

## RESOLUTION

RESOLUTION DECLARING THAT CERTAIN STRUCTURES IN THE CITY OF OKLAHOMA CITY ARE UNSECURED STRUCTURES AND THAT THE BOARDING AND SECURING OF SAID STRUCTURES WOULD PROMOTE AND BENEFIT THE PUBLIC HEALTH, SAFETY AND WELFARE; AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO CAUSE THE REQUIRED WORK TO BE DONE; DIRECTING THE CITY CLERK TO PURSUE RECOVERY OF COSTS FOR SUCH WORK IF DONE BY THE CITY; DIRECTING THE CITY TREASURER TO DEPOSIT ANY REVENUES RECOVERED FOR BOARDING AND SECURING INTO THE SPECIFIC CITY FUND FROM WHICH SAID REVENUES WERE ORIGINALLY APPROPRIATED; AND FURTHER DIRECTING THE FILING OF A NOTICE OF LIEN IN THE COUNTY CLERK'S OFFICE.

WHEREAS, it has been brought to the attention of The City of Oklahoma City that certain structures exist within the City with legal descriptions, street addresses, and ownership as reflected by the current year's tax rolls, and mortgage holders as shown by the records of the County Clerk, as shown on the legal notice forms numbered as follows:

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UB	Number(s)
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	23-08-C23-49991; 23-08-C23-50355; 23-08-C23-50394; 23-08-C23-50397; 23-08-C23-50704; 23-08-C23-50730; 23-08-C23-50955; 23-08-C23-51199; 23-08-C23-51219; 23-08-C23-51658; 23-08-C23-51862; 23-08-C23-51906; 23-08-C23-51948; 23-08-C23-52048; 23-08-C23-52105; 23-08-C23-52618; 23-08-C23-52711;
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(A total of 26 structures at 17 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 August 29, 2023, 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 are unsecured structures as defined by 11 Oklahoma Statute, Section 22-112.1(C), the same being as reflected by the conditions of decay or disrepair described on said attached legal notice forms; and,

WHEREAS, due to the unsecured condition of each of said structures as above described, the Council finds and concludes that the boarding and securing of said structures will make such structures less available for transient occupation, decrease a fire hazard created by such structures, and decrease the hazard that such structures will constitute an attractive nuisance to children; and,

WHEREAS, the Council finds and concludes that the boarding and securing of such unsecured structures will promote and benefit the public health, safety and welfare; and

WHEREAS, the Council desires (1) to authorize the City Manager, or his designee, to cause the required boarding and securing work to be performed by a contractor or other agents for the City; (2) to authorize the City Clerk to pursue the recovery of costs for such work as provided for by law; and, (3) to direct the City Treasurer to 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) As a result of the inspection and observation of the structures listed above by City inspectors, the structures listed and described on said attached legal notice forms are hereby found and declared by the Council of The City of Oklahoma City to be unsecured structures as defined by 11 Oklahoma Statute, Section 22-112.1(C);

(2) That the boarding and securing thereof would make such buildings less available for transient occupation, decrease a fire hazard created by such buildings and decrease the hazard that such

buildings will constitute an attractive nuisance to children. Furthermore, it has been determined that the boarding and securing of said structures would promote and benefit the health, safety and welfare of the general public and the community.

(3) The 'boarding and securing' of a structure, as this phrase is used in this resolution, means the closing, boarding and/or locking of any or all exterior openings, to prevent entry into the structure. To be correctly boarded and secured, all openings into a structure must be secured in the manner set forth in the Notice of Violation. Structures which are not secured by these standards may be subject to additional boarding and securing by The City of Oklahoma City.

AND, BE IT FURTHER RESOLVED that the Council does hereby authorize the City Manager, or his designee, to cause the required work to be performed by a contractor or other agents for the City, and the City Clerk, the Purchasing Agent, City Manager or his designee, when appropriate, is hereby authorized to solicit for bids on such required work and is hereby directed to award said contract to the lowest and best bidder.

AND, BE IT FURTHER RESOLVED by the Council that, upon completion of any required work by the contractor, the City Clerk is hereby authorized and directed to send a certified statement of the costs of any such work performed to the owners and mortgage holders and, if payment is not made within thirty (30) days, to certify the costs of any such work to the County Treasurer for addition of said costs to the ad valorem tax rolls for the particular property, all as authorized by 11 Oklahoma Statutes, Section 22-122.1(C).

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 the boarding and securing of said structures if such work is performed by the City, and that such costs are the personal obligation of the property owner from and after the date of filing of said notice.

