

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)
	24-04-C24-23733; 24-04-C24-23785; 24-04-C24-23838; 24-04-C24-23926; 24-04-C24-24119; 24-04-C24-24121; 24-04-C24-24671; 24-04-C24-25248; 24-04-C24-25945; 24-05-C24-24748; 24-05-C24-25316; 24-05-C24-25426; 24-05-C24-25901; 24-05-C24-26449; 24-05-C24-26791; 24-05-C24-26891; 24-05-C24-27229; 24-05-C24-27741; 24-05-C24-27910; 24-05-C24-28174; 24-05-C24-28418; 24-05-C24-28431; 24-05-C24-29027; 24-05-C24-29290; 24-05-C24-29648;

(A total of 42 structures at 25 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 May 21, 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

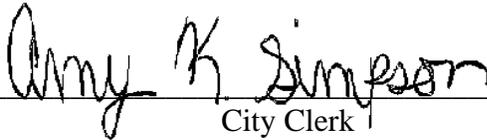
in the Office of the County Clerk a Notice to the public and prospective purchasers which advises all interested persons of the above Council actions and the possibility of the existence of a tax lien in favor of The City of Oklahoma City for the costs of the boarding and securing of said structures 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

21ST day of MAY, 2024.

ATTEST:



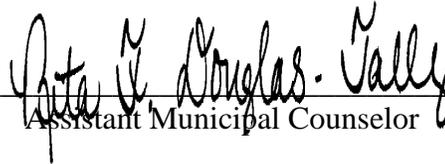
City Clerk





Mayor

REVIEWED for form and legality.



Assistant Municipal Counselor



COMBINED NOTICE

Record Owner:
RAJUE GEORGE & SUSAN M
11860 SW 1ST ST
YUKON, OK 73099

Notice Date: 5/1/2024
Council Hearing Date: 5/21/2024
Legal Notice UB: 2024-5-C24-24748
Inspection Date: 4/30/2024
Parcel ID#: 148161640
Case #: C24-24748
Abandoned Case #: C24-24749

cc: Mortgage Holder(s):

Violation Address: 908 N BRADLEY AVE (AKA: 908 N BRADLEY)
Legal Description: Lot 018 Block 012 Addition MELROSE LANE 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 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.

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

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



COMBINED NOTICE

Record Owner:
KING TAZINYA INC
2900 BROWNE STONE RD
OKLAHOMA CITY, OK 73120

Notice Date: 4/26/2024
Council Hearing Date: 5/21/2024
Legal Notice UB: 2024-4-C24-25945
Inspection Date: 4/25/2024
Parcel ID#: 148861210
Case #: C24-25945
Abandoned Case #: C24-25946

cc: Mortgage Holder(s):
JANALYNNE HEDDEN DOC CURATIVE – SHELLPOINT MORTGAGE SERVICING 75 BEATTIE PL GREENVILLE, SC 29601
FIRST AMERICAN MORTGAGE SOLUTIONS 1795 INTERNATIONAL WAY IDAHO FALLS, ID 83402
TITAN TITLE AND CLOSING, LLC 6301 WATERFORD BLVD, SUITE 325 OKLAHOMA CITY, OK 73118
CHICAGO TITLE OKLAHOMA CO 3401 NW 63RD, SUITE 300 OKLAHOMA CITY, OK 73116

Violation Address: 2900 BROWNE STONE RD
Legal Description: Lot 012 Block 023 Addition QUAIL CREEK SEC 21

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)
(POOL)

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 POOL POOL
TRASH/JUNK

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

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Chris Smith
Chief Building Inspector
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Christopher.smith@okc.gov

B



COMBINED NOTICE

Record Owner:
AMERICAN DREAM LLC
16307 SONOMA PARK DR
EDMOND, OK 73013

Notice Date: 5/2/2024
Council Hearing Date: 5/21/2024
Legal Notice UB: 2024-5-C24-25426
Inspection Date: 5/1/2024
Parcel ID#: 054457350
Case #: C24-25426

cc: Mortgage Holder(s):

Violation Address: 2408 CASHION PL

Legal Description: Lot 003 Block 002 Addition STANFIELDS SUB # 2

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 (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 DETACHED GARAGE
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



COMBINED NOTICE

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

Notice Date: 5/1/2024
Council Hearing Date: 5/21/2024
Legal Notice UB: 2024-5-C24-25901
Inspection Date: 4/30/2024
Parcel ID#: 148016165
Case #: C24-25901
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
PT OF NW4 SEC 33 12N 4W W 1/2 OF N 1/2 OF N 1/2 OF NE4
OF 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: 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 DOORS	HOUSE
UNSECURED DOORS	DETACHED GARAGE
UNSECURED WINDOWS	DETACHED GARAGE
UNSECURED DOORS	SHED
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.

