

## RESOLUTION

RESOLUTION DECLARING THAT CERTAIN STRUCTURES IN THE CITY OF OKLAHOMA CITY ARE DILAPIDATED AND DETRIMENTAL TO THE HEALTH, SAFETY, BENEFIT AND WELFARE OF THE GENERAL PUBLIC AND CONSTITUTE(S) A FIRE HAZARD BY VIRTUE OF SUCH; DIRECTING THAT DILAPIDATED STRUCTURES BE TORN DOWN, RAZED AND SAID REMOVED BY THE OWNER(S) OF SAID STRUCTURES, ESTABLISHING THE DATES FOR THE COMMENCEMENT AND COMPLETION OF SUCH WORK DONE BY THE CITY IF WORK IS NOT COMPLETED BY THE OWNER(S) WITHIN THE DATES SPECIFIED; DIRECTING THAT DILAPIDATED STRUCTURES BE BOARDED AND SECURED PENDING DEMOLITION; DIRECTING THE CITY CLERK TO PURSUE RECOVERY OF COSTS FOR SUCH WORK IF DONE BY THE CITY; DIRECTING THE CITY TREASURER TO PLACE ANY SUCH REVENUES COLLECTED AS DEMOLITION COSTS 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:

---

DB	Number(s)
----	-----------

	24-02-C23-77516; 24-02-C24-06007; 24-02-C24-09409; 24-02-C24-09898; 24-02-C24-10209; 24-02-C24-11263; 24-02-C24-11312; 24-02-C24-12536; 24-02-C24-12877;
--	--

(A total of 25 structures at 9 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 12, 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 with a receipt of mailing and address of the person to whom the mail was sent, 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 dilapidated structures, as defined by 11 Oklahoma Statute, Section 22-112(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 dilapidated condition of said structure(s) as above described, the Council finds and concludes that said structure(s) have become and are a hazard to and detrimental to the health, safety, benefit and welfare of the general public and the community would be benefitted by the removal of such structures by the owners thereof, and that such removal by the owners herein referred shall be and is hereby required and directed; and,

WHEREAS, boarding and securing of the structures pending demolition thereof by the City Manager or his designee would be beneficial to the health and safety and welfare of the community; and

WHEREAS, the Council further finds and declares that a reasonable date for commencement and the tearing down and removal of said structures shall be on or before March 13, 2024 and that a reasonable date for completion of such work shall be on or before April 12, 2024, and,

WHEREAS, in the event the required work is not performed by the property owners within the dates specified, the Council desires: (1) to authorize the City Manager, or his designee, to cause the required work to be performed by a contractor 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 place any such revenues collected into the specific city fund from which said revenues were originally 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 conditions of decay and/or disrepair regarding the structure(s) listed above, it has been determined that the structure(s) is/are dilapidated, as defined by 11 Oklahoma Statute, Section 22-112(C), and has/have become harmful to the health, benefit and welfare

of the general public and the community; create(s) a fire hazard to the danger of life and property; and the general public and the community would be benefitted by the demolition of the structure(s) on the property.

(2) That the respective owners of said structures are hereby ordered and directed to complete such work within the dates specified below; and

(3) that such removal work is herein directed and required and shall be commenced by said owners on or before March 13, 2024 and shall be completed on or before April 12, 2024.

AND, BE IT FURTHER RESOLVED by the Council that, in the event the required work is not performed by the property owners within the dates specified, the Council does hereby authorize the City Manager, or his designee, to cause the required work to be performed by a contractor 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 City Council that, the City Manager, or his designee, is hereby authorized to board and secure the structures pending demolition thereof.

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 six (6) months, to certify the costs of any such work to the County Treasurer as a lien against the said properties, all as authorized by 11 Oklahoma Statute, Section 22-112(A.5).