AND, BE IT FURTHER RESOLVED that the City Manager or his designee are hereby authorized to summarily abate any subsequent need for boarding and securing of said structures occurring within six months after the initial boarding and securing done pursuant to this Resolution and that any such subsequent boarding and securing shall be performed pursuant to the procedures set forth in 11 Okla. Stat., Section 22-112.1(C)(1) and (C)(9).

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

29TH day of AUGUST, 20 23.

ATTEST:

Amy K. Simpson  
City Clerk



David Holt  
Mayor

REVIEWED for form and legality.

Pete G. Douglas-Vally  
Assistant Municipal Counselor



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

**A**

**COMBINED NOTICE**

Record Owner:  
BIFFLE JUNE TRS  
BIFFLE JUNE LIVING TRUST  
316 E MAIN ST  
DUNCAN, OK 73533

Notice Date: 8/9/2023  
Council Hearing Date: 8/29/2023  
Legal Notice UB: 2023-8-C23-50704  
Inspection Date: 8/8/2023  
Parcel ID#: 086101105  
Case #: C23-50704  
Abandoned Case #: C23-05939

cc: Mortgage Holder(s):

Violation Address: 4612 N BARNES AVE (AKA: 4614 N BARNES AVE)

Legal Description: Lot 000 Block 001 Addition ROBERTS PENWOOD  
PT OF LOT 11 BEG AT SW/C TH E131.23FT N50.85FT W92.35FT SWLY25.40FT SWLY ON A CURVE RIGHT  
AN ARC LENGTH OF 50.62FT 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 (DUPLEX)

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 DUPLEX

UNSECURED WINDOWS DUPLEX

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



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

STRICKEN

**B**

**COMBINED NOTICE**

Record Owner:

NEW DELIVERANCE TEMPLE  
PO BOX 14812  
OKLAHOMA CITY, OK 73113

Notice Date: 8/15/2023

Council Hearing Date: 8/29/2023

Legal Notice UB: 2023-8-C23-51906

Inspection Date: 8/14/2023

Parcel ID#: 052454650

Case #: C23-51906

Abandoned Case #: C15-11612

cc: Mortgage Holder(s):

Violation Address: 2816 N BROOKLINE AVE (AKA: 2820 N BROOKLINE AVE)

Legal Description: Lot 000 Block 009 Addition INGLESIDE TO OKLA CITY  
W/2 LOT 11 & ALL LOTS 12 & 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 (CHURCH)

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 CHURCH

TRASH/JUNK

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

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

**C**

**COMBINED NOTICE**

**Record Owner:**

BURTON LORRETTA F  
BURTON RODNEY W  
3324 SW MURRAY DR  
OKLAHOMA CITY, OK 73119

Notice Date: 8/15/2023  
Council Hearing Date: 8/29/2023  
Legal Notice UB: 2023-8-C23-51862  
Inspection Date: 8/14/2023  
Parcel ID#: 143292275  
Case #: C23-51862  
Abandoned Case #: C21-56024

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

UNION BANK OF CALIFORNIA 500 N AKARD, SUITE #4200 DALLAS, TX 75201  
DEN NORSKE BANK 200 PARK AVENUE 31ST FLOOR NEW YORK, NY 10166  
FOOTHILL CAPITOL CORP. 11111 SANTA MONICA BLVD SUITE 1500 LOS ANGELES, CA 90025  
RAM ENERGY, INC. MERIDIAN TOWER #650 5100 EAST SKELLY DR TULSA, OK 74135  
MAGIC CIRCLE ACQUISITION CORP. MERIDIAN TOWER #650 5100 EAST SKELLY DR TULSA, OK 74135  
RLP GULF STATES, LLC. MERIDIAN TOWER #650 5100 EAST SKELLY DR TULSA, OK 74135  
MAGIC CIRCLE ENERGY CORP. MERIDIAN TOWER #650 5100 EAST SKELLY DR TULSA, OK 74135  
CARMEN FIELD LIMITED PARTNERSHIP MERIDIAN TOWER #650 5100 EAST SKELLY DR TULSA, OK 74135  
CARMEN DEVELOPMENT CORP. MERIDIAN TOWER #650 5100 EAST SKELLY DR TULSA, OK 74135

**Violation Address:** 3324 SW MURRAY DR

**Legal Description:** Lot 007 Block 009 Addition ROWLAND HILLS 2ND

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: 4 (EAST SHED)  
(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 WINDOWS	EAST SHED
UNSECURED DOORS	SOUTH SHED
UNSECURED DOORS	NORTH 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.

