

# DRAFT

*The City of Muskogee encourages participation from all its citizens in public meetings. If participation is not possible due to a disability, notify the City Clerk, in writing, at least forty-eight hours prior to the scheduled meeting and necessary accommodations will be made (ADA 28 CFR/36).*

POSTING DATE: April 17, 2024

**AGENDA**  
**PUBLIC NUISANCE REVIEW COMMITTEE**  
**APRIL 18, 2024**

*Official action can only be taken on items which appear on the agenda. The public body may adopt, approve, ratify, deny, defer, recommend, amend, strike, or continue any agenda item.*

*When more information is needed to act on an item, the public body may refer the matter to Staff or back to Committee or the recommending body.*

*Under certain circumstances, items are deferred to a specific date or stricken from the agenda entirely.*

**REGULAR SESSION - 11:00 A.M. - CITY HALL, 229 W. OKMULGEE AVE, 3RD FLOOR,  
COUNCIL CHAMBERS, MUSKOGEE, OKLAHOMA**

ROLL CALL

1. Hold a Public Hearing and determine if the property located at 800 S 32nd is dilapidated and has become detrimental to the health, safety, or welfare of the general public and the community as to constitute a public nuisance; and/or whether the property creates a fire hazard which is dangerous to other property; and/or whether the building is abandoned, or take other necessary action (11 O.S. 22-112(C); 11 O.S. 22-112.4). (Jody King)

**Legal Description:**

Lots 4 and 5 in Block 4 of ELMWOOD PLACE ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma, more particularly described as follows:

AND

A piece or parcel of land located in Lots 6, 7, and 8 of Block 4 in ELMWOOD PLACE ADDITION to the City of Muskogee, according to the Official plat thereof, Muskogee County, Oklahoma, more particularly described as follows:

Beginning at a point on the east line of Lot 8, 20.0 feet northerly of the southeast corner of

said Lot 8; thence westerly parallel with the south line of Lot 8 for a distance of 153.84 feet to a point in the easterly right of way line of U. S. Highway No. 69; thence northerly along the east right of way line of U. S. Highway No. 69 for a distance of 190.0 feet to a point on the south line of Lot 6, said point being 153.97 feet westerly of the southeast corner of said Lot 6; thence westerly along the south line of Lot 6 for a distance of 25.0 feet; thence northerly along the easterly right of way of U. S. Highway No. 69 for a distance of 105 feet to a point on the north line of said Lot 6; thence easterly along the north line of Lot 6 for a distance of 179.04 feet to the northeast corner of said Lot 6; thence southerly along the east line of Lots 6, 7, and 8 for a distance of 295.0 feet to the point of beginning.

AND

A piece or parcel of land located in Lots 9, 10, and 11 of ELM RIDGE ACRES ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma, more particularly described as follows:

Beginning at the southwest corner of Lot 11; thence northerly along the west line of Lots 9, 10 and 11 for a distance of 445.0 feet to a point, said point being 31.0 feet northerly of the southwest corner of said Lot 9; thence easterly parallel with the south line of Lot 9 for a distance of 122.0 feet; thence southerly parallel with the west line of Lots 9 and 10 for a distance of 238.0 feet to a point on the north line of Lot 11, said point being 122.0 feet easterly of the northwest corner of said Lot 11; thence easterly along the north line of Lot 11 for a distance of 78.0 feet; thence southerly, parallel with the west line of Lot 11 for a distance of 207.00 feet to a point on the south line of Lot 11, said point being 200.0 feet easterly of the southwest corner of Lot 11; thence westerly along the south line of Lot 11 for a distance of 200.0 feet to the point of beginning.

AND

The west 78 feet of the east 228 feet of Lot 10 and the west 200 feet of the south 100 feet of Lot 9 less the south 31 feet of the west 122 feet thereof in ELM RIDGE ACRES ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma

2. Hold a Public Hearing and determine if the property located at 2612 W Broadway is dilapidated and has become detrimental to the health, safety, or welfare of the general public and the community as to constitute a public nuisance; and/or whether the property creates a fire hazard which is dangerous to other property; and/or whether the building is abandoned, or take other necessary action (11 O.S. 22-112(C); 11 O.S. 22-112.4). (Jody King)

LEGAL DESCRIPTION:

Lot 10 in Block 2 of Westmoreland Subdivision, according to the official plat, Muskogee, Oklahoma

3. Hold a Public Hearing and determine if the property located at 321 E Okmulgee is dilapidated and has become detrimental to the health, safety, or welfare of the general public and the community as to constitute a public nuisance; and/or whether the property creates a fire hazard which is dangerous to other property; and/or whether the building is abandoned, or take other necessary action (11 O.S. 22-112(C); 11 O.S. 22-112.4). (Jody King)

**LEGAL DESCRIPTION:**

A part of Lot 2, in Block 387, of the City of Muskogee, more particularly described as follows: Beginning at the Northeast corner of said Lot 2; thence southerly in a straight line to a point in the South line of said lot which is 9 feet westerly from the Southeast corner thereof; Thence Westerly along the Southerly line of said lot a distance of 100 feet; Thence Northerly in a straight line to a point in the Northerly line of said lot which is 100 feet Westerly from the Northeast corner thereof; Thence Easterly to the point of beginning.

**ADJOURN**

**Public Nuisance Review Committee**

**1.**

Meeting Date: 04/18/2024

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**AGENDA ITEM TITLE**

Hold a Public Hearing and determine if the property located at 800 S 32nd is dilapidated and has become detrimental to the health, safety, or welfare of the general public and the community as to constitute a public nuisance; and/or whether the property creates a fire hazard which is dangerous to other property; and/or whether the building is abandoned, or take other necessary action (11 O.S. 22-112(C); 11 O.S. 22-112.4). (Jody King)

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AND

The west 78 feet of the east 228 feet of Lot 10 and the west 200 feet of the south 100 feet of Lot 9 less



the south 31 feet of the west 122 feet thereof in ELM RIDGE ACRES ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma

## BACKGROUND

An exterior inspection of the property and structure occurred on 3/11/2024 by the City Building Inspector. These are the findings from those inspections:

- The structure has an exposed roof and is open to the elements. \*108.1.5 IPMC
- The structure has broken windows. \*108.1.5 IPMC
- The structure is abandoned as defined by Oklahoma Statute Title 11 Section 22-112.4. \*108.2 IPMC
  - Is detrimental to the public health, safety or welfare of the inhabitants of and visitors to the municipality;
  - Causes increased municipal regulatory costs and increased municipal police and fire protection costs; and
  - Devalues abutting and nearby real properties
- Unfit for human habitation as defined by Oklahoma Statute Title 11 Section 22-112(C) and permits and repairs must be made to make this fit for habitation and occupancy. \*108.1.3 IPMC

Corrective Actions recommended in the letter sent to the property owners was:

Rehabilitate or demolish the dilapidated abandoned structure. For rehabilitation, all electrical, plumbing and mechanical systems must be reconnected in good working order in accordance with the respective International Codes; exterior of the property and grounds shall be cleaned and kept in a sanitary, and safe condition. Exterior doors and windows must be replaced where necessary to ensure they are in sound condition, good repair, and weather tight. Doors shall provide for the security of occupants within, equipped with a deadbolt lock. Interior doors shall fit reasonably well within the frame, capable of being opened and closed, as intended by the manufacturer. The interior shall be brought to good repair, structurally sound and in a sanitary condition. Stairs, landings, balconies and similar walking surfaces, which are not properly anchored, shall be secured. Accumulated rubbish, trash and debris, including all non-working equipment shall be removed. Any fractures in concrete, masonry, stucco shall be repaired. Pest problems shall be abated.

## RECOMMENDED ACTION

Approve the request.

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Fiscal Impact

Attachments

Legal Description

Case File 24-73360

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Exhibit "A"

PROPERTY DESCRIPTION

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## Dilapidated Structures Checklist

Case Open Date: 03/11/2024  
Case Number: 24-00073360  
Address: 800 S. 32ND  
Officer: RUBEN GONZALEZ

### Documents Needed for Every Case

- Copy of County Treasurer's Tax Roll Based on the Property Address
- Copy of the County Assessor's Report
- Copy of the Deed
- Copy of Land Records to verify Property Owner(s) and Mortgage/Lien Holder(s)
- Copy of any Death Certificates, Probate, and/or Trust Documents (as needed)
- Copy of the Fire Damage Report (as needed)

**Waivers: (if checked at any point does not need to proceed through the process below).**

Date PNR Hearing Notice Letter to all Stakeholders: MARCH 15, 2024 **CORRECTED LETTER SENT MARCH 18 2024**  
*\* Muskogee Phoenix did NOT publish legal notice on 3/20/24. Letter Re-Sent 3-25-24*

- Certified Mailing Receipt attached to a copy of the letter(s)
- Building Inspector's Report (as applicable)
- Images of Notice Posted on Structure for PNR Hearing

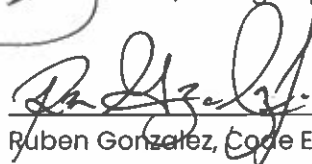
Date of Publication in the Muskogee Phoenix: 03/28/24

- Affidavit of Publication

### Reviewed By:

  
Sarah Winkle, Acting Deputy Director of Community Development

4/1/24  
Date

  
Ruben Gonzalez, Code Enforcement Officer

04/01/2024  
Date

PNRC - 4/4/24 4/18/24

**' Review of the file will be conducted the week before the scheduled PNR.**

Date of the PNRC Hearing: 4/18/24

Date of PNRC Determination/UBCAB Notice Letter: \_\_\_\_\_

Certified Mailing Receipt attached to a copy of the letter(s)

Images of Notice Posted on Structure for UBCAB Hearing

PNRC Agenda & Approved Minutes

Copy of Filed Blank Lien

Date of UBCAB Reflected in Determination Letter (30 business days): \_\_\_\_\_

Date of Publication in the Muskogee Phoenix: \_\_\_\_\_

Affidavit of Publication

Date of UBCAB Hearing: \_\_\_\_\_

UBCAB Determination Letter: \_\_\_\_\_

Certified Mailing Receipt attached to a copy of the letter

Date to Demo Structure Reflected in Determination Letter: \_\_\_\_\_

UBCAB Agenda & Approved Minutes

**Reviewed By<sup>2</sup>:**

\_\_\_\_\_  
Sarah Winkle, Acting Deputy Director of Community Development

\_\_\_\_\_  
Date

\_\_\_\_\_  
Ruben Gonzalez, Code Enforcement Officer

\_\_\_\_\_  
Date

Copy of Recorded Lien with Cost (after demo)

<sup>2</sup> Review of the file will be conducted the week before the scheduled UBCAB.

**Final Review By:**

**Jody King, Director of Community Development**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date Approved

Comments:

**Katrina Bodenhamer, City Attorney**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date Approved

Comments:





REAL-TIME HELP PRICING SEARCH

# Search Results in all counties

Your search: "muskogee grand hotel" Monitor

29 results (0.03 seconds) [Modify search](#) [Next](#)

	COUNTY	RECORDED	INSTRUMENT	TYPE	BOOK	PAGE(S)	GRANTOR	GR/
1	Muskogee	02/07/2024	2024-001128	Easement	004889	0088 - 0089	MUSKOGEE GRAND HOTEL, LLC	OKL ODC
1.3	Muskogee	04/25/2023	2023-004076	Release	004850	0860	CITY OF MUSKOGEE	MUS
1	Muskogee	04/25/2023	2023-004077	Release	004850	0861	CITY OF MUSKOGEE	MUS
1.3	Muskogee	08/25/2021	2021-010658	Release	004759	0185	CITY OF MUSKOGEE	MUS
1.3	Muskogee	08/18/2021	2021-010327	Release	004757	0258	CITY OF MUSKOGEE	MUS
1	Muskogee	11/15/2019	2019-012928	Notice	004663	0551	CITY OF MUSKOGEE	MUS
1	Muskogee	09/27/2019	2019-010661	Notice	004656	0355	CITY OF MUSKOGEE	MUS
1	Muskogee	08/27/2019	2019-009382	Notice	004652	0364	CITY OF MUSKOGEE	MUS
1	Muskogee	08/08/2019	2019-008654	Notice	004650	0285	CITY OF MUSKOGEE	MUS

1	Muskogee	01/03/2019	2019-000046	Notice	004622	0093		CITY OF MUSKOGEE
1	Muskogee	09/20/2018	2018-010337	Notice	004609	0568		CITY OF MUSKOGEE
1	Muskogee	08/22/2018	2018-009253	Notice	004606	0086		CITY OF MUSKOGEE
1	Muskogee	08/21/2018	2018-009227	Release	004606	0012 - 0014		ELLIOTT ELECTRIC SUPPLY INC
1	Muskogee	08/02/2018	2018-008515	Notice	004603	0653		CITY OF MUSKOGEE
1	Muskogee	07/10/2018	2018-007508	Notice	004600	0181		CITY OF MUSKOGEE
1	Muskogee	05/07/2018	2018-004821	Notice	004591	0238		CITY OF MUSKOGEE
1	Muskogee	10/23/2017	2017-012708	Notice	004564	0589		CITY OF MUSKOGEE
1	Muskogee	09/05/2017	2017-010408	Notice	004557	0655		CITY OF MUSKOGEE
1	Muskogee	12/08/2015	2015-013673	Materia & Mechanics Lien	004468	0171 - 0194		FLORES, ROBERT A ELLIOTT ELECTRIC SUPPLY INC
1	Muskogee	10/13/2015	2015-011578	Materia & Mechanics Lien	004461	0085 - 0086		HALPAIN, BILL F HALPAIN ENGINEERING LTD
1	Muskogee	08/27/2014	2014-014402	Release	004407	0455 - 0456		SECURITY BANK AND TRUST COMPANY
1	Muskogee	01/07/2013	2013-000119	Mortgage	004311	0378 - 0385		MUSKOGEE GRAND HOTEL LLC

P 15

# GENERAL WARRANTY DEED

KNOWN ALL MEN BY THESE PRESENTS: THAT Security Bank and Trust Company, Miami, Oklahoma, an Oklahoma Banking Corporation, party of the first part, in consideration of the sum of Ten Dollars and other good and valuable consideration (\$10.00) the receipt of which is hereby acknowledged do by these presents, grant, bargain, sell and convey unto Muskogee Grand Hotel, LLC, an Oklahoma limited liability company, parties of the second part, entire fee simple title to all of the following described real estate situated in the County of MUSKOGEE, State of OKLAHOMA, to-wit:

SEE ATTACHED EXHIBIT "A"

together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the titles to the same.

TO HAVE AND TO HOLD said described premises unto parties of the second part, its successors and assigns, forever, free, clear, and discharged of and from all former grants, titles, charges, judgments, taxes, mortgages and other liens and encumbrances of whatsoever nature.

And said Security Bank and Trust Company, Miami, Oklahoma, an Oklahoma Banking Corporation, their successors or assigns, does hereby covenant, promise and agree to and with said party of the second part at the delivery of these presents it is lawfully seized in its own right and an absolute and indefeasible estate of inheritance in fee simple, of and in all singular the above granted and described premises, with the appurtenances; that the same are free, clear, and discharged and unencumbered of and from all former and other grants, titles, charges, estates, judgments, taxes, assessments and encumbrances, of whatsoever nature and kind, EXCEPT; Easements, building restrictions of record and special assessments not yet due; and that said Corporation will **WARRANT AND FOREVER DEFEND** the same unto said party of the second part, its successors and assigns, against said party of the first part, their successors or assigns, and all and every person or persons whomsoever, lawfully claiming or to claim the same.

Signed and sealed this 18<sup>th</sup> day of December, 2012.

American Eagle Title Group, L.L.C.  
410 N. Walnut, Suite 100  
Oklahoma City, OK 73104  
File # 212-05-069037

Security Bank and Trust Company,  
Miami, Oklahoma

  
Robert C. Tyson, President

ACKNOWLEDGMENT

STATE OF OKLAHOMA )  
SS. )  
COUNTY OF OTTAWA )

State of Oklahoma  
Muskogee County  
Documentary Stamps \$ 1275<sup>00</sup>

Before me, a Notary Public in and for said county and state on this 18<sup>th</sup> day of December, 2012, personally appeared Robert C. Tyson, known to me to be the identical person who executed the within and foregoing instrument as President of Security Bank and Trust Company, Miami, Oklahoma, an Oklahoma Banking Corporation, who acknowledged to me that he executed the same as his free and voluntary act and deed and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Witness my hand and seal the day and year last above written.

  
Notary Public

Commission# 12004996

My Commission Expires: 5-24-2016



2/15

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Exhibit "A"

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As of: 3/9/2024

**Property Owner****Name:** MUSKOGEE GRAND HOTEL LLC**Property Information****Physical Address:** 800 S 32**Mailing Address:** PO BOX 5523  
EDMOND, OK 73083**Subdivision:** ELMWOOD PLACE**Block / Lot:** 0004 / 0004**Type:** (CI) Comm. Impr.**S-T-R:** N/A**Tax Dist:** (32) 20A-MUSKOGEE**Size (Acres):** 0.000**Extended Legal:** ELMWOOD PLACE LOTS 4 & 5 & E179.78 LOT 6 & E154.4 LOT 7 & E154.09 LOT 8 LESS S20  
BLOCK 4**Market and Assessed Values:**

	Fair Cash	Taxable Fair Cash	Full Assessed (11.00% Market Value)
<b>Land:</b>	\$111,190	\$111,190	\$12,231
<b>Building:</b>	254,781	254,781	28,026
<b>Total:</b>	\$365,971	\$365,971	\$40,257

**Land:**

Land Use	Size	Units
	85530.90	Square-Feet

**Deed Transfers:**

Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantor	Code	Type
1/7/2013	4311	376	W	1275.00	\$850,000	SECURITY BANK & TRUST COMPANY	Government	
11/18/2009	4035	194	Cash Deed	0.00	\$0	MUSKOGEE PARTNERS LLC		
6/7/2007	3716	349	W	2287.50	\$1,525,000	MUSKOGEE PARTNERS LLC		Title(?)
12/15/2004	3337	232	W	2100.00	\$1,400,000	KMS CORPORATION		Title(?)
5/23/1997	2453	378	W	0.00	\$0	LIN FELD INC		

**Not a Legal Document.**

Subject to terms and conditions.

[www.actdatascout.com](http://www.actdatascout.com)

**Building: 1**

Age/YC	Condition	Grade	Stories	Effective Age
1965	Low	3	2	83

**Avg. Floor Area:** 0

**Common Wall:** 0

**Avg. Perimeter:** 2416

**Total Floor Area:** 104968

**No. Floors:** 0

**Total Height:** 0

**Avg. Floor Hgt:** 0

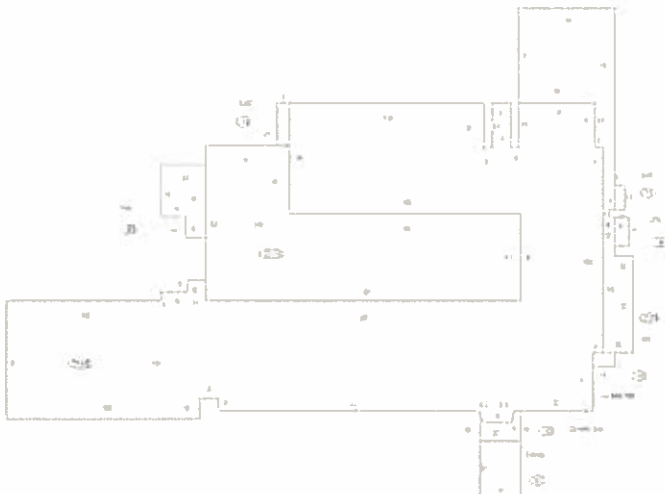
**Unit Multiplier:** 0

Occupancy	Heating/Cooling	Sprinkler
<b>Primary</b> Hotel, Limited Servi (78%)	Ind Thu-Wall Heat Pump (0%)	N/A
<b>Secondary</b> Glass enclosed, not restaurant (22%)	N/A	N/A

**Outbuildings and Yard Improvements:**

Item	Type	Size/Dim	Unit Multi.	Quality	Age
Slab Porch - Covered		184			
Utility Building		144			
Paving - Asphalt		0			
Paving - Concrete		0			
Slab Porch - Covered		306			
Canopy - Commercial		837			
Slab Porch - Covered		105			
Patio - Covered		955			
Enclosed Porch - Solid Wall		78			

**Sketches**



Photos

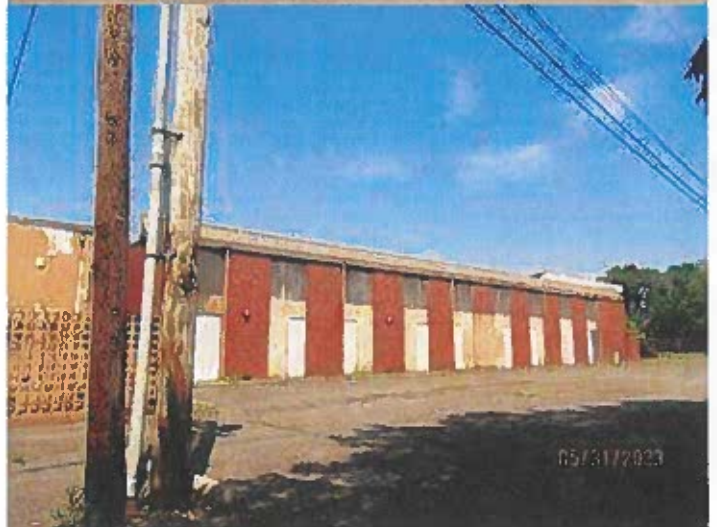
















Map:

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# Tax Roll Inquiry

## Muskogee County Treasurer

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**Shelly Sumpter, Treasurer**

400 West Broadway, Rm 220 Muskogee, OK 74401

Phone: 918-682-0811

Fax: 918-682-8907

E-Mail: [donotreply@muskogeetreasurer.org](mailto:donotreply@muskogeetreasurer.org)



## Owner Name and Address

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MUSKOGEE GRAND HOTEL LLC

PO BOX 5523

EDMOND OK 73083-0000

## Taxroll Information

---

Tax Year : 2023

Property ID : 1855-28-004-004-3-103-00

Location : 800 S 32 MUS

School District : 20A MUSKOGEE Mills : 102.39

Type of Tax : Real Estate

Tax ID : 12241

## Legal Description and Other Information:

---

ELMWOOD PLACE LOTS 4 & 5 & E179.78 LOT 6 & E154.4 LOT 7 & E154.09 LOT 8 LESS S20 BLOCK 4

Assessed Valuations	Amount
Land	12231
Improvements	28028
Net Assessed	41259

The Penalty for this tax statement is calculated through March 15, 2024. After that date, another 1.5% of the base tax will be applied. Fees can be added any time.

Tax Values	Amount
Base Tax	4,225.00
Penalty	126.75

<b>Tax Values</b>	<b>Amount</b>
<b>Fees</b>	<b>0.00</b>
<b>Payments</b>	<b>0.00</b>
<b>Total Paid</b>	<b>0.00</b>
<b>Total Due</b>	<b>4,351.75</b>

<b>Date</b>	<b>Receipt</b>	<b>Paid With</b>	<b>Payment For</b>	<b>Amount</b>	<b>Paid By</b>
<b>No records Found!</b>					

Login (build: 23127:20240308.2)  
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[Home](#) : [Business Services](#) : [Corp Search](#) : [Corp Information](#)

## Entity Summary Information

Select the buttons below to file or place an order.

To view Entity Details there will be a \$5.00 charge and you will need to click on **VIEW ENTITY DETAILS** button at the bottom of the page.

If you are ordering documents such as a "Certificate of Good Standing" or "copies" you will need to click on the **ORDER DOCUMENTS** button at the bottom of the page.

If you are filing a legal document such as a trade name, amendment, annual certificate, etc., you will need to click on **FILE A DOCUMENT** button at the bottom of the page.

### MUSKOGEE GRAND HOTEL, LLC.

#### Details

Filing Number: 3512376916  
Name Type: Legal Name  
Status: Inactive  
Corp type: Domestic Limited Liability Company  
Jurisdiction: Oklahoma  
Formation Date: 11 Oct 2012

#### Registered Agent Information

Name: MICHAEL SORAYA  
Effective: 29 Apr 2022  
Address: 4220 NW 10TH STREET  
OFFICE 8C  
City, State , ZipCode: OKLAHOMA CITY OK 73132

[View Entity Detail](#)[File a Document](#)[Order Documents](#)[New Search](#)

# AFFIDAVIT OF PUBLICATION

County of Muskogee,  
State of Oklahoma

**The Muskogee Phoenix**  
214 Wall S  
Muskogee, Ok, 74402  
918-684-2858

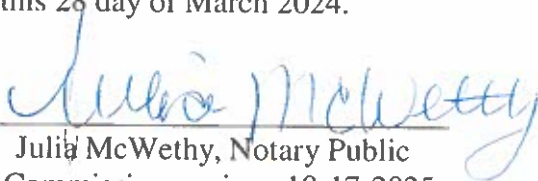
CASE: PNR  
800 S. 32ND

I, **Kristina Hight**, of lawful age, being duly sworn upon oath, deposes and says that I am the Classified Advisor of The Muskogee Phoenix, a daily/weekly publication that is a "legal newspaper" as that phrase is defined in 25 O.S. § 106, as amended to date, for the City of Muskogee, for the County of Muskogee, in the State of Oklahoma. The attachment hereto contains a true and correct copy of what was published in the regular edition of said newspaper, and not in a supplement, in consecutive issues on the following dates:

**PUBLICATIONS: Mar 28, 2024**

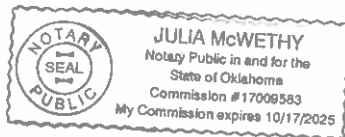
  
\_\_\_\_\_  
Kristina Hight

Signed and sworn to before me  
On this 28 day of March 2024.

  
\_\_\_\_\_  
Julia McWethy, Notary Public

My Commission expires: 10-17-2025  
Commission # 17009583

(SEAL)



Acct: 10417

Fee: \$ 0

Published In The  
Muskogee Phoenix  
March 28, 2024

**NOTICE AND  
ORDER TO  
PROPERTY  
OWNERS**

You are hereby notified that the properties listed below were found unsafe or unfit for human occupancy at an administrative hearing held before the Building Official. Because you have failed to bring the structure up-to code within the time period provided the structure is being considered for condemnation due to its dilapidated condition. The property will be posted and placarded in accordance with Section 108.4 of the International Property Maintenance Code adopted by the City of Muskogee.

A hearing shall be held by the Public Nuisance Review Committee to determine if the property is dilapidated and has become detrimental to the health, safety, or welfare of the general public and the community, or if the property creates a fire hazard which is dangerous to other property.

You are hereby ordered to appear at said hearing in front of the City of Muskogee Public Nuisance Review Committee on the: 16th day of April, 2024 at 11:00AM in the City Council Chambers on the third floor of the City Hall at 229 West Okmulgee. You have the right to appear at the scheduled hearing and present evidence related to the above listed property. If you fail to appear, a decision will be made in your absence and a dilapidation lien could be filed on your property. Failure to appear and be heard may also result in a citation being filed against you through the Municipal Court of the City of Muskogee, Oklahoma.

Should you fail to

appear, the City of Muskogee may proceed with the demolition of the structure. If the City or its agents perform the demolition, you will be billed for these costs. Failure to pay within six (6) months of the statement will result in the costs being assessed as an ad valorem tax on the property. Payment of demolition costs also becomes the personal obligation of the property owner and may be collected in accordance with any other civil remedy provided by law.

If you have any questions regarding this order, you may contact the City of Muskogee Code Enforcement Department at (918) 684-6235.

800 S 32ND ,  
MUSKOGEE, OK

**Exhibit "A"  
PROPERTY  
DESCRIPTION**

Lots 4 and 5 in Block 4 of ELMWOOD PLACE ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma, more particularly described as follows:

AND

A piece or parcel of land located in Lots 6, 7, and 8 of Block 4 in ELMWOOD PLACE ADDITION to the City Of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma, more particularly described as follows:

Beginning at a point on the east line of Lot 8, 20.0 feet northerly of the southeast corner of said Lot 8; thence westerly parallel with the south line of Lot 8 for a distance of 153.84 feet to a point in the easterly right of way line of U. S. Highway No. 69; thence northerly along the east right of way line of U. S. highway Highway No. 69 for a distance of 190.0 feet to a point on the south line of Lot 6, said

point being 153.97 feet westerly of the southeast corner of said Lot 6; thence westerly along the south line of Lot 6 for a distance of 25.0 feet; thence northerly along the easterly right of way of U. S. Highway No. 69 for a distance of 105.00 feet to a point on the north line of said Lot 6; thence easterly along the north line of Lot 6 for a distance of 179.04 feet to the northeast corner of said Lot 6; thence southerly along the east line of Lots 6, 7 and 8 for a distance of 295.0 feet to the point of beginning.

AND

A piece or parcel of land located in Lots 9, 10, and 11 of ELM RIDGE ACRES ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma, more particularly described as follows:

Beginning at the southwest corner of Lot 11; thence northerly along the west line of Lots 9, 10 and 11 for a distance of 445.0 feet to a point, said point being 31.0 feet northerly of the southwest corner of said Lot 9; thence easterly parallel with the south line of Lot 9 for a distance of 122.0 feet; thence southerly parallel with the west line of Lots 9 and 10 for a distance of 238.0 feet to a point on the north line of Lot 11, said point being 122.0 feet easterly of the northwest corner of said Lot 11; thence easterly along the north line of Lot 11 for a distance of 78.0 feet; thence southerly, parallel with the west line of Lot 11 for a distance of 207.00 feet to a point on the south line of Lot 11, said point being 200.0 feet easterly of the southwest corner of Lot 11; thence westerly along the south line of Lot 11 for a distance of 200.0 feet to the point of beginning.

AND

The west 78 feet of the east 228 feet of Lot 10 and the west 200 feet of the south 100 feet of Lot 9 less the south 31 feet of the west 122 feet thereof in ELM RIDGE ACRES ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma.

## Sarah Winkle

---

**From:** Krisina Hight <khight@muskogeephoenix.com>  
**Sent:** Wednesday, March 27, 2024 8:39 AM  
**To:** Sarah Winkle  
**Subject:** REVISED VIEW PROOF  
**Attachments:** REVISED VIEW PROOF.pdf

Caution: This is an external email from outside our organization.