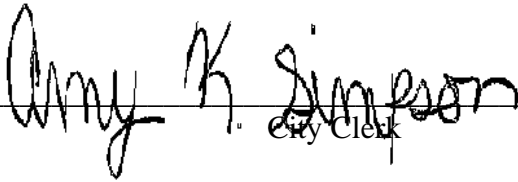
AND, BE IT FURTHER RESOLVED by the Council that the City Treasurer is hereby authorized and directed to place any revenues collected into the specific City fund from which said revenues were

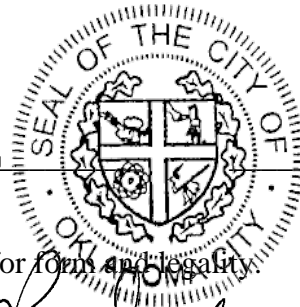
originally appropriated.

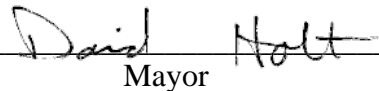
AND, BE IT FURTHER RESOLVED that the City Clerk is hereby directed to forthwith file in the Office of the County Clerk a notice to the public and prospective purchasers which advise all interested persons of the declaration of dilapidation by the Council and the possibility of the existence of a tax lien in favor of the City of Oklahoma City for the costs of the ultimate removal of said structures, and that the removal costs are the personal obligation of the property owner from and after the date of filing of the said notice.

ADOPTED by the Council and SIGNED by the Mayor of the City of Oklahoma City this  
12TH day of MARCH, 2024.

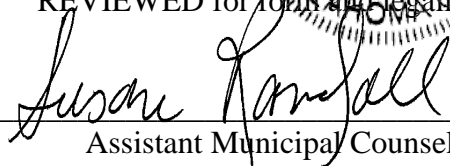
ATTEST:

  
\_\_\_\_\_  
City Clerk



  
\_\_\_\_\_  
Mayor

REVIEWED for form and legality

  
\_\_\_\_\_  
Assistant Municipal Counselor



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

**A**

**COMBINED NOTICE**

Record Owner:

TUSCANY LAKES DEVELOPMENT LLC  
1500 SW 35TH ST  
MOORE, OK 73160

Notice Date: 2/23/2024  
Council Hearing Date: 3/12/2024  
Legal Notice DB: 2024-2-C24-06007  
Inspection Date: 2/21/2024  
Parcel ID #: 090032012  
Case #: C24-06007  
Abandoned Case #: C24-06008

cc: Mortgage Holder(s):

MCCONNELL, HAROLD J REVOCABLE TRUST MCCONNELL, HAROLD J TRUSTEE 13012 N MORGAN RD YUKON, OK 73099

FIRST NATIONAL BANK OF OKLAHOMA WESTERN AVENUE BRANCH 5101 N WESTERN AVENUE OKLAHOMA CITY, OK 73118

AMERICAN EAGLE TITLE GROUP 421 NW 13TH ST, SUITE 320 OKLAHOMA CITY, OK 73103

Violation Address: 13101 N COUNTY LINE RD (AKA: 12825 N COUNTY LINE RD; 12905 N COUNTY LINE RD; 13103 N COUNTY LINE RD)

Legal Description: Lot Block Addition

T13N R05W S13 SE4 A#1 PT SE4 - BEG 1952.02'N OF SE/C, TH N705.88' W407.08'

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: 9	(EAST HOUSE)
	(EAST SHED)
	(FOUNDATION ONLY)
	(NORTH DETACHED GARAGE)
	(NORTHWEST DETACHED GARAGE)
	(SOUTH DETACHED GARAGE)
	(SOUTH MOBILE HOME)
	(SOUTHWEST BUILDING)
	(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:

DEBRIS FROM DEMOLITION	EAST HOUSE
UNSAFE STRUCTURAL MEMBERS	EAST HOUSE
Holes in Roof	EAST HOUSE
FOUNDATION DECAYED	FOUNDATION ONLY
DEBRIS FROM DEMOLITION	NORTH DETACHED GARAGE
DECAYED FOUNDATION	NORTH DETACHED GARAGE

DEBRIS FROM DEMOLITION  
DANGER OF COLLAPSE  
HOLES IN OUTER WALLS  
HOLES IN ROOF  
HOLES IN ROOF  
HOLES IN OUTER WALLS  
HOLES IN ROOF  
DEBRIS FROM DEMOLITION  
FOUNDATION DECAYED  
HOLES IN ROOF  
HOLES IN OUTER WALLS  
HOLES IN ROOF  
HOLES IN OUTER WALLS  
PREMISES UNSANITARY

