

## 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:

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**VB**      Number(s)

24-11-C24-72938; 24-11-C24-72991; 24-11-C24-72994; 24-11-C24-73373; 24-11-C24-73837; 24-12-C24-71737; 24-12-C24-72694; 24-12-C24-74024; 24-12-C24-74431; 24-12-C24-74613; 24-12-C24-74764; 24-12-C24-75332; 24-12-C24-75338; 24-12-C24-75616;

(A total of 17 buildings at 14 locations.)

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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 December 17, 2024, ten (10) days prior notice of which was posted upon the subject property and also mailed to the above referenced and designated owners and mortgage holders by first class mail postage prepaid, with a receipt of mailing from the postal service which indicates the date and the name and address of the person to whom the notice was mailed, said Council has found, based upon the evidence presented, all of which is incorporated herein and made a part hereof for all purposes, that the said structures have been declared by this Council to be either dilapidated or

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

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

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

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

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

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

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

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

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

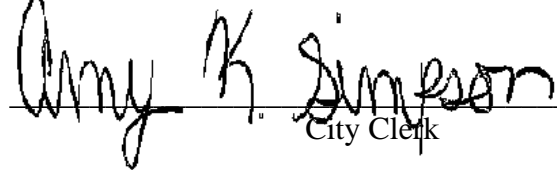
AND, BE IT FURTHER RESOLVED by the Council that any and all revenues recovered for such work shall be deposited by the City Treasurer into a specific City fund which said revenues were originally appropriated.

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

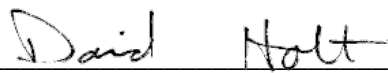
ADOPTED by the Council and SIGNED by the Mayor of The City of Oklahoma City this

17TH day of DECEMBER, 2024.

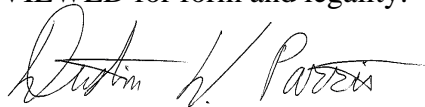
ATTEST:

  
City Clerk



  
Mayor

REVIEWED for form and legality.



Assistant Municipal Counselor



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

STRICKEN

**A**

**COMBINED NOTICE**

Record Owner:  
TRINIDAD SAUL  
2304 COTTONWOOD TER  
GUTHRIE, OK 73044

Notice Date: 11/25/2024  
Council Hearing Date: 12/17/2024  
Legal Notice UB: 2024-11-C24-73372  
Inspection Date: 11/22/2024  
Parcel ID#: 071938480  
Case #: C24-73372  
Abandoned Case #: C24-73373

cc: Mortgage Holder(s):

Violation Address: 105 S ALLEN ST

Legal Description: Lot 000 Block 015 Addition WEST LAWN GARDEN ADD  
LOTS 2 & 3

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 WINDOWS	HOUSE
UNSECURED DOORS	DETACHED GARAGE
UNSECURED DOORS	SHED
TRASH/JUNK	

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

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

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

**A**



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

**B**

**COMBINED NOTICE**

**Record Owner:**

SMITH WILLIE RUTH TRS  
SMITH WILLIE RUTH REV LIV TRUST  
6705 BRANIFF DR  
OKLAHOMA CITY, OK 73105

Notice Date: 12/2/2024  
Council Hearing Date: 12/17/2024  
Legal Notice UB: 2024-12-C24-74430  
Inspection Date: 11/27/2024  
Parcel ID#: 070172100  
Case #: C24-74430  
Abandoned Case #: C24-74431

**cc: Mortgage Holder(s):**

PRUITT & ASSOCIATES, P.C. 6 N.E. 63RD STREET, SUITE 400 OKLAHOMA CITY, OK 73105

**Violation Address:** 2816 N LYON DR (AKA: 2816 N LYONS DR)

**Legal Description:** Lot 008 Block 001 Addition LYON SUB ADDITION

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

Total number of structures: 1 (HOUSE)

