

## 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)

22-11-C22-62816; 22-11-C22-63089; 22-11-C22-63327; 22-11-C22-63392; 22-11-C22-63830; 22-11-C22-63870; 22-11-C22-63969; 22-11-C22-64071; 22-11-C22-64211; 22-11-C22-64820; 22-11-C22-64822; 22-11-C22-64981; 22-11-C22-65165; 22-11-C22-65394;

(A total of 18 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 November 22, 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  
22nd day of November, 2022.

ATTEST:

Amy K. Simpson  
City Clerk



David Holt  
Mayor

REVIEWED for form and legality.

Pete G. Douglas-Pally  
Assistant Municipal Counselor



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

**A**

**COMBINED NOTICE**

Record Owner:  
GRAVES SARAH KATHLEEN  
809 N LAWTON  
MOORE, OK 73160

Notice Date: 11/7/2022  
Council Hearing Date: 11/22/2022  
Legal Notice DB: 2022-11-C22-63869  
Inspection Date: 11/4/2022  
Parcel ID #: 086402805  
Case #: C22-63869  
Abandoned Case #: C22-63870

cc: Mortgage Holder(s):

GRAVES JASON MICHAEL 443 SE 52ND ST OKLAHOMA CITY, OK 73129

Violation Address: 5212 S DURLAND AVE

Legal Description: Lot 000 Block 002 Addition HILLS SUB ADDITION  
LOTS 13 14 & 15

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
ROOF SAGGING	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.

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

**B**

**COMBINED NOTICE**

Record Owner:

JENKINS LEROY & GLORIA A  
7200 BROADWAY EXT  
OKLAHOMA CITY, OK 73116

Notice Date: 11/8/2022

Council Hearing Date: 11/22/2022

Legal Notice UB: 2022-11-C22-65164

Inspection Date: 11/7/2022

Parcel ID#: 134551230

Case #: C22-65164

Abandoned Case #: C22-65165

cc: Mortgage Holder(s):

Violation Address: 5228 GAINES ST

Legal Description: Lot 012 Block 026 Addition OAKCLIFF SEC 13

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



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

**C**

**COMBINED NOTICE**

Record Owner:  
ORDUNEZ ELPIDIA  
2536 SW 56TH ST  
OKLAHOMA CITY, OK 73119

Notice Date: 11/9/2022  
Council Hearing Date: 11/22/2022  
Legal Notice UB: 2022-11-C22-64980  
Inspection Date: 11/8/2022  
Parcel ID#: 094556070  
Case #: C22-64980  
Abandoned Case #: C22-64981

cc: Mortgage Holder(s):

Violation Address: 235 SE GRAND BLVD (AKA: 235 SE 36TH ST)

Legal Description: Lot 000 Block 070 Addition SHIELDS SO OKLA CITY  
LOTS 39 & 40

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

Total number of structures: 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 WINDOWS	HOUSE
UNSECURED CRAWLSPACE	HOUSE
UNSECURED DOORS	DETACHED GARAGE
TRASH/JUNK	
RANK WEEDS	

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

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420 West Main, Suite 1050, Oklahoma City, OK 73102 405/297-3500



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

**D**

**COMBINED NOTICE**

Record Owner:  
FIRST STREET INVESTMENTS LLC  
920 SE 66TH ST  
OKLAHOMA CITY, OK 73149

Notice Date: 11/3/2022  
Council Hearing Date: 11/22/2022  
Legal Notice UB: 2022-11-C22-63326  
Inspection Date: 11/2/2022  
Parcel ID#: 106223200  
Case #: C22-63326  
Abandoned Case #: C22-63327

cc: Mortgage Holder(s):

