

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)

25-03-C25-11474; 25-03-C25-11777; 25-03-C25-11779; 25-03-C25-12195; 25-03-C25-12201; 25-03-C25-12425; 25-03-C25-12452; 25-03-C25-12648; 25-03-C25-12722; 25-03-C25-13112; 25-03-C25-13683; 25-03-C25-14494; 25-03-C25-14787;

(A total of 16 buildings at 13 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 25, 2025, ten (10) days prior notice of which was posted upon the subject property and also mailed to the above referenced and designated owners and mortgage holders by first class mail postage prepaid, with a receipt of mailing from the postal service which indicates the date and the name and address of the person to whom the notice was mailed, said Council has found, based upon the evidence presented, all of which is incorporated herein and made a part hereof for all purposes, that the said structures have been declared by this Council to be either dilapidated or

unsecured, and as such constitute abandoned buildings as defined by 11 Oklahoma Statute 22-112.4(E)(1) and Section 35-261 of the Oklahoma City Municipal Code, 2020, the same being as reflected by the conditions described on said attached legal notice forms; and,

WHEREAS, due to the abandoned condition of each of said structures as above described, the Council finds and concludes that the building are nuisances, and that the abatement of said nuisance structures will promote the public health, safety or welfare of inhabitants of and visitors to the City and,

WHEREAS, the Council desires (1) to authorize the City Manager, or his designee, to pursue abatement of the nuisance caused by the abandoned buildings; (2) to direct the City Clerk to place the buildings on the list of abandoned buildings (3) to authorize the City Clerk to pursue the recovery of costs for such nuisance abatement as provided for by law; and (4) to direct the City Treasurer to deposit any revenues recovered into the specific City fund from which said revenues were appropriated.

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

(1) The structures listed and described on said attached legal notice forms, having been declared as either dilapidated or unsecured structures are hereby found and declared by the Council of The City of Oklahoma City to constitute nuisances to the public and further, to be abandoned buildings as defined by 11 Oklahoma Statute, Section 22-112.4(E)(1) and Section 35-261 of the Oklahoma City Municipal Code.

(2) That the nuisance abatement would promote and benefit the health, safety and welfare of the general public and the community; and

(3) Nuisance abatement, as this phrase is used in this Resolution, means the provision of municipal police and fire protection and regulatory action in relation to an abandoned building; and

AND, BE IT FURTHER RESOLVED by the Council that, upon providing such nuisance abatement,

the City Clerk is hereby authorized and directed to send a certified statement of the costs of such nuisance abatement performed to the owners and mortgage holders of the subject properties and, if payment is not made within six (6) months, these costs will result in a lien which will be filed with the County Clerk, which will be co-equal with the lien of ad valorem taxes, all as authorized by 11 Oklahoma Statutes, Section 22-122.4 and Sections 35-261 et. seq. of the Oklahoma City Municipal Code;

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

AND, BE IT FURTHER RESOLVED that the City Clerk is hereby directed to forthwith file in the Office of the County Clerk a Notice to the public and prospective purchasers which advises all interested persons of the above Council actions and the possibility of the existence of a tax lien in favor of The City of Oklahoma City for the costs of nuisance abatement, and that such costs are the personal obligation of the property owner from and after the date of filing of said notice.

ADOPTED by the Council and SIGNED by the Mayor of The City of Oklahoma City this

25TH day of MARCH, 2025.

ATTEST:

Amy K. Simpson
City Clerk



David Holt
Mayor

REVIEWED for form and legality.

Pete G. Douglas-Tally
Assistant Municipal Counselor



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

A

COMBINED NOTICE

Record Owner:

VIVID HOMES LLC
3102 N CLASSEN BLVD 296
OKLAHOMA CITY, OK 73118

Notice Date: 3/7/2025
Council Hearing Date: 3/25/2025
Legal Notice DB: 2025-3-C25-12194
Inspection Date: 3/6/2025
Parcel ID #: 148782560
Case #: C25-12194
Abandoned Case #: C25-12195

cc: Mortgage Holder(s):

UNION STATE BANK EDMOND LPO/DPO 1901 S. KELLY AVE STE 120 EDMOND, OK 73013

VIVID HOMES, LLC 1717 N. ALEXANDER LN BETHANY, OK 73008

Violation Address: 10305 BASSWOOD CANYON RD

Legal Description: Lot 011 Block 014 Addition CANYON NORTH SEC 1

The structure(s) described below has/have been determined to be DILAPIDATED by the Development Services Department of The City of Oklahoma City, pursuant to Title Eleven (11) Section 22-112 of the Oklahoma Statutes. An inspection was made on the Inspection Date indicated above, by the Development Services Department Code Enforcement Officer.