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

UNSECURED WINDOWS HOUSE

TRASH/JUNK

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

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

**C**

**COMBINED NOTICE**

Record Owner:

COLLINSWORTH GWENDA F  
3608 TANGLEWOOD CIR  
FARMERS BRANCH, TX 75234

Notice Date: 12/2/2024

Council Hearing Date: 12/17/2024

Legal Notice DB: 2024-12-C24-71736

Inspection Date: 11/27/2024

Parcel ID #: 148017150

Case #: C24-71736

Abandoned Case #: C24-71737

cc: Mortgage Holder(s):

Violation Address: 6911 MELROSE LN

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

PT NW4 SEC 33 12N 4W BEG 329.02FT E OF SW/C SW4 NW4 TH N164.79FT E125.806FT S164.79FT  
W125.82FT TO BEG EX S20FT FOR ROAD

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 (COMMERCIAL BUILDING)  
(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:

HOLES IN ROOF	COMMERCIAL BUILDING
ROOF SAGGING	COMMERCIAL BUILDING
FOUNDATION DECAYED	COMMERCIAL BUILDING
HOLES IN OUTER WALLS	SHED
RANK WEEDS	

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

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

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

STRICKEN

**D**

**COMBINED NOTICE**

Record Owner:

DAVIS ERICK Q  
4400 HEMINGWAY DR UNIT 228  
OKLAHOMA CITY, OK 73118

Notice Date: 11/25/2024  
Council Hearing Date: 12/17/2024  
Legal Notice UB: 2024-11-C24-73836  
Inspection Date: 11/22/2024  
Parcel ID#: 070253350  
Case #: C24-73836  
Abandoned Case #: C24-73837

cc: Mortgage Holder(s):

JEFF PROSE RICHMOND MONROE GROUP 82 JIM LINEGAR LN BRANSON WEST, MO 65737

CSMC 2018-RPL9 TRUST C/O SELECT PORTFOLIO SERVICING, INC 3217 S. DECKER LAKE DRIVE SALT LAKE CITY, UT 84119

ERICK Q. DAVIS 2918 NORTH PROSPECT AVENUE OKLAHOMA CITY, OK 73105

FIRST AMERICAN TITLE & TRUST COMPANY 133 N.W. 8TH OKLAHOMA CITY, OK 73102

THE CIT GROUP/CONSUMER FINANCE, INC 14000 QUAIL SPRINGS PARKWAY OKLAHOMA CITY, OK 73134

Violation Address: 2918 N PROSPECT AVE

Legal Description: Lot 000 Block 003 Addition ETHELS PARK PLACE

LOTS 21 THRU 24

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 CRAWLSPACE 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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**D**



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

**E**

**COMBINED NOTICE**

Record Owner:

GBB MULTIFAMILY OKC BORROWER LLC  
3304 OWENS BLVD  
RICHARDSON, TX 75082

Notice Date: 12/3/2024  
Council Hearing Date: 12/17/2024  
Legal Notice DB: 2024-12-C24-72693  
Inspection Date: 12/2/2024  
Parcel ID #: 055150540  
Case #: C24-72693  
Abandoned Case #: C24-72694

cc: Mortgage Holder(s):