FIRST STREET INVESTMENTS LLC PO BOX 890141 OKLAHOMA CITY, OK 73189

JAMIE WUNDER OS NATIONAL LLC 2170 SATELLITE BLVD STE 200 DULUTH, GA 30097

WILMINGTON TRUST NATIONAL ASSOCIATION 1100 NORTH MARKET STREET ATTENTION: B2R 2015-1 WILMINGTON, DE 19890

MILA INC DBA MORTGAGE INVESTMENT LENDING ASSOCIATES INC 6021 244TH ST SW MOUNTLAKE TERRACE, WA 98043

BANCFIRST MOORE 600 NW 5TH MOORE, OK 73160

Violation Address: 1229 SW GRAND BLVD (AKA: 1229 SW 36TH ST)

Legal Description: Lot 017 Block 005 Addition VOLZ 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 DOORS HOUSE

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.

Andrew Jones  
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Christopher.smith@okc.gov

**D**





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

**E**

**COMBINED NOTICE**

Record Owner:

MCCLELLAN RICHARD W JR  
13112 NATIVE PLANT RD  
PIEDMONT, OK 73078

Notice Date: 11/9/2022

Council Hearing Date: 11/22/2022

Legal Notice UB: 2022-11-C22-63968

Inspection Date: 11/8/2022

Parcel ID#: 128695

Case #: C22-63968

Abandoned Case #: C22-63969

cc: Mortgage Holder(s):

U.S. BANK N.A. 4801 FREDERICA ST OWENSBORO, KY 42301

FIRST MORTGAGE COMPANY LLC ISAOA/ATIMA 6800 BROADWAY EXTENSION OKLAHOMA CITY, OK 73116

Violation Address: 13112 NATIVE PLANT RD

Legal Description: Lot 009 Block 013 Addition VILLAGE VERDE ADDN SEC 2

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

Total number of structures: 1 (HOUSE)

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

UNSECURED DOORS HOUSE

UNSECURED WINDOWS HOUSE

TRASH/JUNK

RANK WEEDS

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

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

**F**

**COMBINED NOTICE**

Record Owner:  
OKC COMPASSION INC  
PO BOX 75995  
OKLAHOMA CITY, OK 73147

Notice Date: 11/3/2022  
Council Hearing Date: 11/22/2022  
Legal Notice DB: 2022-11-C22-62814  
Inspection Date: 11/1/2022  
Parcel ID #: 063342080  
Case #: C22-62814  
Abandoned Case #: C22-62816

cc: Mortgage Holder(s):

UMB BANK N.A. ATTN: LOAN SERVICING PO BOX 419226 MS# 1170203 KANSAS CITY, MO 64141

UMB BANK N.A. 5636 N PENNSYLVANIA AVE OKLAHOMA CITY, OK 73112

OKC COMPASSION INC 1121 N PENNSYLVANIA AVE OKLAHOMA CITY, OK 73107

Violation Address: 2125 W PARK PL

Legal Description: Lot 000 Block 009 Addition YOUNGS ENGLEWOOD ADD  
LOTS 38 & 39

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
UNSAFE STRUCTURAL MEMBERS	HOUSE

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

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

Andrew Jones  
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Christopher.smith@okc.gov

**F**



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

**G**

**COMBINED NOTICE**

Record Owner:  
DEHUMA ENOC  
1009 S PENNSYLVANIA AVE  
OKLAHOMA CITY, OK 73105

Notice Date: 11/3/2022  
Council Hearing Date: 11/22/2022  
Legal Notice DB: 2022-11-C22-63088  
Inspection Date: 11/2/2022  
Parcel ID #: 103144750  
Case #: C22-63088  
Abandoned Case #: C22-63089

cc: Mortgage Holder(s):

BROWN DONNY LEE BROWN MARY 3025 SW 11TH ST OKLAHOMA CITY, OK 73108

Violation Address: 1009 S PENNSYLVANIA AVE

Legal Description: Lot 000 Block 109 Addition STOCKYARDS FOURTH  
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 (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
UNSAFE STRUCTURAL MEMBERS	HOUSE
DECAYED FOUNDATION	HOUSE
DEBRIS FROM DEMOLITION	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.