Total number of structures: 1 (HOUSE)

The inspection has revealed that the structure(s) listed below is/are in a state of decay or disrepair by reason of the following conditions:

FIRE DAMAGE	HOUSE
UNSAFE STRUCTURAL MEMBERS	HOUSE
HOLES IN ROOF	HOUSE

If the structure(s) is/are declared to be dilapidated the structure(s) may also be deemed ABANDONED pursuant to Title Eleven(11) 22-112.4 of the Oklahoma Statutes and Section 35-261 et.seq. of the Oklahoma City Municipal Code.

The issuance of this notice may be in addition to other City proceedings concerning unsanitary conditions existing on the property, including mowing and/or debris removal based on nuisance notification by Development Services or other City Departments.

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:

FISCHER ALVIN KENT
1520 N ROBINSON AVE
OKLAHOMA CITY, OK 73103

Notice Date: 3/13/2025
Council Hearing Date: 3/25/2025
Legal Notice UB: 2025-3-C25-14493
Inspection Date: 3/12/2025
Parcel ID#: 046606300
Case #: C25-14493
Abandoned Case #: C25-14494

cc: Mortgage Holder(s):

Violation Address: 2804 N HUDSON AVE (AKA: 2806 N HUDSON AVE)

Legal Description: Lot 010 Block 018 Addition JEFFERSON PARK 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 (DUPLEX)

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

UNSECURED WINDOWS DUPLEX

TRASH/JUNK

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

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

C

COMBINED NOTICE

Record Owner:
GORDON SIR DANGELO
PO BOX 32094
OKLAHOMA CITY, OK 73123

Notice Date: 3/10/2025
Council Hearing Date: 3/25/2025
Legal Notice UB: 2025-3-C25-13111
Inspection Date: 3/7/2025
Parcel ID#: 033231500
Case #: C25-13111
Abandoned Case #: C25-13112

cc: Mortgage Holder(s):

Violation Address: 1814 N NEBRASKA AVE

Legal Description: Lot 000 Block 028 Addition ROSS HTS 2ND BLK 28
LOTS 5 & 6

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)
(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 CRAWLSPACE	HOUSE
UNSECURED DOORS	DETACHED GARAGE
UNSECURED DOORS	SHED
HOLES IN ROOF	SHED
HOLES IN OUTER WALLS	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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C



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

D

COMBINED NOTICE

Record Owner:

INNOVATION GENERAL INVESTORS LLC
10601 90TH ST
SLAUGHTERVILLE, OK 73051

Notice Date: 3/6/2025
Council Hearing Date: 3/25/2025
Legal Notice UB: 2025-3-C25-12647
Inspection Date: 3/5/2025
Parcel ID#: 093431910
Case #: C25-12647
Abandoned Case #: C25-12648

cc: Mortgage Holder(s):

DEVEY LYNN DAILY 1505 SW 63RD ST OKLAHOMA CITY, OK 73159

BENJAMIN BRAMMER 615 NE 14TH ST OKLAHOMA CITY, OK 73104

BENMOTEL, LLC 615 NE 14TH ST OKLAHOMA CITY, OK 73104

FIRST AMERICAN TITLE 5609 N. CLASSEN, SUITE 101 OKLAHOMA CITY, OK 73118

GABRIEL BASS, OBA #19749 BASS LAW 252 NW 70TH ST OKLAHOMA CITY, OK 73116

Violation Address: 3120 S ROBINSON AVE

Legal Description: Lot 000 Block 009 Addition OLIVER PARK ADDITION
LOTS 12 THRU 14

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 (APARTMENT 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 APARTMENT BUILDING

UNSECURED WINDOWS APARTMENT 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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D



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

E

COMBINED NOTICE

Record Owner:
ABSOLUTE INVESTMENTS LLC
1525 SW 89TH ST
OKLAHOMA CITY, OK 73159

Notice Date: 3/11/2025
Council Hearing Date: 3/25/2025
Legal Notice UB: 2025-3-C25-13681
Inspection Date: 3/10/2025
Parcel ID#: 113374835
Case #: C25-13681
Abandoned Case #: C25-13683

cc: Mortgage Holder(s):

BEACH PARK PARTNERS LLC 2200 EAST 7TH AVENUE, SUITE A TAMPA, FL 33605

LAROCCA HORNIK ROSEN, ET AL ATTN: JONATHAN L. HORNIK ESQ. 83 SOUTH MAIN STREET, SUITE 302 FREEHOLD, NJ 07728

Violation Address: 7109 S VILLA AVE

Legal Description: Lot 020 Block 072 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: 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