SOUTH MOBILE HOME  
SOUTH MOBILE HOME  
SOUTH MOBILE HOME  
SOUTH MOBILE HOME  
SOUTH DETACHED GARAGE  
SOUTH DETACHED GARAGE  
SOUTHWEST BUILDING  
NORTHWEST DETACHED GARAGE  
NORTHWEST DETACHED GARAGE  
EAST SHED  
EAST SHED  
WEST SHED  
WEST SHED

**A**

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

DEFERRED TO 3/26/2024

**B**

**COMBINED NOTICE**

Record Owner:  
WILLIAMS ARNEZ D  
PO BOX 2482  
STILLWATER, OK 74076

Notice Date: 12/11/2023  
Council Hearing Date: 1/2/2024  
Legal Notice DB: 2023-12-C23-77516  
Inspection Date: 12/8/2023  
Parcel ID #: 022801125  
Case #: C23-77516  
Abandoned Case #: C23-77517

cc: Mortgage Holder(s):  
ARNEZ D. WILLIAMS 522 E LIBERTY AVE STILLWATER, OK 74075

Violation Address: 709 NE 3RD ST

Legal Description: Lot 000 Block 003 Addition PHILLIPS & MEADE EAST SIDE  
LOTS 21 & 22

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
ROOF SAGGING	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

**C**

**COMBINED NOTICE**

Record Owner:

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

Notice Date: 2/29/2024  
Council Hearing Date: 3/12/2024  
Legal Notice DB: 2024-2-C24-12877  
Inspection Date: 2/28/2024  
Parcel ID #: 024952400  
Case #: C24-12877  
Abandoned Case #: C23-60857

cc: Mortgage Holder(s):

Violation Address: 1447 NE 8TH ST

Legal Description: Lot 000 Block 009 Addition JORDAN PLACE AMENDED  
LOTS 7 & 8

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

Total number of structures: 1 (HOUSE)

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

FIRE DAMAGE	HOUSE
HOLES IN ROOF	HOUSE
ROOF SAGGING	HOUSE
HOLES IN OUTER WALLS	HOUSE
PREMISES UNSANITARY	

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

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

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

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





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

**D**

**COMBINED NOTICE**

Record Owner:

PRAIRIE OAK INVESTMENTS SOSA LLC  
619 W MAIN ST, UNIT 253  
OKLAHOMA CITY, OK 73102

Notice Date: 2/22/2024  
Council Hearing Date: 3/12/2024  
Legal Notice DB: 2024-2-C24-11312  
Inspection Date: 2/21/2024  
Parcel ID #: 013203120  
Case #: C24-11312  
Abandoned Case #: C24-11313

cc: Mortgage Holder(s):

PRAIRIE OAK INVESTMENTS SOSA LLC 1214 N HUDSON AVE STE 227 OKLAHOMA CITY, OK 73104

PRAIRIE OAK INVESTMENTS SOSA LLC 619 W MAIN ST OKLAHOMA CITY, OK 73102

CHICAGO TITLE OKLAHOMA CO. 210 PARK AVE, STE 210 OKLAHOMA CITY, OK 73102

Violation Address: 830 NW 9TH ST (AKA: 916 N FRANCIS AVE; 920 N FRANCIS AVE; 924 N FRANCIS AVE)

Legal Description: Lot 000 Block 006 Addition NORTHWEST TO OKLA CY

LOTS 17 THRU 20

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 (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
HOLES IN ROOF	COMMERCIAL BUILDING
SECURED OVER 3 TIMES IN 1 YEAR	COMMERCIAL BUILDING
PREMISES UNSANITARY	

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

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

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

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



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

**E**

**COMBINED NOTICE**

Record Owner:

WEST COUNTRY OKC LLC  
470 N POPLAR ST  
ORANGE, CA 92868

Notice Date: 2/20/2024  
Council Hearing Date: 3/12/2024  
Legal Notice DB: 2024-2-C24-10209  
Inspection Date: 2/16/2024  
Parcel ID #: 147997260  
Case #: C24-10209  
Abandoned Case #: C24-10210

cc: Mortgage Holder(s):

