

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-C25-16901; 25-03-C25-17067; 25-04-C25-16703; 25-04-C25-18043; 25-04-C25-18914; 25-04-C25-19003; 25-04-C25-19351; 25-04-C25-19422; 25-04-C25-19426; 25-04-C25-19478; 25-04-C25-19800; 25-04-C25-19992; 25-04-C25-20732; 25-04-C25-21940;

(A total of 17 buildings at 14 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 April 22, 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

22ND day of APRIL, 2025.

ATTEST:

Amy K. Simpson
City Clerk



David Holt
Mayor

REVIEWED for form and legality.

Rita E. Douglas Tally
Assistant Municipal Counselor



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

A

COMBINED NOTICE

Record Owner:

CASTANEDA TERESA A
1606 S CENTRAL AVE
OKLAHOMA CITY, OK 73129

Notice Date: 4/8/2025
Council Hearing Date: 4/22/2025
Legal Notice UB: 2025-4-C25-19350
Inspection Date: 4/7/2025
Parcel ID#: 098330585
Case #: C25-19350
Abandoned Case #: C25-19351

cc: Mortgage Holder(s):

Violation Address: 1606 S CENTRAL AVE

Legal Description: Lot 000 Block 002 Addition ECKROAT 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:

FIRE DAMAGE	HOUSE
HOLES IN OUTER WALLS	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.

James Lehmkuhler
Municipal Code Inspector
405-297-2317
james.lehmkuhler@okc.gov

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



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

STRICKEN

B

COMBINED NOTICE

Record Owner:

RAY PATRICK
RAY CHARLES P & MARGARET M
20618 LAVERTON DR
KATY, TX 77450

Notice Date: 4/4/2025
Council Hearing Date: 4/22/2025
Legal Notice UB: 2025-4-C25-20731
Inspection Date: 4/3/2025
Parcel ID#: 069103500
Case #: C25-20731
Abandoned Case #: C25-20732

cc: Mortgage Holder(s):

,

Violation Address: 2500 CUMMINGS DR

Legal Description: Lot 001 Block 002 Addition ATKINSONS HI LAND

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 CRAWLSPACE 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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james.lehmkuhler@okc.gov

Chris Smith
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Christopher.smith@okc.gov



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

C

COMBINED NOTICE

Record Owner:

ABAB INC
7008 NW 16TH ST STE 1105
OKLAHOMA CITY, OK 73127

Notice Date: 3/31/2025
Council Hearing Date: 4/22/2025
Legal Notice DB: 2025-3-C25-16900
Inspection Date: 3/28/2025
Parcel ID #: 024890060
Case #: C25-16900
Abandoned Case #: C25-16901

cc: Mortgage Holder(s):

Violation Address: 1115 N KELHAM AVE (AKA: 1628 ABRAM ROSS AVE)

Legal Description: Lot 000 Block 002 Addition JORDAN PLACE SUB
N50FT OF LOTS 1 THRU 6

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

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

D

COMBINED NOTICE

Record Owner:

A LIFE OF GRANTING LLC
2208 NE 21ST ST
OKLAHOMA CITY, OK 73111

Notice Date: 4/8/2025
Council Hearing Date: 4/22/2025
Legal Notice UB: 2025-4-C25-19002
Inspection Date: 4/7/2025
Parcel ID#: 034911215
Case #: C25-19002
Abandoned Case #: C25-19003

cc: Mortgage Holder(s):

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

A LIFE OF GRANTING LLC 300 NORTHWEST 22ND ST OKLAHOMA CITY, OK 73013

A LIFE OF GRANTING LLC ATTN: CHASADI C FALLS-ORTIZ, MANAGER 300 NORTHWEST 22ND ST OKLAHOMA CITY, OK 73013

Violation Address: 1415 NORTH CT (AKA: 1409 NORTH CT; 1413 NORTH CT; 1417 NORTH CT;)

