

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)
	22-03-C22-13850; 22-04-C22-15030; 22-04-C22-15078; 22-04-C22-15363; 22-04-C22-15717; 22-04-C22-16177; 22-04-C22-16388; 22-04-C22-16448; 22-04-C22-16548; 22-04-C22-16646; 22-04-C22-16743; 22-04-C22-16814; 22-04-C22-16838; 22-04-C22-17125; 22-04-C22-17222; 22-04-C22-17499; 22-04-C22-17553; 22-04-C22-17692; 22-04-C22-17801; 22-04-C22-18125; 22-04-C22-18225; 22-04-C22-18246;

(A total of 22 buildings at 22 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 26, 2022, 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

26th day of April, 2022.

ATTEST:

Amy K Simpson
City Clerk



David Holt
Mayor

REVIEWED for form and legality.

Paul Brunner

Assistant Municipal Counselor

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

A



COMBINED NOTICE

Record Owner:

CADE VICKIE LYNN
5625 EVANBROOK TER
OKLAHOMA CITY, OK 73135

Notice Date: 4/7/2022
Council Hearing Date: 4/26/2022
Legal Notice UB: 2022-4-C22-16547
Inspection Date: 4/6/2022
Parcel ID#: 122011300
Case #: C22-16547
Abandoned Case #: C22-16548

cc: Mortgage Holder(s):

Violation Address: 5625 EVANBROOK TER

Legal Description: Lot 007 Block 041 Addition OAKCLIFF SEC 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: 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.

John Cravens
Municipal Code Inspector
(405) 297-3269
john.cravens@okc.gov

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



COMBINED NOTICE

Record Owner:
PASINI PHILIP
3721 S MABLE AVE
OKLAHOMA CITY, OK 73129-6815

Notice Date: 4/14/2022
Council Hearing Date: 4/26/2022
Legal Notice DB: 2022-4-C22-18244
Inspection Date: 4/13/2022
Parcel ID #: 074003100
Case #: C22-18244
Abandoned Case #: C22-18246

cc: Mortgage Holder(s):
FAA CREDIT UNION PO BOX 26406 OKLAHOMA CITY, OK 73126

Violation Address: 3721 S MABLE AVE

Legal Description: Lot 117 Block 000 Addition HOME GARDENS SUB 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: 2 (HOUSE)
(SOUTH 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:

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

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.

Charles Dyer
Municipal Code Inspector
(405) 297-1262
charles.dyer@okc.gov

C

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



COMBINED NOTICE

Record Owner:

MATRIX REAL ESTATE LLC
8514 S PENNSYLVANIA AVE
OKLAHOMA CITY, OK 73159

Notice Date: 4/14/2022
Council Hearing Date: 4/26/2022
Legal Notice UB: 2022-4-C22-18224
Inspection Date: 4/13/2022
Parcel ID#: 113414065
Case #: C22-18224
Abandoned Case #: C22-18225

cc: Mortgage Holder(s):

Violation Address: 2633 SW MURRAY DR

Legal Description: Lot 034 Block 011 Addition KNOB HILL 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
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.

Charles Russell
Municipal Code Inspector
(405) 297-2341
charles.russell@okc.gov

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



COMBINED NOTICE

Record Owner:
JONES SEBRIN JR
10510 14TH DR SE
EVERETT, WA 98208

Notice Date: 4/5/2022
Council Hearing Date: 4/26/2022
Legal Notice DB: 2022-4-C22-15716
Inspection Date: 4/4/2022
Parcel ID #: 134552060
Case #: C22-15716
Abandoned Case #: C22-15717

cc: Mortgage Holder(s):
JONES SEBRIN JR 4606 HOYT AVE EVERETT, WA 98203

Violation Address: 5321 SHALIMAR DR

Legal Description: Lot 012 Block 028 Addition OAKCLIFF SEC 13

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 OUTER WALLS 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.

