

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)

22-11-C22-65712; 22-11-C22-65857; 22-11-C22-66114; 22-11-C22-66283; 22-11-C22-66529; 22-11-C22-66663;
22-11-C22-66806; 22-11-C22-66808; 22-11-C22-66828;

(A total of 9 buildings at 9 locations.)

attached hereto and made part hereof; and,

WHEREAS, pursuant to a public hearing held by and before the Council of The City of Oklahoma City on December 6, 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

6th day of December, 2022.

ATTEST:

Amy K. Simpson
City Clerk



David Holt
Mayor

REVIEWED for form and legality.

Pete G. Douglas Gally
Assistant Municipal Counselor



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

STRICKEN

A

COMBINED NOTICE

Record Owner:

WARRIOR HOLDINGS LLC
8801 N WESTERN AVE
OKLAHOMA CITY, OK 73114

Notice Date: 11/18/2022
Council Hearing Date: 12/6/2022
Legal Notice UB: 2022-11-C22-66805
Inspection Date: 11/17/2022
Parcel ID#: 143017950
Case #: C22-66805
Abandoned Case #: C22-66806

cc: Mortgage Holder(s):

WARRIOR HOLDINGS LLC 1528 NW 89TH ST OKLAHOMA CITY, OK 73114

Violation Address: 2115 SE 12TH ST

Legal Description: Lot 000 Block 019 Addition RAYS HEIGHTS ADD
LOTS 34 & 35

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.

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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

STRICKEN

B

COMBINED NOTICE

Record Owner:

421 NW 16TH LLC
421 NW 16TH ST
OKLAHOMA CITY, OK 73103

Notice Date: 11/18/2022

Council Hearing Date: 12/6/2022

Legal Notice UB: 2022-11-C22-65856

Inspection Date: 11/17/2022

Parcel ID#: 043881140

Case #: C22-65856

Abandoned Case #: C22-65857

cc: Mortgage Holder(s):

Violation Address: 421 NW 16TH ST

Legal Description: Lot 011 Block 006 Addition WINANS HIGHLAND TERR

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.

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**The City of
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DEVELOPMENT SERVICES DEPARTMENT

STRICKEN

C

COMBINED NOTICE

Record Owner:

KD REAL ESTATE SOLUTIONS LLC
5700 SE 149TH ST
OKLAHOMA CITY, OK 73165

Notice Date: 11/21/2022

Council Hearing Date: 12/6/2022

Legal Notice UB: 2022-11-C22-66528

Inspection Date: 11/18/2022

Parcel ID#: 086764100

Case #: C22-66528

Abandoned Case #: C22-66529

cc: Mortgage Holder(s):

PEAVEY KEVIN D 5700 SE 149TH ST OKLAHOMA CITY, OK 73165

Violation Address: 3216 SW 21ST ST

Legal Description: Lot 018 Block 003 Addition HUTCHISON SECOND 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: 3 (HOUSE)
(NORTH SHED)
(SOUTH 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:

FIRE DAMAGE	HOUSE
UNSECURED DOORS	HOUSE
UNSECURED WINDOWS	HOUSE
HOLES IN ROOF	HOUSE
HOLES IN OUTER WALLS	HOUSE
UNSECURED CRAWLSPACE	HOUSE
UNSECURED DOORS	NORTH SHED
UNSECURED DOORS	SOUTH 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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Chris Smith
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**The City of
OKLAHOMA CITY**
DEVELOPMENT SERVICES DEPARTMENT

D

COMBINED NOTICE

Record Owner:
402 SE 29TH LLC
1703 LINWOOD BLVD
OKLAHOMA CITY, OK 73106

Notice Date: 11/14/2022
Council Hearing Date: 12/6/2022
Legal Notice UB: 2022-11-C22-65711
Inspection Date: 11/10/2022
Parcel ID#: 131942010
Case #: C22-65711
Abandoned Case #: C22-65712

cc: Mortgage Holder(s):

Violation Address: 402 SE 29TH ST

Legal Description: Lot 000 Block 000 Addition UNPLTD PT SEC 15 11N 3W
PT NW4 SEC 15 11N 3W BEG 301FT W & 33FT S OF NE/C OF
NW4 W100FT S150FT E100FT N150FT TO BEG

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

STRICKEN

E

COMBINED NOTICE

Record Owner:

1415 NW 34TH ST LLC
1411 LINWOOD BLVD
OKLAHOMA CITY, OK 73106

Notice Date: 11/18/2022

Council Hearing Date: 12/6/2022

Legal Notice UB: 2022-11-C22-66282

Inspection Date: 11/17/2022

Parcel ID#: 054850441

Case #: C22-66282

Abandoned Case #: C22-66283

cc: Mortgage Holder(s):

Violation Address: 1415 NW 34TH ST

Legal Description: Lot 000 Block 00D Addition PUTNAM HEIGHTS ADD
LOTS 10 & 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: 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
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.