Legal Description: Lot 000 Block 003 Addition CAPITOL COURTS ADD
LOTS 18 THRU 20

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

Total number of structures: 1 (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 DOORS	HOUSE
UNSECURED CRAWLSPACE	HOUSE
UNSECURED DOORS	HOUSE
UNSECURED DOORS	HOUSE

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

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Chris Smith
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Christopher.smith@okc.gov

D



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

E

COMBINED NOTICE

Record Owner:

NAPLES SV APARTMENTS LLC
16812 DALLAS PKWY
DALLAS, TX 75231

Notice Date: 4/9/2025
Council Hearing Date: 4/22/2025
Legal Notice DB: 2025-4-C25-21939
Inspection Date: 4/8/2025
Parcel ID #: 046285600
Case #: C25-21939
Abandoned Case #: C25-21940

cc: Mortgage Holder(s):

INTERNATIONAL BANK OF COMMERCE 1600 RUBEN TORRES BLVD BROWNSVILLE, TX 78526

NAPLES SV APARTMENTS, LLC 16812 DALLAS PARKWAY DALLAS, TX 75248

NAPLES SV APARTMENTS, LLC JAMES RICHARD FISHER II, MANAGER 16812 DALLAS PARKWAY DALLAS, TX 75248

CHICAGO TITLE OKLAHOMA 210 PARK AVE, SUITE 210 OKLAHOMA CITY, OK 73102

Violation Address: 1017 NW 10TH ST (AKA: 1011 NW 10TH ST; 1015 NW 10TH ST; 1110 N WESTERN AVE;)

Legal Description: Lot 000 Block 003 Addition BLANCHARD ADDITION

LOTS 1 & 2 & LOTS 5 & 6 & N/2 OF VAC ALLEY ADJ ON S & LOTS 13 THRU 20 & S/2 OF VAC ALLEY ADJ ON N

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 (APARTMENT BUILDING)
(COMMERCIAL BUILDING)

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	COMMERCIAL BUILDING
ROOF SAGGING	COMMERCIAL BUILDING
DANGER OF COLLAPSE	COMMERCIAL BUILDING
HOLES IN ROOF	COMMERCIAL BUILDING
HOLES IN ROOF	APARTMENT BUILDING
LACK OF PROPERTY MAINTENANCE	APARTMENT BUILDING

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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E



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

F

COMBINED NOTICE

Record Owner:
PLACEKEEPERS LLC
2109 NE 14TH ST
OKLAHOMA CITY, OK 73117

Notice Date: 4/10/2025
Council Hearing Date: 4/22/2025
Legal Notice UB: 2025-4-C25-19991
Inspection Date: 4/9/2025
Parcel ID#: 026442750
Case #: C25-19991
Abandoned Case #: C25-19992

cc: Mortgage Holder(s):

Violation Address: 2109 NE 14TH ST

Legal Description: Lot 000 Block 005 Addition WHITE ORCHARD ADD
LOTS 25 & 26

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 DOORS	DETACHED GARAGE
HOLES IN ROOF	DETACHED GARAGE

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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405-297-2317
james.lehmkuhler@okc.gov

Chris Smith
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Christopher.smith@okc.gov



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

G

COMBINED NOTICE

Record Owner:
FITZHUGH LESLIE D
14 NE 67TH ST
OKLAHOMA CITY, OK 73105

Notice Date: 4/10/2025
Council Hearing Date: 4/22/2025
Legal Notice UB: 2025-4-C25-19799
Inspection Date: 4/9/2025
Parcel ID#: 020050560
Case #: C25-19799
Abandoned Case #: C25-19800

cc: Mortgage Holder(s):

Violation Address: 2522 NE 15TH ST

Legal Description: Lot 000 Block 002 Addition HASSMAN HEIGHTS ADD
LOTS 14 & 15

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 CRAWLSPACE	HOUSE
UNSECURED WINDOWS	HOUSE
UNSECURED DOORS	SHED
UNSECURED WINDOWS	SHED
TRASH/JUNK	