F

COMBINED NOTICE

Record Owner:

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

Notice Date: 3/6/2025
Council Hearing Date: 3/25/2025
Legal Notice UB: 2025-3-C25-12424
Inspection Date: 3/5/2025
Parcel ID#: 109901815
Case #: C25-12424
Abandoned Case #: C25-12425

cc: Mortgage Holder(s):

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

Violation Address: 4301 S WALKER AVE

Legal Description: Lot 001 Block 007 Addition WESTERN 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: 2 (EAST SHED)
(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	EAST 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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Christopher.smith@okc.gov



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

G

COMBINED NOTICE

Record Owner:

BURTON DAVID K
2214 NW 13TH ST
OKLAHOMA CITY, OK 73107

Notice Date: 3/13/2025
Council Hearing Date: 3/25/2025
Legal Notice DB: 2025-3-C25-14786
Inspection Date: 3/12/2025
Parcel ID #: 063344020
Case #: C25-14786
Abandoned Case #: C25-14787

cc: Mortgage Holder(s):

Violation Address: 2214 NW 13TH ST

Legal Description: Lot 000 Block 018 Addition YOUNGS ENGLEWOOD ADD
LOTS 41 & 42

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:

HOLES IN ROOF	HOUSE
HOLES IN OUTER WALLS	HOUSE
ROOF SAGGING	HOUSE
UNSAFE STRUCTURAL MEMBERS	DETACHED GARAGE
HOLES IN ROOF	DETACHED GARAGE
HOLES IN OUTER WALLS	DETACHED GARAGE
ROOF SAGGING	DETACHED GARAGE
DANGER OF COLLAPSE	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.

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G



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

H

COMBINED NOTICE

Record Owner:

MARTINEZ FELIX M
1117 SW BINKLEY ST
OKLAHOMA CITY, OK 73109

Notice Date: 3/3/2025
Council Hearing Date: 3/25/2025
Legal Notice DB: 2025-3-C25-11776
Inspection Date: 2/28/2025
Parcel ID #: 094555700
Case #: C25-11776
Abandoned Case #: C25-11777

cc: Mortgage Holder(s):

FELIX M. MARTINEZ 230 S.E. 34TH ST OKLAHOMA CITY, OK 73129

FELIX M. MARTINEZ 901 1/2 NW 12TH OKLAHOMA CITY, OK 73106

CAPITOL ABSTRACT & TITLE 201. BRYANT, SUITE B EDMOND, OK 73034

CITIZENS BANK OF EDMOND MAIN 32 N. BROADWAY EDMOND, OK 73034

Violation Address: 230 SE 34TH ST (AKA: 230 1/2 SE 34TH ST)

Legal Description: Lot 000 Block 069 Addition SHIELDS SO OKLA CITY
LOTS 6 & 7

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: 3 (EAST SHED)
(HOUSE)
(WEST SHED)

The inspection has revealed that the structure(s) listed below is/are in a state of decay or disrepair by reason of the following conditions:

FIRE DAMAGE	HOUSE
UNSAFE STRUCTURAL MEMBERS	HOUSE
HOLES IN OUTER WALLS	HOUSE
HOLES IN OUTER WALLS	WEST SHED
HOLES IN ROOF	EAST SHED
PREMISES UNSANITARY	

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

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Chris Smith
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H



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

STRICKEN **I**

COMBINED NOTICE

Record Owner:

GOLD JACK HOLDINGS LLC
2501 SOUTHBEND RD
EDMOND, OK 73034

Notice Date: 3/6/2025
Council Hearing Date: 3/25/2025
Legal Notice UB: 2025-3-C25-12451
Inspection Date: 3/5/2025
Parcel ID#: 093152490
Case #: C25-12451
Abandoned Case #: C25-12452

cc: Mortgage Holder(s):

TINKER FEDERAL CREDIT UNION 1016 W. COVELL EDMOND, OK 73003

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

FIRST SECURITY BANK & TRUST COMPANY 1541 NE 23RD ST OKLAHOMA CITY, OK 73111

GOLD JACK HOLDINGS, LLC 321 SW 40TH ST OKLAHOMA CITY, OK 73109

Violation Address: 321 SW 40TH ST

Legal Description: Lot 000 Block 014 Addition DRAPER PARK ADDITION
LOTS 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: 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