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

F

COMBINED NOTICE

Record Owner:
HJ CAPITAL LLC
3401 ST CROIX CT
PUNTA GORDA, FL 33950

Notice Date: 11/21/2022
Council Hearing Date: 12/6/2022
Legal Notice UB: 2022-11-C22-66113
Inspection Date: 11/18/2022
Parcel ID#: 120662690
Case #: C22-66113
Abandoned Case #: C22-66114

cc: Mortgage Holder(s):

BRIDGE CAPITOL ASSET FUNDING, LLC 5860 RIDGEWAY CENTER PARKWAY, STE 102 ATTN: KYUNGJAE LEE
MEMPHIS, TN 38120

SYSTEMATIC SAVINGS BANK 318 SOUTH AVENUE SPRINGFIELD, MO 65806

Violation Address: 8205 SW 36TH ST

Legal Description: Lot 009 Block 009 Addition WINDS WEST

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

Total number of structures: 1 (HOUSE)

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

UNSECURED DOORS	HOUSE
UNSECURED WINDOWS	HOUSE

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

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

G

COMBINED NOTICE

Record Owner:

ALCHEMY INVESTMENTS LLC
8978 SPANISH RIDGE AVE UNIT 102
LAS VEGAS, NV 89148

Notice Date: 11/21/2022
Council Hearing Date: 12/6/2022
Legal Notice UB: 2022-11-C22-66827
Inspection Date: 11/18/2022
Parcel ID#: 113293780
Case #: C22-66827
Abandoned Case #: C22-66828

cc: Mortgage Holder(s):

KIAVI FUNDING, LLC ATTN: POST CLOSING DEPARTMENT 2 ALLEGHENY CENTER, NOVA TOWER 2, SUITE 200
PITTSBURGH, PA 15212

Violation Address: 2517 SE 47TH ST

Legal Description: Lot 015 Block 016 Addition LUMBERMANS #3 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: 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

H

COMBINED NOTICE

Record Owner:
HERRADA ALMA D
1137 SW 49TH ST
OKLAHOMA CITY, OK 73109

Notice Date: 11/21/2022
Council Hearing Date: 12/6/2022
Legal Notice UB: 2022-11-C22-66662
Inspection Date: 11/18/2022
Parcel ID#: 074606855
Case #: C22-66662
Abandoned Case #: C22-66663

cc: Mortgage Holder(s):

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. PO BOX 2026 FLINT, MI 48501
COLORADO, LLC 5455 N UNION BLVD COLORADO SPRINGS, CO 80918
MORTGAGE SOLUTIONS OF COLORADO, LLC 5455 N UNION BLVD COLORADO SPRINGS, OK 80918

Violation Address: 1137 SW 49TH ST

Legal Description: Lot 000 Block 019 Addition MCCANNS SOUTH HIGHLAND
E50FT OF W150FT OF S 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 (HOUSE)
(NORTH SHED)
(SOUTH 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	NORTH SHED
UNSECURED WINDOWS	NORTH SHED
UNSECURED DOORS	SOUTH SHED
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

I

COMBINED NOTICE

Record Owner:

STONETOWN ARW SOUTH LLC
720 S COLORADO BLVD, UNIT 1150 N
DENVER, CO 80246

Notice Date: 11/18/2022
Council Hearing Date: 12/6/2022
Legal Notice UB: 2022-11-C22-66807
Inspection Date: 11/17/2022
Parcel ID#: 132125615
Case #: C22-66807
Abandoned Case #: C22-66808

cc: Mortgage Holder(s):

ADUDDLELL DAVID A & CAROL A 12008 REMINGTON RD OKLAHOMA CITY, OK 73170

Violation Address: 2401 SE 59TH ST (AKA: 2217 SE 59TH ST, 5714 S FOSTER RD, 5714 FOSTER RD)

Legal Description: Lot 000 Block 000 Addition UNPLTD PT SW4 SEC 24 11N 3W

BEG SW/C SE4 SW4 TH N375FT E208.71FT N188.67FT E809.40FT S563.57FT TO S LINE SW4 TH W1018.38FT
TO BEG SUBJ TO ESMTS/RW OF RECORD

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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