BASELINE PARTNERS, LLC 1819 E SOUTHERN AVE, STE B10 MESA, AZ 85204

BCIF HOLDINGS I, LLC 1819 E. SOUTHERN AVENUE, #B10 MESA, AZ 85204

TITAN TITLE & CLOSING PLATINUM LLC 6301 WATERFORD BLVD, STE 325 OKLAHOMA CITY, OK 73118

GBB MULTIFAMILY OKC BORROWER, LLC 901 18TH STREET PLANO, TX 75074

DANA B. WEISS, ESQ. BENESCH, FRIEDLANDER, COPLAN & ARONOFF LLP 200 PUBLIC SQUARE, SUITE 2300  
CLEVELAND, OH 44114

GREAT PLAINS NATIONAL BANK ELK CITY OFFICE 2017 W 3RD, PO BOX 488 ELK CITY, OK 73648

CAPITOL ABSTRACT AND TITLE COMPANY 1608 N.W. EXPRESSWAY OKLAHOMA CITY, OK 73118

GBB MULTIFAMILY OKC1, LLC 3304 OWENS BLVD RICHARDSON, TX 75082

NATIONAL TITLE & ESCROW, LLC 17709 CANTRELL ROAD LITTLE ROCK, AR 72223

Violation Address: 4201 N YOUNGS BLVD (AKA: 4221 N YOUNGS BLVD)

Legal Description: Lot 000 Block 000 Addition PUTNAM HEIGHTS 2ND

LTS 1 THRU 28 BLK 53 & LTS 1 THRU 14 BLK 52 PUTNAM HTS SECOND ADD NOW VACATED PLUS VAC  
42ND ST & VAC ALLEY IN BLK 53 & E1/2 DEEP FORK BLVD & W 1/2 YOUNGS BLVD ADJ BLKS 52 & 53  
PUTNAM HTS SECOND 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 4221)

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 4221
UNSAFE STRUCTURAL MEMBERS	APARTMENT BUILDING 4221
HOLES IN OUTER WALLS	APARTMENT BUILDING 4221

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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Municipal Code Inspector  
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andrew.jones@okc.gov

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

**E**



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

**F**

**COMBINED NOTICE**

Record Owner:

INSTANTHOUSEOFFER LLC  
3000 W MEMORIAL RD, UNIT 123 308  
OKLAHOMA CITY, OK 73120

Notice Date: 12/3/2024  
Council Hearing Date: 12/17/2024  
Legal Notice DB: 2024-12-C24-74763  
Inspection Date: 12/2/2024  
Parcel ID #: 017047990  
Case #: C24-74763  
Abandoned Case #: C24-74764

cc: Mortgage Holder(s):

LUPERCIO ANTONIO SOTO ANA M 1807 NW 5TH ST OKLAHOMA CITY, OK 73106

DIRECT LENDING LLC 16307 SONOMA PARK DR EDMOND, OK 73013

OKLAHOMA PRIME TITLE 2740 FEATHERSTONE RD, #2 OKLAHOMA CITY, OK 73120

Violation Address: 1807 NW 5TH ST

Legal Description: Lot 000 Block 013 Addition BELL VERN SECOND ADD  
LOTS 4 & 5

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
UNSAFE STRUCTURAL MEMBERS	COMMERCIAL BUILDING
HOLES IN ROOF	COMMERCIAL BUILDING
HOLES IN OUTER WALLS	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.

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**F**



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

**G**

**COMBINED NOTICE**

Record Owner:  
OMEGA INVESTMENTS LLC  
20 NW 13TH ST  
OKLAHOMA CITY, OK 73103

Notice Date: 12/4/2024  
Council Hearing Date: 12/17/2024  
Legal Notice UB: 2024-12-C24-74612  
Inspection Date: 12/3/2024  
Parcel ID#: 045000531  
Case #: C24-74612  
Abandoned Case #: C24-74613

cc: Mortgage Holder(s):

BANK7 OKLAHOMA CITY BRANCH 1039 NW 63RD STREET OKLAHOMA CITY, OK 73116  
OKLAHOMA PRIME TITLE & ESCROW LLC 13913 QUAIL POINTE DR. STE A OKLAHOMA CITY, OK 73134  
OMEGA INVESTMENTS LLC 1720 N SHARTEL AVE, UNIT C OKLAHOMA CITY, OK 73103

Violation Address: 926 NW 23RD ST

Legal Description: Lot 000 Block 005 Addition UNIVERSITY ADDITION  
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: 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
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.