**C**

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andrew.jones@okc.gov

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





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

**D**

**COMBINED NOTICE**

Record Owner:

MAILBOX MONEY LT LLC  
3160 W BRITTON RD, UNIT DD  
OKLAHOMA CITY, OK 73120

Notice Date: 8/15/2023  
Council Hearing Date: 8/29/2023  
Legal Notice UB: 2023-8-C23-52618  
Inspection Date: 8/14/2023  
Parcel ID#: 107987071  
Case #: C23-52618  
Abandoned Case #: C22-40725

cc: Mortgage Holder(s):

VALOR BANK 1501 RENAISSANCE BLVD EDMOND, OK 73013

MAILBOX MONEY LT, LLC 2501 SOUTHBEND RD EDMOND, OK 73034

BRAVO COMPANY LLC 436 NW 164TH ST EDMOND, OK 73013

Violation Address: 2511 S VILLA AVE

Legal Description: Lot 000 Block 075 Addition INDUSTRIAL ADDITION  
S50FT LOTS 1 & 2

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

Total number of structures: 1 (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.

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



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

**E**

**COMBINED NOTICE**

Record Owner:  
NEEDHAM PAUL K & SHIRLEY J  
715 SE 19TH ST  
OKLAHOMA CITY, OK 73129

Notice Date: 8/11/2023  
Council Hearing Date: 8/29/2023  
Legal Notice UB: 2023-8-C23-49991  
Inspection Date: 8/10/2023  
Parcel ID#: 63452  
Case #: C23-49991  
Abandoned Case #: C23-49992

cc: Mortgage Holder(s):

SECRETARY OF HOUSING AND URBAN DEVELOPMENT 451 SEVENTH STREET, S.W. WASHINGTON, DC 20401  
NATIONSTAR MORTGAGE LLC 350 HIGHLAND DRIVE LEWISVILLE, TX 75067

Violation Address: 10213 S WINSTON WAY

Legal Description: Lot 003 Block 011 Addition SKYVIEW VILLAGE BLKS 11-15 INC

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

Total number of structures: 1 (HOUSE)

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

UNSECURED WINDOWS HOUSE

TRASH/JUNK

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:**

FIFTEEN FORTY NW 2ND ST LLC  
1411 LINWOOD BLVD  
OKLAHOMA CITY, OK 73106-5021

Notice Date: 8/16/2023  
Council Hearing Date: 8/29/2023  
Legal Notice UB: 2023-8-C23-50355  
Inspection Date: 8/15/2023  
Parcel ID#: 014804470  
Case #: C23-50355  
Abandoned Case #: C15-77131

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

RICHARD COX 1901 N WARREN AVE OKLAHOMA CITY, OK 73107  
WILLIAM T. BRETT 2601 NW EXPWY STE 815E OKLAHOMA CITY, OK 73112  
RICHARD E COX III LIVING TRUST 1901 N WARREN AVE OKLAHOMA CITY, OK 73107  
LUCILLE COX 1901 N WARREN AVE OKLAHOMA CITY, OK 73107

Violation Address: 1540 NW 2ND ST (AKA: 1542 NW 2ND ST; 1544 NW 2ND ST; 212 N INDIANA AVE; 216 N INDIANA AVE)

Legal Description: Lot 000 Block 009 Addition CARLE & COLCORD ADDITION  
LOTS 21 THRU 24

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

Total number of structures: 1 (HOUSE 1542)

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 1542
HOLES IN ROOF	HOUSE 1542

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

**G**

**COMBINED NOTICE**

Record Owner:

PRIMARY INVESTMENTS I LLC  
1200 N SHARTEL AVE  
OKLAHOMA CITY, OK 73103

Notice Date: 8/15/2023  
Council Hearing Date: 8/29/2023  
Legal Notice UB: 2023-8-C23-52048  
Inspection Date: 8/14/2023  
Parcel ID#: 100088370  
Case #: C23-52048  
Abandoned Case #: C23-52049

cc: Mortgage Holder(s):

MARTINEZ RIGOBERTO TRS & IRREVTRUST PEREZ MARIA TRS & IRREV TRUST 528 SW 11TH ST OKLAHOMA CITY, OK 73109

Violation Address: 528 SW 11TH ST

Legal Description: Lot 000 Block 008 Addition WHEELER ADDITION  
LOTS 20 & 21

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

Total number of structures: 2 (DETACHED GARAGE)  
(HOUSE)

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

UNSECURED DOORS	HOUSE
UNSECURED WINDOWS	HOUSE
UNSECURED DOORS	DETACHED GARAGE
UNSECURED WINDOWS	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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**G**