John Cravens
Municipal Code Inspector
(405) 297-3269
john.cravens@okc.gov

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



COMBINED NOTICE

Record Owner:
HOWELL R D
100 E BLOSSOM DR
MIDWEST CITY, OK 73110

Notice Date: 4/12/2022
Council Hearing Date: 4/26/2022
Legal Notice UB: 2022-4-C22-17497
Inspection Date: 4/11/2022
Parcel ID#: 143741000
Case #: C22-17497
Abandoned Case #: C22-17499

cc: Mortgage Holder(s):

Violation Address: 4001 SMITH DR

Legal Description: Lot 020 Block 001 Addition BARBEE BROS ESTATES

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:

HOLES IN OUTER WALLS	HOUSE
UNSECURED CRAWLSPACE	HOUSE
OPEN BASEMENT	HOUSE
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.

Leon James
Municipal Code Inspector
(405) 297-3595
leon.james1@okc.gov

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



COMBINED NOTICE

Record Owner:
DUONG LIEN THI KIM
1416 SOFTWIND TER
OKLAHOMA CITY,OK 73128

Notice Date: 4/7/2022
Council Hearing Date: 4/26/2022
Legal Notice DB: 2022-4-C22-16176
Inspection Date: 4/6/2022
Parcel ID #: 0748
Case #: C22-16176
Abandoned Case #: C22-16177

cc: Mortgage Holder(s):

Violation Address: 1416 SOFT WIND AVE (AKA: 1416 SOFT WIND TER)

Legal Description: Lot 005 Block 002 Addition SUNNY BROOK

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.

Steven Fisher
Municipal Code Inspector
(405) 297-2441
steven.fisher@okc.gov

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



COMBINED NOTICE

Record Owner:
JOHNSON BUD R
2746 NW 58TH ST
OKLAHOMA CITY, OK 73112

Notice Date: 4/11/2022
Council Hearing Date: 4/26/2022
Legal Notice UB: 2022-4-C22-17124
Inspection Date: 4/8/2022
Parcel ID#: 142915080
Case #: C22-17124
Abandoned Case #: C22-17125

cc: Mortgage Holder(s):

Violation Address: 5616 WASHINGTON ST

Legal Description: Lot 000 Block 000 Addition SCHOOL GREEN PASTURE
LOT S137

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 DOORS HOUSE
- UNSECURED WINDOWS HOUSE
- RANK WEEDS
- TRASH/JUNK

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

Leon James
Municipal Code Inspector
(405) 297-3595
leon.james1@okc.gov

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



COMBINED NOTICE

Record Owner:

RUIZ FUENTE J FELIX & CELIE
4400 NW 20TH ST
OKLAHOMA CITY, OK 73107

Notice Date: 4/13/2022
Council Hearing Date: 4/26/2022
Legal Notice UB: 2022-4-C22-17800
Inspection Date: 4/12/2022
Parcel ID#: 015608410
Case #: C22-17800
Abandoned Case #: C22-17801

cc: Mortgage Holder(s):

Violation Address: 505 N WESTERN AVE (AKA: 503 N WESTERN AVE; 1119 NW 4TH ST)

Legal Description: Lot 000 Block 004 Addition RILEYS MEADOW GARDEN
LOTS 1 THRU 6 & 44 THRU 46

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

Total number of structures: 1 (COMMERCIAL BUILDING)

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

UNSECURED WINDOWS COMMERCIAL BUILDING
TRASH/JUNK

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.

Sean Lawson
Municipal Code Inspector
(405) 297-1598
sean.lawson@okc.gov

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



COMBINED NOTICE

Record Owner:
GARRARD BARBARA S FAMILY REV TRUST
2636 NW 1ST ST
OKLAHOMA CITY, OK 73107

Notice Date: 4/6/2022
Council Hearing Date: 4/26/2022
Legal Notice UB: 2022-4-C22-15362
Inspection Date: 4/1/2022
Parcel ID#: 072091775
Case #: C22-15362
Abandoned Case #: C22-15363

cc: Mortgage Holder(s):

Violation Address: 2636 NW 1ST ST

Legal Description: Lot 000 Block 008 Addition PACKINGHOUSE PARK
LOTS 21 & 22 & E5FT OF LOT 23

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:

- HOLES IN OUTER WALLS HOUSE
- UNSECURED WINDOWS HOUSE
- 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.