COUNTRY ESTATES EAST LLC 470 N POPLAR ST ORANGE, CA 92868

OKLAHOMA COUNTY FINANCE AUTHORITY 500 COLCORD BUILDING 15 NORTH ROBINSON OKLAHOMA CITY, OK 73102

LAWYERS TITLE OF OKLAHOMA CITY, INC LAWYERS TITLE BUILDING-SUITE 100 1141 NORTH ROBINSON BOOK 7294 PAGE 1839 OKLAHOMA CITY, OK 73103

BANK ONE TRUST COMPANY, NA, TRUSTEE 100 EAST BROAD STREET COLUMBUS, OH 43215

JPMORGAN CHASE BANK D/B/A BANK ONE TRUST COMPANY 100 EAST BROAD STREET COLUMBUS, OH 43215

JPMORGAN CHASE BANK 1111 POLARIS PKWY COLUMBUS, OH 43240

Violation Address: 6500 NW 11TH ST (AKA: 6502 NW 11TH ST; 6504 NW 11TH ST; 6506 NW 11TH ST; 6508 NW 11TH ST; 6510 NW 11TH ST; 6512 NW 11TH ST; 6514 NW 11TH ST; 6516 NW 11TH ST; 6518 NW 11TH ST; 6520 NW 11TH ST; 6522 NW 11TH ST; 6524 NW 11TH ST; 6526 NW 11TH ST)

Legal Description: Lot 000 Block 000 Addition UNPLTD PT SEC 28 12N 4W

UNPLTD PT SE4 SEC 28 12N 4W BEG 329.3FT N & 30FT E OF SW/C SE4 TH E600FT N299.3FTW600FT S299.3FT TO BEG AKA LOTS 1 THRU 4 BLK 2 MANWELL ACRES UNREC

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: 8

(APARTMENT BUILDING 6502)

(APARTMENT BUILDING 6504)

(APARTMENT BUILDING 6510)

(APARTMENT BUILDING 6514)

(APARTMENT BUILDING 6516)

(APARTMENT BUILDING 6518)

(APARTMENT BUILDING 6524)

(APARTMENT BUILDING UNNUMBERED)

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 OUTER WALLS

APARTMENT BUILDING 6502

FIRE DAMAGE

APARTMENT BUILDING 6504

HOLES IN OUTER WALLS

APARTMENT BUILDING 6504

UNSAFE STRUCTURAL MEMBERS	APARTMENT BUILDING 6504	<b>E</b>
HOLES IN OUTER WALLS	APARTMENT BUILDING 6510	
HOLES IN OUTER WALLS	APARTMENT BUILDING 6514	
HOLES IN OUTER WALLS	APARTMENT BUILDING 6516	
HOLES IN OUTER WALLS	APARTMENT BUILDING 6518	
HOLES IN OUTER WALLS	APARTMENT BUILDING 6524	
HOLES IN OUTER WALLS	APARTMENT BUILDING UNNUMBERED	
HOLES IN ROOF	APARTMENT BUILDING UNNUMBERED	
ROOF SAGGING	APARTMENT BUILDING UNNUMBERED	
UNSAFE STRUCTURAL MEMBERS	APARTMENT BUILDING UNNUMBERED	
PREMISES UNSANITARY		

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

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

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



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

**F**

**COMBINED NOTICE**

Record Owner:  
MORAN CHRISTOPHER  
6800 NE 23RD ST  
OKLAHOMA CITY, OK 73141

Notice Date: 2/21/2024  
Council Hearing Date: 3/12/2024  
Legal Notice DB: 2024-2-C24-09409  
Inspection Date: 2/20/2024  
Parcel ID #: 030190520  
Case #: C24-09409  
Abandoned Case #: C23-71382

cc: Mortgage Holder(s):