Good morning Sarah,  
Here is the revised proof for you to look over.  
Let me know if it is good to go or any additional changes.

Thank you,  
Kristina Hight  
Muskogee Phoenix Classified Ad Manager  
khight@muskogeephoenix.com  
918-684-2803

# property owners 1x 3-28 #119676

Published in The  
Muskogee Phoenix  
March 28, 2024

## NOTICE AND ORDER TO PROPERTY OWNERS

You are hereby notified that the properties listed below were found unsafe or unfit for human occupancy at an administrative hearing held before the Building Official. Because you have failed to bring the structure up-to code within the time period provided the structure is being considered for condemnation due to its dilapidated condition. The property will be posted and placarded in accordance with Section 108.4 of the International Property Maintenance Code adopted by the City of Muskogee.

A hearing shall be held by the Public Nuisance Review Committee to determine if the property is dilapidated and has become detrimental to the health, safety, or welfare of the general public and the community, or if the property creates a fire hazard which is dangerous to other property.

You are hereby ordered to appear at said hearing in front of the City of Muskogee Public Nuisance Review Committee on the: 18th day of April, 2024 at 11:00AM in the City Council

Chambers on the third floor of the City Hall at 229 West Okmulgee. You have the right to appear at the scheduled hearing and present evidence related to the above listed property. If you fail to appear, a decision will be made in your absence and a dilapidation lien could be filed on your property. Failure to appear and be heard may also result in a citation being filed against you through the Municipal Court of the City of Muskogee, Oklahoma.

Should you fail to Appear, the City of Muskogee may proceed with the demolition of the structure. If the City or its agents perform the demolition, you will be billed for these costs. Failure to pay within six (6) months of the statement will result in the costs being assessed as an ad valorem tax on the property. Payment of demolition costs also becomes the personal obligation of the property owner and may be collected in accordance with any other civil remedy provided by law.

If you have any questions regarding this order, you may contact the City of Muskogee Code Enforcement Department at (918) 684-6235.

800 S 32ND ,  
MUSKOGEE, OK

## Exhibit "A" PROPERTY DESCRIPTION

Lots 4 and 5 in Block 4 of ELMWOOD PLACE ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma, more particularly described as follows:

AND

A piece or parcel of land located in Lots 6, 7, and 8 of Block 4 in ELMWOOD PLACE ADDITION to the City Of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma, more particularly described as follows:

Beginning at a point on the east line of Lot 8, 20.0 feet northerly of the southeast corner of said Lot 8; thence westerly parallel with the south line of Lot 8 for a distance of 153.84 feet to a point in the easterly right of way line of U. S. Highway No. 69; thence northerly along the east right of way line of U. S. highway Highway No. 69 for a distance of 190.0 feet to a point on the south line of Lot 6, said point being 153.97 feet westerly of the southeast corner of said Lot 6; thence westerly along the south line of Lot 6 for a distance of 25.0 feet; thence northerly along the easterly right of way of U. S. Highway No. 69 for a

distance of 105.00 feet to a point on the north line of said Lot 6; thence easterly along the north line of Lot 6 for a distance of 179.04 feet to the northeast corner of said Lot 6; thence southerly along the east line of Lots 6, 7 and 8 for a distance of 295.0 feet to the point of beginning.

AND

A piece or parcel of land located in Lots 9, 10, and 11 of ELM RIDGE ACRES ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County; Oklahoma, more particularly described as follows:

Beginning at the southwest corner of Lot 11; thence northerly along the west line of Lots 9, 10 and 11 for a distance of 445.0 feet to a point, said point being 31.0 feet northerly of the southwest corner of said Lot 9; thence easterly parallel with the south line of Lot 9 for a distance of 122.0 feet; thence southerly parallel with the west line of Lots 9 and 10 for a distance of 238.0 feet to a point on the north line of Lot 11, said point being 122.0 feet easterly of the northwest corner of said Lot 11; thence easterly along the north line of Lot 11 for a distance of 78.0 feet; thence southerly, parallel with the west line of Lot 11 for a distance of 207.00

feet to a point on the south line of Lot 11, said point being 200.0 feet easterly of the southwest corner of Lot 11; thence westerly along the south line of Lot 11 for a distance of 200.0 feet to the point of beginning.

AND

The west 78 feet of the east 228 feet of Lot 10 and the west 200 feet of the south 100 feet of Lot 9 less the south 31 feet of the west 122 feet thereof in ELM RIDGE ACRES ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma.

*Plat Corrected  
Copy from this  
3/27/24*

*Proofed  
DW 3/27*



# property owners 1x 3-28 #119676

Published In The  
Muskogee Phoenix  
March 28, 2024

## NOTICE AND ORDER TO PROPERTY OWNERS

You are hereby notified that the properties listed below were found unsafe or unfit for human occupancy at an administrative hearing held before the Building Official. Because you have failed to bring the structure up-to code within the time period provided the structure is being considered for condemnation due to its dilapidated condition. The property will be posted and placarded in accordance with Section 108.4 of the International Property Maintenance Code adopted by the City of Muskogee.

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You are hereby ordered to appear at said hearing in front of the City of Muskogee Public Nuisance Review Committee on the 18th day of April, 2024 at 11:00AM in the City Council

Chambers on the third floor of the City Hall at 229 West Okmulgee. You have the right to appear at the scheduled hearing and present evidence related to the above listed property. If you fail to appear, a decision will be made in your absence and a dilapidation lien could be filed on your property. Failure to appear and be heard may also result in a citation being filed against you through the Municipal Court of the City of Muskogee, Oklahoma.

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800 S 32ND,  
MUSKOGEE, OK

### Exhibit "A" PROPERTY DESCRIPTION

Lots 4 and 5 in Block 4 of ELMWOOD PLACE ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma, more particularly described as follows:

#### AND

A piece or parcel of land located in Lots 6, 7, and 8 of Block 4 in ELMWOOD PLACE ADDITION to the City Of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma, more particularly described as follows:

Beginning at a point on the east line of Lot 8 20.0 feet northerly of the southeast corner of said Lot 8; thence westerly parallel with the south line of Lot 8 for a distance of 153.84 feet to a point in the easterly right of way line of U. S. Highway No. 69; thence northerly along the east right of way line of U. S. highway Highway No. 69 for a distance of 190.0 feet to a point on the south line of Lot 6, said point being 153.97 feet westerly of the southeast corner of said Lot 6; thence westerly along the south line of Lot 6 for a distance of 25.0 feet; thence northerly along the easterly right of way of U. S. Highway No. 69 for a

distance of 105.00 feet to a point on the north line of said Lot 6; thence easterly along the north line of Lot 6 for a distance of 179.04 feet to the northeast corner of said Lot 6; thence southerly along the east line of Lots 6, 7 and 8 for a distance of 295.0 feet to the point of beginning.

#### AND

A piece or parcel of land located in Lots 9, 10, and 11 of ELM RIDGE ACRES ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma, more particularly described as follows:

Beginning at the southwest corner of Lot 11; thence northerly along the west line of Lots 9, 10 and 11 for a distance of 445.0 feet to a point, said point being 31.0 feet northerly of the southwest corner of said Lot 9; thence easterly parallel with the south line of Lot 9 for a distance of 122.0 feet; thence southerly parallel with the west line of Lot 9 and 10 for a distance of 238.0 feet to a point on the north line of Lot 11, said point being 122.0 feet easterly of the northwest corner of said Lot 11; thence easterly along the north line of Lot 11 for a distance of 78.0 feet; thence southerly, parallel with the west line of Lot 11 for a distance of 207.00

feet to a point on the south line of Lot 11, said point being 200.0 feet easterly of the southwest corner of Lot 11; thence westerly along the south line of Lot 11 for a distance of 200.0 feet to the point of beginning.

#### AND

The west 78 feet of the east 228 feet of Lot 10 and the west 200 feet of the south 100 feet of Lot 9 less the south 31 feet of the west 122 feet thereof in ELM RIDGE ACRES ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma.

*78*  
*Proof from Paper to him 3/28*  
*He Kris she will have the 7 corrections fixed*  
*Kris will send me revisions 3/26*

## Sarah Winkle

---

**From:** Sarah Winkle  
**Sent:** Tuesday, March 26, 2024 8:02 AM  
**To:** 'Krisina Hight'  
**Cc:** Jody King; Ruben Gonzalez Jr.  
**Subject:** PUBLISH IN THE MUSKOGEE PHOENIX (PNRC) 4-18-24  
**Attachments:** PUBLISHED IN THE MUSKOGEE DAILY PHOENIX (PNRC).docx

Good morning Kristina,

Given that the legal did not get published when we sent it over on 3/15/24 for 800 S. 32<sup>nd</sup> Street, we need to have this published no later than this Thursday 3/28/24. Please see the attached for the information as it will just be 800 S 32 that we are needing published. Also you had mentioned that you would not charge us for this since it was missed the first time.

Please confirm to me what day it will be published in the paper and please also make sure the address and legal **(which is on page 2 of the attachment)** gets published.

Thank you,

**Sarah Winkle**

Associate Planner/GIS Specialist

229 W. Okmulgee Ave.

Muskogee, OK 74401

Office: (918) 684-6370

Email: [swinkle@muskogeeonline.org](mailto:swinkle@muskogeeonline.org)



## NOTICE AND ORDER TO PROPERTY OWNERS

You are hereby notified that the properties listed below were found unsafe or unfit for human occupancy at an administrative hearing held before the Building Official. Because you have failed to bring the structure up-to code within the time period provided the structure is being considered for condemnation due to its dilapidated condition. The property will be posted and placarded in accordance with Section 108.4 of the International Property Maintenance Code adopted by the City of Muskogee.

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You are hereby ordered to appear at said hearing in front of the City of Muskogee Public Nuisance Review Committee on the: 18th day of April, 2024 at 11:00AM in the City Council Chambers on the third floor of the City Hall at 229 West Okmulgee. You have the right to appear at the scheduled hearing and present evidence related to the above listed property. If you fail to appear, a decision will be made in your absence and a dilapidation lien could be filed on your property. Failure to appear and be heard may also result in a citation being filed against you through the Municipal Court of the City of Muskogee, Oklahoma.

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If you have any questions regarding this order, you may contact the City of Muskogee Code Enforcement Department at (918) 684-6235.

## Exhibit "A"

## PROPERTY DESCRIPTION

Lots 4 and 5 in Block 4 of ELMWOOD PLACE ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma, more particularly described as follows:

AND

A piece or parcel of land located in Lots 6, 7, and 8 of Block 4 in ELMWOOD PLACE ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma, more particularly described as follows:

Beginning at a point on the east line of Lot 8, 20.0 feet northerly of the southeast corner of said Lot 8; thence westerly parallel with the south line of Lot 8 for a distance of 153.84 feet to a point in the easterly right of way line of U. S. Highway No. 69; thence northerly along the east right of way line of U. S. Highway No. 69 for a distance of 190.0 feet to a point on the south line of Lot 6, said point being 153.97 feet westerly of the southeast corner of said Lot 6; thence westerly along the south line of Lot 6 for a distance of 25.0 feet; thence northerly along the easterly right of way of U. S. Highway No. 69 for a distance of 105.00 feet to a point on the north line of said Lot 6; thence easterly along the north line of Lot 6 for a distance of 179.04 feet to the northeast corner of said Lot 6; thence southerly along the east line of Lots 6, 7 and 8 for a distance of 295.0 feet to the point of beginning.

AND

A piece or parcel of land located in Lots 9, 10, and 11 of ELM RIDGE ACRES ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma, more particularly described as follows:

Beginning at the southwest corner of Lot 11; thence northerly along the west line of Lots 9, 10 and 11 for a distance of 445.0 feet to a point, said point being 31.0 feet northerly of the southwest corner of said Lot 9; thence easterly parallel with the south line of Lot 9 for a distance of 122.0 feet; thence southerly parallel with the west line of Lots 9 and 10 for a distance of 238.0 feet to a point on the north line of Lot 11, said point being 122.0 feet easterly of the northwest corner of said Lot 11; thence easterly along the north line of Lot 11 for a distance of 78.0 feet; thence southerly, parallel with the west line of Lot 11 for a distance of 207.00 feet to a point on the south line of Lot 11, said point being 200.0 feet easterly of the southwest corner of Lot 11; thence westerly along the south line of Lot 11 for a distance of 200.0 feet to the point of beginning.

AND

The west 78 feet of the east 228 feet of Lot 10 and the west 200 feet of the south 100 feet of Lot 9 less the south 31 feet of the west 122 feet thereof in ELM RIDGE ACRES ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma

**Sarah Winkle**

---

**From:** Michael Brackeen  
**Sent:** Monday, March 25, 2024 2:08 PM  
**To:** Sarah Winkle  
**Subject:** FW: PUBLISHED IN THE MUSKOGEE DAILY PHOENIX (PNRC) 4-4-24  
**Attachments:** PUBLISHED IN THE MUSKOGEE DAILY PHOENIX (PNRC).docx

Michael R Brackeen  
Code Enforcement Supervisor  
229 W. Okmulgee Ave.  
Muskogee, OK 74401  
Office: (918) 684-6235



*This was sent  
to the Paper on  
3/18/24  
the Paper did NOT  
publish the legal  
on 800 S. 32nd.*

**From:** Michael Brackeen  
**Sent:** Friday, March 15, 2024 4:03 PM  
**To:** 'Krisina Hight' <khight@muskogee phoenix.com>  
**Subject:** PUBLISHED IN THE MUSKOGEE DAILY PHOENIX (PNRC) 4-4-24

Kristina,  
Could you publish this on or before 3/22/24? Thanks!



## NOTICE AND ORDER TO PROPERTY OWNERS

You are hereby notified that the properties listed below were found unsafe or unfit for human occupancy at an administrative hearing held before the Building Official. Because you have failed to bring the structure up-to code within the time period provided the structure is being considered for condemnation due to its dilapidated condition. The property will be posted and placarded in accordance with Section 108.4 of the International Property Maintenance Code adopted by the City of Muskogee.

A hearing shall be held by the Public Nuisance Review Committee to determine if the property is dilapidated and has become detrimental to the health, safety, or welfare of the general public and the community, or if the property creates a fire hazard which is dangerous to other property.

You are hereby ordered to appear at said hearing in front of the City of Muskogee Public Nuisance Review Committee on the: 4th day of April, 2024 at 11:00AM in the City Council Chambers on the third floor of the City Hall at 229 West Okmulgee. You have the right to appear at the scheduled hearing and present evidence related to the above listed property. If you fail to appear, a decision will be made in your absence and a dilapidation lien could be filed on your property. Failure to appear and be heard may also result in a citation being filed against you through the Municipal Court of the City of Muskogee, Oklahoma.

Should you fail to Appear, the City of Muskogee may proceed with the demolition of the structure. If the City or its agents perform the demolition, you will be billed for these costs. Failure to pay within six (6) months of the statement will result in the costs being assessed as an ad valorem tax on the property. Payment of demolition costs also becomes the personal obligation of the property owner and may be collected in accordance with any other civil remedy provided by law.

If you have any questions regarding this order, you may contact the City of Muskogee Code Enforcement Department at (918) 684-6235.

210 N MAIN, MUSKOGEE, OK-

Part of Lot One (1), in Block Two (2), in the CITY OF MUSKOGEE, according to the official Plat thereof, Muskogee County, State of Oklahoma, more particularly described as follows; Beginning at a point on the Westerly Line of said Lot 1, 55 feet Southerly from the Intersection of the Easterly line of North Main Street with the Southerly line of the 12 foot alley running Easterly and Westerly through said Block 2; Thence from said point Southerly along the Westerly line of said Lot 1 a distance of 49.62 feet which said point is also 77.93 feet North of the North line of West Broadway; Thence North 89°8' E a distance of 171 feet to a point in the East line of said Lot, said point is 104.1 feet South of the South line of the aforementioned alley and 78.1 feet North of the North line of West Broadway; Thence Northerly along the East line of said Lot 1 a distance of 49.1 feet to a point 55 feet South of the South line of said alley; Thence Westerly in a direct straight line parallel with the South line of the aforementioned alley 171 feet more or less to the Point of Beginning.

Exhibit "A"

PROPERTY DESCRIPTION

Lots 4 and 5 in Block 4 of ELMWOOD PLACE ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma, more particularly described as follows:

AND

A piece or parcel of land located in Lots 6, 7, and 8 of Block 4 in ELMWOOD PLACE ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma, more particularly described as follows:

Beginning at a point on the east line of Lot 8, 20.0 feet northerly of the southeast corner of said Lot 8; thence westerly parallel with the south line of Lot 8 for a distance of 153.84 feet to a point in the easterly right of way line of U. S. Highway No. 69; thence northerly along the east right of way line of U. S. Highway No. 69 for a distance of 190.0 feet to a point on the south line of Lot 6, said point being 153.97 feet westerly of the southeast corner of said Lot 6; thence westerly along the south line of Lot 6 for a distance of 25.0 feet; thence northerly along the easterly right of way of U. S. Highway No. 69 for a distance of 105.00 feet to a point on the north line of said Lot 6; thence easterly along the north line of Lot 6 for a distance of 179.04 feet to the northeast corner of said Lot 6; thence southerly along the east line of Lots 6, 7 and 8 for a distance of 295.0 feet to the point of beginning.

AND

A piece or parcel of land located in Lots 9, 10, and 11 of ELM RIDGE ACRES ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma, more particularly described as follows:

Beginning at the southwest corner of Lot 11; thence northerly along the west line of Lots 9, 10 and 11 for a distance of 445.0 feet to a point, said point being 31.0 feet northerly of the southwest corner of said Lot 9; thence easterly parallel with the south line of Lot 9 for a distance of 122.0 feet; thence southerly parallel with the west line of Lots 9 and 10 for a distance of 238.0 feet to a point on the north line of Lot 11, said point being 122.0 feet easterly of the northwest corner of said Lot 11; thence easterly along the north line of Lot 11 for a distance of 78.0 feet; thence southerly, parallel with the west line of Lot 11 for a distance of 207.00 feet to a point on the south line of Lot 11, said point being 200.0 feet easterly of the southwest corner of Lot 11; thence westerly along the south line of Lot 11 for a distance of 200.0 feet to the point of beginning.

AND

The west 78 feet of the east 228 feet of Lot 10 and the west 200 feet of the south 100 feet of Lot 9 less the south 31 feet of the west 122 feet thereof in ELM RIDGE ACRES ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma

03/25/2024

**Muskogee Grand Hotel LLC**  
PO Box 5523  
Edmond, OK 73083

Case Number: 24-73360  
Street Address: 800 S 32<sup>nd</sup>  
Legal Description: SEE ATTACHED

**ORDER TO REPAIR AND/OR TAKE OTHER CORRECTIVE ACTION (CORRECTED)**

The City of Muskogee identifies unlawful violations of the International Property Maintenance Code ("IPMC"), as adopted by the City of Muskogee under City Codes §18-184 and §18-185, and further identifies structures that have become dilapidated per Oklahoma State Statute Title 11 Section 22-112(C) or abandoned per Section 22-112.4. These violations constitute a public nuisance and must be abated. An exterior inspection of the property and structure you own at the aforementioned address occurred on **03/11/2024** by the City of Muskogee Building Inspector. Below are the findings of the Building Inspector with applicable provisions of the IPMC and/or state statute, as well as, corrective action which is hereby ordered to bring the property into compliance with City Code.

**FINDINGS BY THE BUILDING INSPECTOR:**

- The structure has an exposed roof and is open to the elements. \*108.1.5 IPMC
- The structure has broken windows
- The structure is abandoned and
  - Is detrimental to the health, safety and welfare of the municipality;
  - Causes increased municipal costs; and
  - Devalues abutting and adjacent property.
- Unfit for human habitation and repairs must be made to make

Rehabilitate or demolish the dilapidated mechanical systems must be reconnected; exterior of the property and gables, doors and windows must be replaced weather tight. Doors shall provide fire doors shall fit reasonably well with manufacturer. The interior shall be brick, landings, balconies and similar walking surfaces, which are not present, rubbish, trash and debris, including all non-working equipment masonry, stucco shall be repaired. Pest problems shall be abated.

**You are hereby directed to appear at a hearing to be held on Nuisance Review Committee at 229 W. Okmulgee 3<sup>rd</sup> Floor, C 74401 to determine:**

24-73360

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> <li>■ Complete items 1, 2, and 3.</li> <li>■ Print your name and address on the reverse so that we can return the card to you.</li> <li>■ Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>	<p>A. Signature <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) <input type="checkbox"/> C. Date of Delivery</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>
<p>1. Article Addressed to:</p> <p>MUSKOGEE GRAND HOTEL LLC PO BOX 5523 EDMOND, OK 73083</p>	<p>3. Service Type</p> <p><input type="checkbox"/> Adult Signature <input type="checkbox"/> Priority Mail Express®  <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail™  <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Registered Mail Restr. Delivery  <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Return Receipt for Merchandise  <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation  <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery  <input type="checkbox"/> Insured Mail <input type="checkbox"/> Mail Restricted Delivery (RM)</p>
<p>2. Article Number (Transfer from service label)</p> <p>7014 2120 0003 5278 1885</p>	<p>Domestic Return Receipt</p>

PS Form 3811, July 2015 PSN 7530-02-000-9053

7014 2120 0003 5278 1885

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Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$</b>



Sent To  
MUSKOGEE GRAND HOTEL LLC  
Street & Apt. No.,  
or PO Box No. PO BOX 5523  
City, State, ZIP+4  
EDMOND, OK 73083



03/25/2024

**Muskogee Grand Hotel LLC**  
**PO Box 5523**  
**Edmond, OK 73083**Case Number: 24-73360  
Street Address: 800 S 32<sup>nd</sup>  
Legal Description: SEE ATTACHED**ORDER TO REPAIR AND/OR TAKE OTHER CORRECTIVE ACTION (CORRECTED)**

The City of Muskogee identifies unlawful violations of the International Property Maintenance Code (“IPMC”), as adopted by the City of Muskogee under City Codes §18-184 and §18-185, and further identifies structures that have become dilapidated per Oklahoma State Statute Title 11 Section 22-112(C) or abandoned per Section 22-112.4. These violations constitute a public nuisance and must be abated. An exterior inspection of the property and structure you own at the aforementioned address occurred on **03/11/2024** by the City of Muskogee Building Inspector. Below are the findings of the Building Inspector with applicable provisions of the IPMC and/or state statute, as well as, corrective action which is hereby ordered to bring the property into compliance with City Code.

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- The structure has broken windows. \*108.1.5 IPMC
- The structure is abandoned as defined by Oklahoma Statute Title 11 Section 22-112.4. \*108.2 IPMC
  - Is detrimental to the public health, safety or welfare of the inhabitants of and visitors to the municipality;
  - Causes increased municipal regulatory costs and increased municipal police and fire protection costs; and
  - Devalues abutting and nearby real properties
- Unfit for human habitation as defined by Oklahoma Statute Title 11 Section 22-112(C) and permits and repairs must be made to make this fit for habitation and occupancy. \*108.1.3 IPMC

**CORRECTIVE ACTION:**

Rehabilitate or demolish the dilapidated abandoned structure. For rehabilitation, all electrical, plumbing and mechanical systems must be reconnected in good working order in accordance with the respective International Codes; exterior of the property and grounds shall be cleaned and kept in a sanitary, and safe condition. Exterior doors and windows must be replaced where necessary to ensure they are in sound condition, good repair, and weather tight. Doors shall provide for the security of occupants within, equipped with a deadbolt lock. Interior doors shall fit reasonably well within the frame, capable of being opened and closed, as intended by the manufacturer. The interior shall be brought to good repair, structurally sound and in a sanitary condition. Stairs, landings, balconies and similar walking surfaces, which are not properly anchored, shall be secured. Accumulated rubbish, trash and debris, including all non-working equipment shall be removed. Any fractures in concrete, masonry, stucco shall be repaired. Pest problems shall be abated.

**You are hereby directed to appear at a hearing to be held on April 18<sup>th</sup> at 11:00 a.m. before the Public Nuisance Review Committee at 229 W. Okmulgee 3<sup>rd</sup> Floor, City Council Chamber, Muskogee, Oklahoma 74401 to determine:**

- 1) Whether your property is dilapidated and has become detrimental to the health, safety, or welfare of the general public and the community as to constitute a public nuisance, and/or
- 2) If the property creates a fire hazard which is dangerous to other property.
- 3) Whether the building is abandoned as set out above.

**Should you fail to appear**, action will be taken in your absence, including but not limited to, action to approve demolition and removal of the structure.

If no permit is obtained and corrective action taken by the date of the hearing listed below, or you wish to dispute the Order to Repair and/or Take Corrective Action ordered by the Building Inspector, **you are directed to appear at a hearing to be held on APRIL 18TH, 2024 at 11 a.m. before the Public Nuisance Review Committee at 229 W. Okmulgee (3rd Floor), Muskogee, Oklahoma 74401 to determine:** 1) whether your property is dilapidated and has become detrimental to the health, safety, or welfare of the general public and the community as to constitute a public nuisance, or 2) if the property creates a fire hazard which is dangerous to other property, or 3) whether the building is abandoned. Should you fail to appear, action will be taken in your absence, including but not limited to, action to approve demolition and removal of the structure.

You have the right to appeal any decision of the Public Nuisance Review Committee to the UBCAB of the City of Muskogee by filing written notice to the City Clerk at P.O. Box 1927, Muskogee, Oklahoma 74401 within 10 days after the decision is rendered.

**ALL COSTS ASSOCIATED WITH DEMOLITION ABATEMENT WILL BE BILLED TO THE PROPERTY OWNER AND A LIEN WILL BE IMPOSED ON THE PROPERTY TO SECURE PAYMENT.**

**If you have any questions regarding this, you may contact the Code Enforcement Department at (918) 684-6235. If you wish to have the structure voluntarily abated by the City of Muskogee, a discount demolition program is available on a first come first serve basis. If you are interested in this program please contact Michael Brackeen, Code Enforcement Supervisor for more information.**

**Ruben Gonzalez  
Code Enforcement Officer  
City of Muskogee**

**IPMC References**

- \*108.1.5 – Dangerous Structure or Premises
- \*108.2 – Closing of Vacant Structures
- \*108.1.3 – Structure Unfit for Human Occupancy

Exhibit "A"

PROPERTY DESCRIPTION

Lots 4 and 5 in Block 4 of ELMWOOD PLACE ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma, more particularly described as follows:

AND

A piece or parcel of land located in Lots 6, 7, and 8 of Block 4 in ELMWOOD PLACE ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma, more particularly described as follows:

Beginning at a point on the east line of Lot 8, 20.0 feet northerly of the southeast corner of said Lot 8; thence westerly parallel with the south line of Lot 8 for a distance of 153.84 feet to a point in the easterly right of way line of U. S. Highway No. 69; thence northerly along the east right of way line of U. S. Highway No. 69 for a distance of 190.0 feet to a point on the south line of Lot 6, said point being 153.97 feet westerly of the southeast corner of said Lot 6; thence westerly along the south line of Lot 6 for a distance of 25.0 feet; thence northerly along the easterly right of way of U. S. Highway No. 69 for a distance of 105.00 feet to a point on the north line of said Lot 6; thence easterly along the north line of Lot 6 for a distance of 179.04 feet to the northeast corner of said Lot 6; thence southerly along the east line of Lots 6, 7 and 8 for a distance of 295.0 feet to the point of beginning.

AND

A piece or parcel of land located in Lots 9, 10, and 11 of ELM RIDGE ACRES ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma, more particularly described as follows:

Beginning at the southwest corner of Lot 11; thence northerly along the west line of Lots 9, 10 and 11 for a distance of 445.0 feet to a point, said point being 31.0 feet northerly of the southwest corner of said Lot 9; thence easterly parallel with the south line of Lot 9 for a distance of 122.0 feet; thence southerly parallel with the west line of Lots 9 and 10 for a distance of 238.0 feet to a point on the north line of Lot 11, said point being 122.0 feet easterly of the northwest corner of said Lot 11; thence easterly along the north line of Lot 11 for a distance of 78.0 feet; thence southerly, parallel with the west line of Lot 11 for a distance of 207.00 feet to a point on the south line of Lot 11, said point being 200.0 feet easterly of the southwest corner of Lot 11; thence westerly along the south line of Lot 11 for a distance of 200.0 feet to the point of beginning.

AND

The west 78 feet of the east 228 feet of Lot 10 and the west 200 feet of the south 100 feet of Lot 9 less the south 31 feet of the west 122 feet thereof in ELM RIDGE ACRES ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma



03/25/2024

Michael Soraya  
4220 NW 10<sup>th</sup> St Ofc. 8  
Oklahoma City, OK 73132

Case Number: 24-73360  
Street Address: 800 S 32<sup>nd</sup>  
Legal Description: SEE ATTACHED

**ORDER TO REPAIR AND/OR TAKE OTHER CORRECTIVE ACTION (CORRECTED)**

The City of Muskogee identifies unlawful violations of the International Property Maintenance Code ("IPMC"), as adopted by the City of Muskogee under City Codes §18-184 and §18-185, and further identifies structures that have become dilapidated per Oklahoma State Statute Title 11 Section 22-112(C) or abandoned per Section 22-112.4. These violations constitute a public nuisance and must be abated. An exterior inspection of the property and structure you own at the aforementioned address occurred on 03/11/2024 by the City of Muskogee Building Inspector. Below are the findings of the Building Inspector with applicable provisions of the IPMC and/or state statute, as well as, corrective action which is hereby ordered to bring the property into compliance with City Code.

**FINDINGS BY THE BUILDING INSPECTOR:**

- The structure has an exposed:
- The structure has broken window:
- The structure is abandoned as follows:
  - Is detrimental to the public health, safety or welfare of the municipality;
  - Causes increased municipal costs; and
  - Devalues abutting and adjacent property.
- Unfit for human habitation as follows:
  - Repairs must be made to make the structure habitable.