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

STRICKEN

**H**

**COMBINED NOTICE**

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

Notice Date: 8/10/2023  
Council Hearing Date: 8/29/2023  
Legal Notice UB: 2023-8-C23-51658  
Inspection Date: 8/9/2023  
Parcel ID#: 143052800  
Case #: C23-51658  
Abandoned Case #: C23-51659

cc: Mortgage Holder(s):

SOONER STATE BANK-VILLAGE BRANCH 10301 N. MAY AVENUE OKLAHOMA CITY, OK 73112

ARLINGTON ARMS, LLC 1411 LINWOOD BLVD OKLAHOMA CITY, OK 73106

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 WINDOWS 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

**I**

**COMBINED NOTICE**

Record Owner:  
VEGA CARLOS  
PO BOX 891372  
OKLAHOMA CITY, OK 73189-1372

Notice Date: 8/15/2023  
Council Hearing Date: 8/29/2023  
Legal Notice UB: 2023-8-C23-52711  
Inspection Date: 8/14/2023  
Parcel ID#: 140330300  
Case #: C23-52711  
Abandoned Case #: C23-52191

cc: Mortgage Holder(s):  
CARLOS VEGA 4721 NW 19TH ST OKLAHOMA CITY, OK 73127

Violation Address: 4721 NW 19TH ST

Legal Description: Lot 003 Block 000 Addition HARLOW ACRES 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:

FIRE DAMAGE	HOUSE
UNSECURED DOORS	HOUSE
UNSECURED WINDOWS	HOUSE
HOLES IN OUTER WALLS	HOUSE
HOLES IN OUTER WALLS	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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I





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

STRICKEN

**J**

**COMBINED NOTICE**

Record Owner:

ORTIZ ALEX ETAL  
MENDEZ FREDY  
BRAVO ENRIQUE ORTIZ  
3021 W HILL ST  
OKLAHOMA CITY, OK 73112

Notice Date: 8/10/2023  
Council Hearing Date: 8/29/2023  
Legal Notice UB: 2023-8-C23-51199  
Inspection Date: 8/8/2023  
Parcel ID#: 032958820  
Case #: C23-51199  
Abandoned Case #: C23-43321

cc: Mortgage Holder(s):

ORTIZ ALEX ETAL MENDEZ FREDY 3021 W HILL ST OKLAHOMA CITY, OK 73112

CHICAGO TITLE COMPANY 210 PARK AVE, SUITE 210 OKLAHOMA TOWER OKLAHOMA CITY, OK 73102

CORSAIR CATTLE COMPANY P.O. BOX 2286 OKLAHOMA CITY, OK 73101

FABIOLA ORTIZ 3021 W HILL ST OKLAHOMA CITY, OK 73112

Violation Address: 1910 NE 23RD ST (AKA: 1912 NE 23RD ST; 1914 NE 23RD ST; 1916 NE 23RD ST)

Legal Description: Lot 000 Block 025 Addition ROSS HEIGHTS 2ND ADD

PT BLK 25 BEG 33FT S & 411.6FT W OF NE/C TH S139FTW119.1FT N139FT E119.1FT TO BEG & A TR BEG 33FT S & 403FT W OF NE/C OF NE4 TH S139FT W8.6FT N139FT E8.5FT TO BEG & A TR BEG 33FT S & 33FT W & 200FT W & 139FT S & 170FT W OF NE/C BLK 25 TH S77.48FT W95.87FT N77.48FT E95.87FT 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:

FIRE DAMAGE	COMMERCIAL BUILDING
UNSECURED DOORS	COMMERCIAL BUILDING
HOLES IN ROOF	COMMERCIAL BUILDING
HOLES IN OUTER WALLS	COMMERCIAL BUILDING
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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Chris Smith  
Chief Building Inspector  
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Christopher.smith@okc.gov

**J**



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

**K**

**COMBINED NOTICE**

Record Owner:

OKLAHOMA HOME BUYERS LLC  
204 N ROBINSON AVE STE 2100  
OKLAHOMA CITY, OK 73102

Notice Date: 8/15/2023  
Council Hearing Date: 8/29/2023  
Legal Notice UB: 2023-8-C23-51948  
Inspection Date: 8/14/2023  
Parcel ID#: 077474155  
Case #: C23-51948  
Abandoned Case #: C23-51949

cc: Mortgage Holder(s):

HM FINANCIAL LLC 101 PARK AVE, SUITE 665 OKLAHOMA CITY, OK 73102

OKLAHOMA HOME BUYERS LLC 101 PARK AVE, SUITE 665 OKLAHOMA CITY, OK 73102

Violation Address: 3733 SW 27TH ST

Legal Description: Lot 000 Block 017 Addition PACKINGHOUSE VIEW

LOTS 33 & 34 EX S5FT

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.

