/16/2024
Parcel ID#: 093150975
Case #: C24-65302
Abandoned Case #: C24-65303

cc: Mortgage Holder(s):

BRAVO COMPANY LLC 436 NW 164TH ST EDMOND, OK 73013
SOONER STATE BANK 10301 N. MAY AVENUE OKLAHOMA CITY, OK 73120
OKLAHOMA PRIME TITLE 13913 QUAIL POINTE DR. STE A OKLAHOMA CITY, OK 73134

Violation Address: 3812 S WALKER AVE (AKA: 3814 S WALKER AVE)

Legal Description: Lot 000 Block 005 Addition DRAPER PARK ADDITION
THE N62.2/3FT OF LOTS 16 17 & 18

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:

| | |
|-------------------|------------------|
| UNSECURED DOORS | HOUSE |
| UNSECURED WINDOWS | 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.

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

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

F



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

STRICKEN

G

COMBINED NOTICE

Record Owner:
BRAVO COMPANY LLC
436 NW 164TH ST
EDMOND, OK 73013

Notice Date: 10/17/2024
Council Hearing Date: 11/5/2024
Legal Notice UB: 2024-10-C24-65674
Inspection Date: 10/16/2024
Parcel ID#: 093150980
Case #: C24-65674
Abandoned Case #: C24-65675

cc: Mortgage Holder(s):

NIKO INVESTMENTS LLC 16757 LITTLE LEAF CT EDMOND, OK 73012

SOONER STATE BANK 10301 N. MAY AVENUE OKLAHOMA CITY, OK 73120

OKLAHOMA PRIME TITLE 13913 QUAIL POINTE DR. STE A OKLAHOMA CITY, OK 73134

Violation Address: 3814 S WALKER AVE (AKA: 3812 S WALKER AVE)

Legal Description: Lot 000 Block 005 Addition DRAPER PARK ADDITION
N62 2/3FT OF LOT 19

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 (GARAGE APARTMENT)

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 | 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.

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

H

COMBINED NOTICE

Record Owner:
ESTERLINE ROBERT G
3201 NW 25TH ST
OKLAHOMA CITY, OK 73107

Notice Date: 10/18/2024
Council Hearing Date: 11/5/2024
Legal Notice UB: 2024-10-C24-66252
Inspection Date: 10/17/2024
Parcel ID#: 068784600
Case #: C24-66252
Abandoned Case #: C24-66253

cc: Mortgage Holder(s):

ESTERLINE ROBERT G ESTERLINE CHRISTY LISA 3201 NW 25TH ST OKLAHOMA CITY, OK 73107

Violation Address: 3201 NW 25TH ST

Legal Description: Lot 000 Block 002 Addition HIAWATHA ADDITION
LOTS 47 & 48

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 | |
| 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

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



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

I

COMBINED NOTICE

Record Owner:
MCCOY JON
MCCOY ANGELA EVONE
828 NE 31ST ST
OKLAHOMA CITY, OK 73105

Notice Date: 10/21/2024
Council Hearing Date: 11/5/2024
Legal Notice UB: 2024-10-C24-67087
Inspection Date: 10/18/2024
Parcel ID#: 038671560
Case #: C24-67087
Abandoned Case #: C24-67088

cc: Mortgage Holder(s):

Violation Address: 828 NE 31ST ST

Legal Description: Lot 004 Block 002 Addition MCNABB PARK ADDITION

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

Total number of structures: 1 (HOUSE)

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

UNSECURED WINDOWS HOUSE

UNSECURED CRAWLSPACE HOUSE

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

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:
WHITE WARDICE
PO BOX 19976
OKLAHOMA CITY, OK 73144

Notice Date: 10/21/2024
Council Hearing Date: 11/5/2024
Legal Notice UB: 2024-10-C24-66322
Inspection Date: 10/18/2024
Parcel ID#: 109523660
Case #: C24-66322
Abandoned Case #: C24-66323

cc: Mortgage Holder(s):

CASSIDY L. THOMPSON, OBA #31018 2915 N CLASSEN BLVD, SUITE 200 OKLAHOMA CITY, OK 73106

Violation Address: 1425 SW 33RD ST

Legal Description: Lot 000 Block 018 Addition SUNSET PARK ADDITION
S20FT OF LOT 7 & ALL LOT 18

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:

| | |
|----------------------|------------------|
| UNSECURED DOORS | HOUSE |
| UNSECURED WINDOWS | HOUSE |
| UNSECURED DOORS | GARAGE APARTMENT |
| HOLES IN OUTER WALLS | GARAGE APARTMENT |
| 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

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

J



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

STRICKEN

K

COMBINED NOTICE

Record Owner:

SINGH INVESTMENTS LLC
16307 SONOMA PARK DR
EDMOND, OK 73013-2091

Notice Date: 10/18/2024

Council Hearing Date: 11/5/2024

Legal Notice UB: 2024-10-C24-66955

Inspection Date: 10/17/2024

Parcel ID#: 052503950

Case #: C24-66955

Abandoned Case #: C24-66956

cc: Mortgage Holder(s):

JANOTA NORMA A JANOTA JAMES ANDREW 3128 NW 33RD ST OKLAHOMA CITY, OK 73112

Violation Address: 3128 NW 33RD ST

Legal Description: Lot 008 Block 004 Addition LYONS WILL ROGERS PK

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

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

K