Rehabilitate or demolish the dilapidated structure. Mechanical systems must be reconnected. Electrical systems must be reconnected. Codes; exterior of the property and ground must be repaired. Doors and windows must be replaced. Weatherstripping must be replaced. Doors shall provide fire resistance. Doors shall fit reasonably well with the frame. The interior shall be brought to good repair, structural elements, including all non-working equipment must be repaired. Rubbish, trash and debris, including all non-working equipment must be removed. Masonry, stucco shall be repaired. Pest problems shall be abated.

**You are hereby directed to appear at a hearing to be held on March 25, 2024 at 10:00 AM at the Nuisance Review Committee at 229 W. Okmulgee 3<sup>rd</sup> Floor, C-229, Muskogee, Oklahoma 74401 to determine:**

24-73360

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY	
<p>■ Complete items 1, 2, and 3.</p> <p>■ Print your name and address on the reverse so that we can return the card to you.</p> <p>■ Attach this card to the back of the mailpiece, or on the front if space permits.</p> <p>1. Article Addressed to: Michael Soraya 4220 NW 10<sup>th</sup> St Ofc 8 Oklahoma City, OK 73132</p>	<p>A. Signature X  <input type="checkbox"/> Agent <input type="checkbox"/> Address</p> <p>B. Received by (Printed Name) Michael Soraya</p> <p>C. Date of Delivery</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>	
<p>3. Service Type</p> <p><input type="checkbox"/> Adult Signature</p> <p><input type="checkbox"/> Adult Signature Restricted Delivery</p> <p><input type="checkbox"/> Certified Mail®</p> <p><input type="checkbox"/> Certified Mail Restricted Delivery</p> <p><input type="checkbox"/> Collect on Delivery</p> <p><input type="checkbox"/> Collect on Delivery Restricted Delivery</p> <p><input type="checkbox"/> Insured Mail</p> <p><input type="checkbox"/> Priority Mail Express®</p> <p><input type="checkbox"/> Registered Mail™</p> <p><input type="checkbox"/> Registered Mail Restricted Delivery</p> <p><input type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> Signature Confirmation</p> <p><input type="checkbox"/> Signature Confirmation Restricted Delivery</p>	<p>9590 9402 5218 9122 9071 43</p> <p>2. Article Number (Transfer from service label) 7014 2120 0003 5278 1892</p> <p>PS Form 3811, July 2015 PSN 7530-02-000-9053</p>	

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Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$</b>



Sent To: Michael Soraya  
Street & Apt. No., or PO Box No.: 4220 NW 10<sup>th</sup> St ofc 8  
City, State, ZIP+4: Oklahoma City, OK 73132



03/25/2024

Michael Soraya  
4220 NW 10<sup>th</sup> St Ofc. 8  
Oklahoma City, OK 73132

Case Number: 24-73360  
Street Address: 800 S 32<sup>nd</sup>  
Legal Description: SEE ATTACHED

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**FINDINGS BY THE BUILDING INSPECTOR:**

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- Unfit for human habitation as defined by Oklahoma Statute Title 11 Section 22-112(C) and permits and repairs must be made to make this fit for habitation and occupancy. \*108.1.3 IPMC

**CORRECTIVE ACTION:**

Rehabilitate or demolish the dilapidated abandoned structure. For rehabilitation, all electrical, plumbing and mechanical systems must be reconnected in good working order in accordance with the respective International Codes; exterior of the property and grounds shall be cleaned and kept in a sanitary, and safe condition. Exterior doors and windows must be replaced where necessary to ensure they are in sound condition, good repair, and weather tight. Doors shall provide for the security of occupants within, equipped with a deadbolt lock. Interior doors shall fit reasonably well within the frame, capable of being opened and closed, as intended by the manufacturer. The interior shall be brought to good repair, structurally sound and in a sanitary condition. Stairs, landings, balconies and similar walking surfaces, which are not properly anchored, shall be secured. Accumulated rubbish, trash and debris, including all non-working equipment shall be removed. Any fractures in concrete, masonry, stucco shall be repaired. Pest problems shall be abated.

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- 1) Whether your property is dilapidated and has become detrimental to the health, safety, or welfare of the general public and the community as to constitute a public nuisance, and/or
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**Ruben Gonzalez**  
**Code Enforcement Officer**  
**City of Muskogee**

**IPMC References**

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AND

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Beginning at the southwest corner of Lot 11; thence northerly along the west line of Lots 9, 10 and 11 for a distance of 445.0 feet to a point, said point being 31.0 feet northerly of the southwest corner of said Lot 9; thence easterly parallel with the south line of Lot 9 for a distance of 122.0 feet; thence southerly parallel with the west line of Lots 9 and 10 for a distance of 238.0 feet to a point on the north line of Lot 11, said point being 122.0 feet easterly of the northwest corner of said Lot 11; thence easterly along the north line of Lot 11 for a distance of 78.0 feet; thence southerly, parallel with the west line of Lot 11 for a distance of 207.00 feet to a point on the south line of Lot 11, said point being 200.0 feet easterly of the southwest corner of Lot 11; thence westerly along the south line of Lot 11 for a distance of 200.0 feet to the point of beginning.

AND

The west 78 feet of the east 228 feet of Lot 10 and the west 200 feet of the south 100 feet of Lot 9 less the south 31 feet of the west 122 feet thereof in ELM RIDGE ACRES ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma



03/18/2024

**Muskogee Grand Hotel LLC**  
**PO Box 5523**  
**Edmond, OK 73083**

Case Number: 24-73360  
Street Address: 800 S 32<sup>nd</sup>  
Legal Description: SEE ATTACHED

**ORDER TO REPAIR AND/OR TAKE OTHER CORRECTIVE ACTION (CORRECTED)**

The City of Muskogee identifies unlawful violations of the International Property Maintenance Code ("IPMC"), as adopted by the City of Muskogee under City Codes §18-184 and §18-185, and further identifies structures that have become dilapidated per Oklahoma State Statute Title 11 Section 22-112(C) or abandoned per Section 22-112.4. These violations constitute a public nuisance and must be abated. An exterior inspection of the property and structure you own at the aforementioned address occurred on **03/11/2024** by the City of Muskogee Building Inspector. Below are the findings of the Building Inspector with applicable provisions of the IPMC and/or state statute, as well as, corrective action which is hereby ordered to bring the property into compliance with City Code.

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- The structure has broken windows. \*108.1.5 IPMC
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- Unfit for human habitation as defined by Oklahoma Statute Title 11 Section 22-112(C) and permits and repairs must be made to make this fit for habitation and occupancy. \*108.1.3 IPMC

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**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:  
**MUSKOGEE GRAND HOTEL LLC**  
**P.O. BOX 5523**  
**EDMOND, OK 73083**

2. Article Number (Transfer from service label)  
**7014 2120 0003 5278 1854**

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  


B. Received by (Printed Name)  
**CASEY BAKER**

C. Date  
**MAR 18 2024**

D. Is delivery address different from item 1? If YES, enter delivery address below:

3. Service Type  
 Adult Signature  
 Adult Signature Restricted Delivery  
 Certified Mail®  
 Certified Mail Restricted Delivery  
 Collect on Delivery  
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**U.S. Postal Service™ 24-000 73360**  
**CERTIFIED MAIL® RECEIPT**  
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For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

**OFFICIAL USE**

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$

Sent To  
**MUSKOGEE GRAND HOTEL LLC**  
 Street & Apt. No. or PO Box No. **P.O. BOX 5523**  
 City, State, ZIP+4 **EDMOND, OK 73083**

**MUSKOGEE, OK 74401**  
 Postmark **MAR 18 2024**  
**USPS**

03/18/2024

**Muskogee Grand Hotel LLC**  
**PO Box 5523**  
**Edmond, OK 73083**Case Number: 24-73360  
Street Address: 800 S 32<sup>nd</sup>  
Legal Description: SEE ATTACHED**ORDER TO REPAIR AND/OR TAKE OTHER CORRECTIVE ACTION (CORRECTED)**

The City of Muskogee identifies unlawful violations of the International Property Maintenance Code (“IPMC”), as adopted by the City of Muskogee under City Codes §18-184 and §18-185, and further identifies structures that have become dilapidated per Oklahoma State Statute Title 11 Section 22-112(C) or abandoned per Section 22-112.4. These violations constitute a public nuisance and must be abated. An exterior inspection of the property and structure you own at the aforementioned address occurred on **03/11/2024** by the City of Muskogee Building Inspector. Below are the findings of the Building Inspector with applicable provisions of the IPMC and/or state statute, as well as, corrective action which is hereby ordered to bring the property into compliance with City Code.

**FINDINGS BY THE BUILDING INSPECTOR:**

- The structure has an exposed roof and is open to the elements. \*108.1.5 IPMC
- The structure has broken windows. \*108.1.5 IPMC
- The structure is abandoned as defined by Oklahoma Statute Title 11 Section 22-112.4. \*108.2 IPMC
  - Is detrimental to the public health, safety or welfare of the inhabitants of and visitors to the municipality;
  - Causes increased municipal regulatory costs and increased municipal police and fire protection costs; and
  - Devalues abutting and nearby real properties
- Unfit for human habitation as defined by Oklahoma Statute Title 11 Section 22-112(C) and permits and repairs must be made to make this fit for habitation and occupancy. \*108.1.3 IPMC

**CORRECTIVE ACTION:**

Rehabilitate or demolish the dilapidated abandoned structure. For rehabilitation, all electrical, plumbing and mechanical systems must be reconnected in good working order in accordance with the respective International Codes; exterior of the property and grounds shall be cleaned and kept in a sanitary, and safe condition. Exterior doors and windows must be replaced where necessary to ensure they are in sound condition, good repair, and weather tight. Doors shall provide for the security of occupants within, equipped with a deadbolt lock. Interior doors shall fit reasonably well within the frame, capable of being opened and closed, as intended by the manufacturer. The interior shall be brought to good repair, structurally sound and in a sanitary condition. Stairs, landings, balconies and similar walking surfaces, which are not properly anchored, shall be secured. Accumulated rubbish, trash and debris, including all non-working equipment shall be removed. Any fractures in concrete, masonry, stucco shall be repaired. Pest problems shall be abated.

**You are hereby directed to appear at a hearing to be held on April 18<sup>th</sup> at 11:00 a.m. before the Public Nuisance Review Committee at 229 W. Okmulgee 3<sup>rd</sup> Floor, City Council Chamber, Muskogee, Oklahoma 74401 to determine:**



- 1) Whether your property is dilapidated and has become detrimental to the health, safety, or welfare of the general public and the community as to constitute a public nuisance, and/or
- 2) If the property creates a fire hazard which is dangerous to other property.
- 3) Whether the building is abandoned as set out above.

**Should you fail to appear**, action will be taken in your absence, including but not limited to, action to approve demolition and removal of the structure.

If no permit is obtained and corrective action taken by the date of the hearing listed below, or you wish to dispute the Order to Repair and/or Take Corrective Action ordered by the Building Inspector, you are directed to appear at a hearing to be held on APRIL 4, 2024 at 11 a.m. before the Public Nuisance Review Committee at 229 W. Okmulgee (3rd Floor), Muskogee, Oklahoma 74401 to determine: 1) whether your property is dilapidated and has become detrimental to the health, safety, or welfare of the general public and the community as to constitute a public nuisance, or 2) if the property creates a fire hazard which is dangerous to other property, or 3) whether the building is abandoned. Should you fail to appear, action will be taken in your absence, including but not limited to, action to approve demolition and removal of the structure.

You have the right to appeal any decision of the Public Nuisance Review Committee to the UBCAB of the City of Muskogee by filing written notice to the City Clerk at P.O. Box 1927, Muskogee, Oklahoma 74401 within 10 days after the decision is rendered.

ALL COSTS ASSOCIATED WITH DEMOLITION ABATEMENT WILL BE BILLED TO THE PROPERTY OWNER AND A LIEN WILL BE IMPOSED ON THE PROPERTY TO SECURE PAYMENT.

If you have any questions regarding this, you may contact the Code Enforcement Department at (918) 684-6235. If you wish to have the structure voluntarily abated by the City of Muskogee, a discount demolition program is available on a first come first serve basis. If you are interested in this program please contact Michael Brackeen, Code Enforcement Supervisor for more information.

**Ruben Gonzalez**  
**Code Enforcement Officer**  
**City of Muskogee**

**IPMC References**

- \*108.1.5 – Dangerous Structure or Premises
- \*108.2 – Closing of Vacant Structures
- \*108.1.3 – Structure Unfit for Human Occupancy



Exhibit "A"

PROPERTY DESCRIPTION

Lots 4 and 5 in Block 4 of ELMWOOD PLACE ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma, more particularly described as follows:

AND

A piece or parcel of land located in Lots 6, 7, and 8 of Block 4 in ELMWOOD PLACE ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma, more particularly described as follows:

Beginning at a point on the east line of Lot 8, 20.0 feet northerly of the southeast corner of said Lot 8; thence westerly parallel with the south line of Lot 8 for a distance of 153.84 feet to a point in the easterly right of way line of U. S. Highway No. 69; thence northerly along the east right of way line of U. S. Highway No. 69 for a distance of 190.0 feet to a point on the south line of Lot 6, said point being 153.97 feet westerly of the southeast corner of said Lot 6; thence westerly along the south line of Lot 6 for a distance of 25.0 feet; thence northerly along the easterly right of way of U. S. Highway No. 69 for a distance of 105.00 feet to a point on the north line of said Lot 6; thence easterly along the north line of Lot 6 for a distance of 179.04 feet to the northeast corner of said Lot 6; thence southerly along the east line of Lots 6, 7 and 8 for a distance of 295.0 feet to the point of beginning.

AND

A piece or parcel of land located in Lots 9, 10, and 11 of ELM RIDGE ACRES ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma, more particularly described as follows:

Beginning at the southwest corner of Lot 11; thence northerly along the west line of Lots 9, 10 and 11 for a distance of 445.0 feet to a point, said point being 31.0 feet northerly of the southwest corner of said Lot 9; thence easterly parallel with the south line of Lot 9 for a distance of 122.0 feet; thence southerly parallel with the west line of Lots 9 and 10 for a distance of 238.0 feet to a point on the north line of Lot 11, said point being 122.0 feet easterly of the northwest corner of said Lot 11; thence easterly along the north line of Lot 11 for a distance of 78.0 feet; thence southerly, parallel with the west line of Lot 11 for a distance of 207.00 feet to a point on the south line of Lot 11, said point being 200.0 feet easterly of the southwest corner of Lot 11; thence westerly along the south line of Lot 11 for a distance of 200.0 feet to the point of beginning.

AND

The west 78 feet of the east 228 feet of Lot 10 and the west 200 feet of the south 100 feet of Lot 9 less the south 31 feet of the west 122 feet thereof in ELM RIDGE ACRES ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma



03/18/2024

Michael Soraya  
4220 NW 10<sup>th</sup> St Ofc. 8  
Oklahoma City, OK 73132

Case Number: 24-73360  
Street Address: 800 S 32<sup>nd</sup>  
Legal Description: SEE ATTACHED

**ORDER TO REPAIR AND/OR TAKE OTHER CORRECTIVE ACTION (CORRECTED)**

The City of Muskogee identifies unlawful violations of the International Property Maintenance Code ("IPMC"), as adopted by the City of Muskogee under City Codes §18-184 and §18-185, and further identifies structures that have become dilapidated per Oklahoma State Statute Title 11 Section 22-112(C) or abandoned per Section 22-112.4. These violations constitute a public nuisance and must be abated. An exterior inspection of the property and structure you own at the aforementioned address occurred on 03/11/2024 by the City of Muskogee Building Inspector. Below are the findings of the Building Inspector with applicable provisions of the IPMC and/or state statute, as well as, corrective action which is hereby ordered to bring the property into compliance with City Code.

**FINDINGS BY THE BUILDING INSPECTOR:**

- The structure has an exposed roof and is open to the elements. \*108.1.5 IPMC
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- Unfit for human habitation as defined by Oklahoma Statute Title 11 Section 22-112(C) and permits and repairs must be made to make this fit for habitation and occupancy. \*108.1.3 IPMC

**CORRECTIVE ACTION:**

Rehabilitate or demolish the dilapidated abandoned structure. For rehabilitation, all electrical, plumbing and mechanical systems must be reconnected in good working order in accordance with the respective International Codes; exterior of the property and grounds shall be cleaned and kept in a sanitary, and safe condition. Exterior doors and windows must be replaced where necessary to ensure they are in sound condition, good repair, and weather tight. Doors shall provide for the security of occupants within, equipped with a deadbolt lock. Interior

...ed and closed, as intended by the  
...nd and in a sanitary condition. Stairs,

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:  
MICHAEL SORAYA  
4220 NW 10<sup>TH</sup> ST OFC 8  
OKLAHOMA CITY, OK  
73132

2. Article Number (Transfer from service label)  
7014 2120 0003 5278 1861

**COMPLETE THIS SECTION ON DELIVERY**

24-000 73360

A. Signature  
x *Waladez*

B. Received by (Printed Name)  
Mirya Valadez

C. Date  
3/18/24

D. Is delivery address different from item 1? If YES, enter delivery address below:

3. Service Type

<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered
<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Delivery
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Return Receipt Merchandise
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature
<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Signature Restricted
<input type="checkbox"/> Mail	
<input type="checkbox"/> Mail Restricted Delivery	

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Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

**OFFICIAL USE**

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$</b>

Sent to: MICHAEL SORAYA  
Street & Apt. No., or PO Box No.: 4220 NW 10<sup>TH</sup> ST OFC 8  
City, State, ZIP+4: OKLAHOMA CITY, OK 73132

MUSKOGEE, OK 74401  
Postmark  
MAR 18 2024  
USPS

03/18/2024

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**Ruben Gonzalez**  
**Code Enforcement Officer**  
**City of Muskogee**

IPMC References

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03/14/2024

**Muskogee Grand Hotel LLC**  
**PO Box 5523**  
**Edmond, OK 73083**

 Case Number: 24-73360  
 Street Address: 800 S 32<sup>nd</sup>  
 Legal Description: SEE ATTACHED

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equipped with a deadbolt lock. Interior doors and windows must be repaired, painted and closed, as intended by the code and in a sanitary condition. Stairs, handrails and railings must be repaired, painted and closed, as intended by the code and in a sanitary condition.

<p><b>SENDER: COMPLETE THIS SECTION</b></p> <ul style="list-style-type: none"> <li>■ Complete items 1, 2, and 3.</li> <li>■ Print your name and address on the reverse so that we can return the card to you.</li> <li>■ Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul> <p>1. Article Addressed to:</p> <p><b>MUSKOGEE GRAND HOTEL LLC</b>  <b>P.O. BOX 5523</b>  <b>EDMOND, OK 73083</b></p> <div style="text-align: center;">         9590 9402 5218 9122 9074 40     </div> <p>2. Article Number (Transfer from service label)</p> <p><b>7020 1810 0000 2511 3579</b></p>	<p style="text-align: center; font-size: 1.2em; color: blue;">24-000 73360</p> <p><b>COMPLETE THIS SECTION ON DELIVERY</b></p> <p>A. Signature <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee</p> <p><b>X</b> </p> <p>B. Received by (Printed Name) <b>Cassey B. [unclear]</b></p> <p>C. Date of Delivery <b>03/21</b></p> <p>D. Is delivery address different from item 1? <input checked="" type="checkbox"/> Yes        If YES, enter delivery address below: <input type="checkbox"/> No</p> <p>3. Service Type</p> <table style="width: 100%; border: none;"> <tr> <td><input type="checkbox"/> Adult Signature</td> <td><input type="checkbox"/> Priority Mail Express®</td> </tr> <tr> <td><input type="checkbox"/> Adult Signature Restricted Delivery</td> <td><input type="checkbox"/> Registered Mail™</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail®</td> <td><input type="checkbox"/> Registered Mail Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail Restricted Delivery</td> <td><input type="checkbox"/> Return Receipt for Merchandise</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery</td> <td><input type="checkbox"/> Signature Confirmation™</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery Restricted Delivery</td> <td><input type="checkbox"/> Signature Confirmation Restricted Delivery</td> </tr> </table> <p>Mail Restricted Delivery (00)</p>	<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®	<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™	<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery	<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Return Receipt for Merchandise	<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation™	<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery	<p style="text-align: center; font-size: 1.2em; color: blue;">24-000 73360</p> <p style="text-align: center; font-weight: bold; color: green;">Postal Service™ 24-000 73360 CERTIFIED MAIL® RECEIPT</p> <p style="text-align: center; font-size: 0.8em; color: green;">Domestic Mail Only</p> <p style="text-align: center; font-size: 0.8em; color: green;">For more delivery information, visit our website at <a href="http://www.usps.com">www.usps.com</a>™.</p> <p style="text-align: center; font-size: 1.5em; font-weight: bold; color: green;">OFFICIAL USE</p> <table style="width: 100%; border: none;"> <tr> <td colspan="2">Rates &amp; Fees (check box, add fee as appropriate)</td> </tr> <tr> <td>Receipt (hardcopy)</td> <td>\$ _____</td> </tr> <tr> <td>Receipt (electronic)</td> <td>\$ _____</td> </tr> <tr> <td>Mail Restricted Delivery</td> <td>\$ _____</td> </tr> <tr> <td>Signature Required</td> <td>\$ _____</td> </tr> <tr> <td>Signature Restricted Delivery</td> <td>\$ _____</td> </tr> </table> <div style="text-align: center; border: 2px solid red; border-radius: 50%; padding: 10px; width: 150px; margin: 10px auto;"> <p style="margin: 0; font-weight: bold; color: red;">MUSKOGEE, OK 74401</p> <p style="margin: 0; font-size: 0.8em;">Postmark Here</p> <p style="margin: 0; font-size: 1.2em; color: red;">MAR 15 2024</p> <p style="margin: 0; font-weight: bold; color: red;">USPS</p> </div> <p style="text-align: center; font-weight: bold; color: blue;">MUSKOGEE GRAND HOTEL LLC</p> <p style="text-align: center; font-weight: bold; color: blue;">Apt. No., or PO Box No. <b>BOX 5523</b></p> <p style="text-align: center; font-weight: bold; color: blue;">EDMOND, OK 73083</p>	Rates & Fees (check box, add fee as appropriate)		Receipt (hardcopy)	\$ _____	Receipt (electronic)	\$ _____	Mail Restricted Delivery	\$ _____	Signature Required	\$ _____	Signature Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®																									
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™																									
<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery																									
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<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation™																									
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Street Address: 800 S 32<sup>nd</sup>  
Legal Description: SEE ATTACHED**ORDER TO REPAIR AND/OR TAKE OTHER CORRECTIVE ACTION (CORRECTED)**

The City of Muskogee identifies unlawful violations of the International Property Maintenance Code (“IPMC”), as adopted by the City of Muskogee under City Codes §18-184 and §18-185, and further identifies structures that have become dilapidated per Oklahoma State Statute Title 11 Section 22-112(C) or abandoned per Section 22-112.4. These violations constitute a public nuisance and must be abated. An exterior inspection of the property and structure you own at the aforementioned address occurred on **03/11/2024** by the City of Muskogee Building Inspector. Below are the findings of the Building Inspector with applicable provisions of the IPMC and/or state statute, as well as, corrective action which is hereby ordered to bring the property into compliance with City Code.

**FINDINGS BY THE BUILDING INSPECTOR:**

- The structure has an exposed roof and is open to the elements. \*108.1.5 IPMC
- The structure has broken windows. \*108.1.5 IPMC
- The structure is abandoned as defined by Oklahoma Statute Title 11 Section 22-112.4. \*108.2 IPMC
  - Is detrimental to the public health, safety or welfare of the inhabitants of and visitors to the municipality;
  - Causes increased municipal regulatory costs and increased municipal police and fire protection costs; and
  - Devalues abutting and nearby real properties
- Unfit for human habitation as defined by Oklahoma Statute Title 11 Section 22-112(C) and permits and repairs must be made to make this fit for habitation and occupancy. \*108.1.3 IPMC

**CORRECTIVE ACTION:**

Rehabilitate or demolish the dilapidated abandoned structure. For rehabilitation, all electrical, plumbing and mechanical systems must be reconnected in good working order in accordance with the respective International Codes; exterior of the property and grounds shall be cleaned and kept in a sanitary, and safe condition. Exterior doors and windows must be replaced where necessary to ensure they are in sound condition, good repair, and weather tight. Doors shall provide for the security of occupants within, equipped with a deadbolt lock. Interior doors shall fit reasonably well within the frame, capable of being opened and closed, as intended by the manufacturer. The interior shall be brought to good repair, structurally sound and in a sanitary condition. Stairs, landings, balconies and similar walking surfaces, which are not properly anchored, shall be secured. Accumulated rubbish, trash and debris, including all non-working equipment shall be removed. Any fractures in concrete, masonry, stucco shall be repaired. Pest problems shall be abated.

**You are hereby directed to appear at a hearing to be held on April 18<sup>th</sup> at 11:00 a.m. before the Public Nuisance Review Committee at 229 W. Okmulgee 3<sup>rd</sup> Floor, City Council Chamber, Muskogee, Oklahoma 74401 to determine:**

- 1) Whether your property is dilapidated and has become detrimental to the health, safety, or welfare of the general public and the community as to constitute a public nuisance, and/or
- 2) If the property creates a fire hazard which is dangerous to other property.
- 3) Whether the building is abandoned as set out above.

**Should you fail to appear**, action will be taken in your absence, including but not limited to, action to approve demolition and removal of the structure.

If no permit is obtained and corrective action taken by the date of the hearing listed below, or you wish to dispute the Order to Repair and/or Take Corrective Action ordered by the Building Inspector, you are directed to appear at a hearing to be held on APRIL 4, 2024 at 11 a.m. before the Public Nuisance Review Committee at 229 W. Okmulgee (3rd Floor), Muskogee, Oklahoma 74401 to determine: 1) whether your property is dilapidated and has become detrimental to the health, safety, or welfare of the general public and the community as to constitute a public nuisance, or 2) if the property creates a fire hazard which is dangerous to other property, or 3) whether the building is abandoned. Should you fail to appear, action will be taken in your absence, including but not limited to, action to approve demolition and removal of the structure.

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ALL COSTS ASSOCIATED WITH DEMOLITION ABATEMENT WILL BE BILLED TO THE PROPERTY OWNER AND A LIEN WILL BE IMPOSED ON THE PROPERTY TO SECURE PAYMENT.

If you have any questions regarding this, you may contact the Code Enforcement Department at (918) 684-6235. If you wish to have the structure voluntarily abated by the City of Muskogee, a discount demolition program is available on a first come first serve basis. If you are interested in this program please contact Michael Brackeen, Code Enforcement Supervisor for more information.

**Ruben Gonzalez**  
**Code Enforcement Officer**  
**City of Muskogee**

IPMC References

- \*108.1.5 – Dangerous Structure or Premises
- \*108.2 – Closing of Vacant Structures
- \*108.1.3 – Structure Unfit for Human Occupancy

Exhibit "A"

PROPERTY DESCRIPTION

Lots 4 and 5 in Block 4 of ELMWOOD PLACE ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma, more particularly described as follows:

AND

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Beginning at a point on the east line of Lot 8, 20.0 feet northerly of the southeast corner of said Lot 8; thence westerly parallel with the south line of Lot 8 for a distance of 153.84 feet to a point in the easterly right of way line of U. S. Highway No. 69; thence northerly along the east right of way line of U. S. Highway No. 69 for a distance of 190.0 feet to a point on the south line of Lot 6, said point being 153.97 feet westerly of the southeast corner of said Lot 6; thence westerly along the south line of Lot 6 for a distance of 25.0 feet; thence northerly along the easterly right of way of U. S. Highway No. 69 for a distance of 105.00 feet to a point on the north line of said Lot 6; thence easterly along the north line of Lot 6 for a distance of 179.04 feet to the northeast corner of said Lot 6; thence southerly along the east line of Lots 6, 7 and 8 for a distance of 295.0 feet to the point of beginning.

AND

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AND

The west 78 feet of the east 228 feet of Lot 10 and the west 200 feet of the south 100 feet of Lot 9 less the south 31 feet of the west 122 feet thereof in ELM RIDGE ACRES ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma





03/14/2024

**Michael Soraya**  
 4220 NW 10<sup>th</sup> St Ofc. 8  
 Oklahoma City, OK 73132

 Case Number: 24-73360  
 Street Address: 800 S 32<sup>nd</sup>  
 Legal Description: SEE ATTACHED

### ORDER TO REPAIR AND/OR TAKE OTHER CORRECTIVE ACTION

The City of Muskogee identifies unlawful violations of the International Property Maintenance Code ("IPMC"), as adopted by the City of Muskogee under City Codes §18-184 and §18-185, and further identifies structures that have become dilapidated per Oklahoma State Statute Title 11 Section 22-112(C) or abandoned per Section 22-112.4. These violations constitute a public nuisance and must be abated. An exterior inspection of the property and structure you own at the aforementioned address occurred on **03/11/2024** by the City of Muskogee Building Inspector. Below are the findings of the Building Inspector with applicable provisions of the IPMC and/or state statute, as well as, corrective action which is hereby ordered to bring the property into compliance with City Code.