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

**L**

**COMBINED NOTICE**

Record Owner:  
SKPH LLC  
413 NW 146TH TER  
EDMOND, OK 73013

Notice Date: 8/15/2023  
Council Hearing Date: 8/29/2023  
Legal Notice UB: 2023-8-C23-52105  
Inspection Date: 8/14/2023  
Parcel ID#: 053257600  
Case #: C23-52105  
Abandoned Case #: C23-52106

cc: Mortgage Holder(s):

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

Violation Address: 2208 NW 31ST ST

Legal Description: Lot 000 Block 014 Addition WEST POINT AMD E2  
LOTS 5 & 6

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

Total number of structures: 1 (HOUSE)

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

UNSECURED DOORS HOUSE

TRASH/JUNK

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

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

**M**

**COMBINED NOTICE**

**Record Owner:**

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

Notice Date: 8/9/2023

Council Hearing Date: 8/29/2023

Legal Notice UB: 2023-8-C23-50394

Inspection Date: 8/8/2023

Parcel ID#: 054850441

Case #: C23-50394

Abandoned Case #: C23-50395

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: 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.

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

STRICKEN

N

**COMBINED NOTICE**

Record Owner:

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

Notice Date: 8/9/2023  
Council Hearing Date: 8/29/2023  
Legal Notice UB: 2023-8-C23-50397  
Inspection Date: 8/8/2023  
Parcel ID#: 054850459  
Case #: C23-50397  
Abandoned Case #: C23-50398

cc: Mortgage Holder(s):

SMITH CLARENCE D & MARY S 1423 NW 34TH ST OKLAHOMA CITY, OK 73118

Violation Address: 1423 NW 34TH ST

Legal Description: Lot 000 Block 00D Addition PUTNAM HEIGHTS ADD  
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: 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
UNSECURED WINDOWS	SHED
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

STRICKEN

**O**

**COMBINED NOTICE**

Record Owner:

BLACK MOUNTAIN OKLAHOMA RE LLC  
PO BOX 5686  
PAGOSA SPRINGS, CO 81147

Notice Date: 8/15/2023  
Council Hearing Date: 8/29/2023  
Legal Notice UB: 2023-8-C23-51219  
Inspection Date: 8/14/2023  
Parcel ID#: 074186145  
Case #: C23-51219  
Abandoned Case #: C23-51220

cc: Mortgage Holder(s):

Violation Address: 2440 SW 43RD ST

Legal Description: Lot 000 Block 021 Addition MOORES BOULEVARD ADD  
LOTS 21 & 22

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

Total number of structures: 1 (HOUSE)

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

UNSECURED DOORS HOUSE

UNSECURED WINDOWS HOUSE

TRASH/JUNK

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

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

STRICKEN

**P**

**COMBINED NOTICE**

Record Owner:

HESS VICKIE LOU  
2617 SW 81ST ST  
OKLAHOMA CITY, OK 73159-4733

Notice Date: 8/10/2023  
Council Hearing Date: 8/29/2023  
Legal Notice UB: 2023-8-C23-50955  
Inspection Date: 8/9/2023  
Parcel ID#: 092872500  
Case #: C23-50955  
Abandoned Case #: C23-50956

cc: Mortgage Holder(s):

Violation Address: 400 SW 44TH ST

Legal Description: Lot 000 Block 009 Addition SOUTH HARVEY RESUB BLK 9  
LOTS 1 & 2 PLUS W/2 OF LOT 7 BLK 1 FOX SUBADDITION

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)
	(GARAGE APARTMENT)
	(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
UNSECURED DOORS	GARAGE APARTMENT
HOLES IN ROOF	GARAGE APARTMENT
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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**P**



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

**Q**

**COMBINED NOTICE**

Record Owner:

LILES JEFFREY A  
LILES JOANNA L  
10700 S MAY AVE UNIT 612  
OKLAHOMA CITY, OK 73170

Notice Date: 8/10/2023  
Council Hearing Date: 8/29/2023  
Legal Notice UB: 2023-8-C23-50730  
Inspection Date: 8/8/2023  
Parcel ID#: 113419354  
Case #: C23-50730  
Abandoned Case #: C23-17920

cc: Mortgage Holder(s):

LILES JEFFREY A LILES JOANNA L 2837 SW 54TH PL OKLAHOMA CITY, OK 73119

Violation Address: 2837 SW 54TH PL

Legal Description: Lot 021 Block 041 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.

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UNSECURED DOORS HOUSE

TRASH/JUNK

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

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