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Chris Smith  
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(405)297-2650  
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420 West Main, Suite 1050, Oklahoma City, OK 73102 405/297-3500



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

**H**

**COMBINED NOTICE**

Record Owner:

OMEGA INVESTMENTS LLC  
20 NW 13TH, UNIT 200  
OKLAHOMA CITY, OK 73103

Notice Date: 12/4/2024  
Council Hearing Date: 12/17/2024  
Legal Notice UB: 2024-12-C24-75331  
Inspection Date: 12/3/2024  
Parcel ID#: 045000522  
Case #: C24-75331  
Abandoned Case #: C24-75332

cc: Mortgage Holder(s):

BANK7 ATTN: LOAN ADMINISTRATION 1039 NW 63RD ST OKLAHOMA CITY, OK 73116

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

OMEGA INVESTMENTS LLC 1720 N. SHARTEL AVENUE, SUITE C OKLAHOMA CITY, OK 73103

Violation Address: 928 NW 23RD ST

Legal Description: Lot 000 Block 005 Addition UNIVERSITY 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: 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

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

**I**

**COMBINED NOTICE**

**Record Owner:**

MYCEK ANNE C TRS  
MYCEK ANNE C REV TRUST  
377 HIGH POINT CV  
STATE COLLEGE, PA 16801

Notice Date: 12/5/2024  
Council Hearing Date: 12/17/2024  
Legal Notice UB: 2024-12-C24-74023  
Inspection Date: 12/4/2024  
Parcel ID#: 168652100  
Case #: C24-74023  
Abandoned Case #: C24-74024

**cc: Mortgage Holder(s):**

ANNE C. MYCEK 377 HIGH POINT COVE STATE COLLEGE, PA 16801

THE COLEMAN LAW OFFICE 3904 E. RENO AVENUE OKLAHOMA CITY, OK 73117

**Violation Address:** 6301 SW 29TH ST

**Legal Description:** Lot 000 Block 000 Addition MUSTANG TOWNSHIP  
PT OF SE4 SEC 9 11N 4W W 1/2 OF W 1/2 OF SE4

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:	8	(DETACHED GARAGE)
		(HOUSE)
		(NORTH SHED)
		(NORTHEAST BARN)
		(NORTHWEST BARN)
		(SOUTH SHED)
		(SOUTHEAST BARN)
		(SOUTHWEST BARN)

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
UNSECURED DOORS	SOUTHWEST BARN
UNSECURED DOORS	SOUTHEAST BARN
HOLES IN OUTER WALLS	SOUTHEAST BARN
UNSECURED DOORS	NORTHEAST BARN
UNSECURED DOORS	NORTHWEST BARN
UNSECURED WINDOWS	NORTHWEST BARN



UNSECURED DOORS

NORTH SHED

UNSECURED DOORS

SOUTH SHED

TRASH/JUNK

**I**

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

**J**

**COMBINED NOTICE**

Record Owner:

WILLIAMS NANCY JEAN  
2141 SW 35TH ST  
OKLAHOMA CITY, OK 73119

Notice Date: 12/5/2024  
Council Hearing Date: 12/17/2024  
Legal Notice UB: 2024-12-C24-75337  
Inspection Date: 12/4/2024  
Parcel ID#: 109306840  
Case #: C24-75337  
Abandoned Case #: C24-75338

cc: Mortgage Holder(s):

GONZALEZ ANTONIO C 3237 S DOUGLAS AVE OKLAHOMA CITY, OK 73109

Violation Address: 2141 SW 35TH ST

Legal Description: Lot 013 Block 025 Addition ALTAMERE ADDITION

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

Total number of structures: 1 (HOUSE)

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

UNSECURED 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.