D

Andrew Jones
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andrew.jones@okc.gov

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



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

E

COMBINED NOTICE

Record Owner:

MOUNTAIN PORTFOLIO OWNER OK 3 LLC
30 N LASALLE ST UNIT 4140
CHICAGO,IL 60602

Notice Date: 5/3/2024
Council Hearing Date: 5/21/2024
Legal Notice UB: 2024-5-C24-26891
Inspection Date: 5/2/2024
Parcel ID#: 186691995
Case #: C24-26891
Abandoned Case #: C24-26892

cc: Mortgage Holder(s):

OAK STREET REAL ESTATE CAPITAL, LLC 30 N. LASELLE STREET, SUITE 4140 CHICAGO, IL 60602
CHICAGO TITLE OKLAHOMA 210 PARK AVE, SUITE 210 OKLAHOMA TOWER OKLAHOMA CITY, OK 73102

Violation Address: 17901 N PENNSYLVANIA AVE (AKA: 17905 N PENNSYLVANIA AVE)

Legal Description: Lot 000 Block 000 Addition UNPLTD PT SEC 30 14N 3W

BEG SE/C SE4 TH W270.63FT N260.63FT E270.63FT S260.63FTTO BEG CONT 1.62ACRS MORE OR LESS
SUBJ TO ESMTS OF RECORD

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

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



COMBINED NOTICE

Record Owner:
DD & L ASSOCIATES II LLC
415 PARK AVE
ROCHESTER, NY 14607

Notice Date: 5/1/2024
Council Hearing Date: 5/21/2024
Legal Notice UB: 2024-5-C24-26449
Inspection Date: 4/30/2024
Parcel ID#: 148018063
Case #: C24-26449
Abandoned Case #: C23-69027

cc: Mortgage Holder(s):

M&T BANK ONE M&T PLAZA BUFFALO, NY 14203

SJAC FOOD GROUPS HOLDING LLC 3080 HIGHLANDS PKWY STE C SMYRNA, GA 30082

Violation Address: 6017 W RENO AVE (AKA: 6021 W RENO AVE)

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

BEG 75FT N & 588.65FT W OF SE/C SE4 TH W175.17FT N220FTE173.66FT S220.01FT 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: 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
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405-297-3953
andrew.jones@okc.gov

Chris Smith
Chief Building Inspector
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Christopher.smith@okc.gov



COMBINED NOTICE

Record Owner:
BRANDT CHRISTOPHER
19009 VEA DR
EDMOND,OK 73012

Notice Date: 5/3/2024
Council Hearing Date: 5/21/2024
Legal Notice UB: 2024-5-C24-27229
Inspection Date: 5/2/2024
Parcel ID#: 213521060
Case #: C24-27229
Abandoned Case #: C24-27230

cc: Mortgage Holder(s):
THE OKLAHOMA CITY ABSTRACT AND TITLE CO 13230 PAWNEE DRIVE, SUITE 105 OKLAHOMA CITY, OK 73114
Violation Address: 19009 VEA DR
Legal Description: Lot 007 Block 078 Addition VALENCIA PARK SEC 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: 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
- 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
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Christopher.smith@okc.gov



COMBINED NOTICE

Record Owner:

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

Notice Date: 5/7/2024
Council Hearing Date: 5/21/2024
Legal Notice UB: 2024-5-C24-27910
Inspection Date: 5/6/2024
Parcel ID#: 073480500
Case #: C24-27910
Abandoned Case #: C23-32164

cc: Mortgage Holder(s):

SECRETARY OF HOUSING AND URBAN DEVELOPMENT 451 SEVENTH STREET SW WASHINGTON, DC 20410
WESLEY R. THOMPSON ATTORNEY AT LAW 15 SOUTH PARK SAPULPA, OK 74066