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Christopher.smith@okc.gov

**G**



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

**H**

**COMBINED NOTICE**

Record Owner:

ADAMS RONALD D  
3509 TREADWELL DR  
OKLAHOMA CITY, OK 73112

Notice Date: 11/7/2022  
Council Hearing Date: 11/22/2022  
Legal Notice UB: 2022-11-C22-63829  
Inspection Date: 11/4/2022  
Parcel ID#: 117842585  
Case #: C22-63829  
Abandoned Case #: C22-63830

cc: Mortgage Holder(s):

SRML MORTGAGE TRUST C/O BLACKSTONE 601 LEXINGTON AVENUE NEW YORK, NY 10022

Violation Address: 3509 TREADWELL DR

Legal Description: Lot 018 Block 009 Addition TREADWELL HILLS

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: 5 (GARAGE APARTMENT)  
(HOUSE)  
(NORTHEAST SHED)  
(POOL)  
(SOUTHWEST 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	GARAGE APARTMENT
UNSECURED WINDOWS	GARAGE APARTMENT
UNSECURED DOORS	NORTHEAST SHED
UNSECURED DOORS	SOUTHWEST SHED
UNSECURED POOL	POOL

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

**H**

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



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

STRICKEN

**I**

**COMBINED NOTICE**

Record Owner:

HIGHTOWER GENE & DELORES D  
11504 WINDMILL RD  
OKLAHOMA CITY, OK 73162

Notice Date: 11/3/2022  
Council Hearing Date: 11/22/2022  
Legal Notice UB: 2022-11-C22-63391  
Inspection Date: 11/1/2022  
Parcel ID#: 148652270  
Case #: C22-63391  
Abandoned Case #: C22-63392

cc: Mortgage Holder(s):

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC PO BOX 2026 FLINT, MI 48501

NTFN INC 2001 LAKESIDE PARKWAY FLOWER MOUND, TX 75028

WARD TITLE & CLOSING COMPANY 2516 NW EXPRESSWAY OKLAHOMA CITY, OK 73112

Violation Address: 11504 WINDMILL RD

Legal Description: Lot 023 Block 008 Addition WILLOW CREEK 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:

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

**J**

**COMBINED NOTICE**

Record Owner:  
SAM AUSTIN MINISTRY  
3412 NW 23RD ST  
OKLAHOMA CITY, OK 73107

Notice Date: 11/3/2022  
Council Hearing Date: 11/22/2022  
Legal Notice DB: 2022-11-C22-64210  
Inspection Date: 11/2/2022  
Parcel ID #: 017047980  
Case #: C22-64210  
Abandoned Case #: C22-64211

cc: Mortgage Holder(s):  
WCI LLC PO BOX 2962 OKLAHOMA CITY, OK 73101

Violation Address: 1805 NW 5TH ST (AKA: 1801 NW 5TH ST)

Legal Description: Lot 000 Block 013 Addition BELL VERN SECOND ADD  
LOTS 1 THRU 3

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

**K**

**COMBINED NOTICE**

Record Owner:

LATHAM PAMELA  
REYES TORREY  
1522 SW 23RD ST  
OKLAHOMA CITY, OK 73108

Notice Date: 11/9/2022  
Council Hearing Date: 11/22/2022  
Legal Notice UB: 2022-11-C22-65393  
Inspection Date: 11/8/2022  
Parcel ID#: 107981585  
Case #: C22-65393  
Abandoned Case #: C22-65394

cc: Mortgage Holder(s):

LATHAM PAMELA REYES TORREY 1526 SW 23RD ST OKLAHOMA CITY, OK 73108  
TORREY REYES 2400 S MACARTHUR #262 OKLAHOMA CITY, OK 73128

Violation Address: 1526 SW 23RD ST

Legal Description: Lot 000 Block 016 Addition INDUSTRIAL ADDITION  
LOTS 14 & 15

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

Total number of structures: 1 (HOUSE)