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

J

COMBINED NOTICE

Record Owner:
PGWI LLC
102 CAPRICORN
IRVINE, CA 92618

Notice Date: 3/7/2025
Council Hearing Date: 3/25/2025
Legal Notice UB: 2025-3-C25-12721
Inspection Date: 3/6/2025
Parcel ID#: 094552995
Case #: C25-12721
Abandoned Case #: C25-12722

cc: Mortgage Holder(s):

GATEWAY MORTGAGE GROUP, A DIVISION OF GATEWAY FIRST BANK 244 SOUTH GATEWAY PLACE JENKS, OK 74037

CHICAGO TITLE OKLAHOMA 3401 NW 63RD ST, STE 300 OKLAHOMA CITY, OK 73116

DAVID THOMAS CHIN, ANGIE SONG, JACOB A DOOLER AND STEFFANI L DOOLEY 102 CAPRICORN IRVINE, CA 92618

Violation Address: 131 SE 42ND ST

Legal Description: Lot 000 Block 053 Addition SHIELDS SO OKLA CITY
LOTS 45 & 46

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

Total number of structures: 2 (APARTMENT BUILDING)
(DETACHED GARAGE)

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
UNSECURED WINDOWS	APARTMENT BUILDING
UNSECURED DOORS	DETACHED GARAGE
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

STRICKEN **K**

COMBINED NOTICE

Record Owner:

FOX SHERRY L & GARY R
8604 S VIRGINIA TER
OKLAHOMA CITY, OK 73159-6249

Notice Date: 3/4/2025
Council Hearing Date: 3/25/2025
Legal Notice UB: 2025-3-C25-12200
Inspection Date: 3/3/2025
Parcel ID#: 074157910
Case #: C25-12200
Abandoned Case #: C25-12201

cc: Mortgage Holder(s):

,

Violation Address: 1577 SW 44TH ST

Legal Description: Lot 021 Block 018 Addition REDINGS RANCHO 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 (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 WINDOWS COMMERCIAL BUILDING

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

L

COMBINED NOTICE

Record Owner:

ROMAN MARIA DEL REFUJIO SAN
412 CONSTITUTION DR
JEFFERSON CITY, MO 65109

Notice Date: 3/3/2025
Council Hearing Date: 3/25/2025
Legal Notice DB: 2025-3-C25-11473
Inspection Date: 2/28/2025
Parcel ID #: 086236740
Case #: C25-11473
Abandoned Case #: C25-11474

cc: Mortgage Holder(s):

MARIA DEL REFUJIO SAN ROMAN 816 S.E. 49TH ST OKLAHOMA CITY, OK 73129

Violation Address: 816 SE 49TH ST

Legal Description: Lot 000 Block 016 Addition CARNEY HEIGHTS ADDITION
LOTS 2 3 & 4

The structure(s) described below has/have been determined to be DILAPIDATED by the Development Services Department of The City of Oklahoma City, pursuant to Title Eleven (11) Section 22-112 of the Oklahoma Statutes. An inspection was made on the Inspection Date indicated above, by the Development Services Department Code Enforcement Officer.

Total number of structures: 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
DANGER OF COLLAPSE	HOUSE
DEBRIS FROM DEMOLITION	HOUSE
HOLES IN ROOF	HOUSE
HOLES IN OUTER WALLS	HOUSE
UNSAFE STRUCTURAL MEMBERS	HOUSE
HOLES IN ROOF	SHED
PREMISES UNSANITARY	

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

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OKLAHOMA CITY**
DEVELOPMENT SERVICES DEPARTMENT

M

COMBINED NOTICE

Record Owner:
JONES MILDRED L
1324 NE 34TH ST
OKLAHOMA CITY,,OK 73111

Notice Date: 3/5/2025
Council Hearing Date: 3/25/2025
Legal Notice DB: 2025-3-C25-11778
Inspection Date: 3/4/2025
Parcel ID #: 146504055
Case #: C25-11778
Abandoned Case #: C25-11779

cc: Mortgage Holder(s):

Violation Address: 1820 NE 56TH ST

Legal Description: Lot 08 Block 021 Addition PARK ESTATES 11TH

The structure(s) described below has/have been determined to be DILAPIDATED by the Development Services Department of The City of Oklahoma City, pursuant to Title Eleven (11) Section 22-112 of the Oklahoma Statutes. An inspection was made on the Inspection Date indicated above, by the Development Services Department Code Enforcement Officer.

Total number of structures: 1 (HOUSE)

The inspection has revealed that the structure(s) listed below is/are in a state of decay or disrepair by reason of the following conditions:

FIRE DAMAGE	HOUSE
HOLES IN ROOF	HOUSE
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.

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