### FINDINGS BY THE BUILDING INSPECTOR:

- The structure has an exposed roof and is open to the elements. \*108.1.5 IPMC
- The structure has broken windows. \*108.1.5 IPMC
- The structure is abandoned as defined by Oklahoma Statute Title 11 Section 112.4. \*108.2 IPMC
  - Is detrimental to the public health, safety or welfare of the inhabitants of and visitors to the municipality;
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- Unfit for human habitation as defined by Oklahoma Statute Title 11 Section 112(C) and permits and repairs must be made to make this fit for habitation and occupancy. \*108.1.3 IPMC

### CORRECTIVE ACTION:

Rehabilitate or demolish the dilapidated abandoned structure. For rehabilitation, all electrical, plumbing and mechanical systems must be reconnected in good working order in accordance with the respective International Codes; exterior of the property and grounds shall be cleaned and kept in a sanitary, and safe condition. Exterior doors and windows must be replaced where necessary to ensure they are in sound condition, good repair, and weather tight. Doors shall provide for the security of occupants within, equipped with a deadbolt lock. Interior doors shall fit reasonably well with the door frame and be equipped with a deadbolt lock. The interior of the structure shall be free of rubbish, trash and debris. The exterior of the structure shall be free of masonry, stucco shall be

**You are hereby directed to appear at the Nuisance Review Commission on 03/15/2024 at 10:00 AM at 74401 to determine:**


24-000 73360

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

MICHAEL SORAYA  
 4220 NW 10TH ST OFC 8  
 OKLAHOMA CITY, OK  
 73132

  
 9590 9402 5218 9122 9074 33

2. Article Number (Transfer from service label)

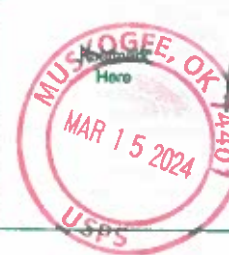
7020 1810 0000 2511 35

24-000 73360

**U.S. Postal Service™** 24-000 73360  
**CERTIFIED MAIL® RECEIPT**  
 Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

OFFICIAL USE

Certified Mail Fee \$ _____	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy) \$ _____	
<input type="checkbox"/> Return Receipt (electronic) \$ _____	
<input type="checkbox"/> Certified Mail Restricted Delivery \$ _____	
<input type="checkbox"/> Adult Signature Required \$ _____	
<input type="checkbox"/> Adult Signature Restricted Delivery \$ _____	
Postage \$ _____	
Total Postage and Fees \$ _____	
Sent To MICHAEL SORAYA Street and Apt. No., or PO Box No. 4220 NW 10TH ST OFC 8 City, State, ZIP+4® OKLAHOMA CITY, OK 73132	



03/14/2024

Michael Soraya  
4220 NW 10<sup>th</sup> St Ofc. 8  
Oklahoma City, OK 73132

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Code Enforcement Officer  
City of Muskogee

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03.25.2024 13:32





03.25.2024 13:32

# Building Inspector's Dilapidated Structure Checklist

Case Open Date: 03/11/24

Case Number: 24-00073360

Address: 800 S 32<sup>ND</sup>

Code Officer: RUBEN GONZALEZ

Owner's Name MUSKOGEE GRAND HOTEL, LLC MICHAEL SORAYA

Owner Address P.O. Box 5523 EDMOND, OK 73083 & 4220 NW 10<sup>TH</sup> ST OFC 8C OKC, OK 73132

Phone: \_\_\_\_\_ Email: \_\_\_\_\_ (if known)

## Structure Security

Secure  Yes  No

Signs of Recent Entry  Yes  No

What are the signs: \_\_\_\_\_

## Utilities

Active  Yes  No

If Yes,  Gas  Electric

Water

## Construction/Status of the Structure

Number of Floors: 2

Basement  Yes  No

Exterior  Block  Brick  Wood  Metal  Vinyl

Other: Concrete

Roof  Shingle  Metal  Other: Asphalt

Roof Exposed  Yes  No

Open to the Elements  Yes  No

Windows Broken/Open  Yes  No

How many windows are Open/Broken: 10

Location of Broken/Open Windows: Swimming Pool Area

Exterior Doors Secured  Yes  No

Hazardous Materials on Site  Yes  No

Conditions present that require immediate action: NO

Potential Fire Risk  Low  Moderate  High

See attached

# Building Inspector's Dilapidated Structure Checklist

In the opinion of the Inspector, is the structure:

Abandoned

Yes

No

Unfit for Human Habitation

Yes

No


Appear Unsafe and/or Dangerous

Yes

No

Other Notes:

Inspector's Signature:



Inspector's Name:

Jeff Strickland

Date of Inspection:

3-12-2024



CITY OF

MUSKOGEE

Permits & Inspections



**MUSKOGEE FIRE DEPARTMENT**  
 505 COLUMBUS  
 MUSKOGEE OK 74401

**INCIDENT**

Incident Number: **23-0002813**      Incident Date: **08/09/2023**      NFIRS Number: **0002843**      Incident Type: **(552) - Police matter**

FDID: **51006**      Station: **Fire Administration Office**      Shift: **40 Hr**      District: **Eng Co. 3 District**

Initial Dispatch Code

Alarms: **No**      Working Fire?: **No**      COVID-19 was a factor: **No, COVID-19 was not a factor**      Critical Incident: **No**      Critical Incident Team

Temporary Resident Involvement

Hazardous Materials Released

Action Taken 1  
**(86) - Investigate**

**AID**

Aid Given/Received  
**(N) - None**

**LOCATION**

Location Type  
**(1) - Street address**

Address  
**800 South 32ND Street, MUSKOGEE, Oklahoma, 74401**

Cross Street, USNG, or Directions: \_\_\_\_\_      Latitude: **0.00000000**      Longitude: **0.00000000**      Census Tract: \_\_\_\_\_

Detector Alerted Occupant

Property Use: **(449) - Hotel/motel, commercial**      Mixed Use

**TIMES**

PSAP Received: **09:58:44, 08/09/2023**      Dispatch Notified Time: **09:58:44, 08/09/2023**      Alarm Time: **09:58:44, 08/09/2023**

Arrival Time: **09:58:44, 08/09/2023**      Water on Fire Time: \_\_\_\_\_      At Patient Time: \_\_\_\_\_

Loss Stop Time: \_\_\_\_\_      Controlled Time: \_\_\_\_\_      Last Unit Cleared Time: **10:36:26, 08/09/2023**

**TIMES**

Total On Scene Time	Total Incident Time
<u>0 hrs 37 mins 42 sec</u>	<u>0 hrs 37 mins 42 sec</u>

**COUNTS**

Counts Include Aid Received?  
No

<b>Suppression:</b>		<b>EMS:</b>		<b>Other:</b>	
Apparatus	Personnel	Apparatus	Personnel	Apparatus	Personnel
<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>2</u>	<u>1</u>

**AUTHORIZATION**

**Report Writer:**

Name	Employee Number	Assignment	Authorization Date
<u>MAYHUGH, AARON</u>	<u>126</u>	<u></u>	<u></u>

**Officer in Charge:**

Name	Employee Number	Assignment	Authorization Date
<u>MAYHUGH, AARON</u>	<u>126</u>	<u></u>	<u></u>

**Quality Control:**

Name	Authorization Date
<u></u>	<u></u>

**INCIDENT NARRATIVE**

On August 9, 2023, Fire Marshal Aaron Mayhugh and Assistant Fire Marshal Mike Haley responded to the above address at the request of City Manager Mike Miller to check the building for occupants and verify if it was still properly boarded up.

After arriving on the scene, Fire Marshals removed the metal door covering the southwest door and made entry into the building. While inside the building, officers searched the rooms on both levels and took photo documentation of the building conditions. Officers did not locate any occupants inside the building while searching it. Officers took photo documentation of the conditions on the inside of the building. Officers secured the metal door covering back in place before leaving the scene.

Created By: MAYHUGH, AARON

**Unit Reports**

**C33**

Use	Responding From	Priority
<u>(0) - Other</u>	<u></u>	<u></u>

Response Delays

Dispatch Time	Enroute Time	Arrival Time
<u>09:58:44, 08/09/2023</u>	<u>09:58:44, 08/09/2023</u>	<u>09:58:44, 08/09/2023</u>

At Patient Time	Clear Time	In District Time
<u></u>	<u>10:36:26, 08/09/2023</u>	<u></u>

Actions Taken:  
Provide manpower, Investigate



**Person 1: MAYHUGH, AARON**

Action Taken 1

**(73) - Provide manpower**

Action Taken 2

**(85) - Enforce codes**

Fire Products Exposed To

**None**

PPE Worn During Incident

**Boots**

PPE Malfunction?

Barrier Breach

Black Soot Around  
Nose

Black Soot Around  
Mouth

Decontamination Procedures Completed

**Unit Narrative**

On August 9, 2023, Fire Marshal Aaron Mayhugh and Assistant Fire Marshal Mike Haley responded to the above address at the request of City Manager Mike Miller to check the building for occupants and verify if it was still properly boarded up.

After arriving on the scene, Fire Marshals removed the metal door covering the southwest door and made entry into the building. While inside the building, officers searched the rooms on both levels and took photo documentation of the building conditions. Officers did not locate any occupants inside the building while searching it. Officers took photo documentation of the conditions on the inside of the building. Officers secured the metal door covering back in place before leaving the scene.

Created By: MAYHUGH, AARON

**C36**

Use	Responding From	Priority
<b>(0) - Other</b>		

Response Delays

Dispatch Time <b>09:58:44, 08/09/2023</b>	Enroute Time <b>09:58:44, 08/09/2023</b>	Arrival Time <b>09:58:44, 08/09/2023</b>
--	---	---

At Patient Time	Clear Time <b>10:36:26, 08/09/2023</b>	In District Time
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Actions Taken:

**Investigate**

Personnel Count

**0**

**Unit Narrative**

Assisted Muskogee Police department with the search and documentation of an abandoned Hotel.

Created By: HALEY, MIKE

# MUSKOGEE FIRE DEPARTMENT

**INCIDENT NUMBER: 0003074**

Incident Date: 09/23/2021 | FDID: 51006 | State: OK

Printed on 04/19/2023 @ 17:16

## Exposure #1

### INCIDENT DETAILS

Incident Type: Special type of incident, other | Alarms: 1 | Station: 1 | Shift: A | Shift Name: A Shift | District: 3 | Hazardous Material Released: None |  
Property Use: Hotel/motel, commercial | Address: 800 South 32ND Street, MUSKOGEE OK 74401 | Location Type: Street address |  
Mixed Use: Residential use | Shift: A Shift

### DATES AND TIMES

Alarm: 09/23/2021 14:08:27 P | Arrival: 09/23/2021 14:11:54 P | Last Unit Cleared: 09/23/2021 15:37:07 P

### ACTIONS TAKEN

Provide manpower

### AUTHORIZATION

Report Writer: Name: Steve Beauvais | Employee Number: 135 | Assignment: E3 | Authorization Date: 09/23/2021 00:00:00 A  
Officer-In-Charge: Name: Aaron Mayhugh | Employee Number: 126 | Assignment: C33 | Authorization Date: 09/24/2021 00:00:00 A

### RESOURCES

Apparatus #1: ID: C33 | Type: Chief officer car | Use: Other | Dispatched: 09/23/2021 14:08:27 P | Arrived: 09/23/2021 14:11:54 P |  
Cleared: 09/23/2021 15:37:07 P  
Actions Taken: Investigate  
Personnel #1: Name: Aaron Mayhugh  
Actions Taken: Investigate

Apparatus #2: ID: E3 | Type: Engine | Use: Other | Dispatched: 09/23/2021 14:08:27 P | Arrived: 09/23/2021 14:12:05 P | Cleared: 09/23/2021 15:37:07 P  
Actions Taken: Provide manpower  
Personnel #1: Name: Steve Beauvais  
Personnel #2: Name: Rebecca Dunlap  
Personnel #3: Name: Taylor S Etchison

### RESOURCE COUNTS

Counts: Counts Include Mutual Aid: False | Suppression Apparatus Count: 0 | Suppression Personnel Count: 0 | Ems Apparatus Count: 0 |  
Ems Personnel Count: 0 | Other Apparatus Count: 2 | Other Personnel Count: 4

### REMARKS

Name:  
\*\*\*Narrative Imported From NWS CAD Enterprise\*\*\* Date: 9/23/2021 14:10:59 User: MCC911\rpace Narrative: Structure Fire investigation follow up \*\*\*End of Narrative  
Imported From NWS CAD Enterprise\*\*\*

# MUSKOGEE FIRE DEPARTMENT

**INCIDENT NUMBER: 0000532**

Incident Date: 02/18/2021 | FDID: 51006 | State: OK

Printed on 04/19/2023 @ 15:53

## Exposure #1

### INCIDENT DETAILS

Incident Type: Police matter | Alarms: 1 | Station: 1 | Shift: B | Shift Name: B Shift | District: 3 | Hazardous Material Released: None |  
Property Use: Hotel/motel, commercial | Detector Alerted Occupants: | Address: 800 South 32ND Street, MUSKOGEE OK 74401 |  
Location Type: Street address | Mixed Use: Residential use | Shift: B Shift  
Est. Property Losses: 0 | Est. Property Value: 0 | Est. Contents Losses: 0 | Est. Contents Value: 0

### DATES AND TIMES

Alarm: 02/18/2021 08:48:52 A | Arrival: 02/18/2021 08:50:27 A | Last Unit Cleared: 02/18/2021 11:14:32 A

### ACTIONS TAKEN

Investigate

### AUTHORIZATION

Report Writer: Name: Aaron Mayhugh | Employee Number: 126 | Assignment: C33 | Authorization Date: 02/18/2021 00:00:00 A  
Officer-In-Charge: Name: Aaron Mayhugh | Employee Number: 126 | Assignment: C33 | Authorization Date: 02/18/2021 00:00:00 A

### RESOURCES

Apparatus #1: ID: C36 | Type: Chief officer car | Use: Other | Dispatched: 02/18/2021 09:33:52 A | Arrived: 02/18/2021 09:50:27 A |  
Cleared: 02/18/2021 11:14:32 A  
Actions Taken: Investigate  
Personnel #1: Name: Mike Haley

Apparatus #2: ID: E7 | Type: Engine | Use: Other | Dispatched: 02/18/2021 08:48:52 A | Arrived: 02/18/2021 09:50:27 A | Cleared: 02/18/2021 11:14:32 A  
Actions Taken: Provide manpower  
Personnel #1: Name: Joe Croftcheck  
Personnel #2: Name: Dustin Stafford  
Personnel #3: Name: Timothy J Tidwell

Apparatus #3: ID: C33 | Type: Chief officer car | Use: Other | Dispatched: 02/18/2021 09:33:00 A | Arrived: 02/18/2021 09:54:00 A |  
Cleared: 02/18/2021 11:14:00 A  
Actions Taken: Investigate  
Personnel #1: Name: Aaron Mayhugh  
Actions Taken: Investigate

### RESOURCE COUNTS

Counts: Counts Include Mutual Aid: False | Suppression Apparatus Count: 0 | Suppression Personnel Count: 0 | Ems Apparatus Count: 0 |  
Ems Personnel Count: 0 | Other Apparatus Count: 3 | Other Personnel Count: 5

### REMARKS

Name:  
\*\*\*Narrative Imported From NWS CAD Enterprise\*\*\* Date: 2/18/2021 08:49:39 User: MCC911\rpace Narrative: Building search \*\*\*End of Narrative Imported From NWS CAD Enterprise\*\*\*

# MUSKOGEE FIRE DEPARTMENT

**INCIDENT NUMBER: 0003580**

Incident Date: 12/17/2020 | FDID: 51006 | State: OK

Printed on 04/19/2023 @ 19:13

## Exposure #1

### INCIDENT DETAILS

Incident Type: Public service | Alarms: 1 | Station: 1 | Shift: C | Shift Name: C Shift | District: 3 | Hazardous Material Released: None |  
Property Use: Hotel/motel, commercial | Address: 800 South 32ND Street, MUSKOGEE OK 74401 | Location Type: Street address |  
Mixed Use: Residential use | Shift: C Shift

### DATES AND TIMES

Alarm: 12/17/2020 16:00:24 P | Arrival: 12/17/2020 16:00:36 P | Last Unit Cleared: 12/17/2020 16:28:07 P

### ACTIONS TAKEN

Investigate

### AUTHORIZATION

Report Writer: Name: Mike Haley | Employee Number: 132 | Assignment: C36 | Authorization Date: 01/04/2021 00:00:00 A  
Officer-In-Charge: Name: Mike Haley | Employee Number: 132 | Assignment: C36 | Authorization Date: 01/04/2021 00:00:00 A

### RESOURCES

Apparatus #1: ID: C36 | Type: Chief officer car | Use: Other | Dispatched: 12/17/2020 16:00:24 P | Arrived: 12/17/2020 16:00:36 P |  
Cleared: 12/17/2020 16:28:07 P  
Actions Taken: Investigate  
Personnel #1: Name: Mike Haley

### RESOURCE COUNTS

Counts: Counts Include Mutual Aid: False | Suppression Apparatus Count: 0 | Suppression Personnel Count: 0 | Ems Apparatus Count: 0 |  
Ems Personnel Count: 0 | Other Apparatus Count: 1 | Other Personnel Count: 1

### REMARKS

Name:  
\*\*\*Narrative Imported From NWS CAD Enterprise\*\*\* Date: 12/17/2020 4:00:47 PM User: MCC911\rlemley Narrative: c36 = 1 subject running northbound Date: 12/17/2020 4:01:04 PM User: MCC911\rlemley Narrative: tall & thin male w/a white hoodie Date: 12/17/2020 4:01:34 PM User: MCC911\rlemley Narrative: 2nd floor on the south end Date: 12/17/2020 4:02:26 PM User: MCC911\rlemley Narrative: c36 requested mpd units asap & requested that they run code, several subjects inside the building Date: 12/17/2020 4:06:01 PM User: MCC911\zpayton Narrative: 511- 516 I HAVE TWO DOWN HERE \*\*\*End of Narrative Imported From NWS CAD Enterprise\*\*\*

# MUSKOGEE FIRE DEPARTMENT

**INCIDENT NUMBER: 0003575**

Incident Date: 12/17/2020 | FDID: 51006 | State: OK

Printed on 04/19/2023 @ 19:13

## Exposure #1

### INCIDENT DETAILS

Incident Type: Service Call, other | Alarms: 1 | Station: 1 | Shift: B | Shift Name: B Shift | District: 3 | Hazardous Material Released: None |  
Property Use: Hotel/motel, commercial | Detector Altered Occupants: | Address: 800 South 32ND Street, MUSKOGEE OK 74401 |  
Location Type: Street address | Mixed Use: Residential use | Shift: B Shift  
Est. Property Losses: 0 | Est. Property Value: 0 | Est. Contents Losses: 0 | Est. Contents Value: 0

### DATES AND TIMES

Alarm: 12/17/2020 08:34:09 A | Arrival: 12/17/2020 08:38:43 A | Last Unit Cleared: 12/17/2020 09:44:49 A

### ACTIONS TAKEN

Investigate

### AUTHORIZATION

Report Writer: Name: Aaron Mayhugh | Employee Number: 126 | Assignment: C33 | Authorization Date: 12/21/2020 00:00:00 A  
Officer-In-Charge: Name: Aaron Mayhugh | Employee Number: 126 | Assignment: C33 | Authorization Date: 12/21/2020 00:00:00 A

### RESOURCES

Apparatus #1: ID: C36 | Type: Chief officer car | Use: Other | Dispatched: 12/17/2020 08:34:09 A | Arrived: 12/17/2020 08:38:43 A |  
Cleared: 12/17/2020 09:44:49 A  
Actions Taken: Investigate  
Personnel #1: Name: Mike Haley

Apparatus #2: ID: C33 | Type: Chief officer car | Use: Other | Dispatched: 12/17/2020 08:34:09 A | Arrived: 12/17/2020 08:39:07 A |  
Cleared: 12/17/2020 09:44:49 A  
Actions Taken: Information, investigation & enforcement, other  
Personnel #1: Name: Aaron Mayhugh  
Actions Taken: Information, investigation & enforcement, other

### RESOURCE COUNTS

Counts: Counts Include Mutual Aid: False | Suppression Apparatus Count: 0 | Suppression Personnel Count: 0 | Ems Apparatus Count: 0 |  
Ems Personnel Count: 0 | Other Apparatus Count: 2 | Other Personnel Count: 2

### REMARKS

Name:  
\*\*\*Narrative Imported From NWS CAD Enterprise\*\*\* Date: 12/17/2020 8:34:35 AM User: MCC911\rpace Narrative: Fire marshals are assessing the Azalea Inn damage. They would like two officers to go with them. Date: 12/17/2020 8:41:42 AM User: MCC911\rpace Narrative: Currently on the SE side of the building Date: 12/17/2020 9:02:23 AM User: MCC911\rlemley Narrative: KEYLON, JENNIFER MARIE 07/16/1970 CM-2018-809 Active 01/03/2020 11:49 Criminal Misdemeanor FTP \*\*\*End of Narrative Imported From NWS CAD Enterprise\*\*\*





09.08.2023 09:03









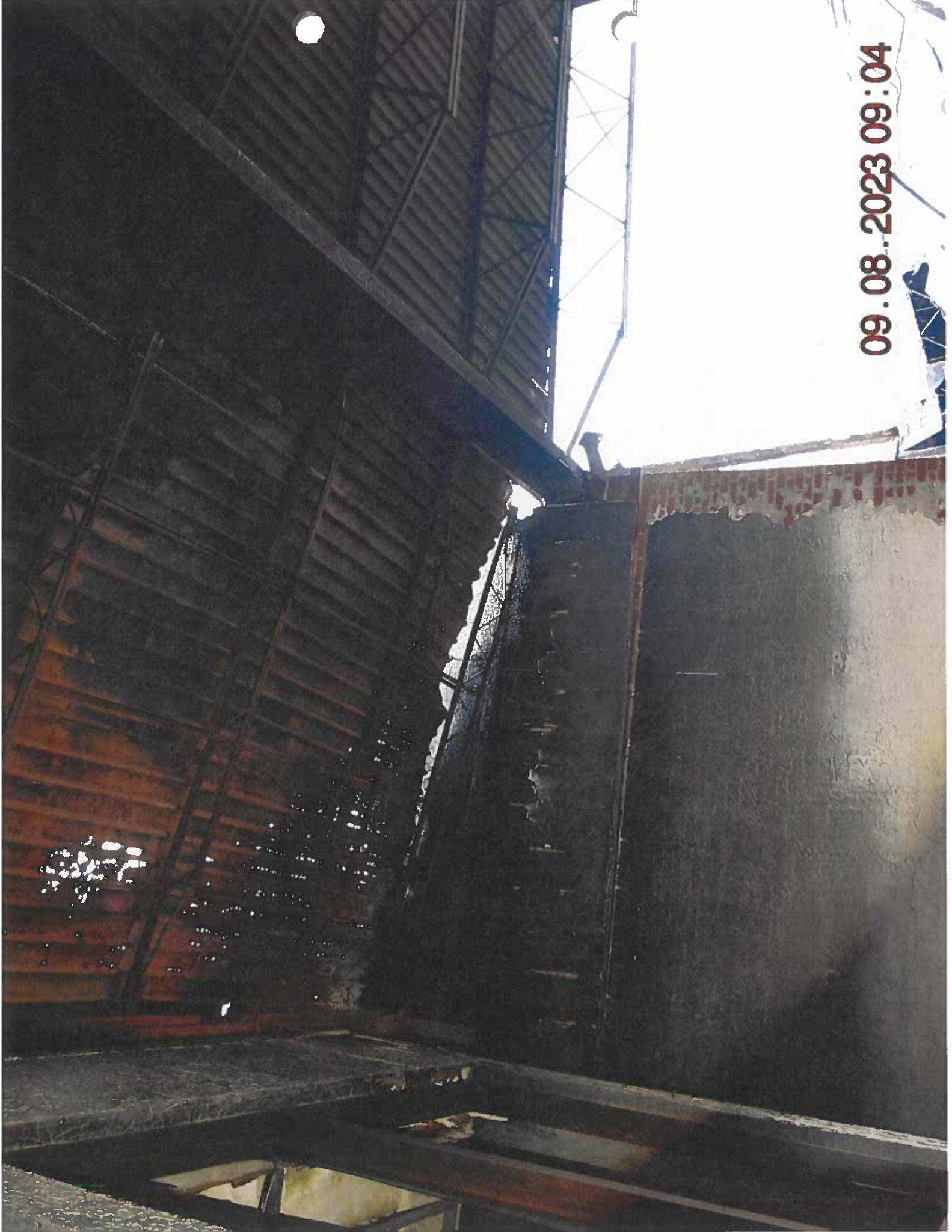
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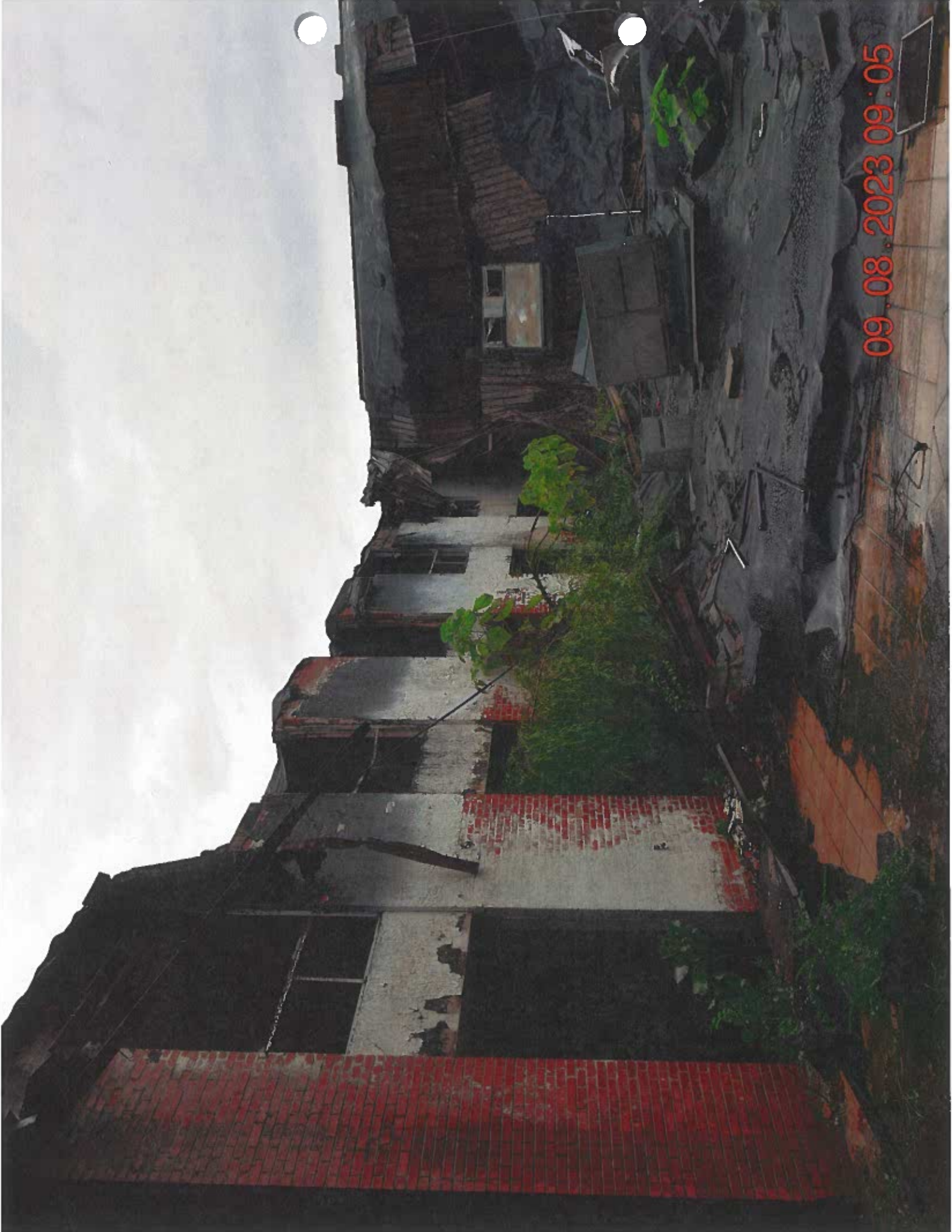
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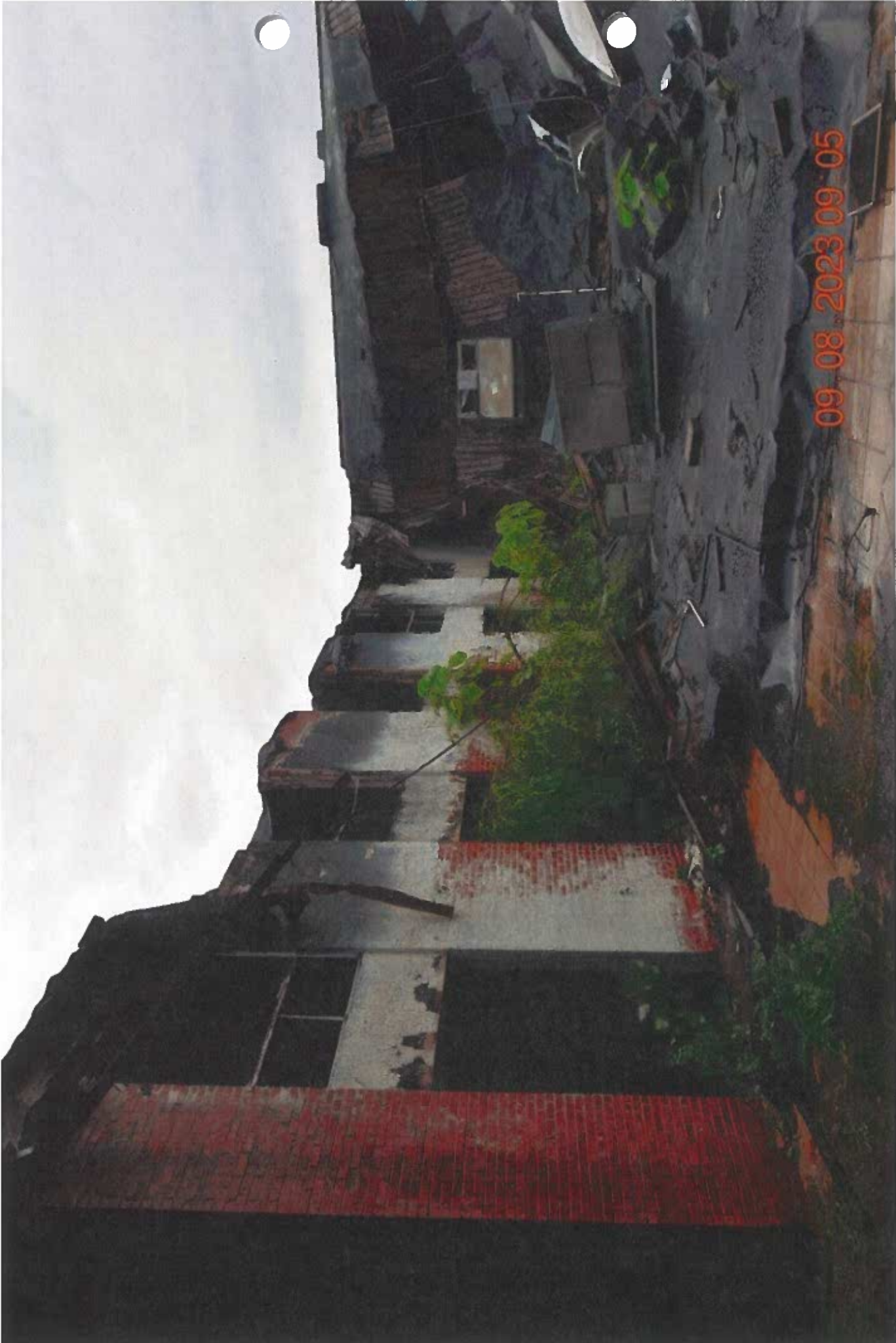