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

**K**

**COMBINED NOTICE**

Record Owner:

BROWN TIMOTHY M  
1108 NW 36TH ST  
OKLAHOMA CITY, OK 73118

Notice Date: 12/5/2024  
Council Hearing Date: 12/17/2024  
Legal Notice UB: 2024-12-C24-75615  
Inspection Date: 12/4/2024  
Parcel ID#: 055551800  
Case #: C24-75615  
Abandoned Case #: C24-75616

cc: Mortgage Holder(s):

STEWART TITLE OF OKLAHOMA, INC 701 N. BROADWAY, SUITE 300 OKLAHOMA CITY, OK 73102

Violation Address: 1108 NW 36TH ST

Legal Description: Lot 003 Block 001 Addition CONTINENTAL PLACE

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

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

STRICKEN

**L**

**COMBINED NOTICE**

Record Owner:

JAA HOLDINGS LLC  
PO BOX 892844  
OKLAHOMA CITY, OK 73189-2844

Notice Date: 11/21/2024  
Council Hearing Date: 12/17/2024  
Legal Notice UB: 2024-11-C24-72990  
Inspection Date: 11/20/2024  
Parcel ID#: 074427265  
Case #: C24-72990  
Abandoned Case #: C24-72991

cc: Mortgage Holder(s):

JAA HOLDINGS LLC 20588 DEER SPRINGS CIRCLE EDMOND, OK 73012  
COREBANK 406 NW 12TH STREET OKLAHOMA CITY, OK 73103  
COREBANK WAYNOKA 1522 MISSOURI STREET PO BOX 158 WAYNOKA, OK 73860  
STEWART TITLE OF OKLAHOMA, INC 701 N. BROADWAY, SUITE 300 OKLAHOMA CITY, OK 73102

Violation Address: 2236 SW 49TH ST

Legal Description: Lot 000 Block 023 Addition MOORE HEIGHTS ADD  
LOTS 19 & 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 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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**The City of  
OKLAHOMA CITY**  
DEVELOPMENT SERVICES DEPARTMENT

STRICKEN

**M**

**COMBINED NOTICE**

Record Owner:

VAZQUEZ ALEJANDRO GARCIA  
GARCIA CLEOTILDE J VALENZUELA  
2512 SW MURRAY DR  
OKLAHOMA CITY, OK 73119

Notice Date: 11/21/2024  
Council Hearing Date: 12/17/2024  
Legal Notice UB: 2024-11-C24-72993  
Inspection Date: 11/20/2024  
Parcel ID#: 074427285  
Case #: C24-72993  
Abandoned Case #: C24-72994

cc: Mortgage Holder(s):

LARA FAMILY TRUST 5101 S YOUNGS BLVD OKLAHOMA CITY, OK 73119

Violation Address: 2244 SW 49TH ST

Legal Description: Lot 000 Block 023 Addition MOORE HEIGHTS ADD  
LOTS 23 & 24

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

Total number of structures: 1 (HOUSE)

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

UNSECURED DOORS HOUSE

UNSECURED WINDOWS HOUSE

TRASH/JUNK

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

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

**N**

**COMBINED NOTICE**

Record Owner:

JANTZ VERA RENEE  
1045 SW 51ST ST  
OKLAHOMA CITY, OK 73109

Notice Date: 11/21/2024  
Council Hearing Date: 12/17/2024  
Legal Notice UB: 2024-11-C24-72937  
Inspection Date: 11/20/2024  
Parcel ID#: 074903900  
Case #: C24-72937  
Abandoned Case #: C24-72938

cc: Mortgage Holder(s):

CORINTHIAN MORTGAGE CORPORATION 5700 BROADMOOR, STE 500 MISSION, KS 66202  
BANK OF AMERICA N.A 475 CROSSPOINT PARKWAY GETZVILLE, NY 14068  
ELIZABETH RICHARDS 112 WEST COMMERCE OKLAHOMA CITY, OK 73109

Violation Address: 1045 SW 51ST ST

Legal Description: Lot 000 Block 002 Addition RAYS SOUTH HIGHLAND  
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 (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  
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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420 West Main, Suite 1050, Oklahoma City, OK 73102 405/297-3500