WEOKIE FEDERAL CREDIT UNION ATTN: COMMERCIAL LOANS PO BOX 26090 OKLAHOMA CITY, OK 73126

ADVANTAGE BANK 10100 SE 15TH MIDWEST CITY, OK 73130

ADVANTAGE BANK MIDWEST CITY OFFICE 10100 SE 15TH MIDWEST CITY, OK 73130

MMC HOLDINGS LLC 3300 HICKS AVE SPENCER, OK 73084

ADVANTAGE BANK SPENCER OFFICE 8001 N.E 23RD STREET OKLAHOMA CITY, OK 73141

ADVANTAGE BANK MIDWEST OFFICE 10100 SE 15TH MIDWEST CITY, OK 73130

AMERICAN EAGLE TITLE GROUP 410 N. WALNUT, SUITE 100 OKLAHOMA CITY, OK 73104

AMERICAN EAGLE TITLE GROUP 421 NW 13TH ST, SUITE 320 OKLAHOMA CITY, OK 73103

Violation Address: 1212 NE 20TH ST (AKA: 1214 NE 20TH ST)

Legal Description: Lot 005 Block 002 Addition GAST HEIGHTS 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 (DUPLEX)

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:

DANGER OF COLLAPSE	DUPLEX
HOLES IN OUTER WALLS	DUPLEX
HOLES IN ROOF	DUPLEX
ROOF SAGGING	DUPLEX
UNSAFE STRUCTURAL MEMBERS	DUPLEX
PREMISES UNSANITARY	

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

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

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

**F**



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

**G**

**COMBINED NOTICE**

Record Owner:  
DE CARTER SOLEDAD MINJARES  
1316 SW 34TH ST  
OKLAHOMA CITY, OK 73119

Notice Date: 2/28/2024  
Council Hearing Date: 3/12/2024  
Legal Notice DB: 2024-2-C24-12536  
Inspection Date: 2/27/2024  
Parcel ID #: 109525110  
Case #: C24-12536  
Abandoned Case #: C24-12537

cc: Mortgage Holder(s):

Violation Address: 1316 SW 34TH ST (AKA: 1316 1/2 SW 34TH ST)

Legal Description: Lot 005 Block 025 Addition SUNSET PARK ADDITION

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

Total number of structures: 2 (GARAGE APARTMENT)  
(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
FIRE DAMAGE	GARAGE APARTMENT
ROOF SAGGING	GARAGE APARTMENT
PREMISES UNSANITARY	

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

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

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



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

STRICKEN

**H**

**COMBINED NOTICE**

Record Owner:  
EARNEST BUYERS LLC  
1529 NE 44TH ST  
OKLAHOMA CITY, OK 73111

Notice Date: 2/22/2024  
Council Hearing Date: 3/12/2024  
Legal Notice DB: 2024-2-C24-11263  
Inspection Date: 2/21/2024  
Parcel ID #: 116542250  
Case #: C24-11263  
Abandoned Case #: C24-11264

cc: Mortgage Holder(s):

MARTIN JOHNSON THOMASENA TRS MARTIN JOHNSON THOMASENA FAMILY TRUST 1250 MORNINGSIDE DR  
HOLLISTER, CA 95023

CHICAGO TITLE OKLAHOMA CO. 1601 NW EXPRESSWAY, SUITE 1000 OKLAHOMA CITY, OK 73118

Violation Address: 1529 NE 44TH ST

Legal Description: Lot 017 Block 005 Addition PARK ESTATES 7TH 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 (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
PREMISES UNSANITARY	

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

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

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



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

**I**

**COMBINED NOTICE**

Record Owner:  
RC PLATINUM ENTERPRIZ INC  
PO BOX 20839  
OKLAHOMA CITY, OK 73156

Notice Date: 2/21/2024  
Council Hearing Date: 3/12/2024  
Legal Notice DB: 2024-2-C24-09898  
Inspection Date: 2/20/2024  
Parcel ID #: 130121260  
Case #: C24-09898  
Abandoned Case #: C22-03518

cc: Mortgage Holder(s):

Violation Address: 813 NW 90TH ST

Legal Description: Lot 000 Block 007 Addition BRITTON CITY FIRST  
LOTS 17 THRU 20

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
HOLES IN OUTER WALLS	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