Layla

09.08.2023 09:06





09 08 2023 09 05

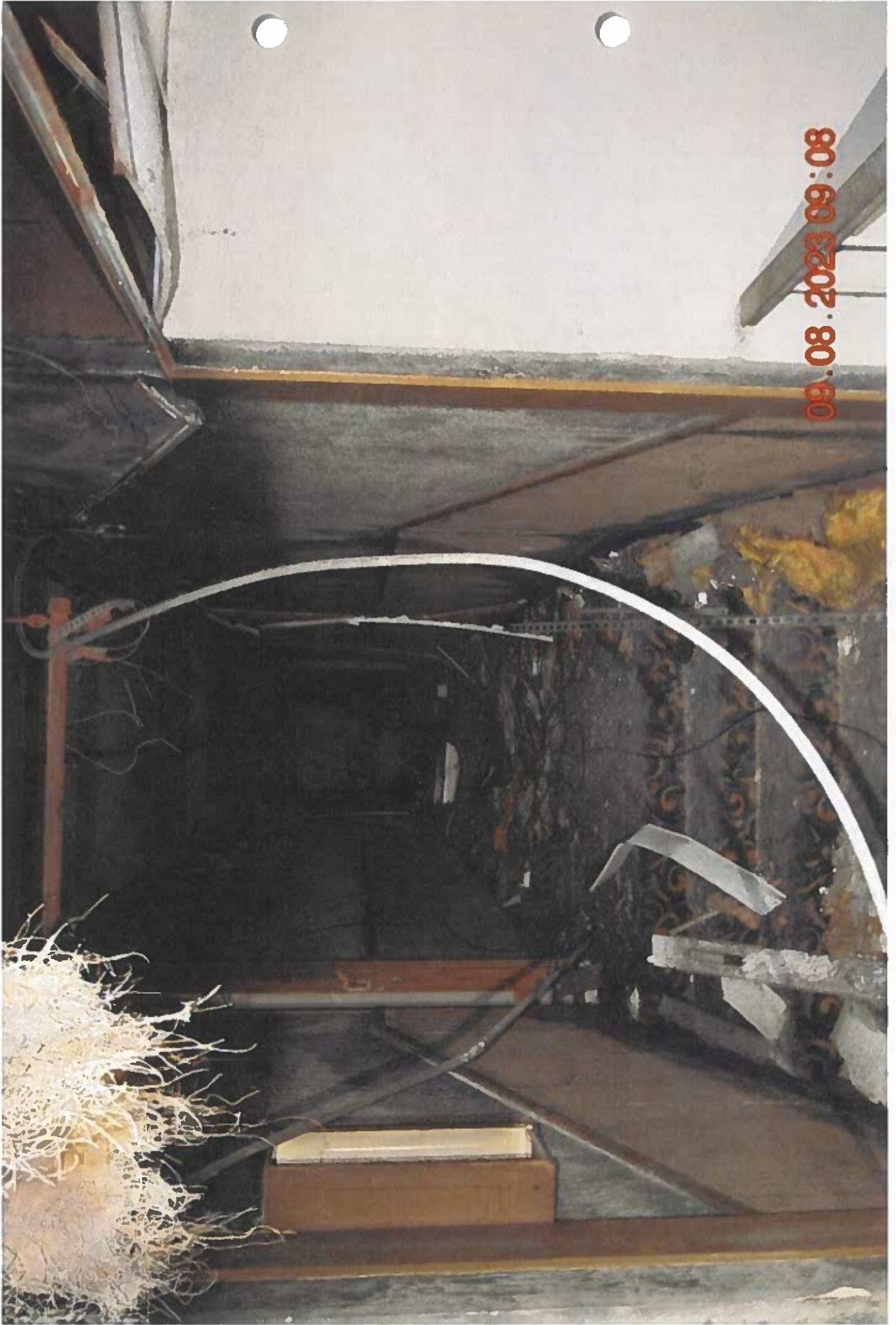


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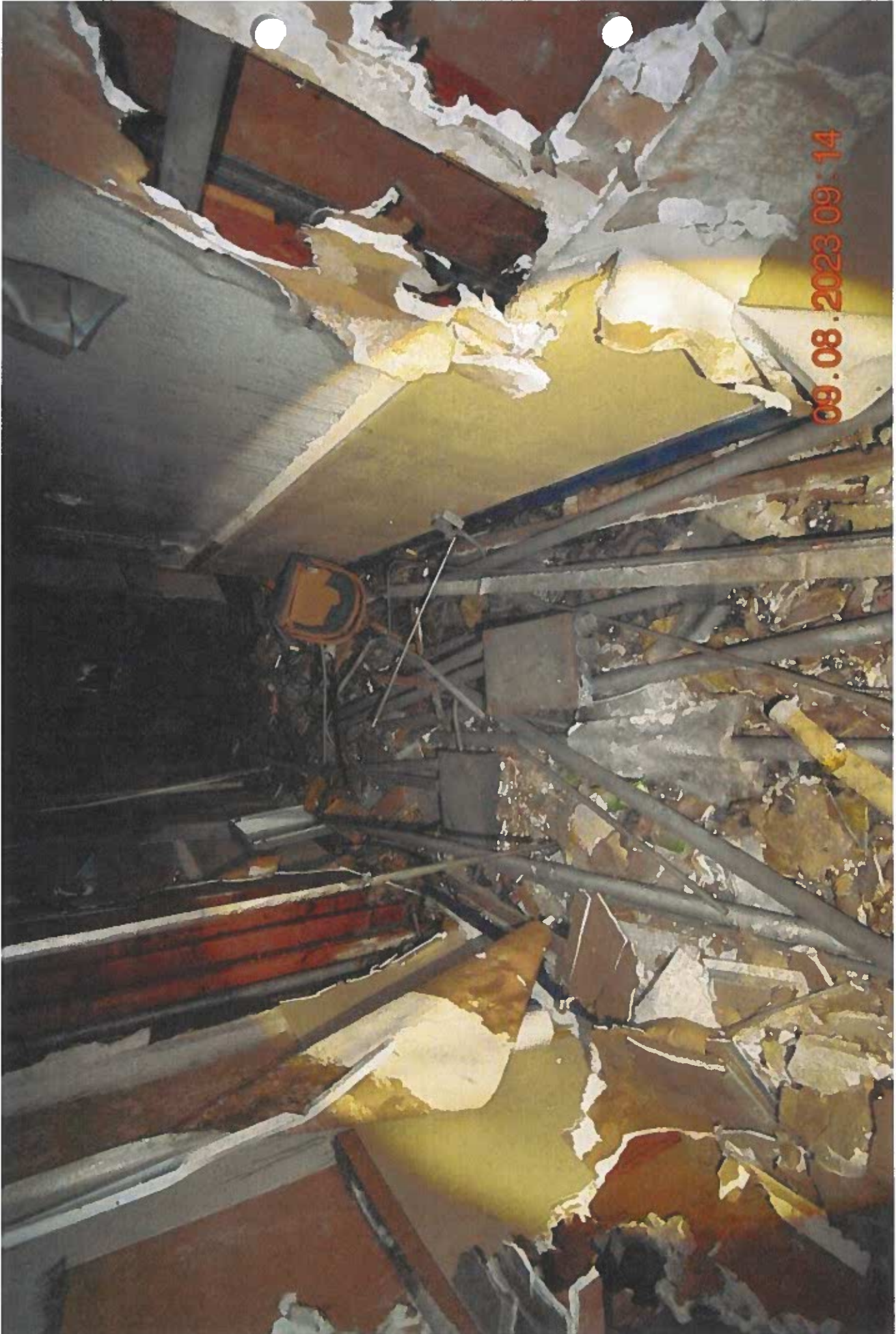






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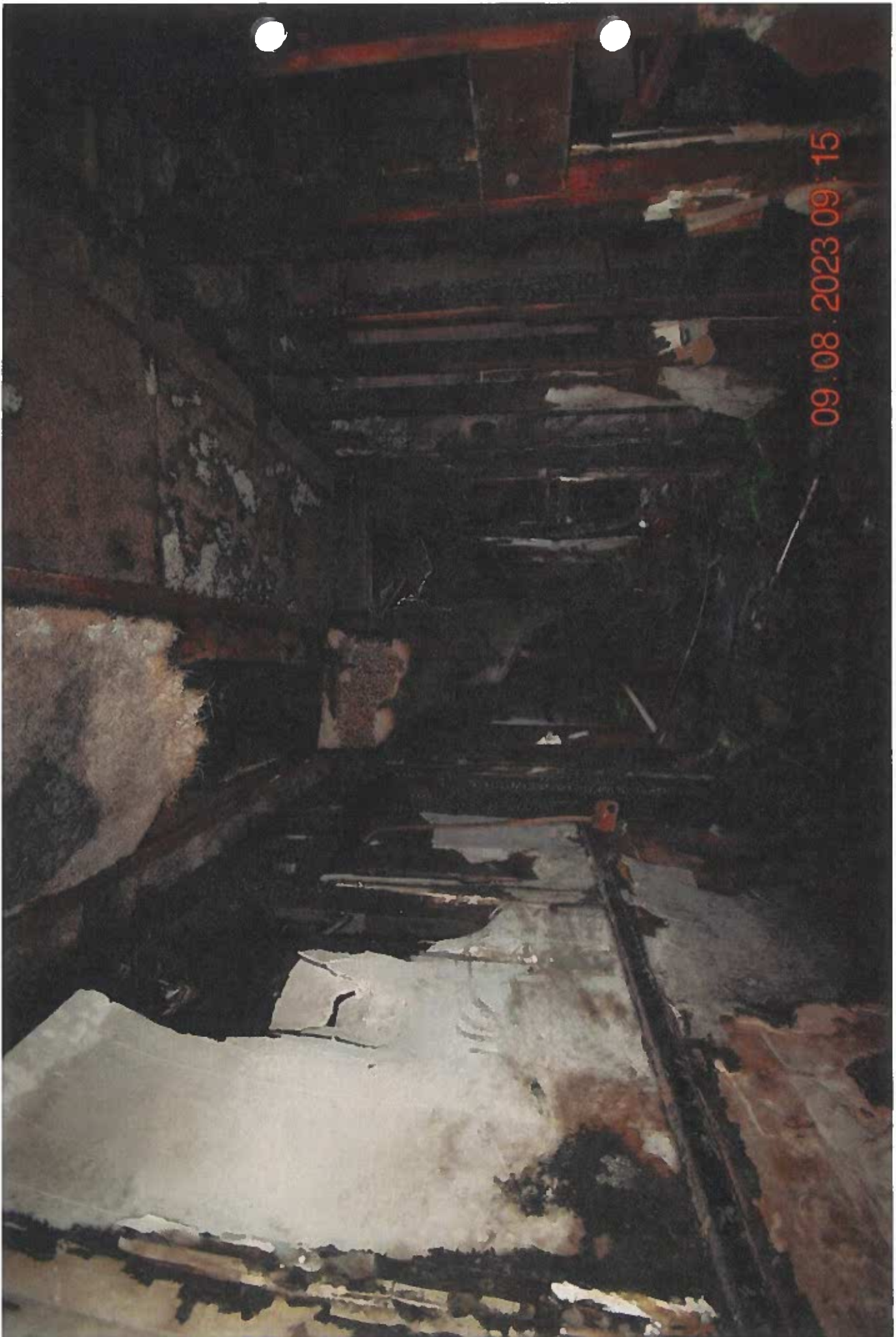
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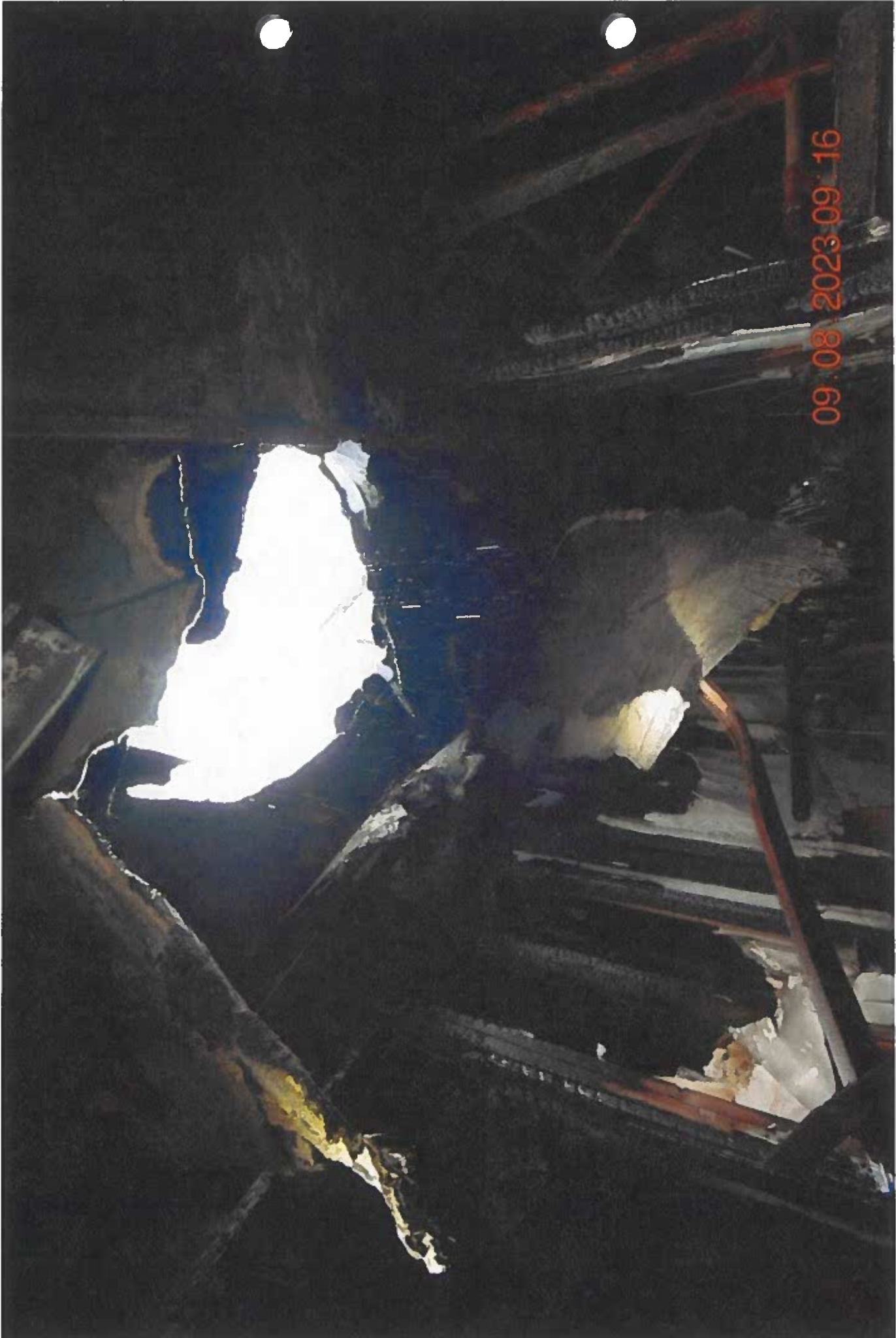


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09.08.2023 09:15

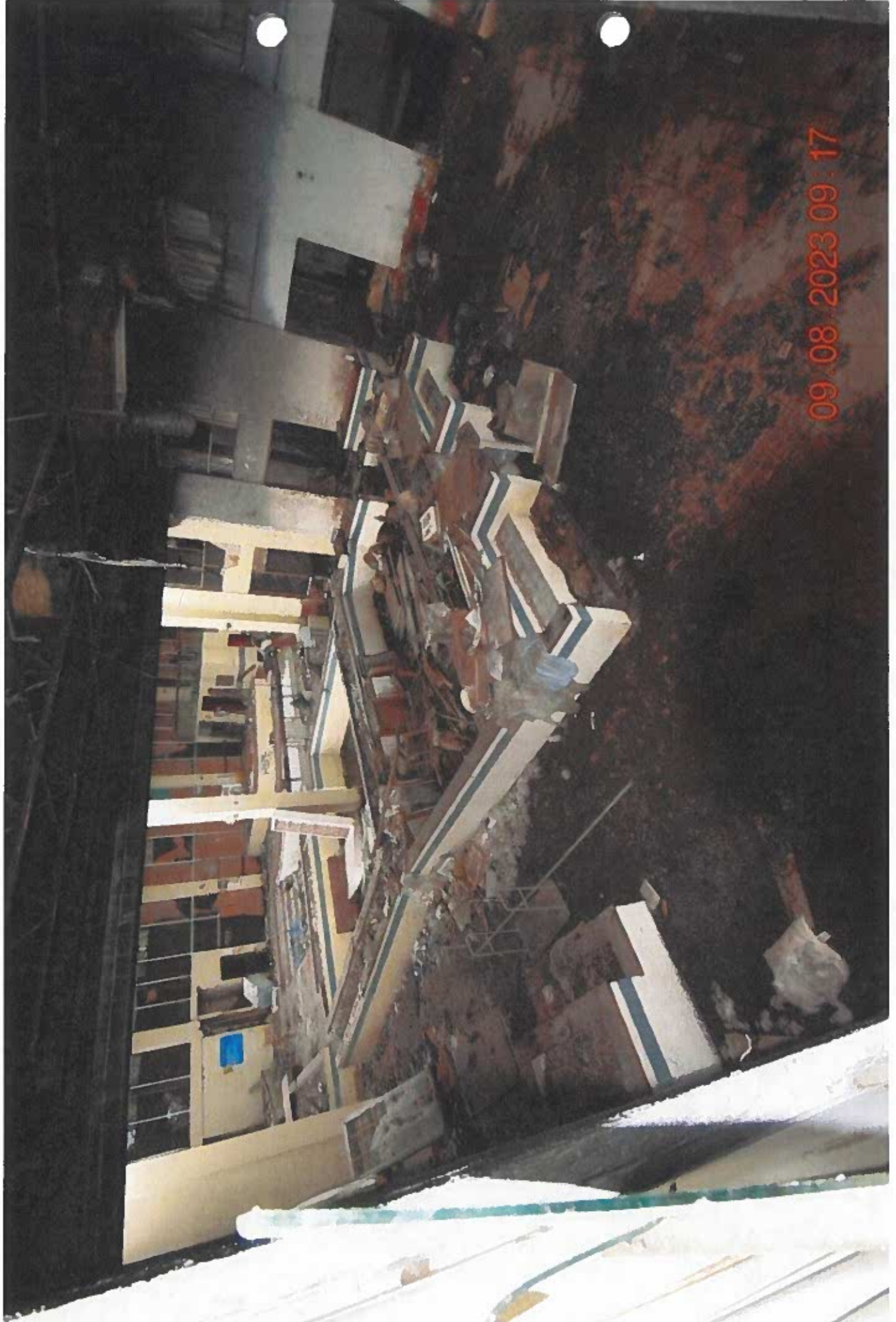






09 08 2023 09 16







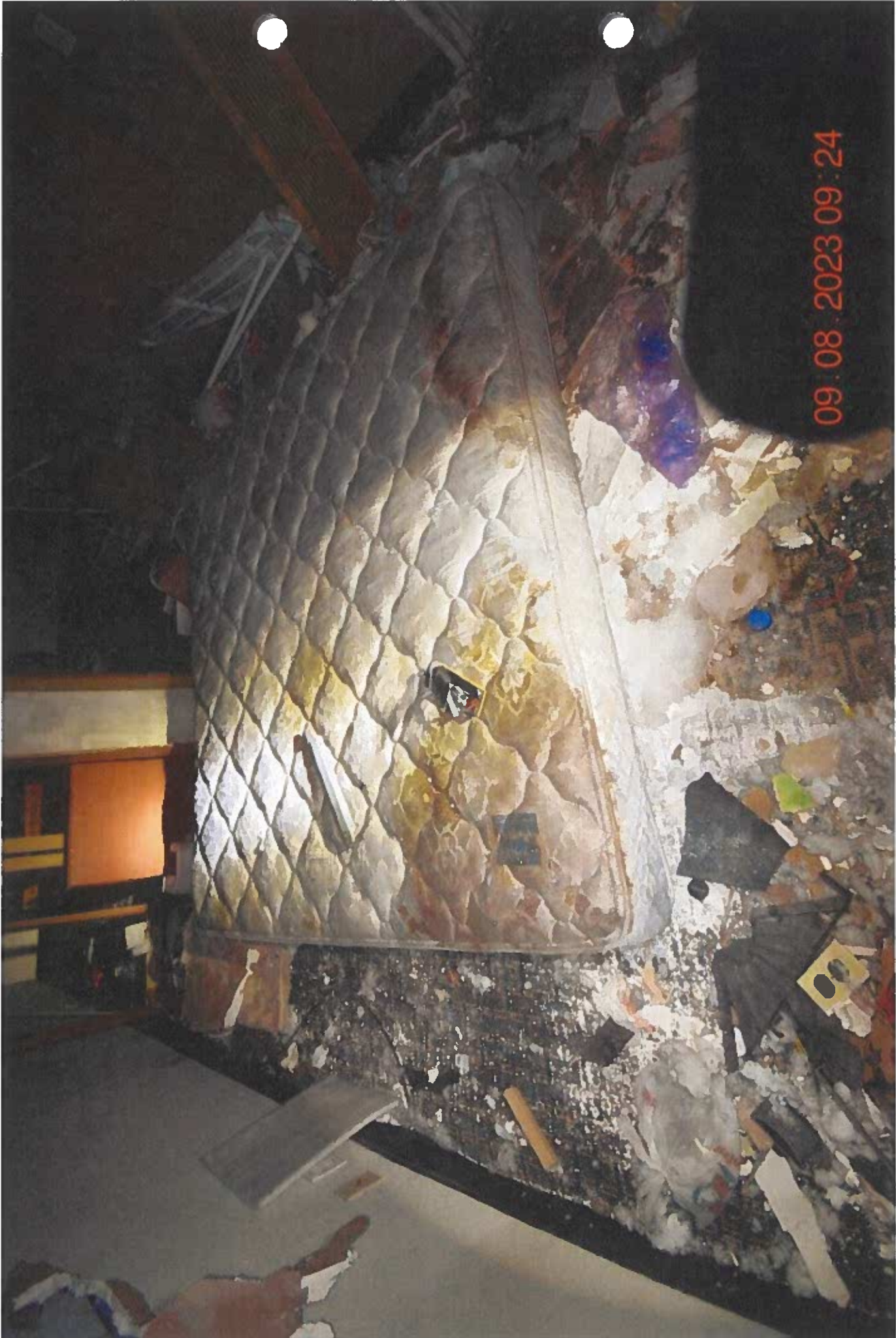






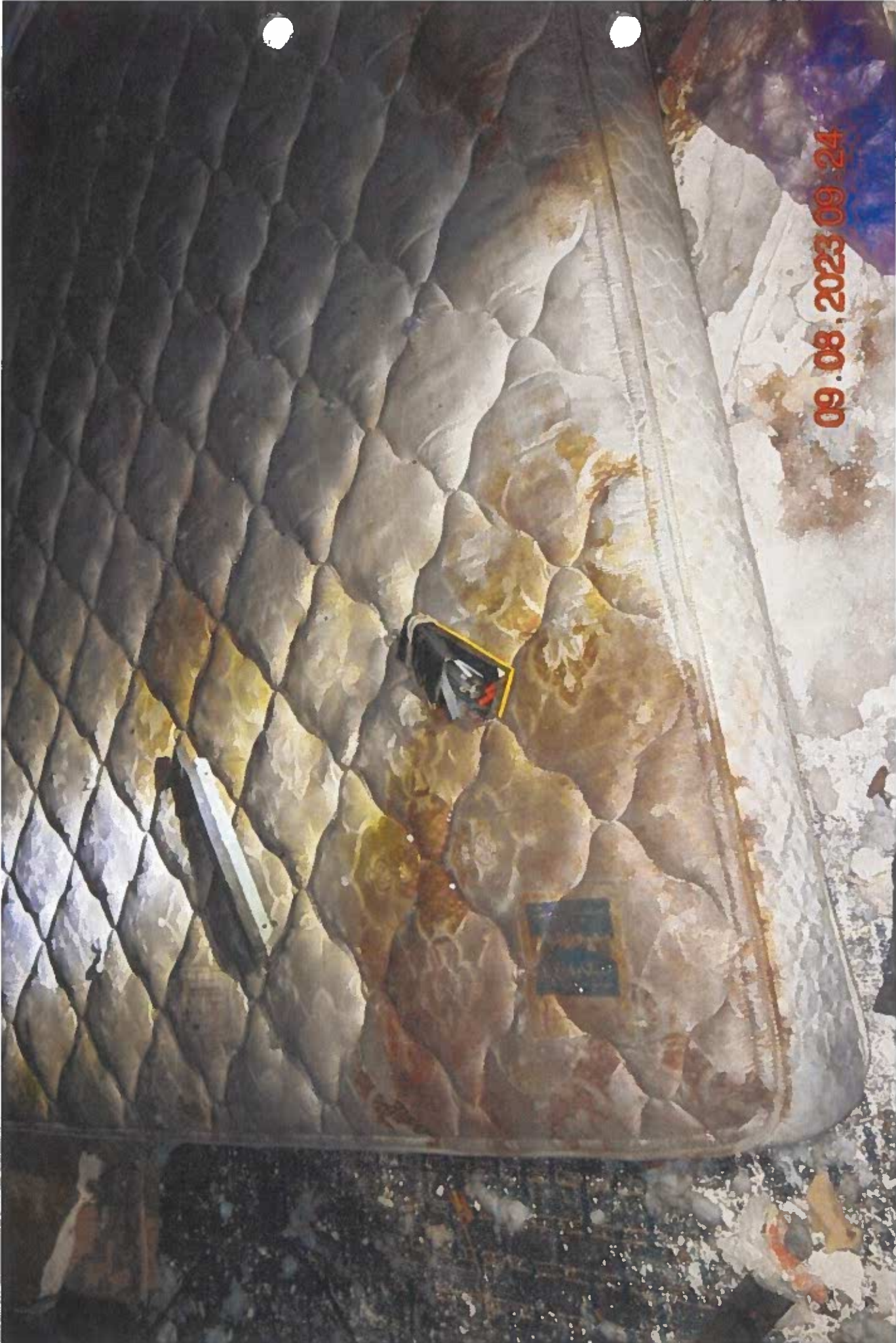
09.08.2023 09:19





09.08.2023 09:24





09.08.2023 09:24





## Sarah Winkle

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**From:** Aaron L. Mayhugh  
**Sent:** Thursday, March 14, 2024 8:59 AM  
**To:** Sarah Winkle  
**Subject:** FW: 800 S. 32nd

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

-----Original Message-----

**From:** Tish Callahan <TCallahan@Muskogeeonline.org>  
**Sent:** Monday, December 21, 2020 3:48 PM  
**To:** Aaron L. Mayhugh <amayhugh@muskogeeonline.org>  
**Cc:** Mike A. Haley <mhaley@muskogeeonline.org>; Derrell R. Jones <drjones@muskogeeonline.org>  
**Subject:** RE: 800 S. 32nd

Thank you Aaron. The pictures and your detailed information is very helpful. I had no idea there had been so many fires and the seriousness of them.

I am not the expert, but I'm going to check into the City taking action as an emergency based on the condition of the building and its dangerous condition. This may help us get the demolition completed quicker since we're having difficulty finding the owner and getting legal service.

Thanks again and please keep me posted on any additional action taken by the fire department. This is not right nor fair for our fire personnel to be subjected to these conditions caused by the absentee owner's neglect and abandonment of the property.

Tish Callahan  
Director of Planning and Community Development PO Box 1927  
Muskogee, OK 74402  
918-684-6232

-----Original Message-----

**From:** Aaron L. Mayhugh <amayhugh@muskogeeonline.org>  
**Sent:** Monday, December 21, 2020 3:01 PM  
**To:** Tish Callahan <TCallahan@Muskogeeonline.org>  
**Cc:** Mike A. Haley <mhaley@muskogeeonline.org>; Derrell R. Jones <drjones@muskogeeonline.org>  
**Subject:** 800 S. 32nd

Tish,

Here are the pictures we took inside the 800 South 32nd. The fire department has responded to six working fires there since 5-2013. Two of those fires required a second alarm response because of their severity. Four of the six have been since 11-25-20. The fires on 5-8-13 and 12-16-20 that resulted in second alarm responses had multiple fires burning in separate locations inside the hotel. The conditions were already extremely unsafe due the squatters stripping everything that can be scrapped out of the inside. Many of the hallways are hard to navigate under normal conditions and will be nearly impossible to get through in heavy smoke and fire conditions. A large portion of the ceiling in the courtyard collapsed during the last fire and the structural steel holding up an adjacent section has been weakened and could collapse anytime. Also, at the most recent fire it was discovered that the squatters using improvised methods and stealing electricity and supplying power to some of the rooms on the south end of the hotel. This resulted in one of our firefighters nearly being electrocuted. OG&E was called in to remove the source of electricity from the building.

As you can see from the pictures several of the rooms have used needles and other drug paraphernalia laying around. Several of the rooms appear to be being used for temporary sleeping arrangements. A few of the rooms appear to be lived in more permanently having lights, heaters, microwaves, decorations on the walls as well as several personal items and several possibly stolen items. Each time I have been to this location we have found people in the rooms. In one room the squatters had a fire starter log burning to keep warm.

This building is extremely dangerous to our firefighters and is very likely to result in a serious injury or death. Not only for MFD personnel the people squatting there are in danger. Not only is the building a hazard, it is a public nuisance that is detrimental to the citizens and businesses that are near it location.