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: 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 DOORS	SHED
HOLES IN OUTER WALLS	SHED
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

H



COMBINED NOTICE

Record Owner:
CORSAIR CAUGHRON LLC
5001 WISTER LN
EDMOND,OK 73025

Notice Date: 5/3/2024
Council Hearing Date: 5/21/2024
Legal Notice UB: 2024-5-C24-26791
Inspection Date: 5/2/2024
Parcel ID#: 011448320
Case #: C24-26791
Abandoned Case #: C22-27023

cc: Mortgage Holder(s):

CORSAIR CAUGHRON LLC PO BOX 2286 OKLAHOMA CITY, OK 73101

LAWYERS TITLE OF OKLAHOMA INC 1141 N ROBINSON SUITE 202 OKLAHOMA CITY, OK 73103

Violation Address: 415 NW 8TH ST

Legal Description: Lot 000 Block 003 Addition EDWARDS BLVD ADD

LOTS 27 THRU 36

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 (APARTMENT BUILDING A)
(APARTMENT BUILDING C)
(APARTMENT BUILDING D)
(UTILITY 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 A
UNSECURED WINDOWS APARTMENT BUILDING A
UNSECURED DOORS APARTMENT BUILDING C
UNSECURED WINDOWS APARTMENT BUILDING C
FIRE DAMAGE APARTMENT BUILDING D
UNSECURED WINDOWS APARTMENT BUILDING D
UNSECURED DOORS UTILITY BUILDING
UNSECURED WINDOWS UTILITY 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.

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

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



COMBINED NOTICE

Record Owner:

BEAVER DALE E & CARRIE ELLEN
9717 NW 10TH ST, UNIT 298
OKLAHOMA CITY, OK 73127

Notice Date: 4/29/2024
Council Hearing Date: 5/21/2024
Legal Notice UB: 2024-4-C24-23785
Inspection Date: 4/26/2024
Parcel ID#: 148010275
Case #: C24-23785
Abandoned Case #: C23-58124

cc: Mortgage Holder(s):

FINANCIAL FREEDOM ACQUISITION LLC SUBSIDIARY OF ONEWEST BANK, FSB 190 TECHNOLOGY PKWY NORCROSS, GA 30092

COPPERMARK BANK 2700 N PORTLAND OKLAHOMA CITY, OK 73107

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

Violation Address: 6001 NW 8TH ST

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

PT OF NE4 SEC 33 12N 4W BEG 331.1FT W & 1167FT S OFNE/C OFNE4 TH W298.10FT S126.16FT E298.10FT N126.16FT TO BEG OR LOT 12 BLK 1 MANWELL PARK 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: 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
- UNSECURED DOORS SHED
- 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.

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Chief Building Inspector
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J



COMBINED NOTICE

Record Owner:

ATWELL BETTY JO
6005 S YORKTOWN AVE
TULSA, OK 74105

Notice Date: 4/26/2024
Council Hearing Date: 5/21/2024
Legal Notice UB: 2024-4-C24-25248
Inspection Date: 4/25/2024
Parcel ID#: 015927125
Case #: C24-25248
Abandoned Case #: C24-25249

cc: Mortgage Holder(s):

ATWELL BETTY JO 1316 NW 9TH ST OKLAHOMA CITY, OK 73106

DONNA WOODRUFF 2836 E 85TH ST TULSA, OK 74137

Violation Address: 1316 NW 9TH ST (AKA: 1316 1/2 NW 9TH ST; 1316 R NW 9TH ST)

Legal Description: Lot 000 Block 006 Addition BRAUER HEIGHTS ADD

LOTS 9 & 10

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 (DUPLEX)
(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 WINDOWS DUPLEX
- UNSECURED WINDOWS 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



COMBINED NOTICE

Record Owner:
STEVENS RODNEY E
332 SE 17TH ST
OKLAHOMA CITY, OK 73129

Notice Date: 4/26/2024
Council Hearing Date: 5/21/2024
Legal Notice UB: 2024-4-C24-23926
Inspection Date: 4/25/2024
Parcel ID#: 098332650
Case #: C24-23926
Abandoned Case #: C24-23927

cc: Mortgage Holder(s):
RODNEY E. STEVENS 3 S.E. 27TH STREET OKLAHOMA CITY, OK 73129