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

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

H

COMBINED NOTICE

Record Owner:

NICHOLS KEVIN O
2116 NE 16TH TER
OKLAHOMA CITY, OK 73117

Notice Date: 4/8/2025
Council Hearing Date: 4/22/2025
Legal Notice DB: 2025-4-C25-19421
Inspection Date: 4/7/2025
Parcel ID #: 026441735
Case #: C25-19421
Abandoned Case #: C25-19422

cc: Mortgage Holder(s):

Violation Address: 2116 NE 16TH TER

Legal Description: Lot 000 Block 004 Addition WHITE ORCHARD ADD
LOTS 11 & 12

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:

HOLES IN ROOF	HOUSE
FIRE DAMAGE	HOUSE
DANGER OF COLLAPSE	HOUSE
HOLES IN OUTER WALLS	HOUSE
PREMISES UNSANITARY	
STRUCTURE LEANING	HOUSE
UNSAFE STRUCTURAL MEMBERS	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.

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



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

I

COMBINED NOTICE

Record Owner:

SCOTT DEAN LEE ETAL
COLE PATRICIA ANN
SCOTT DAVID M
2336 NW 121ST ST
OKLAHOMA CITY, OK 73120

Notice Date: 4/8/2025
Council Hearing Date: 4/22/2025
Legal Notice DB: 2025-4-C25-19425
Inspection Date: 4/7/2025
Parcel ID #: 026441725
Case #: C25-19425
Abandoned Case #: C25-19426

cc: Mortgage Holder(s):

DEAN LEE SCOTT 2336 NW 121ST ST OKLAHOMA CITY, OK 73120
PATRICIA ANN COLE 2336 NW 121ST ST OKLAHOMA CITY, OK 73120
DAVID M. SCOTT 2336 NW 121ST ST OKLAHOMA CITY, OK 73120
CHARLES EDWARD SCOTT 2336 NW 121ST ST OKLAHOMA CITY, OK 73120
RONALD WAYNE SCOTT 2336 NW 121ST ST OKLAHOMA CITY, OK 73120
DONNIE RAY SCOTT 2336 NW 121ST ST OKLAHOMA CITY, OK 73120
DARRELL W. SCOTT 2336 NW 121ST ST OKLAHOMA CITY, OK 73120
BARBARA A. JOHNSON 2336 NW 121ST ST OKLAHOMA CITY, OK 73120
SHERYL D. DAVIS 2336 NW 121ST ST OKLAHOMA CITY, OK 73120
PATRICIA A DAVIS 2336 NW 121ST ST OKLAHOMA CITY, OK 73120
JAMES EARL DAVIS, JR. 2336 NW 121ST ST OKLAHOMA CITY, OK 73120

Violation Address: 2120 NE 16TH TER

Legal Description: Lot 000 Block 004 Addition WHITE ORCHARD ADD
LOTS 9 & 10

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

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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I



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

J

COMBINED NOTICE

Record Owner:

APPLEGATE J R
MORRIS H P
11104 N MARKWELL AVE
OKLAHOMA CITY, OK 73162

Notice Date: 4/9/2025
Council Hearing Date: 4/22/2025
Legal Notice UB: 2025-4-C25-19477
Inspection Date: 4/8/2025
Parcel ID#: 072333120
Case #: C25-19477
Abandoned Case #: C25-19478

cc: Mortgage Holder(s):

BILLY L CALTON 6608 N WESTER AVE OKLAHOMA CITY, OK 73116
VONREE WILSON JR 2258 NE 16TH TER OKLAHOMA CITY, OK 73117
TASHILA ALEXANDRA C/O CHICAGO TITLE OKLAHOMA 3520 S BLVD #100 EDMOND, OK 73013
APPLEGATE J R 1201 NE 39TH ST OKLAHOMA CITY, OK 73111