Thank You,  
Aaron Mayhugh  
Fire Marshal  
Muskogee Fire Department  
918.684.6252



## Sarah Winkle

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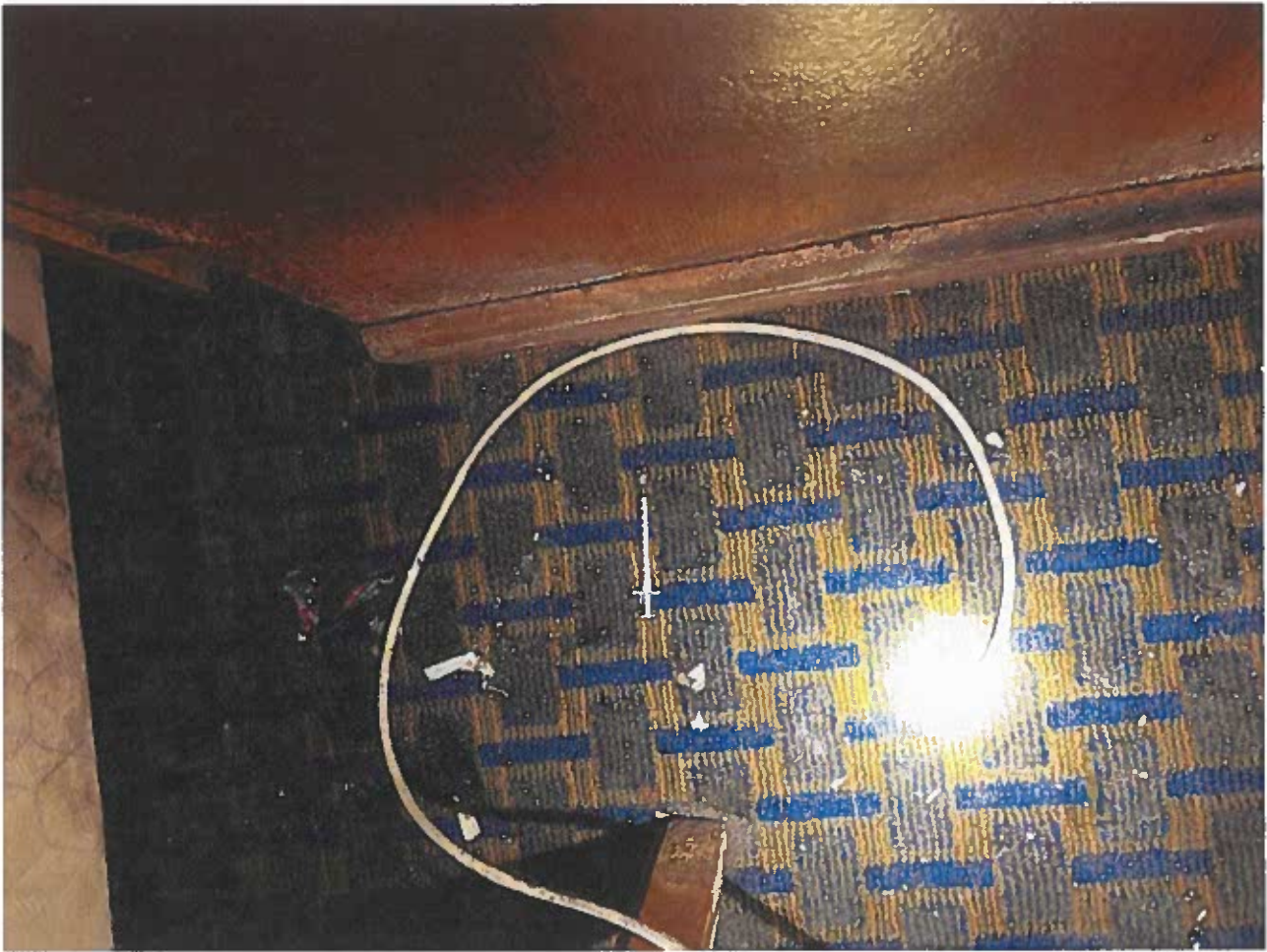
**From:** Aaron L. Mayhugh  
**Sent:** Thursday, March 14, 2024 8:58 AM  
**To:** Sarah Winkle  
**Subject:** FW: Fire 800 South 32nd

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

---

**From:** Aaron L. Mayhugh <amayhugh@muskogeeonline.org>  
**Sent:** Wednesday, November 25, 2020 4:25 PM  
**To:** Aaron L. Mayhugh <amayhugh@muskogeeonline.org>  
**Subject:** Fire 800 South 32nd





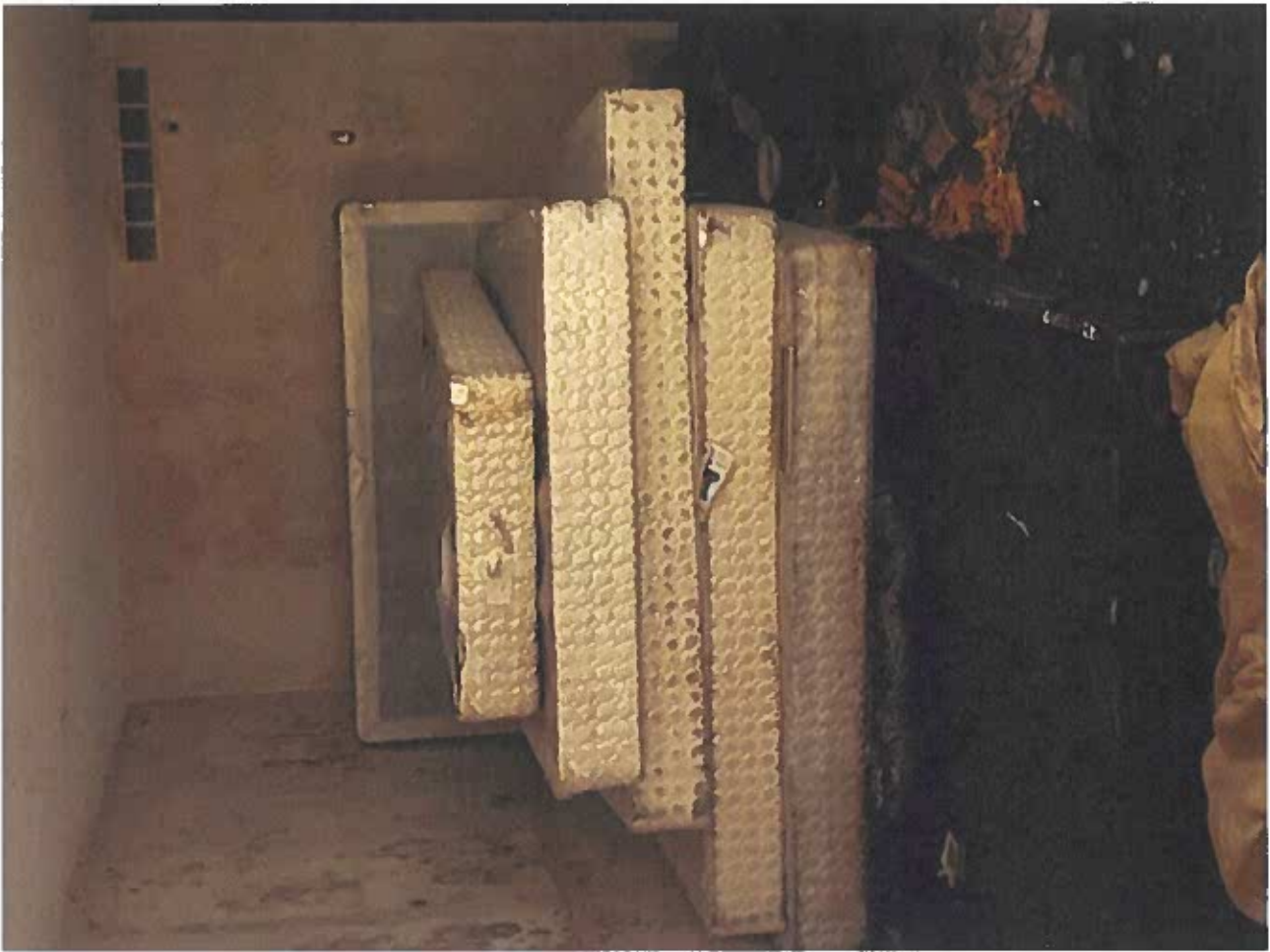
















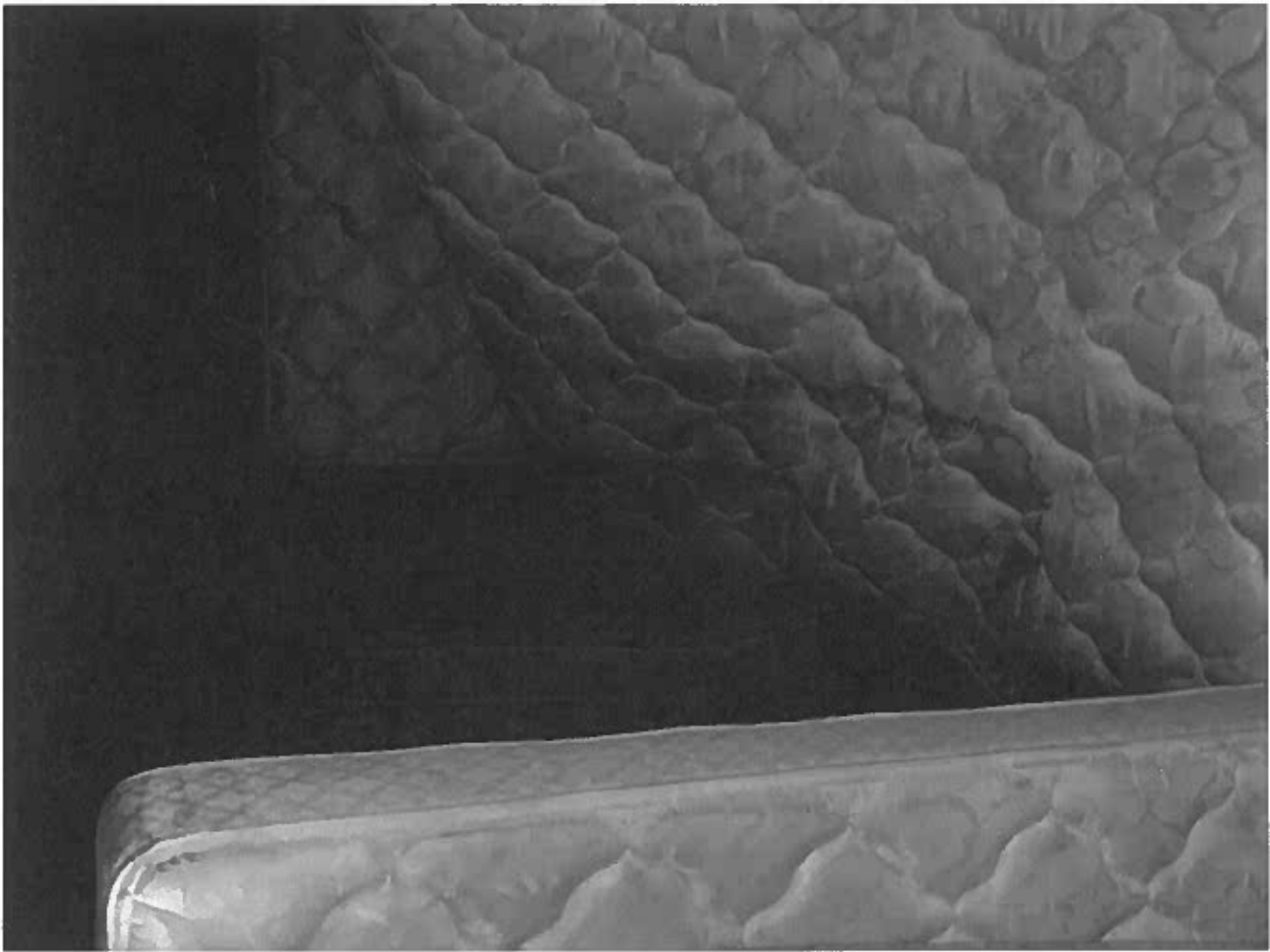
















































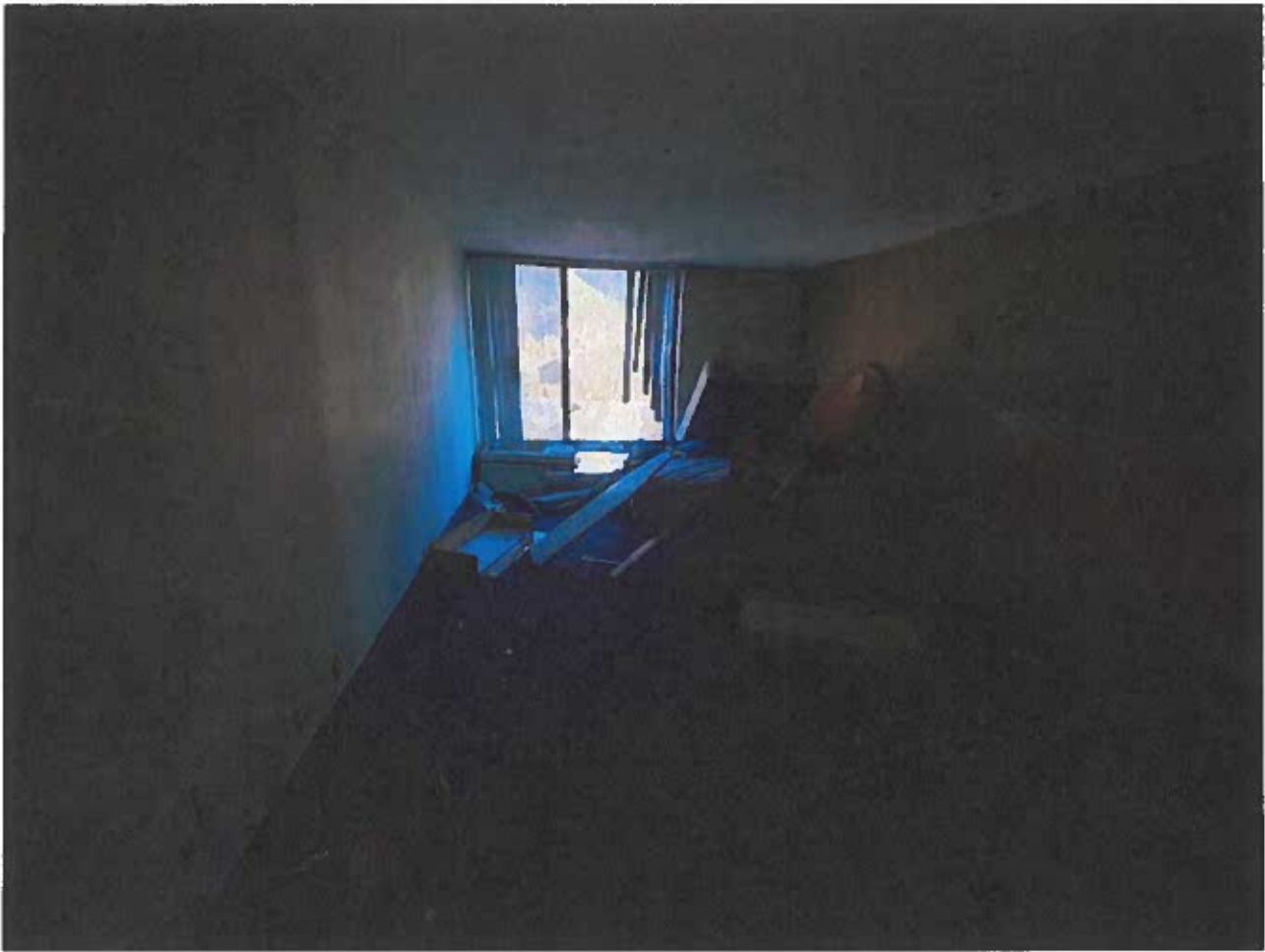








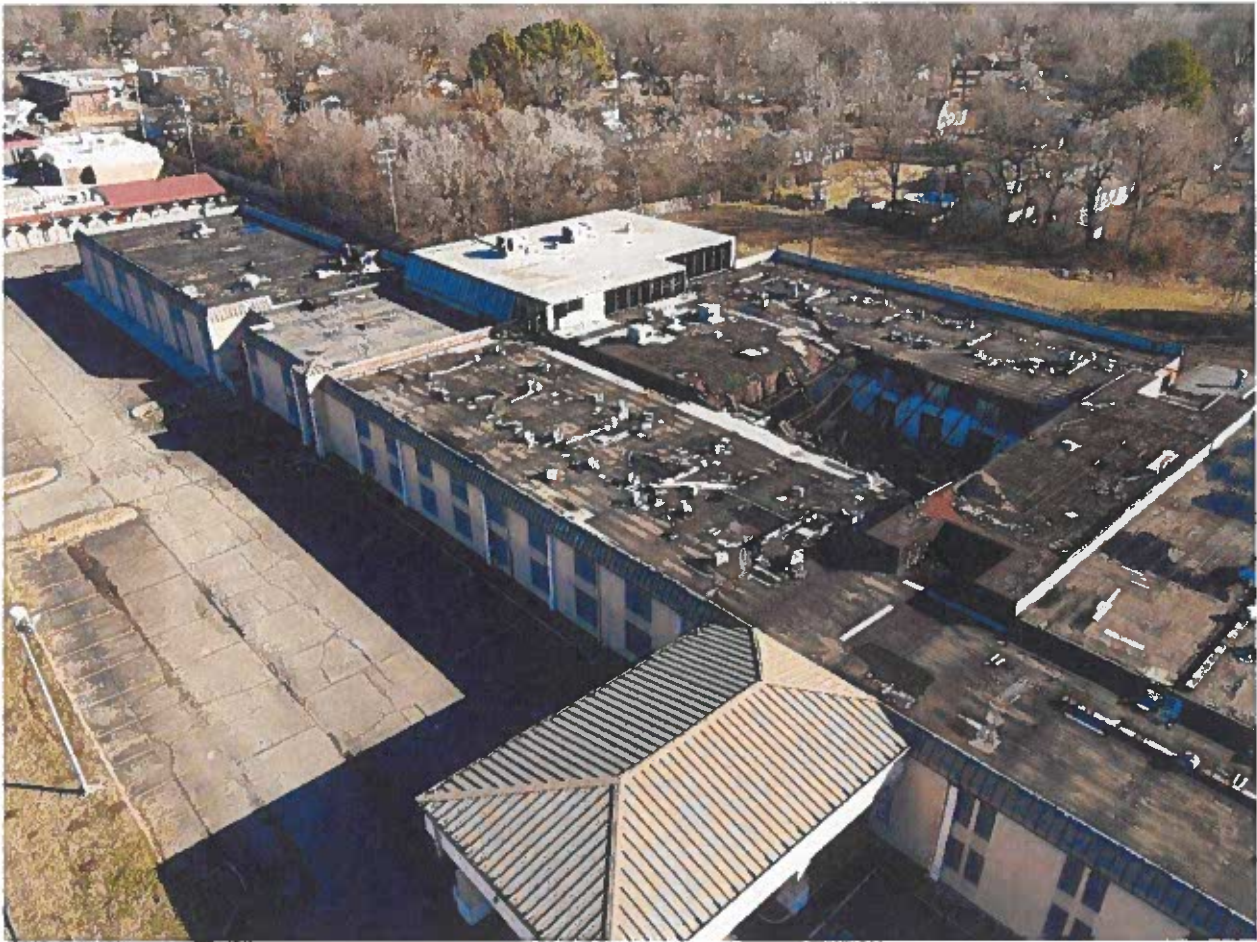






Sent from my iPhone

Drone Pictures of 800 S 32<sup>nd</sup>



















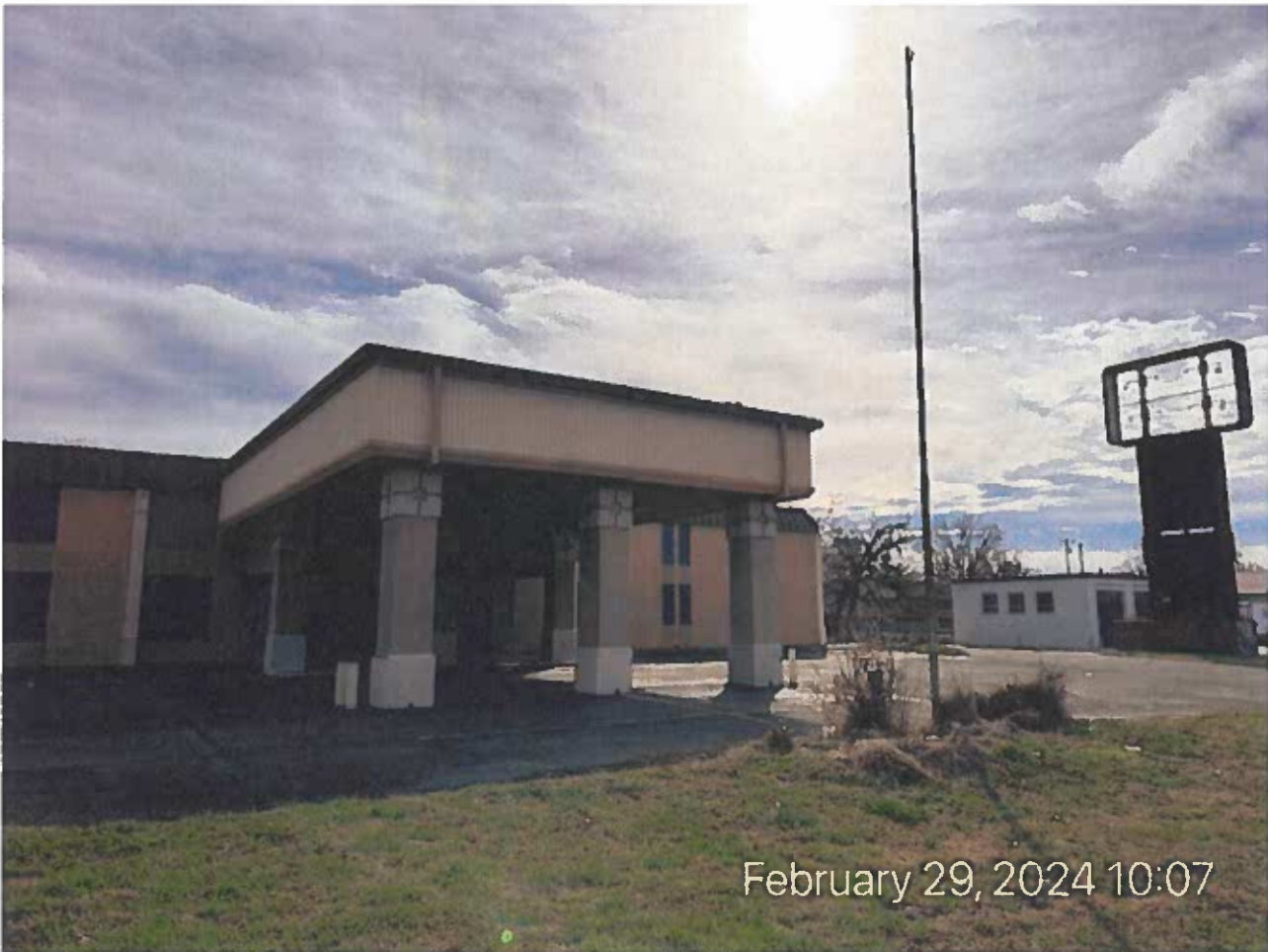


Sarah Winkle

---

**From:** Jody King <jodyrking@outlook.com>  
**Sent:** Monday, March 11, 2024 3:47 PM  
**To:** Sarah Winkle  
**Subject:** Pictures for 800 S 32

**Caution:** This is an external email from outside our organization.































**Jody King, MPA**

(405) 999-2093

Sent from iPhone

Meeting Date: 04/18/2024

---

**AGENDA ITEM TITLE**

Hold a Public Hearing and determine if the property located at 2612 W Broadway is dilapidated and has become detrimental to the health, safety, or welfare of the general public and the community as to constitute a public nuisance; and/or whether the property creates a fire hazard which is dangerous to other property; and/or whether the building is abandoned, or take other necessary action (11 O.S. 22-112(C); 11 O.S. 22-112.4). (Jody King)

**LEGAL DESCRIPTION:**

Lot 10 in Block 2 of Westmoreland Subdivision, according to the official plat, Muskogee, Oklahoma

**BACKGROUND**

An exterior inspection of the property and structure occurred on 3/19/2024 by the City Building Inspector. These are the findings from those inspections:

- The structure has broken windows that need to be replaced. \*108.1.5 IPMC
- The structure back door is open and not secured and will need to be secured. \*108.1.5 IPMC
- The structure is abandoned as defined by Oklahoma Statute Title 11 Section 22-112.4. \*108.2 IPMC
  - Is detrimental to the public health, safety or welfare of the inhabitants of and visitors to the municipality;
  - Causes increased municipal regulatory costs and increased municipal police and fire protection costs; and
  - Devalues abutting and nearby real properties
- Unfit for human habitation / unsafe and dangerous as defined by Oklahoma Statute Title 11 Section 22-112(C) and permits and repairs must be made to make this safe and fit for habitation and occupancy. \*108.1.3 IPMC
- The structure has an exposed roof. \*108.1.5

Corrective Actions recommended in the letter sent to the property owners was:

Rehabilitate or demolish the dilapidated abandoned structure. For rehabilitation, all electrical, plumbing and mechanical systems must be reconnected in good working order in accordance with the respective International Codes; exterior of the property and grounds shall be cleaned and kept in a sanitary, and safe condition. Exterior doors and windows must be replaced where necessary to ensure they are in sound condition, good repair, and weather tight. Doors shall provide for the security of occupants within, equipped with a deadbolt lock. Interior doors shall fit reasonably well within the frame, capable of being opened and closed, as intended by the manufacturer. The interior shall be brought to good repair, structurally sound and in a sanitary condition. Stairs, landings, porch and similar walking surfaces, which are not properly anchored, shall be secured. The roof and roof gable shall be repaired or replaced. Accumulated rubbish, trash and debris, including all non-working equipment shall be removed. Any fractures in concrete, or masonry shall be repaired. Pest problems shall be abated.

**RECOMMENDED ACTION**

Approve the request.

---

Fiscal Impact

Attachments

Case File 24-73378

---



## Dilapidated Structures Checklist

Case Open Date: MARCH 19, 2024

Case Number: 24-00073378

Address: 2612 W BROADWAY

Officer: RUBEN GONZALEZ

### Documents Needed for Every Case

- Copy of County Treasurer's Tax Roll Based on the Property Address
- Copy of the County Assessor's Report
- Copy of the Deed
- Copy of Land Records to verify Property Owner(s) and Mortgage/Lien Holder(s)
- Copy of any Death Certificates, Probate, and/or Trust Documents (as needed)
- Copy of the Fire Damage Report (as needed)

**Waivers: (if checked at any point does not need to proceed through the process below).**

Date PNR Hearing Notice Letter to all Stakeholders: 3/27/24

- Certified Mailing Receipt attached to a copy of the letter(s)
- Building Inspector's Report (as applicable)
- Images of Notice Posted on Structure for PNR Hearing

Date of Publication in the Muskogee Phoenix: 3/31/24

- Affidavit of Publication

### Reviewed By<sup>1</sup>:

  
Sarah Winkle, Acting Deputy Director of Community Development

4/8/24  
Date

  
Ruben Gonzalez, Code Enforcement Officer

April 8, 2024  
Date

<sup>1</sup> Review of the file will be conducted the week before the scheduled PNR.

Date of the PNRC Hearing: 4/18/24

Date of PNRC Determination/UBCAB Notice Letter: \_\_\_\_\_

Certified Mailing Receipt attached to a copy of the letter(s)

Images of Notice Posted on Structure for UBCAB Hearing

PNRC Agenda & Approved Minutes

Copy of Filed Blank Lien

Date of UBCAB Reflected in Determination Letter (30 business days): \_\_\_\_\_

Date of Publication in the Muskogee Phoenix: \_\_\_\_\_

Affidavit of Publication

Date of UBCAB Hearing: \_\_\_\_\_

UBCAB Determination Letter: \_\_\_\_\_

Certified Mailing Receipt attached to a copy of the letter

Date to Demo Structure Reflected in Determination Letter: \_\_\_\_\_

UBCAB Agenda & Approved Minutes

**Reviewed By<sup>2</sup>:**

\_\_\_\_\_  
Sarah Winkle, Acting Deputy Director of Community Development

\_\_\_\_\_  
Date

\_\_\_\_\_  
Ruben Gonzalez, Code Enforcement Officer

\_\_\_\_\_  
Date

Copy of Recorded Lien with Cost (after demo)

<sup>2</sup> Review of the file will be conducted the week before the scheduled UBCAB.

**Final Review By:**

**Jody King, Director of Community Development**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date Approved

Comments:

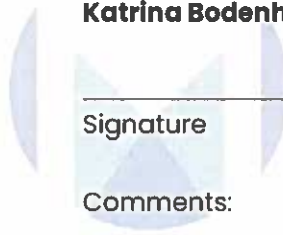
**Katrina Bodenhamer, City Attorney**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date Approved

Comments:

CITY OF



MUSKOGEE

Code Enforcement



**Property Owner**

**Name:** JOHNSON, NORMA JEAN ETAL

**Mailing Address:** 148 N. LEWIS PL.  
TULSA, OK 74110-

**Type:** (RI) Res. Improv.

**Tax Dist:** (32) 20A-MUSKOGEE

**Size (Acres):** 0.000

**Extended Legal:** WESTMORELAND LOT 10 BLOCK 2

**Property Information**

**Physical Address:** 2612 W BROADWAY

**Subdivision:** WESTMORELAND

**Block / Lot:** 0002 / 0010

**S-T-R:** N/A

**Market and Assessed Values:**

	Fair Cash	Taxable Fair Cash	Full Assessed (11.00% Market Value)
Land:	\$3,500	\$1,750	\$193
Building:	30,285	15,143	1,666
<b>Total:</b>	<b>\$33,785</b>	<b>\$16,893</b>	<b>\$1,859</b>

**Land:**

Land Use	Size	Units
	7000.00	Square-Feet

**Deed Transfers:**

Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantor	Code	Type
12/22/2022	4835	578	Q	0.00		NEUFELD, ERICKA KRISTINE ETAL	N	
5/21/2021	4750	186	Combinatio n	0.00	\$36,543	JOHNSON, NORMA JEAN	Conv Sale	
11/1/1996	2418	81	Q	0.00	\$0	JOHNSON, CHARLES L & NORMA J		
1/1/1900	1914	296		0.00	\$0	HUDSON, WILLIAM B	Unval.	