Whitney Lane
Municipal Code Inspector
405-297-1677
whitney.lane@okc.gov

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



COMBINED NOTICE

Record Owner:

PROPERTY MANAGEMENT SERVICES INC
1411 LINWOOD BLVD
OKLAHOMA CITY, OK 73106-5021

Notice Date: 4/13/2022
Council Hearing Date: 4/26/2022
Legal Notice UB: 2022-4-C22-17691
Inspection Date: 4/12/2022
Parcel ID#: 143052800
Case #: C22-17691
Abandoned Case #: C22-17692

cc: Mortgage Holder(s):

ARLINGTON ARMS LLC AN OKLAHOMA LIMITED LIABILITY COMPANY 1411 LINWOOD BLVD OKLAHOMA CITY, OK 73106

SOONER STATE BANK 10301 N MAY AVE OKLAHOMA CITY, OK 73120

Violation Address: 2307 SE 13TH ST

Legal Description: Lot 012 Block 002 Addition E L WILSON 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: 2 (HOUSE)
(SHED)

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

- UNSECURED DOORS HOUSE
- UNSECURED WINDOWS HOUSE
- UNSECURED DOORS SHED
- UNSECURED WINDOWS SHED
- HOLES IN OUTER WALLS SHED

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.

Charles Dyer
Municipal Code Inspector
(405) 297-1262
charles.dyer@okc.gov



COMBINED NOTICE

Record Owner:
GARRIOTT MAXINE M
1644 NW 15TH ST
OKLAHOMA CITY, OK 73106

Notice Date: 4/8/2022
Council Hearing Date: 4/26/2022
Legal Notice UB: 2022-4-C22-16387
Inspection Date: 4/6/2022
Parcel ID#: 061828400
Case #: C22-16387
Abandoned Case #: C22-16388

cc: Mortgage Holder(s):
CUATRO PROPERTIES LLC PO BOX 61192 OKLAHOMA CITY, OK 73146

Violation Address: 1644 NW 15TH ST

Legal Description: Lot 006 Block 002 Addition HADLOCKS AMENDED
N95FT

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 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.

Sean Lawson
Municipal Code Inspector
(405) 297-1598
sean.lawson@okc.gov

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



COMBINED NOTICE

Record Owner:

CV PREMIUM PROPERTIES LLC
5409 NW 122ND TER
OKLAHOMA CITY, OK 73162

Notice Date: 4/8/2022
Council Hearing Date: 4/26/2022
Legal Notice UB: 2022-4-C22-16837
Inspection Date: 4/7/2022
Parcel ID#: 045008883
Case #: C22-16837
Abandoned Case #: C22-16838

cc: Mortgage Holder(s):

NORTHWEST MORTGAGE INC 13800 MONTFORT DRIVE STE 100 DALLAS, TX 75240
BANC ONE FINANCIAL SERVICES INC 8604 ALLISONVILLE RD INDIANAPOLIS, IN 46250

Violation Address: 1424 NW 17TH ST

Legal Description: Lot 000 Block 077 Addition UNIVERSITY ADDITION
LOTS A & B

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

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.

Sean Lawson
Municipal Code Inspector
(405) 297-1598
sean.lawson@okc.gov

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



COMBINED NOTICE

Record Owner:

OMEGA INVESTMENTS LLC
1720 N SHARTEL AVE, UNIT C
OKLAHOMA CITY, OK 73105

Notice Date: 4/12/2022
Council Hearing Date: 4/26/2022
Legal Notice UB: 2022-4-C22-17221
Inspection Date: 4/11/2022
Parcel ID#: 064063900
Case #: C22-17221
Abandoned Case #: C22-17222

cc: Mortgage Holder(s):

- SCHRAMM DAWN E 2124 NW 20TH ST OKLAHOMA CITY, OK 73107
- CHICKASAW COMMUNITY BANKS 909 SOUTH MERIDIAN AVENUE. SUITE 100 OKLAHOMA CITY, OK 73108
- OMEGA INVESTMENTS LLC 1720 N SHARTEL AVE OKLAHOMA CITY, OK 73105
- LIBERTY NATIONAL BANK BLANCHARD 629 SW C AVE LAWTON, OK 73501

Violation Address: 2124 NW 20TH ST

Legal Description: Lot 005 Block 012 Addition LAS VEGAS 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: 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:

- HOLES IN OUTER WALLS HOUSE
- OPEN BASEMENT HOUSE
- UNSECURED WINDOWS HOUSE
- UNSECURED DOORS SHED
- HOLES IN ROOF SHED
- RANK WEEDS
- TRASH/JUNK

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

Whitney Lane
Municipal Code Inspector
405-297-1677
whitney.lane@okc.gov

N

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



COMBINED NOTICE

Record Owner:
NIXON BERTHA LOU
728 SE 26TH ST
OKLAHOMA CITY,OK 73129

Notice Date: 4/8/2022
Council Hearing Date: 4/26/2022
Legal Notice DB: 2022-4-C22-16813
Inspection Date: 4/7/2022
Parcel ID #: 095671600
Case #: C22-16813
Abandoned Case #: C22-16814

cc: Mortgage Holder(s):

Violation Address: 728 SE 26TH ST

Legal Description: Lot 000 Block 003 Addition FROST HEIGHTS ADD
LOTS 15 & 16

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:

- PREMISES UNSANITARY
- DECAYED FOUNDATION HOUSE
- HOLES IN OUTER WALLS 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.

Charles Dyer
Municipal Code Inspector
(405) 297-1262
charles.dyer@okc.gov

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



COMBINED NOTICE

Record Owner:

DANIELS MAURICE JOE ETAL
DANIELS WILLIAM A
DANIELS JOHN H
2200 NE 15TH ST
OKLAHOMA CITY,OK 73117

Notice Date: 4/1/2022
Council Hearing Date: 4/26/2022
Legal Notice DB: 2022-4-C22-15029
Inspection Date: 3/31/2022
Parcel ID #: 038437000
Case #: C22-15029
Abandoned Case #: C22-15030

cc: Mortgage Holder(s):

MAURICE JOE DANIELS 2200 NE 15TH ST OKLAHOMA CITY, OK 73117
WILLIAM A DANIELS 2200 NE 15TH ST OKLAHOMA CITY, OK 73117
JOHN H DANIELS 2200 NE 15TH ST OKLAHOMA CITY, OK 73117
ESTATE OF PAUL DANIELS 2200 NE 15TH ST OKLAHOMA CITY, OK 73117
JAMES F DANIELS 2200 NE 15TH ST OKLAHOMA CITY, OK 73117

Violation Address: 1020 NE 27TH ST

Legal Description: Lot 000 Block 002 Addition BURNHAM ADDITION
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:

DANGER OF COLLAPSE	HOUSE
FIRE DAMAGE	HOUSE
UNSAFE STRUCTURAL MEMBERS	HOUSE
HOLES IN OUTER WALLS	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.

Annie Printers
Municipal Code Inspector
(405) 297-1395
annie.printers@okc.gov

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

P



COMBINED NOTICE

Record Owner:
DE HOLDINGS LLC
PO BOX 31971
EDMOND,OK 73003

Notice Date: 4/7/2022
Council Hearing Date: 4/26/2022
Legal Notice UB: 2022-4-C22-16447
Inspection Date: 4/6/2022
Parcel ID#: 051553360
Case #: C22-16447
Abandoned Case #: C22-16448

cc: Mortgage Holder(s):
VALOR BANK 1501 RENAISSANCE BLVD EDMOND, OK 73013

Violation Address: 1444 NW 33RD ST

Legal Description: Lot 000 Block 018 Addition MILITARY PARK ADD
E52 1/2FT OF W107 1/2FT LOTS 6 THRU 11

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 CRAWLSPACE HOUSE
- HOLES IN OUTER WALLS HOUSE
- TRASH/JUNK

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

Sean Lawson
Municipal Code Inspector
(405) 297-1598
sean.lawson@okc.gov

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



COMBINED NOTICE

Record Owner:
CARTY DAVID
CARTY PEGGY
13108 CEDAR SPRINGS RD
OKLAHOMA CITY, OK 73120

Notice Date: 4/8/2022
Council Hearing Date: 4/26/2022
Legal Notice UB: 2022-4-C22-16645
Inspection Date: 4/7/2022
Parcel ID#: 051554450
Case #: C22-16645
Abandoned Case #: C22-16646

cc: Mortgage Holder(s):

Violation Address: 1445 NW 33RD ST

Legal Description: Lot 000 Block 025 Addition MILITARY PARK ADD
W12FT OF LOT 18 ALL LOT 19 & E8FT OF LOT 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 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.