Violation Address: 2258 NE 16TH TER

Legal Description: Lot 000 Block 003 Addition AUGUSTA HEIGHTS ADD
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: 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
UNSECURED DOORS	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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405-297-2317
james.lehmkuhler@okc.gov



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

K

COMBINED NOTICE

Record Owner:
HEFFRON WILLIAM REV TRUST
314 NW 25TH ST
OKLAHOMA CITY, OK 73103

Notice Date: 3/31/2025
Council Hearing Date: 4/22/2025
Legal Notice DB: 2025-3-C25-17066
Inspection Date: 3/28/2025
Parcel ID #: 046601960
Case #: C25-17066
Abandoned Case #: C25-17067

cc: Mortgage Holder(s):
TITLE ONE POST OFFICE BOX 20304 OKLAHOMA CITY, OK 73156
POPULAR FINANCIAL SERVICES LLC 400 LIPPINCOTT DR MARLTON, NJ 08053
Violation Address: 314 NW 25TH ST
Legal Description: Lot 005 Block 006 Addition JEFFERSON PARK ADD

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 (APARTMENT BUILDING)

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	APARTMENT BUILDING
HOLES IN ROOF	APARTMENT BUILDING

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.

James Lehmkuhler
Municipal Code Inspector
405-297-2317
james.lehmkuhler@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:

WOLF BECKY ANN
8325 S ROCKWELL AVE
OKLAHOMA CITY, OK 73169

Notice Date: 4/8/2025
Council Hearing Date: 4/22/2025
Legal Notice UB: 2025-4-C25-18913
Inspection Date: 4/7/2025
Parcel ID#: 051255600
Case #: C25-18913
Abandoned Case #: C25-18914

cc: Mortgage Holder(s):

Violation Address: 1109 NW 29TH ST

Legal Description: Lot 000 Block 028 Addition ADAMS SUB ADDITION
S100FT OF LOTS 27 & 28

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

Total number of structures: 1 (HOUSE)

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

UNSECURED DOORS HOUSE

UNSECURED WINDOWS HOUSE

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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DEVELOPMENT SERVICES DEPARTMENT

M

COMBINED NOTICE

Record Owner:

INFINITY INVESTMENT PROPERTIES LLC
1225 E 33RD ST
EDMOND, OK 73013

Notice Date: 4/4/2025

Council Hearing Date: 4/22/2025

Legal Notice UB: 2025-4-C25-18042

Inspection Date: 4/3/2025

Parcel ID#: 052351175

Case #: C25-18042

Abandoned Case #: C25-18043

cc: Mortgage Holder(s):

INFINITY INVESTMENT PROPERTIES LLC CHONG IU PHU, MANAGER 1225 E 33RD ST EDMOND, OK 73013

LOAN ASSISTANT QUAIL CREEK BANK PO BOX 20160 OKLAHOMA CITY, OK 73156

Violation Address: 2016 NW 29TH ST

Legal Description: Lot 000 Block 000 Addition WEST LAWN PARK

LOTS 175 177 & 179

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	DETACHED GARAGE
UNSECURED WINDOWS	DETACHED GARAGE
OPEN CELLAR	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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DEVELOPMENT SERVICES DEPARTMENT

N

COMBINED NOTICE

Record Owner:

SOUSA ILIDIO D & LEONISA
1136 SW 61ST ST
OKLAHOMA CITY, OK 73139

Notice Date: 4/3/2025

Council Hearing Date: 4/22/2025

Legal Notice UB: 2025-4-C25-16702

Inspection Date: 4/2/2025

Parcel ID#: 100941425

Case #: C25-16702

Abandoned Case #: C25-16703

cc: Mortgage Holder(s):

Violation Address: 717 SW 31ST ST

Legal Description: Lot 000 Block 006 Addition MARKLAND HEIGHTS ADD
LOTS 15 & 16

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 WINDOWS	HOUSE
UNSECURED DOORS	SHED
UNSECURED DOORS	HOUSE
TRASH/JUNK	

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

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