Details for Residential Card 1:

Occupancy	Story	Construction	Total Liv	Grade	Year Built	Age	Condition	Beds
Single Family	ONE+	Frame, Siding, Wood	1,702	3	1950	74	Low	4

Exterior Wall: Frame, Siding,

Heat / Cool: F/W/Furn

Plumbing: Full: 1

Roof Cover: Composition Shingle

Year

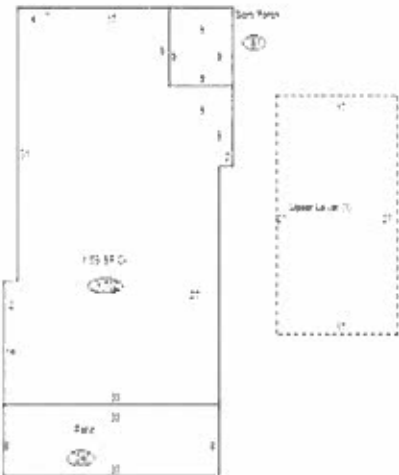
Remodeled:

Fireplace: N/A

Outbuildings and Yard Improvements:

Item	Type	Size/Dim	Unit Multi.	Quality	Age
SCR PRCH		81			
Patio - Covered		240			
Fireplace - Residential 1 Story		1			

Sketches



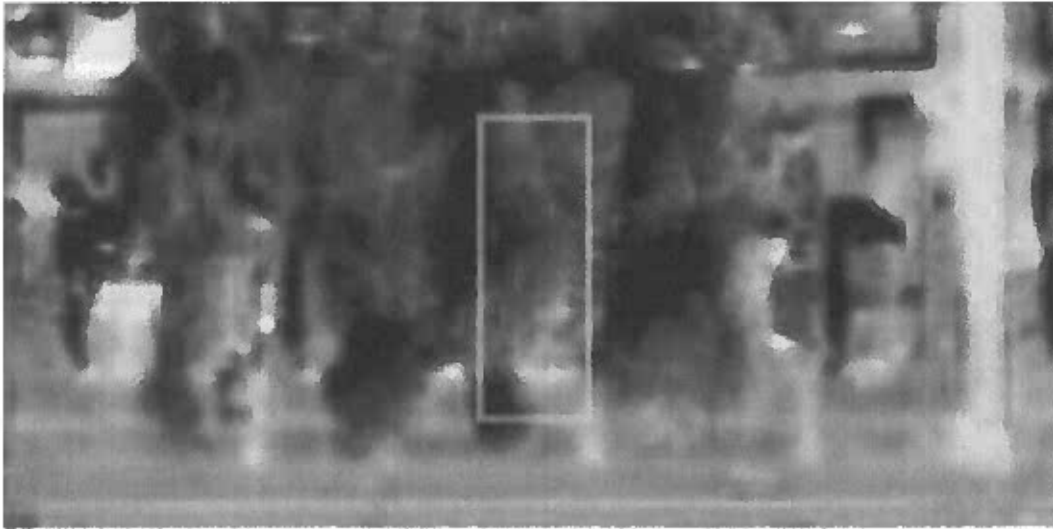
Photos





Map:

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# Tax Roll Inquiry

Muskogee County Treasurer

**Shelly Sumpter, Treasurer**

400 West Broadway, Rm 220 Muskogee, OK 74401

Phone: 918-682-0811

Fax: 918-682-8907

E-Mail: donotreply@muskogee-treasurer.org



## Owner Name and Address

JOHNSON, NORMA JEAN ETAL  
148 N. LEWIS PL.  
TULSA OK 74110-0000

## Taxroll Information

Tax Year : 2023  
Property ID : 7080-21-002-010-4-184-27  
Location : 2612 W BROADWAY MUS  
School District : 20A MUSKOGEE Mills : 102.39  
Type of Tax : Real Estate  
Tax ID : 20428

## Legal Description and Other Information:

WESTMORELAND LOT 10 BLOCK 2

Assessed Valuations	Amount
Land	385
Improvements	3743
Net Assessed	4128

Tax Values	Amount
Base Tax	423.00
Penalty	0.00
Fees	0.00

<b>Tax Values</b>	<b>Amount</b>
<b>Payments</b>	<b>423.00</b>
<b>Total Paid</b>	<b>423.00</b>
<b>Total Due</b>	<b>0.00</b>

<b>Date</b>	<b>Receipt</b>	<b>Paid With</b>	<b>Payment For</b>	<b>Amount</b>	<b>Paid By</b>
12/22/2023	23419	Check	Taxes	423.00	MCT CHECK FOR CORELOGIC BATCH PAY->Check# 724

Login (build: 23127:20240308.2)  
 © 2020 All Rights Reserved. Powered by TM Consulting, Inc.





I-2022-015583 Book 4835 Pg 578  
12/29/2022 2:07pm Pg 0578-0580  
Fee: \$22.00 Doc: \$0.00  
POLLY IRVING - Muskogee County Clerk  
State of OK

### QUITCLAIM DEED (Individual to Individual)

148 N. Lewis Pl.  
Tulsa, OK 74110

KNOW ALL MEN BY THESE PRESENTS:

That Erica Kristine Neufeld, Grantor, in consideration of the sum of TEN & NO/100 (\$10.00) dollars, and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, does quitclaim, grant, bargain, sell and convey unto Noema Jean Johnson

Grantee, the following described real property and premises situate in Muskogee County, State of Oklahoma, to-wit:

See Legal Description Attached as Exhibit A incorporated by reference as though set forth in full

Legal Description:

Lot 10 in Block 2 of Westmoreland Subdivision, according to the official plat, Muskogee, Oklahoma

Documentary Stamp Tax

Exemption No. \_\_\_\_\_

Title 68 o.s. § 3201 or 3202

Date 12-29-22 Purchase Price 110.00

Claimant Signature Noema Jean Johnson

together with all and singular the hereditaments and appurtenances thereunto belonging.

Property Address: 2612 West Broadway, Muskogee OK,

Prior instrument reference: Book 4750 Page 186-194, in the public records of the Registrar of Muskogee County, Oklahoma.

Quitclaim Deed

Page 5 of 3

TO HAVE AND TO HOLD said described premises unto the said Grantee and Grantee's heirs and assigns, forever.

Signed and delivered this 22 day of December, 2022.

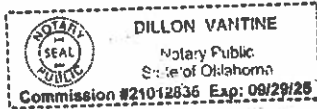
Ericka Neufeld  
(Grantor's Signature)

Ericka Neufeld  
Print Name

State of Oklahoma  
County of Muskogee

The foregoing instrument was acknowledged before me on 12-22-2022 (date) by Ericka Neufeld (name(s) of person(s)).

(Seal, if any)



Dillon Vantine  
(Signature of Notarial Officer)  
Notary Public  
Title (and Rank)

My commission expires: 9-29-2025

### WAIVER OF HOMESTEAD EXEMPTION

I, Justin Neufeld, spouse of the Grantor, am signing this waiver of Homestead Exemption for the purpose of expressly releasing and waiving all rights under Article XII, Section XII-2 of the Oklahoma Constitution regarding the above described property. I also understand that I have no liability for any of the affirmative covenants in this Quitclaim Deed.

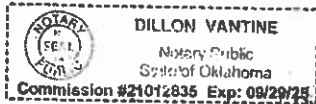
Justin Neufeld  
Signature

Justin Neufeld  
Print or Type Name

State of Oklahoma  
County of Carter

The foregoing instrument was acknowledged before me on 12-22-2022 (date) by Justin Neufeld (name(s) of person(s)).

(Seal, if any)



Dillon Vantine  
(Signature of Notarial Officer)

Quitclaim Deed

I-2022-015583 Book 4835 Pg 580  
12/29/2022 2:07pm Pg 0578-0580  
Fee: \$22.00 Doc: \$0.00  
POLLY IRVING - Muskogee County Clerk  
State of OK

Dillon Vantine Notary  
Title (and Rank) Public

My commission expires: 9-29-2025

This Instrument was prepared by: \_\_\_\_\_  
\_\_\_\_\_

Telephone: \_\_\_\_\_

Signature \_\_\_\_\_

Print or Type Name \_\_\_\_\_

After Recording, return to:  
Norma J. Johnson  
148 N. Lewis Place  
Tulsa, OK 74110  
Telephone: 918-835-6447



# Search Results in Muskogee County

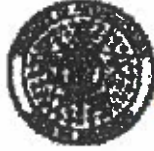
Your search: "Name: johnson, norma, Addition: WESTMORELAND" [View](#)

9 results (0.70 seconds)

MUSKOGEE DATA FROM  
February, 2007

COUNTY	RECORDED	INSTRUMENT#	TYPE	BOOK	PAGES	GRANTOR	GRANTEE	LEGAL DESCRIPTION
Muskogee	12/29/2022	2022-015563	Deed	004835	0578 - 0580	NEUFELD, ERICKA	JOHNSON, NORMA JEAN	WESTMORELAND B2 L10
Muskogee	06/29/2022	2022-008224	Notice	004808	0384	CITY OF MUSKOGEE	JOHNSON, NORMA JEAN	WESTMORELAND B2 L10
Muskogee	07/08/2021	2021-008408	Contract For Deed	004750	0188 - 0194	JOHNSON, NORMA JEAN	NEUFELD, ERICKA KRISTINE NEUFELD, JUSTIN CRAIG	WESTMORELAND B2 L10
Muskogee	09/27/2019	2019-010652	Notice	004658	0348	CITY OF MUSKOGEE	JOHNSON, NORMA JEAN	WESTMORELAND B2 L10
Muskogee	05/19/2017	2017-005782	Assignment Mortgage	004542	0249 - 0251	JOHNSON, NORMA MEDIAMERICA	CITIMORTGAGE INC ABN AMRO MORTGAGE GROUP INC	WESTMORELAND B2 L10
Muskogee	09/15/2016	2016-010819	Assignment Mortgage	004507	0525	JOHNSON, NORMA CITIMORTGAGE INC	NATIONSTAR MORTGAGE LLC	WESTMORELAND B2 L10
Muskogee	12/20/2001	2001-949057	Mortgage	002890	0472 - 0480	JOHNSON, NORMA	MEDIAMERICA	WESTMORELAND B2 L10
Muskogee	06/08/1998	1998-882460	Mortgage	002534	0044 - 0055	JOHNSON, NORMA JEAN	MTD BANC INC	WESTMORELAND B2 L10
Muskogee	07/28/1987	1987-749115	Deed	001814	0286	MILLER, FRANK MILLER, CRICE O	JOHNSON, CHARLES L JOHNSON, NORMA JEAN	WESTMORELAND B2 L10

When Recorded Return To:  
CitiMortgage, Inc.  
C/O Nationwide Title Clearing, Inc.  
2100 Alt. 19 North  
Palm Harbor, FL 34683



1-2016-010919 Book: 4507 Pg: 0525  
09/15/2016 09:02 AM Pg 0525-0525  
Fee: \$13.00 Doc: \$0.00  
Dianna Cope - Muskogee County Clerk  
State of Oklahoma

CitiMortgage Loan No 0617518889  
Nationstar Loan No. 631080827

### ASSIGNMENT OF MORTGAGE

FOR GOOD AND VALUABLE CONSIDERATION, the sufficiency of which is hereby acknowledged, the undersigned, CITIMORTGAGE, INC., WHOSE ADDRESS IS 1000 TECHNOLOGY DRIVE, O'FALLON, MO 63368, (ASSIGNOR), by these presents does convey, grant, assign, transfer and set over the described Mortgage with all interest secured thereby, all liens, and any rights due or to become due thereon to NATIONSTAR MORTGAGE LLC, WHOSE ADDRESS IS 8950 CYPRESS WATERS BLVD., COPPELL, TX 75019 (469)549-2000, ITS SUCCESSORS AND ASSIGNS, (ASSIGNEE).

Said Mortgage bearing the date 10/22/2001, made by NORMA JOHNSON (current owner) to MEGAMERICA, and recorded in Book 2890, Page 472 and Instrument # 948057, in the records of the County Clerk of MUSKOGEE County, Oklahoma, to wit;

LOT 10 IN BLOCK 2 IN WESTMORELAND ADDITION TO THE CITY OF MUSKOGEE, MUSKOGEE COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

IN WITNESS WHEREOF, CITIMORTGAGE, INC. has caused these presents to be signed by its VICE PRESIDENT this 14th day of September in the year 2016.  
CITIMORTGAGE, INC.

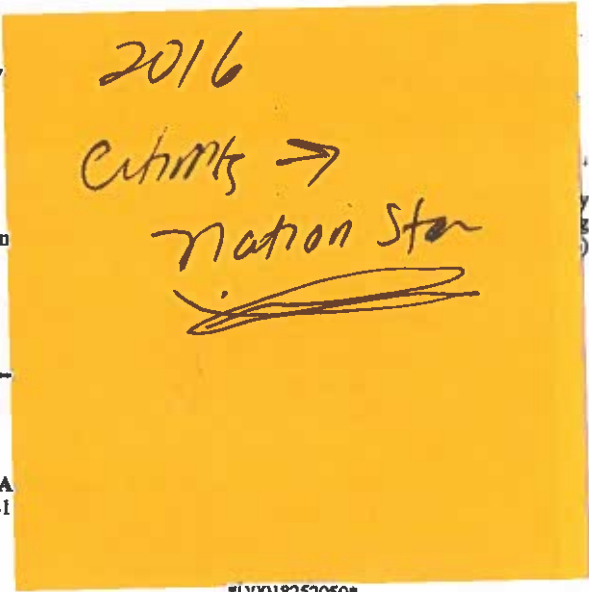
By: C. Telesca  
CHRISTOPHER TELESCA  
VICE PRESIDENT

All persons whose signatures appear above have supporting documentation prior to signing.

STATE OF FLORIDA  
COUNTY OF PINELLAS  
The foregoing instrument was acknowledged Christopher Telesca as VICE PRESIDENT of authorized to do so, executed the foregoing in personally known to me.

Alyssa Villalobos  
ALYSSA VILLALOBOS  
COMM EXPIRES: 10/02/2018

Document Prepared By: E.Lance/NTC, 2100 A  
CMOAV 22594948 -- MSR-2016-08-15-NATS1



\*DU018252050\*

which has the address of **2612 W. BROADWAY**  
(Street)  
**Oklahoma 74429** (Zip Code)  
**("Property Address");**

**MUSKOGEE**  
(City)

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property".

**BORROWER COVENANTS** that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

**THIS SECURITY INSTRUMENT** combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

**UNIFORM COVENANTS.** Borrower and Lender covenant and agree as follows:

**1. Payment of Principal and Interest; Prepayment and Late Charges.** Borrower shall promptly pay when due the principal of and interest on the debt evidenced by the Note and any prepayment and late charges due under the Note.

**2. Funds for Taxes and Insurance.** Subject to applicable law or to a written waiver by Lender, Borrower shall pay to Lender on the day monthly payments are due under the Note, until the Note is paid in full, a sum ("Funds") for: (a) yearly taxes and assessments which may attain priority over this Security Instrument as a lien on the Property; (b) yearly leasehold payments or ground rents on the Property, if any; (c) yearly hazard or property insurance premiums; (d) yearly flood insurance premiums, if any; (e) yearly mortgage insurance premiums, if any; and (f) any sums payable by Borrower to Lender, in accordance with the provisions of paragraph 8, in lieu of the payment of mortgage insurance premiums. These items are called "Escrow Items". Lender may, at any time, collect and hold Funds in an amount not to exceed the maximum amount a lender for a federally related mortgage loan may require for Borrower's escrow account under the federal Real Estate Settlement Procedures Act of 1974 as amended from time to time, 12 U.S.C. § 2601 *et seq.* ("RESPA"), unless another law that applies to the Funds sets a lesser amount. If so, Lender may, at any time, collect and hold Funds in an amount not to exceed the lesser amount. Lender may estimate the amount of Funds due on the basis of current data and reasonable estimates of expenditures of future Escrow Items or otherwise in accordance with applicable law.

The Funds shall be held in an institution whose deposits are insured by a federal agency, instrumentality, or entity (including Lender, if Lender is such an institution) or in any Federal Home Loan Bank. Lender shall apply the Funds to pay the Escrow Items. Lender may not charge Borrower for holding and applying the Funds, annually analyzing the escrow account, or verifying the Escrow Items, unless Lender pays Borrower interest on the Funds and applicable law permits Lender to make such a charge. However, Lender may require Borrower to pay a one-time charge for an independent real estate tax reporting



service used by Lender in connection with this loan, unless applicable law provides otherwise. Unless an agreement is made or applicable law requires interest to be paid, Lender shall not be required to pay Borrower any interest or earnings on the Funds. Borrower and Lender may agree in writing, however, that interest shall be paid on the Funds. Lender shall give to Borrower, without charge, an annual accounting of the Funds, showing credits and debits to the Funds and the purpose for which each debit to the Funds was made. The Funds are pledged as additional security for all sums secured by this Security Instrument.

If the Funds held by Lender exceed the amounts permitted to be held by applicable law, Lender shall account to Borrower for the excess Funds in accordance with the requirements of applicable law. If the amount of the Funds held by Lender at any time is not sufficient to pay the Escrow Items when due, Lender may so notify Borrower in writing, and, in such case Borrower shall pay to Lender the amount necessary to make up the deficiency. Borrower shall make up the deficiency in no more than twelve monthly payments, at Lender's sole discretion.

Upon payment in full of all sums secured by this Security Instrument, Lender shall promptly refund to Borrower any Funds held by Lender. If, under paragraph 21, Lender shall acquire or sell the Property, Lender, prior to the acquisition or sale of the Property, shall apply any Funds held by Lender at the time of acquisition or sale as a credit against the sums secured by this Security Instrument.

**3. Application of Payments.** Unless applicable law provides otherwise, all payments received by Lender under paragraphs 1 and 2 shall be applied: first, to any prepayment charges due under the Note; second, to amounts payable under paragraph 2; third, to interest due; fourth, to principal due; and last, to any late charges due under the Note.

**4. Charges; Liens.** Borrower shall pay all taxes, assessments, charges, fines and impositions attributable to the Property which may attain priority over this Security Instrument, and leasehold payments or ground rents, if any. Borrower shall pay these obligations in the manner provided in paragraph 2, or if not paid in that manner, Borrower shall pay them on time directly to the person owed payment. Borrower shall promptly furnish to Lender all notices of amounts to be paid under this paragraph. If Borrower makes these payments directly, Borrower shall promptly furnish to Lender receipts evidencing the payments.

Borrower shall promptly discharge any lien which has priority over this Security Instrument unless Borrower: (a) agrees in writing to the payment of the obligation secured by the lien in a manner acceptable to Lender; (b) contests in good faith the lien by, or defends against enforcement of the lien in, legal proceedings which in the Lender's opinion operate to prevent the enforcement of the lien; or (c) secures from the holder of the lien an agreement satisfactory to Lender subordinating the lien to this Security Instrument. If Lender determines that any part of the Property is subject to a lien which may attain priority over this Security Instrument, Lender may give Borrower a notice identifying the lien. Borrower shall satisfy the lien or take one or more of the actions set forth above within 10 days of the giving of notice.

**5. Hazard or Property Insurance.** Borrower shall keep the improvements now existing or hereafter erected on the Property insured against loss by fire, hazards included within the term "extended coverage" and any other hazards, including floods or flooding, for which Lender requires insurance. This insurance shall be maintained in the amounts and for the periods that Lender requires. The insurance carrier providing the insurance shall be chosen by Borrower subject to Lender's approval which shall not be unreasonably withheld. If Borrower fails to maintain coverage described above, Lender may, at Lender's

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BOOK PAGE



option, obtain coverage to protect Lender's rights in the Property in accordance with paragraph 7.

All insurance policies and renewals shall be acceptable to Lender and shall include a standard mortgage clause. Lender shall have the right to hold the policies and renewals. If Lender requires, Borrower shall promptly give to Lender all receipts of paid premiums and renewal notices. In the event of loss, Borrower shall give prompt notice to the insurance carrier and Lender. Lender may make proof of loss if not made promptly by Borrower.

Unless Lender and Borrower otherwise agree in writing, insurance proceeds shall be applied to restoration or repair of the Property damaged, if the restoration or repair is economically feasible and Lender's security is not lessened. If the restoration or repair is not economically feasible or Lender's security would be lessened, the insurance proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with any excess paid to Borrower. If Borrower abandons the Property, or does not answer within 30 days a notice from Lender that the insurance carrier has offered to settle a claim, then Lender may collect the insurance proceeds. Lender may use the proceeds to repair or restore the Property or to pay sums secured by this Security Instrument, whether or not then due. The 30-day period will begin when the notice is given.

Unless Lender and Borrower otherwise agree in writing, any application of proceeds to principal shall not extend or postpone the due date of the monthly payments referred to in paragraphs 1 and 2 or change the amount of the payments. If under paragraph 21 the Property is acquired by Lender, Borrower's right to any insurance policies and proceeds resulting from damage to the Property prior to the acquisition shall pass to Lender to the extent of the sums secured by this Security Instrument immediately prior to the acquisition.

**6. Occupancy, Preservation, Maintenance and Protection of the Property; Borrower's Loan Application; Leaseholds.** Borrower shall occupy, establish, and use the Property as Borrower's principal residence within sixty days after the execution of this Security Instrument and shall continue to occupy the Property as Borrower's principal residence for at least one year after the date of occupancy, unless Lender otherwise agrees in writing, which consent shall not be unreasonably withheld, or unless extenuating circumstances exist which are beyond Borrower's control. Borrower shall not destroy, damage or impair the Property, allow the Property to deteriorate, or commit waste on the Property. Borrower shall be in default if any forfeiture action or proceeding, whether civil or criminal, is begun that in Lender's good faith judgment could result in forfeiture of the Property or otherwise materially impair the lien created by this Security Instrument or Lender's security interest. Borrower may cure such a default and reinstate, as provided in paragraph 18, by causing the action or proceeding to be dismissed with a ruling that, in Lender's good faith determination, precludes forfeiture of the Borrower's interest in the Property or other material impairment of the lien created by this Security Instrument or Lender's security interest. Borrower shall also be in default if Borrower, during the loan application process, gave materially false or inaccurate information or statements to Lender (or failed to provide Lender with any material information) in connection with the loan evidenced by the Note, including, but not limited to, representations concerning Borrower's occupancy of the Property as a principal residence. If this Security Instrument is on a leasehold, Borrower shall comply with all the provisions of the lease. If Borrower acquires fee title to the Property, the leasehold and the fee title shall not merge unless Lender agrees to the merger in writing.

**7. Protection of Lender's Rights in the Property.** If Borrower fails to perform the covenants and agreements contained in this Security Instrument, or there is a legal proceeding that may significantly affect Lender's rights in the Property (such as a proceeding in bankruptcy, probate, for condemnation or forfeiture or to enforce laws or



regulations), then Lender may do and pay for whatever is necessary to protect the value of the Property and Lender's rights in the Property. Lender's actions may include paying any sums secured by a lien which has priority over this Security Instrument, appearing in court, paying reasonable attorneys' fees and entering on the Property to make repairs. Although Lender may take action under this paragraph 7, Lender does not have to do so.

Any amounts disbursed by Lender under this paragraph 7 shall become additional debt of Borrower secured by this Security Instrument. Unless Borrower and Lender agree to other terms of payment, these amounts shall bear interest from the date of disbursement at the Note rate and shall be payable, with interest, upon notice from Lender to Borrower requesting payment.

**8. Mortgage Insurance.** If Lender required mortgage insurance as a condition of making the loan secured by this Security Instrument, Borrower shall pay the premiums required to maintain the mortgage insurance in effect. If, for any reason, the mortgage insurance coverage required by Lender lapses or ceases to be in effect, Borrower shall pay the premiums required to obtain coverage substantially equivalent to the mortgage insurance previously in effect, at a cost substantially equivalent to the cost to Borrower of the mortgage insurance previously in effect, from an alternate mortgage insurer approved by Lender. If substantially equivalent mortgage insurance coverage is not available, Borrower shall pay to Lender each month a sum equal to one-twelfth of the yearly mortgage insurance premium being paid by Borrower when the insurance coverage lapsed or ceased to be in effect. Lender will accept, use and retain these payments as a loss reserve in lieu of mortgage insurance. Loss reserve payments may no longer be required, at the option of Lender, if mortgage insurance coverage (in the amount and for the period that Lender requires) provided by an insurer approved by Lender again becomes available and is obtained. Borrower shall pay the premiums required to maintain mortgage insurance in effect, or to provide a loss reserve, until the requirement for mortgage insurance ends in accordance with any written agreement between Borrower and Lender or applicable law.

**9. Inspection.** Lender or its agent may make reasonable entries upon and inspections of the Property. Lender shall give Borrower notice at the time of or prior to an inspection specifying reasonable cause for the inspection.

**10. Condemnation.** The proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of any part of the Property, or for conveyance in lieu of condemnation, are hereby assigned and shall be paid to Lender.

In the event of a total taking of the Property, the proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with any excess paid to Borrower. In the event of a partial taking of the Property in which the fair market value of the Property immediately before the taking is equal to or greater than the amount of the sums secured by this Security Instrument immediately before the taking, unless Borrower and Lender otherwise agree in writing, the sums secured by this Security Instrument shall be reduced by the amount of the proceeds multiplied by the following fraction: (a) the total amount of the sums secured immediately before the taking, divided by (b) the fair market value of the Property immediately before the taking. Any balance shall be paid to Borrower. In the event of a partial taking of the Property in which the fair market value of the Property immediately before the taking is less than the amount of the sums secured immediately before the taking, unless Borrower and Lender otherwise agree in writing or unless applicable law otherwise provides, the proceeds shall be applied to the sums secured by this Security Instrument whether or not the sums are then due.

If the Property is abandoned by Borrower, or if, after notice by Lender to Borrower that the condemnor offers to make an award or settle a claim for damages, Borrower fails to

respond to Lender within 30 days after the date the notice is given, Lender is authorized to collect and apply the proceeds, at its option, either to restoration or repair of the Property or to the sums secured by this Security Instrument, whether or not then due.

Unless Lender and Borrower otherwise agree in writing, any application of proceeds to principal shall not extend or postpone the due date of the monthly payments referred to in paragraphs 1 and 2 or change the amount of such payments.

**11. Borrower Not Released; Forbearance By Lender Not a Waiver.** Extension of the time for payment or modification of amortization of the sums secured by this Security Instrument granted by Lender to any successor in interest of Borrower shall not operate to release the liability of the original Borrower or Borrower's successors in interest. Lender shall not be required to commence proceedings against any successor in interest or refuse to extend time for payment or otherwise modify amortization of the sums secured by this Security Instrument by reason of any demand made by the original Borrower or Borrower's successors in interest. Any forbearance by Lender in exercising any right or remedy shall not be a waiver of or preclude the exercise of any right or remedy.

**12. Successors and Assigns Bound; Joint and Several Liability; Co-signers.** The covenants and agreements of this Security Instrument shall bind and benefit the successors and assigns of Lender and Borrower, subject to the provisions of paragraph 17. Borrower's covenants and agreements shall be joint and several. Any Borrower who co-signs this Security Instrument but does not execute the Note: (a) is co-signing this Security Instrument only to mortgage, grant and convey that Borrower's interest in the Property under the terms of this Security Instrument; (b) is not personally obligated to pay the sums secured by this Security Instrument; and (c) agrees that Lender and any other Borrower may agree to extend, modify, forbear or make any accommodations with regard to the terms of this Security Instrument or the Note without that Borrower's consent.

**13. Loan Charges.** If the loan secured by this Security Instrument is subject to a law which sets maximum loan charges, and that law is finally interpreted so that the interest or other loan charges collected or to be collected in connection with the loan exceed the permitted limits, then: (a) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (b) any sums already collected from Borrower which exceeded permitted limits will be refunded to Borrower. Lender may choose to make this refund by reducing the principal owed under the Note or by making a direct payment to Borrower. If a refund reduces principal, the reduction will be treated as a partial prepayment without any prepayment charge under the Note.

**14. Notices.** Any notice to Borrower provided for in this Security Instrument shall be given by delivering it or by mailing it by first class mail unless applicable law requires use of another method. The notice shall be directed to the Property Address or any other address Borrower designates by notice to Lender. Any notice to Lender shall be given by first class mail to Lender's address stated herein or any other address Lender designates by notice to Borrower. Any notice provided for in this Security Instrument shall be deemed to have been given to Borrower or Lender when given as provided in this paragraph.

**15. Governing Law; Severability.** This Security Instrument shall be governed by federal law and the law of the jurisdiction in which the Property is located. In the event that any provision or clause of this Security Instrument or the Note conflicts with applicable law, such conflict shall not affect other provisions of this Security Instrument or the Note which can be given effect without the conflicting provision. To this end the provisions of this Security Instrument and the Note are declared to be severable.

**16. Borrower's Copy.** Borrower shall be given one conformed copy of the Note and of this Security Instrument.

**17. Transfer of the Property or a Beneficial Interest in Borrower.** If all or any part of the Property or any interest in it is sold or transferred (or if a beneficial interest in Borrower is sold or transferred and Borrower is not a natural person) without Lender's prior written consent, Lender may, at its option, require immediate payment in full of all sums secured by this Security Instrument. However, this option shall not be exercised by Lender if exercise is prohibited by federal law as of the date of this Security Instrument.

If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is delivered or mailed within which Borrower must pay all sums secured by this Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on Borrower.

**18. Borrower's Right to Reinstate.** If Borrower meets certain conditions, Borrower shall have the right to have enforcement of this Security Instrument discontinued at any time prior to the earlier of: (a) 5 days (or such other period as applicable law may specify for reinstatement) before sale of the Property pursuant to any power of sale contained in this Security Instrument; or (b) entry of a judgment enforcing this Security Instrument. Those conditions are that Borrower: (a) pays Lender all sums which then would be due under this Security Instrument and the Note as if no acceleration had occurred; (b) cures any default of any other covenants or agreements; (c) pays all expenses incurred in enforcing this Security Instrument, including, but not limited to, reasonable attorneys' fees; and (d) takes such action as Lender may reasonably require to assure that the lien of this Security Instrument, Lender's rights in the Property and Borrower's obligation to pay the sums secured by this Security Instrument shall continue unchanged. Upon reinstatement by Borrower, this Security Instrument and the obligations secured hereby shall remain fully effective as if no acceleration had occurred. However, this right to reinstate shall not apply in the case of acceleration under paragraph 17.