Sean Lawson
Municipal Code Inspector
(405) 297-1598
sean.lawson@okc.gov

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



COMBINED NOTICE

Record Owner:
ALEXANDER LYNDA K
PO BOX 22
SPENCER, OK 73084

Notice Date: 4/13/2022
Council Hearing Date: 4/26/2022
Legal Notice UB: 2022-4-C22-17552
Inspection Date: 4/11/2022
Parcel ID#: 143248060
Case #: C22-17552
Abandoned Case #: C22-17553

cc: Mortgage Holder(s):

Violation Address: 12800 NE 37TH ST

Legal Description: Lot 013 Block 009 Addition PARKER HEIGHTS ADD

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

Total number of structures: 1 (HOUSE)

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

UNSECURED DOORS	HOUSE
UNSECURED WINDOWS	HOUSE
HOLES IN ROOF	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.

Leon James
Municipal Code Inspector
(405) 297-3595
leon.james1@okc.gov

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



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

T

COMBINED NOTICE

Record Owner:

BRADWAY MARIA CHRISTINA
NOVOTNY COURTNEY ANN
1121 SW 43RD ST
OKLAHOMA CITY, OK 73109

Notice Date: 4/1/2022
Council Hearing Date: 4/26/2022
Legal Notice UB: 2022-4-C22-13849
Inspection Date: 3/31/2022
Parcel ID#: 109971745
Case #: C22-13849
Abandoned Case #: C22-13850

cc: Mortgage Holder(s):

BANK OF AMERICA, N.A. 100 NORTH TRYON STREET CHARLOTTE, NC 28255

TB CORNERSTONE INVESTMENTS, LLC 1621 CENTRAL AVE CHEYENNE, WY 82001

Violation Address: 1116 SW 43RD ST

Legal Description: Lot 004 Block 005 Addition REDINGS RANCHO VILLAGE #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: 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.

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

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



COMBINED NOTICE

Record Owner:
EMPTAGE CONSTANCE F
1240 SW 45TH ST
OKLAHOMA CITY, OK 73109

Notice Date: 4/8/2022
Council Hearing Date: 4/26/2022
Legal Notice UB: 2022-4-C22-16742
Inspection Date: 4/7/2022
Parcel ID#: 074602500
Case #: C22-16742
Abandoned Case #: C22-16743

cc: Mortgage Holder(s):
BANK OF AMERICA NA 475 CROSSPOINT PARKWAY GETZVILLE, NY 14068

Violation Address: 1240 SW 45TH ST

Legal Description: Lot 000 Block 005 Addition MCCANN SOUTH HIGHLAND
W91.8FT OF N 1/2

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

Total number of structures: 1 (HOUSE)

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

- HOLES IN ROOF HOUSE
- UNSECURED DOORS HOUSE
- UNSECURED WINDOWS HOUSE
- UNSECURED CRAWLSPACE HOUSE
- FIRE DAMAGE 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.

Charles Russell
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charles.russell@okc.gov

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



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

V

COMBINED NOTICE

Record Owner:

CLARK VELMA REGINA
917 NW 103RD ST
OKLAHOMA CITY, OK 73114

Notice Date: 4/1/2022
Council Hearing Date: 4/26/2022
Legal Notice UB: 2022-4-C22-15077
Inspection Date: 3/31/2022
Parcel ID#: 130843710
Case #: C22-15077
Abandoned Case #: C22-15078

cc: Mortgage Holder(s):

AMERICAN ADVISORS GROUP 3800 W CHAPMAN AVE 3RD FLOOR ORANGE, CA 92868

AMB MORTGAGE INC 600 OLD COUNTRY ROAD SUITE 207 GARDEN CITY, NY 11530

Violation Address: 917 NW 103RD ST

Legal Description: Lot 000 Block 004 Addition HOMEDALE ADDITION

E20FT OF LOT 55 ALL OF LOT 56 & W10FT OF LOT 57

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

RANK WEEDS

TRASH/JUNK

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

Shawn Jones
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