Violation Address: 332 SE 17TH ST

Legal Description: Lot 000 Block 006 Addition ECKROAT ADDITION
E50FT OF N140FT

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
- UNSECURED CRAWLSPACE HOUSE
- HOLES IN OUTER WALLS 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



COMBINED NOTICE

Record Owner:
ROSALES SANJAUNA
4033 SW 27TH ST
OKLAHOMA CITY, OK 73108

Notice Date: 5/8/2024
Council Hearing Date: 5/21/2024
Legal Notice UB: 2024-5-C24-28431
Inspection Date: 5/7/2024
Parcel ID#: 077474905
Case #: C24-28431
Abandoned Case #: C24-28432

cc: Mortgage Holder(s):

Violation Address: 4033 SW 27TH ST

Legal Description: Lot 000 Block 020 Addition PACKINGHOUSE VIEW
E15FT LOT 32 ALL LOT 33 W10FT LOT 34 EX S5FT

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 WINDOWS HOUSE

UNSECURED DOORS SHED

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.

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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

N

COMBINED NOTICE

Record Owner:

HENSLEY STACEY
3217 NW 33RD ST
OKLAHOMA CITY, OK 73112

Notice Date: 5/9/2024
Council Hearing Date: 5/21/2024
Legal Notice UB: 2024-5-C24-28418
Inspection Date: 5/8/2024
Parcel ID#: 052505825
Case #: C24-28418
Abandoned Case #: C24-28419

cc: Mortgage Holder(s):

WEOKIE FEDERAL CREDIT UNION PO BOX 26090 OKLAHOMA CITY, OK 73126

OLD REPUBLIC TITLE 5708 NW 135TH STE A OKLAHOMA CITY, OK 73142

Violation Address: 3217 NW 33RD ST

Legal Description: Lot 033 Block 005 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: 2 (DETACHED GARAGE)
(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 DETACHED GARAGE
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



COMBINED NOTICE

Record Owner:

LOPEZ JOSIE
JERNITE ABDELKARIM
25503 LONGFELLOW PL
STEVENSON RANCH,CA 91381

Notice Date: 5/8/2024
Council Hearing Date: 5/21/2024
Legal Notice UB: 2024-5-C24-28174
Inspection Date: 5/7/2024
Parcel ID#: 107988025
Case #: C24-28174
Abandoned Case #: C24-28175

cc: Mortgage Holder(s):

AMERICAN MORTGAGE BANK 3401 NW 63RD STREET, SUITE 555 OKLAHOMA CITY, OK 73116
GREAT PLAINS NATIONAL BANK 12001 N.W. EXPRESSWAY PIEDMONT, OK 73078
AMERICAN EAGLE TITLE GROUP 421 NW 13TH ST, SUITE 320 OKLAHOMA CITY, OK 73103

Violation Address: 2500 SW 35TH ST

Legal Description: Lot 000 Block 086 Addition INDUSTRIAL ADDITION
LOTS 1 & 2

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 CRAWLSPACE HOUSE
UNSECURED DOORS SHED
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



COMBINED NOTICE

Record Owner:

HENDERSON JAMES E ETAL
FREDERICK LONNITT L
5121 SUNSET TER
SPENCER, OK 73084

Notice Date: 5/1/2024
Council Hearing Date: 5/21/2024
Legal Notice UB: 2024-5-C24-25316
Inspection Date: 4/30/2024
Parcel ID#: 143247590
Case #: C24-25316
Abandoned Case #: C24-25317

cc: Mortgage Holder(s):

LONNITT L. FREDERICK 10221 N.E. 70TH ST OKLAHOMA CITY, OK 73084
EDWARD WALKER 10221 N.E. 70TH ST OKLAHOMA CITY, OK 73084
EDWARD WALKER 5121 SUNSET TER SPENCER, OK 73084
OSTELL MEADOWS 10221 N.E. 70TH ST OKLAHOMA CITY, OK 73084
OSTELL MEADOWS 5121 SUNSET TER SPENCER, OK 73084
JAME E. HENDERSON 10221 N.E. 70TH ST OKLAHOMA CITY, OK 73084