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

FIRE DAMAGE	HOUSE
UNSECURED DOORS	HOUSE
UNSECURED WINDOWS	HOUSE
HOLES IN ROOF	HOUSE
RANK WEEDS	

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

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

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

420 West Main, Suite 1050, Oklahoma City, OK 73102 405/297-3500



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

**L**

**COMBINED NOTICE**

Record Owner:

MASON REALTY INVESTORS LLC  
1015 N BROADWAY AVE UNIT 130  
OKLAHOMA CITY, OK 73102

Notice Date: 11/3/2022  
Council Hearing Date: 11/22/2022  
Legal Notice UB: 2022-11-C22-64070  
Inspection Date: 11/1/2022  
Parcel ID#: 091471960  
Case #: C22-64070  
Abandoned Case #: C22-64071

cc: Mortgage Holder(s):

TG BLUE CHURCH LLC 12417 JASPER AVE OKLAHOMA CITY, OK 73170

Violation Address: 133 SW 24TH ST (AKA: 129 SW 24TH ST)

Legal Description: Lot 000 Block 009 Addition CAPITOL HILL ADD  
LOTS 23 THRU 25 & W10FT LOT 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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**The City of  
OKLAHOMA CITY**  
DEVELOPMENT SERVICES DEPARTMENT

**M**

**COMBINED NOTICE**

Record Owner:

WHITCHURCH BOB  
1057 W I 240 SERVICE RD UNIT 2  
OKLAHOMA CITY, OK 73139

Notice Date: 11/7/2022  
Council Hearing Date: 11/22/2022  
Legal Notice UB: 2022-11-C22-64821  
Inspection Date: 11/4/2022  
Parcel ID#: 107982250  
Case #: C22-64821  
Abandoned Case #: C22-64822

cc: Mortgage Holder(s):

WHITCHURCH BOB 1600 SW 28TH ST OKLAHOMA CITY, OK 73108

SHELLPOINT MORTGAGE SERVICING C/O NATIONWIDE TITLE CLEARING LLC 2100 ALT 19 NORTH PALM HARBOR, FL 34683

NEWREZ D/B/A SHELLPOINT MORTGAGE SERVICING 1100 VIRGINIA DR STE 125 FORT WASHINGTON, PA 19034

UNIVERSAL MORTGAGE CORPORATION 12080 NORTH CORPORATE PARKWAY MEQUON, WI 53092-

Violation Address: 1600 SW 28TH ST (AKA: 1600 1/2 SW 28TH ST)

Legal Description: Lot 000 Block 022 Addition INDUSTRIAL ADDITION

LOTS 1 & 2

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

Total number of structures: 3 (GARAGE APARTMENT)  
(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	GARAGE APARTMENT
UNSECURED DOORS	SHED
HOLES IN ROOF	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.

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**M**



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

N

**COMBINED NOTICE**

Record Owner:

HOVIS ANN K  
12601 N PENNSYLVANIA AVE UNIT 179  
OKLAHOMA CITY, OK 73120

Notice Date: 11/7/2022  
Council Hearing Date: 11/22/2022  
Legal Notice UB: 2022-11-C22-64819  
Inspection Date: 11/4/2022  
Parcel ID#: 104909450  
Case #: C22-64819  
Abandoned Case #: C22-64820

cc: Mortgage Holder(s):

BARBOSA ARMANDO MARTINEZ BONILLA ARACELY GRACIELA CUETO 1720 NW 11TH ST OKLAHOMA CITY, OK 73106

Violation Address: 1218 SW 32ND ST

Legal Description: Lot 000 Block 008 Addition ACADEMY HEIGHTS 3RD  
LOTS 45 & 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: 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 WINDOWS	HOUSE
UNSECURED DOORS	DETACHED GARAGE
HOLES IN OUTER WALLS	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.

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