Violation Address: 12617 NE 36TH ST

Legal Description: Lot 000 Block 008 Addition PARKER HEIGHTS ADD

LOTS 37 & 38

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

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

P



COMBINED NOTICE

Record Owner:
SOUTHWEST VISIONARY LLC
7809 SUNSET BLVD
ROWLETT, TX 75088

Notice Date: 4/26/2024
Council Hearing Date: 5/21/2024
Legal Notice UB: 2024-4-C24-24119
Inspection Date: 4/25/2024
Parcel ID#: 059353610
Case #: C24-24119
Abandoned Case #: C24-24120

cc: Mortgage Holder(s):

- SOUTHWEST VISIONARY LLC 3006 CHALKSTONE DR ROWLETT, TX 75088
- SOUTHWEST VISIONARY INVESTMENTS LLC 2033 PUTMAN WAY GARLAND, TX 75040
- LEGACY BANK LOAN SUPPORT PO BOX 21688 OKLAHOMA CITY, OK 73156
- LEGACY BANK OKC MAY 2801 W MEMORIAL OKLAHOMA CITY, OK 73134
- SOUTHWEST VISIONARY LLC 3006 CHALKSTONE DR ROWLETT, TX 75088
- OKLAHOMA CITY ABSTRACT & TITLE CO. 9211 LAKE HEFNER PARKWAY, SUITE 100 OKLAHOMA CITY, OK 73120

Violation Address: 2712 NW 40TH ST

Legal Description: Lot 000 Block 002 Addition WEST HIGHLAND GARDEN
N/2 OF LOT 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 (DETACHED GARAGE)
(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
- UNSECURED DOORS DETACHED GARAGE
- 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

Q

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



COMBINED NOTICE

Record Owner:

LEMONS LUTHER J & CLAUDIA D
2815 NW 41ST ST
OKLAHOMA CITY, OK 73112

Notice Date: 4/26/2024
Council Hearing Date: 5/21/2024
Legal Notice UB: 2024-4-C24-24121
Inspection Date: 4/25/2024
Parcel ID#: 059806300
Case #: C24-24121
Abandoned Case #: C24-24122

cc: Mortgage Holder(s):

AMERICAN EAGLE TITLE GROUP 410 N WALNUT, SUITE 100 OKLAHOMA CITY, OK 73104
OKLAHOMA EMPLOYEES CREDIT UNION PO BOX 24027 OKLAHOMA CITY, OK 73124

Violation Address: 2815 NW 41ST ST

Legal Description: Lot 008 Block 000 Addition SIPE 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: 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 DOORS NORTH SHED
UNSECURED DOORS SOUTH SHED
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

R



COMBINED NOTICE

Record Owner:
SANDERS JERRY W
2640 SW 43RD ST
OKLAHOMA CITY, OK 73119

Notice Date: 4/26/2024
Council Hearing Date: 5/21/2024
Legal Notice UB: 2024-4-C24-23838
Inspection Date: 4/25/2024
Parcel ID#: 073888140
Case #: C24-23838
Abandoned Case #: C24-23840

cc: Mortgage Holder(s):

- OUTSOURCE SOLUTIONS ATTN: JESSICA HAGEMANN 4345 GALTIER STREET SHOREVIEW, MN 55126
- SHERMAN ACQUISITION, L.P. 15 SOUTH MAIN STREET, SUITE 401 GREENVILLE, SC 29601
- SECRETARY OF HOUSING AND URBAN DEVELOPMENT 451 SEVENTH STREET SW WASHINGTON, DC 20410
- OCWEN LOAN SERVICING, LLC 1661 WORTHINGTON ROAD, SUITE 100 WEST PALM BEACH, FL 33409
- OCWEN LOAN SERVICING, LLC ATTN: HAMP MODIFICATIONS P.O. BOX 24737 INVESTOR #: 11001 WEST PALM BEACH, FL 33416
- CREATIVE MORTGAGE LOANS, INC 1900 MCARTHUR BLVD, #132 OKLAHOMA CITY, OK 73127

Violation Address: 2640 SW 43RD ST

Legal Description: Lot 000 Block 039 Addition THOMAS BLVD AMD 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 (DETACHED GARAGE)
(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 WINDOWS DETACHED GARAGE
- 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

S

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



COMBINED NOTICE

Record Owner:

ALL IN OKLAHOMA LLC SERIES 1
10302 JUNIPER CREEK LN
LAS VEGAS,NV 89145

Notice Date: 4/26/2024
Council Hearing Date: 5/21/2024
Legal Notice UB: 2024-4-C24-24671
Inspection Date: 4/25/2024
Parcel ID#: 085980002
Case #: C24-24671
Abandoned Case #: C24-24672

cc: Mortgage Holder(s):

ERICA LEWIS DEVELOPMENT LLC 328 SW 175TH TER OKLAHOMA CITY, OK 73170
MILESTONE TITLE & ESCROW, LLC 301 NW 13TH STREET, SUITE 105 OKLAHOMA CITY, OK 73103
THE CASH FLOW COMPANY 2305 EAST ARAPAHOE ROAD, #100 CENTENNIAL, CO 80122

Violation Address: 340 SE 45TH ST

Legal Description: Lot 000 Block 002 Addition SPENCERS SOUTH OKLA
LOTS 1 & 2

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

RANK WEEDS

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



COMBINED NOTICE

Record Owner:
TURNER MAGNOLIA
TURNER LEO W JR
1512 NE 46TH ST
OKLAHOMA CITY, OK 73111

Notice Date: 5/9/2024
Council Hearing Date: 5/21/2024
Legal Notice UB: 2024-5-C24-29648
Inspection Date: 5/8/2024
Parcel ID#: 116541500
Case #: C24-29648
Abandoned Case #: C24-29412

cc: Mortgage Holder(s):

Violation Address: 1512 NE 46TH ST

Legal Description: Lot 006 Block 004 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: 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 ROOF	HOUSE
HOLES IN OUTER WALLS	HOUSE
HOLES IN OUTER WALLS	SHED
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

U



COMBINED NOTICE

Record Owner:

JJI ENTERPRISES LLC
10313 SUNNYLANE
OKLAHOMA CITY, OK 73160

Notice Date: 4/26/2024
Council Hearing Date: 5/21/2024
Legal Notice UB: 2024-4-C24-23733
Inspection Date: 4/25/2024
Parcel ID#: 113571160
Case #: C24-23733
Abandoned Case #: C24-23734

cc: Mortgage Holder(s):

WELSH INVESTMENTS OKC, LLC P.O. BOX 66 BETHANY, OK 73008

Violation Address: 2736 SW 65TH ST

Legal Description: Lot 010 Block 002 Addition MADOLES COUNTRY ESTATE

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
- 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



COMBINED NOTICE

Record Owner:

GRAY TYRONE ZANE
3105 SW 68TH ST
OKLAHOMA CITY, OK 73159

Notice Date: 5/8/2024
Council Hearing Date: 5/21/2024
Legal Notice UB: 2024-5-C24-29290
Inspection Date: 5/7/2024
Parcel ID#: 143581840
Case #: C24-29290
Abandoned Case #: C24-29291

cc: Mortgage Holder(s):

Violation Address: 3105 SW 68TH ST

Legal Description: Lot 038 Block 007 Addition MADOLE HILL CREST GREEN

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

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



COMBINED NOTICE

Record Owner:
MURPHY JEFF
72876 ARBOLEDA DR
PALM DESERT, CA 92260

Notice Date: 5/3/2024
Council Hearing Date: 5/21/2024
Legal Notice UB: 2024-5-C24-27741
Inspection Date: 5/2/2024
Parcel ID#: 130248580
Case #: C24-27741
Abandoned Case #: C24-27742

cc: Mortgage Holder(s):

Violation Address: 315 NW 89TH ST

Legal Description: Lot 000 Block 002 Addition SCHUCKS ADDITION
LOTS 39 & 40

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

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



COMBINED NOTICE

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

Notice Date: 5/9/2024
Council Hearing Date: 5/21/2024
Legal Notice UB: 2024-5-C24-29027
Inspection Date: 5/8/2024
Parcel ID#: 130691175
Case #: C24-29027
Abandoned Case #: C18-46116

cc: Mortgage Holder(s):
LEROY JENKINS 6424 N. SANTA FE OKLAHOMA CITY, OK 73116

Violation Address: 1309 NW 104TH ST

Legal Description: Lot 001 Block 013 Addition J W RICHARDSONS P P 3RD

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