**19. Sale of Note; Change of Loan Servicer.** The Note or a partial interest in the Note (together with this Security Instrument) may be sold one or more times without prior notice to Borrower. A sale may result in a change in the entity (known as the "Loan Servicer") that collects monthly payments due under the Note and this Security Instrument. There also may be one or more changes of the Loan Servicer unrelated to a sale of the Note. If there is a change of the Loan Servicer, Borrower will be given written notice of the change in accordance with paragraph 14 above and applicable law. The notice will state the name and address of the new Loan Servicer and the address to which payments should be made. The notice will also contain any other information required by applicable law.

**20. Hazardous Substances.** Borrower shall not cause or permit the presence, use, disposal, storage, or release of any Hazardous Substances on or in the Property. Borrower shall not do, nor allow anyone else to do, anything affecting the Property that is in violation of any Environmental Law. The preceding two sentences shall not apply to the presence, use, or storage on the Property of small quantities of Hazardous Substances that are generally recognized to be appropriate to normal residential uses and to maintenance of the Property.

Borrower shall promptly give Lender written notice of any investigation, claim, demand, lawsuit or other action by any governmental or regulatory agency or private party involving the Property and any Hazardous Substance or Environmental Law of which Borrower has actual knowledge. If Borrower learns, or is notified by any governmental or regulatory authority, that any removal or other remediation of any Hazardous Substance affecting the Property is necessary, Borrower shall promptly take all necessary remedial actions in accordance with Environmental Law.



As used in this paragraph 20, "Hazardous Substances" are those substances defined as toxic or hazardous substances by Environmental Law and the following substances: gasoline, kerosene, other flammable or toxic petroleum products, toxic pesticides and herbicides, volatile solvents, materials containing asbestos or formaldehyde, and radioactive materials. As used in this paragraph 20, "Environmental Law" means federal laws and laws of the jurisdiction where the Property is located that relate to health, safety or environmental protection.

NON-UNIFORM COVENANTS. Borrower and Lender further covenant and agree as follows:

21. **Acceleration; Remedies.** Lender shall give notice to Borrower as required by applicable law prior to acceleration following Borrower's breach of any covenant or agreement in this Security Instrument (but not prior to acceleration under paragraph 17 unless applicable law provides otherwise). The notice shall specify: (a) the default; (b) the action required to cure the default; (c) a date, not less than 35 days from the date the notice is given to Borrower, by which the default must be cured; and (d) that failure to cure the default on or before the date specified in the notice may result in acceleration of the sums secured by this Security Instrument and sale of the Property; and (e) any other information required by applicable law. The notice shall further inform Borrower of the right to reinstate after acceleration and the right to bring a court action to assert the non-existence of a default or any other defense of Borrower to acceleration and sale. If the default is not cured on or before the date specified in the notice, Lender at its option may require immediate payment in full of all sums secured by this Security Instrument without further demand and may invoke the power of sale and any other remedies permitted by applicable law. Lender shall be entitled to collect all costs and expenses incurred in pursuing the remedies provided in this paragraph 21, including, but not limited to, reasonable attorneys' fees and costs of title evidence.

If Lender invokes the power of sale, Lender shall give notice in the manner required by applicable law to Borrower and any other persons prescribed by applicable law. Lender shall also publish the notice of sale, and the Property shall be sold, as prescribed by applicable law. Lender or its designee may purchase the Property at any sale. The proceeds of the sale shall be applied in the manner prescribed by applicable law.

22. **Release.** Upon payment of all sums secured by this Security Instrument, Lender shall release this Security Instrument without charge to Borrower. Borrower shall pay any recordation costs unless applicable law provides otherwise.

23. **Waiver of Appraisalment.** Appraisalment of the Property is waived or not waived at Lender's option, which shall be exercised before or at the time judgment is entered in any foreclosure.

24. **Assumption Fee.** If there is an assumption of this loan, Lender may charge an assumption fee of U.S. \$

BOOK PAGE  
2534 051

**NOTICE TO BORROWER**

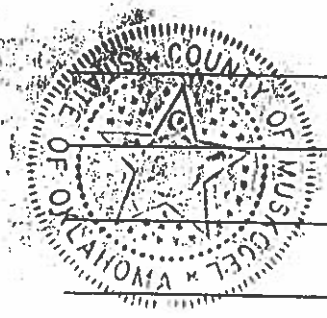
A power of sale has been granted in this Security Instrument. A power of sale may allow the Lender to take the Property and sell it without going to court in a foreclosure action upon default by Borrower under this Security Instrument.

**Riders to this Security Instrument.** If one or more riders are executed by Borrower and recorded together with this Security Instrument, the covenants and agreements of each such rider shall be incorporated into and shall amend and supplement the covenants and agreements of this Security Instrument as if the rider(s) were a part of this Security Instrument. [Check applicable box(es)]

- |   |  |
|---|--|
| <input type="checkbox"/> Adjustable Rate Rider          | <input type="checkbox"/> Condominium Rider       |
| <input checked="" type="checkbox"/> 1-4 Family Rider    | <input type="checkbox"/> Graduated Payment Rider |
| <input type="checkbox"/> Planned Unit Development Rider | <input type="checkbox"/> Biweekly Payment Rider  |
| <input type="checkbox"/> Balloon Rider                  | <input type="checkbox"/> Rate Improvement Rider  |
| <input type="checkbox"/> Second Home Rider              |  |
| <input type="checkbox"/> Other(s) [specify]             |  |

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any rider(s) executed by Borrower and recorded with it.

Witnesses:



\_\_\_\_\_  
*Norma Jean Johnson* (Seal)  
 NORMA JEAN JOHNSON -Borrower

\_\_\_\_\_  
 (Seal)  
 -Borrower

\_\_\_\_\_  
 (Seal)  
 -Borrower

\_\_\_\_\_  
 (Seal)  
 -Borrower

BOOK PAGE 2534 052

[Space Below This Line For Acknowledgment]

STATE OF OKLAHOMA, JACKSON <sup>Smith</sup> TULSA County ss:

The foregoing instrument was acknowledged before me this 30TH day of APRIL, 1998  
 (date)  
 by NORMA JEAN JOHNSON, A SINGLE PERSON

My commission expires:

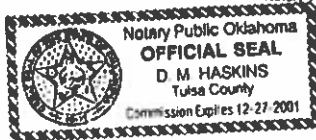
12-27-2001

(person acknowledging)

*D. M. Haskins*

Notary Public

OKLAHOMA - Single Family - Fannie Mae/Freddie Mac Uniform Instrument  
 Form 3037 9/90  
 Laser Forms Inc. (800) 446-3555  
 LIFT #FNMA3037 3/97



LOAN NO. 1002465

**1-4 FAMILY RIDER**  
Assignment of Rents

THIS 1-4 FAMILY RIDER is made this 30TH day of APRIL, 19 98 ,  
and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust or  
Security Deed (the "Security Instrument" ) of the same date given by the undersigned (the "Borrower") to  
secure Borrower's Note to

THE MORTGAGE BANC, INC., (the "Lender")  
of the same date and covering the Property described in the Security Instrument and located at:

2612 W. BROADWAY  
MUSKOGEE, OK 74429  
(Property Address)

**1-4 FAMILY COVENANTS.** In addition to the covenants and agreements made in the Security  
Instrument, Borrower and Lender further covenant and agree as follows:

**A. ADDITIONAL PROPERTY SUBJECT TO THE SECURITY INSTRUMENT.** In addition to  
the Property described in the Security Instrument, the following items are added to the Property  
description, and shall also constitute the Property covered by the Security Instrument: building materials,  
appliances and goods of every nature whatsoever now or hereafter located in, on, or used, or intended to be  
used in connection with the Property, including, but not limited to, those for the purposes of supplying or  
distributing heating, cooling, electricity, gas, water, air and light, fire prevention and extinguishing  
apparatus, security and access control apparatus, plumbing, bath tubs, water heaters, water closets, sinks,  
ranges, stoves, refrigerators, dishwashers, disposals, washers, dryers, awnings, storm windows, storm  
doors, screens, blinds, shades, curtains and curtain rods, attached mirrors, cabinets, panelling and attached  
floor coverings now or hereafter attached to the Property, all of which, including replacements and additions  
thereto, shall be deemed to be and remain a part of the Property covered by the Security Instrument. All of  
the foregoing together with the Property described in the Security Instrument (or the leasehold estate if the  
Security Instrument is on a leasehold) are referred to in this 1-4 Family Rider and the Security Instrument as  
the "Property".

**B. USE OF PROPERTY; COMPLIANCE WITH LAW.** Borrower shall not seek, agree to or make  
a change in the use of the Property or its zoning classification, unless Lender has agreed in writing to the  
change. Borrower shall comply with all laws, ordinances, regulations and requirements of any governmental  
body applicable to the Property.

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BOOK PAGE  
2534 053



**C. SUBORDINATE LIENS.** Except as permitted by federal law, Borrower shall not allow any lien inferior to the Security Instrument to be perfected against the Property without Lender's prior written permission.

**D. RENT LOSS INSURANCE.** Borrower shall maintain insurance against rent loss in addition to the other hazards for which insurance is required by Uniform Covenant 5.

**E. "BORROWER'S RIGHT TO REINSTATE" DELETED.** Uniform Covenant 18 is deleted.

**F. BORROWER'S OCCUPANCY.** Unless Lender and Borrower otherwise agree in writing, the first sentence in Uniform Covenant 6 concerning Borrower's occupancy of the Property is deleted. All remaining covenants and agreements set forth in Uniform Covenant 6 shall remain in effect.

**G. ASSIGNMENT OF LEASES.** Upon Lender's request, Borrower shall assign to Lender all leases of the Property and all security deposits made in connection with leases of the Property. Upon the assignment, Lender shall have the right to modify, extend or terminate the existing leases and to execute new leases, in Lender's sole discretion. As used in this paragraph G, the word "lease" shall mean "sublease" if the Security Instrument is on a leasehold.

**H. ASSIGNMENT OF RENTS; APPOINTMENT OF RECEIVER; LENDER IN POSSESSION.** Borrower absolutely and unconditionally assigns and transfers to Lender all the rents and revenues ("Rents") of the Property, regardless of to whom the Rents of the Property are payable. Borrower authorizes Lender or Lender's agents to collect the Rents, and agrees that each tenant of the Property shall pay the Rents to Lender or Lender's agents. However, Borrower shall receive the Rents until (i) Lender has given Borrower notice of default pursuant to paragraph 21 of the Security Instrument and (ii) Lender has given notice to the tenant(s) that the Rents are to be paid to Lender or Lender's agent. This assignment of Rents constitutes an absolute assignment and not an assignment for additional security only.

If Lender gives notice of breach to Borrower: (i) all Rents received by Borrower shall be held by Borrower as trustee for benefit of Lender only, to be applied to the sums secured by the Security Instrument; (ii) Lender shall be entitled to collect and receive all of the Rents of the Property; (iii) Borrower agrees that each tenant of the Property shall pay all Rents due and unpaid to Lender or Lender's agents upon Lender's written demand to the tenant; (iv) unless applicable law provides otherwise, all Rents collected by Lender or Lender's agents shall be applied first to the costs of taking control of and managing the Property and collecting the Rents, including, but not limited to, attorney's fees, receiver's fees, premiums on receiver's bonds, repair and maintenance costs, insurance premiums, taxes, assessments and other charges on the Property, and then to the sums secured by the Security Instrument; (v) Lender, Lender's agents or any judicially appointed receiver shall be liable to account for only those Rents actually received; and (vi) Lender shall be entitled to have a receiver appointed to take possession of and manage the Property and collect the Rents and profits derived from the Property without any showing as to the inadequacy of the Property as security.

If the Rents of the Property are not sufficient to cover the costs of taking control of and managing the Property and of collecting the Rents any funds expended by Lender for such purposes shall become indebtedness of Borrower to Lender secured by the Security Instrument pursuant to Uniform Covenant 7.

Borrower represents and warrants that Borrower has not executed any prior assignment of the Rents and has not and will not perform any act that would prevent Lender from exercising its rights under this paragraph.

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2534 054

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Lender, or Lender's agents or a judicially appointed receiver, shall not be required to enter upon, take control of or maintain the Property before or after giving notice of default to Borrower. However, Lender, Lender's agents or a judicially appointed receiver may do so at any time when a default occurs. Any application of Rents shall not cure or waive any default or invalidate any other right or remedy of Lender. This assignment of Rents of the Property shall terminate when all the sums secured by the Security Instrument are paid in full.

**I. CROSS-DEFAULT PROVISION.** Borrower's default or breach under any note or agreement in which Lender has an interest shall be a breach under the Security Instrument and Lender may invoke any of the remedies permitted by the Security Instrument.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and provisions contained in this 1-4 Family Rider.

*Norma Jean Johnson* (Seal)  
NORMA JEAN JOHNSON -Borrower

\_\_\_\_ (Seal)  
\_\_\_\_ -Borrower

\_\_\_\_ (Seal)  
\_\_\_\_ -Borrower

\_\_\_\_ (Seal)  
\_\_\_\_ -Borrower

BOOK PAGE

2534 055

# AFFIDAVIT OF PUBLICATION

County of Muskogee,  
State of Oklahoma

**The Muskogee Phoenix**  
214 Wall S  
Muskogee, Ok, 74402  
918-684-2858

CASE:

*PNRC  
2 Properties*

I, **Kristina Hight**, of lawful age, being duly sworn upon oath, deposes and says that I am the Classified Advisor of The Muskogee Phoenix, a daily/weekly publication that is a "legal newspaper" as that phrase is defined in 25 O.S. § 106, as amended to date, for the City of Muskogee, for the County of Muskogee, in the State of Oklahoma. The attachment hereto contains a true and correct copy of what was published in the regular edition of said newspaper, and not in a supplement, in consecutive issues on the following dates:

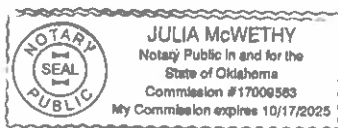
**PUBLICATIONS: Mar 31, 2024**

*Kristina Hight*  
\_\_\_\_\_  
Kristina Hight

Signed and sworn to before me  
On this 1 day of April 2024.

*Julia McWethy*  
\_\_\_\_\_  
Julia McWethy, Notary Public  
My Commission expires: 10-17-2025  
Commission # 17009583

(SEAL)



Acct: *155*

Fee: \$ *71.05*

Published in The  
Muskogee Phoenix  
March 31, 2024

## NOTICE AND ORDER TO PROPERTY OWNERS

You are hereby notified that the properties listed below were found unsafe or unfit for human occupancy at an administrative hearing held before the Building Official. Because you have failed to bring the structure up-to code within the time period provided the structure is being considered for condemnation due to its dilapidated condition. The property will be posted and placarded in accordance with Section 108.4 of the International Property Maintenance Code adopted by the City of Muskogee.

A hearing shall be held by the Public Nuisance Review Committee to determine if the property is dilapidated and has become detrimental to the health, safety, or welfare of the general public and the community, or if the property creates a fire hazard which is dangerous to other property.

You are hereby ordered to appear at said hearing in front of the City of Muskogee Public Nuisance Review Committee on the: 18th day of April, 2024 at 11:00AM in the City Council Chambers on the third floor of the City Hall at 229 West Okmulgee. You have the right to appear at the scheduled hearing and present evidence related to the above listed property. If you fail to appear, a decision will be made in your absence and a dilapidation lien could be filed on your property.

Failure to appear and be heard may also result in a citation being filed against you through the Municipal Court of the City of Muskogee, Oklahoma.

Should you fail to Appear, the City of Muskogee may proceed with the demolition of the structure. If the City or its agents perform the demolition, you will be billed for these costs. Failure to pay within six (6) months of the statement will result in the costs being assessed as an ad valorem tax on the property. Payment of demolition costs also becomes the personal obligation of the property owner and may be collected in accordance with any other civil remedy provided by law.

If you have any questions regarding this order, you may contact the City of Muskogee Code Enforcement Department at (918) 684-6235.

2612 Broadway,  
Muskogee OK  
Lot 10 in Block 2 of  
Westmoreland  
Subdivision, according to the official plat,  
Muskogee, Oklahoma

321 E Okmulgee,  
Muskogee OK  
A part of Lot 2, in  
Block 387, of the City  
of Muskogee, more  
particularly described  
as follows: Beginning  
at the Northeast corner  
of said Lot 2;  
thence southerly in a  
straight line to a  
point in the South line  
of said lot which is 9  
feet westerly from the  
Southeast corner  
thereof; Thence  
Westerly along the  
Southerly line of said  
lot a distance of 100  
feet; Thence  
Northerly in a straight  
line to a point in the  
Northerly line of said  
lot  
which is 100 feet  
Westerly from the  
Northeast corner  
thereof; Thence  
Easterly to the point  
of beginning.



## Sarah Winkle

---

**From:** Krisina Hight <khight@muskogeephoenix.com>  
**Sent:** Thursday, March 28, 2024 2:53 PM  
**To:** Sarah Winkle  
**Subject:** VIEWING PROOF)  
**Attachments:** VIEWING PROOF).pdf

Caution: This is an external email from outside our organization.

Hey Sarah, Here is your viewing proof for Sunday.  
Let me now fi any changes need to be made.

Thanks, Kris

-----Original Message-----

**From:** scanner@muskogeephoenix.com [mailto:scanner@muskogeephoenix.com]  
**Sent:** Thursday, March 28, 2024 2:35 PM  
**To:** khight@Muskogeephoenix.com  
**Subject:** VIEWING PROOF)

Please open the attached document. It was sent to you using a Xerox multifunction printer.

Sent by: Local User  
Attachment File Type: pdf, Multi-Page

Multifunction Printer Location: machine location not set Device Name: XRX9C934EA62CB7

For more information on Xerox products and solutions, please visit <http://www.xerox.com>

# city plan 1x 3-31 #119683

Published in The  
Muskogee Phoenix  
March 31, 2024

## NOTICE AND ORDER TO PROPERTY OWNERS

You are hereby notified that the properties listed below were found unsafe or unfit for human occupancy at an administrative hearing held before the Building Official. Because you have failed to bring the structure up-to code within the time period provided the structure is being considered for condemnation due to its dilapidated condition. The property will be posted and placarded in accordance with Section 108.4 of the International Property Maintenance Code adopted by the City of Muskogee.

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Committee on the: 18th day of April, 2024 at 11:00AM in the City Council Chambers on the third floor of the City Hall at 229 West Okmulgee. You have the right to appear at the scheduled hearing and present evidence related to the above listed property. If you fail to appear, a decision will be made in your absence and a dilapidation lien could be filed on your property. Failure to appear and be heard may also result in a citation being filed against you through the Municipal Court of the City of Muskogee, Oklahoma.

Should you fail to Appear, the City of Muskogee may proceed with the demolition of the structure. If the City or its agents perform the demolition, you will be billed for these costs. Failure to pay within six (6) months of the statement will result in the costs being assessed as an ad valorem tax on the property. Payment of demolition costs also becomes the personal obligation of the property owner and may be collected in accordance with any other civil remedy provided by law.

If you have any questions regarding this order, you may con-

tact the City of Muskogee Code Enforcement Department at (918) 684-6235.

2612 Broadway,  
Muskogee OK  
Lot 10 in Block 2 of  
Westmoreland Subdivision, according to the official plat,  
Muskogee, Oklahoma

321 E Okmulgee,  
Muskogee OK  
A part of Lot 2, in  
Block 387, of the City  
of Muskogee, more  
particularly described  
as follows: Beginning  
at the Northeast corner  
of said Lot 2;  
thence southerly in a  
straight line to a point  
in the South line of  
said lot which is 9 feet  
westerly from the  
Southeast corner  
thereof; Thence West-  
erly along the  
Southerly line of said  
lot a distance of 100  
feet; Thence Northerly  
in a straight line to a  
point in the Northerly  
line of said lot  
which is 100 feet  
Westerly from the  
Northeast corner  
thereof; Thence East-  
erly to the point  
of beginning.

4L  
455W

*P. [unclear] 05/28*  
*[unclear] 3/28*

## Sarah Winkle

---

**From:** Sarah Winkle  
**Sent:** Thursday, March 28, 2024 8:46 AM  
**To:** Krisina Hight  
**Cc:** Ruben Gonzalez Jr.; Sarah Winkle  
**Subject:** Notice of Public Hearing (PNRC) for Publishing  
**Attachments:** PUBLISHED IN THE MUSKOGEE DAILY PHOENIX (PNRC).docx

Good morning Kris,

Can you please publish the attached Notice for Public Hearing for PNRC on or before April 4<sup>th</sup>.

This is for 2 addresses with 2 legal descriptions. Please let me know if any of this did not come over correctly.

Thank you,

**Sarah Winkle**

Associate Planner/GIS Specialist

229 W. Okmulgee Ave.

Muskogee, OK 74401

Office: (918) 684-6370

Email: [swinkle@muskogeeonline.org](mailto:swinkle@muskogeeonline.org)





## NOTICE AND ORDER TO PROPERTY OWNERS

You are hereby notified that the properties listed below were found unsafe or unfit for human occupancy at an administrative hearing held before the Building Official. Because you have failed to bring the structure up-to code within the time period provided the structure is being considered for condemnation due to its dilapidated condition. The property will be posted and placarded in accordance with Section 108.4 of the International Property Maintenance Code adopted by the City of Muskogee.

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2612 Broadway, Muskogee OK

Lot 10 in Block 2 of Westmoreland Subdivision, according to the official plat, Muskogee, Oklahoma

321 E Okmulgee, Muskogee OK

A part of Lot 2, in Block 387, of the City of Muskogee, more particularly described as follows: Beginning at the Northeast corner of said Lot 2; thence southerly in a straight line to a point in the South line of said lot which is 9 feet westerly from the Southeast corner thereof; Thence Westerly along the Southerly line of said lot a distance of 100 feet; Thence Northerly in a straight line to a point in the Northerly line of said lot which is 100 feet Westerly from the Northeast corner thereof; Thence Easterly to the point of beginning.

03/27/2024

**Johnson, Norma Jean ETAL**  
 148 N Lewis Pl  
 Tulsa, Ok. 74110

 Case Number: 24-00073378  
 Street Address: 2612 W. Broadway  
 Legal Description: SEE ATTACHED

### ORDER TO REPAIR AND/OR TAKE OTHER CORRECTIVE ACTION

The City of Muskogee identifies unlawful violations of the International Property Maintenance Code ("IPMC"), as adopted by the City of Muskogee under City Codes §18-184 and §18-185, and further identifies structures that have become dilapidated per Oklahoma State Statute Title 11 Section 22-112(C) or abandoned per Section 22-112.4. These violations constitute a public nuisance and must be abated. An exterior inspection of the property and structure you own at the aforementioned address occurred on **03/19/2024** by the City of Muskogee Building Inspector. Below are the findings of the Building Inspector with applicable provisions of the IPMC and/or state statute, as well as, corrective action which is hereby ordered to bring the property into compliance with City Code.

### FINDINGS BY THE BUILDING INSPECTOR:

- The structure has broken windows that need to be replaced. \*108.1.5 IPMC
- The structure back door is open and not secured and will need to be secured. \*108.1.5 IPMC
- The structure is abandoned as defined by Oklahoma Statute Title 11 Section 22-112.4. \*108.2 IPMC
  - Is detrimental to the public health, safety or welfare of the inhabitants of and visitors to the municipality;
  - Causes increased municipal regulatory costs and increased municipal police and fire protection costs; and
  - Devalues abutting and nearby real properties
- Unfit for human habitation / unsafe and dangerous as defined by Oklahoma Statute Title 11 Section 22-112(C) and permits and repairs must be made to make this safe and fit for habitation and occupancy. \*108.1.3 IPMC
- The structure has an exposed roof. \*108.1.5

### CORRECTIVE ACTION:

Rehabilitate or demolish the dilapidated abandoned structure. For rehabilitation, all electrical, plumbing and mechanical systems must be reconnected in good working order in accordance with the respective International Codes; exterior of the property and grounds shall be cleaned and kept in a sanitary, and safe condition. Exterior

in sound condition, good repair, and equipped with a deadbolt lock. Interior

<p style="text-align: center; font-weight: bold;">24 73378</p> <p><b>SENDER: COMPLETE THIS SECTION</b></p> <p>Complete items 1, 2, and 3.</p> <p>Print your name and address on the reverse so that we can return the card to you.</p> <p>Attach this card to the back of the mailpiece, or on the front if space permits.</p> <p>Article Addressed to:</p> <p>Johnson, Norma Jean          148 N Lewis Pl.          Tulsa, OK 74110</p> <p style="text-align: center;">9590 9402 5218 9122 9071 05</p> <p>Article Number (Transfer from service label)</p> <p style="text-align: center;">7014 2120 0004 3385 5016</p>	<p style="text-align: center; font-weight: bold;">24 73378</p> <p><b>COMPLETE THIS SECTION ON DELIVERY</b></p> <p>A. Signature <span style="float: right;"><input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee</span></p> <p>X <i>Norma Johnson</i></p> <p>B. Received by (Printed Name) <span style="float: right;">C. Date of Delivery</span></p> <p><i>Sheila Carver</i> <span style="float: right;"><i>4-4-24</i></span></p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes          If YES, enter delivery address below: <input type="checkbox"/> No</p> <p>3. Service Type <span style="float: right;">Priority Mail Express®</span></p> <p><input type="checkbox"/> Adult Signature <span style="float: right;"><input type="checkbox"/> Registered Mail™</span></p> <p><input type="checkbox"/> Adult Signature Restricted Delivery <span style="float: right;"><input type="checkbox"/> Registered Mail Restricted Delivery</span></p> <p><input type="checkbox"/> Certified Mail® <span style="float: right;"><input type="checkbox"/> Return Receipt for Merchandise</span></p> <p><input type="checkbox"/> Certified Mail Restricted Delivery <span style="float: right;"><input type="checkbox"/> Signature Confirmation™</span></p> <p><input type="checkbox"/> Collect on Delivery <span style="float: right;"><input type="checkbox"/> Signature Confirmation Restricted Delivery</span></p> <p><input type="checkbox"/> Collect on Delivery Restricted Delivery <span style="float: right;"><input type="checkbox"/> Insured Mail</span></p> <p><input type="checkbox"/> Insured Mail <span style="float: right;"><input type="checkbox"/> Mail Restricted Delivery (00)</span></p>	<p style="text-align: center; font-weight: bold;">Postal Service™ 24-73378</p> <p style="text-align: center; font-weight: bold;">CERTIFIED MAIL® RECEIPT</p> <p style="text-align: center;">Economic Mail Only</p> <p style="text-align: center;">For more delivery information, visit our website at <a href="http://www.usps.com">www.usps.com</a>®.</p> <p style="text-align: center; font-weight: bold; font-size: 1.5em;">OFFICIAL USE</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">Postage</td> <td style="width: 50%;">\$</td> </tr> <tr> <td>Certified Fee</td> <td></td> </tr> <tr> <td>Return Receipt Fee (if Payment Required)</td> <td></td> </tr> <tr> <td>Additional Delivery Fee (if Payment Required)</td> <td></td> </tr> <tr> <td>Postage &amp; Fees</td> <td>\$</td> </tr> </table> <div style="text-align: center; border: 2px solid red; border-radius: 50%; padding: 10px; width: 100px; margin: 10px auto;"> <p style="margin: 0;">MUSKOGEE, OK 74401</p> <p style="margin: 0; color: red; font-weight: bold;">MAR 27 2024</p> <p style="margin: 0;">Postmark Here</p> <p style="margin: 0; font-weight: bold;">USPS</p> </div> <p>Johnson, Norma Jean ETAL</p> <p>148 N Lewis Pl</p> <p>Tulsa OK 74110</p>	Postage	\$	Certified Fee		Return Receipt Fee (if Payment Required)		Additional Delivery Fee (if Payment Required)		Postage & Fees	\$
Postage	\$											
Certified Fee												
Return Receipt Fee (if Payment Required)												
Additional Delivery Fee (if Payment Required)												
Postage & Fees	\$											

03/27/2024

**Johnson, Norma Jean ETAL**  
148 N Lewis Pl  
Tulsa, Ok. 74110Case Number: 24-00073378  
Street Address: 2612 W. Broadway  
Legal Description: SEE ATTACHED**ORDER TO REPAIR AND/OR TAKE OTHER CORRECTIVE ACTION**

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- The structure has broken windows that need to be replaced. \*108.1.5 IPMC
- The structure back door is open and not secured and will need to be secured. \*108.1.5 IPMC
- The structure is abandoned as defined by Oklahoma Statute Title 11 Section 22-112.4. \*108.2 IPMC
  - Is detrimental to the public health, safety or welfare of the inhabitants of and visitors to the municipality;
  - Causes increased municipal regulatory costs and increased municipal police and fire protection costs; and
  - Devalues abutting and nearby real properties
- Unfit for human habitation / unsafe and dangerous as defined by Oklahoma Statute Title 11 Section 22-112(C) and permits and repairs must be made to make this safe and fit for habitation and occupancy. \*108.1.3 IPMC
- The structure has an exposed roof. \*108.1.5

**CORRECTIVE ACTION:**

Rehabilitate or demolish the dilapidated abandoned structure. For rehabilitation, all electrical, plumbing and mechanical systems must be reconnected in good working order in accordance with the respective International Codes; exterior of the property and grounds shall be cleaned and kept in a sanitary, and safe condition. Exterior doors and windows must be replaced where necessary to ensure they are in sound condition, good repair, and weather tight. Doors shall provide for the security of occupants within, equipped with a deadbolt lock. Interior doors shall fit reasonably well within the frame, capable of being opened and closed, as intended by the manufacturer. The interior shall be brought to good repair, structurally sound and in a sanitary condition. Stairs, landings, porch and similar walking surfaces, which are not properly anchored, shall be secured. The roof and roof gable shall be repaired or replaced. Accumulated rubbish, trash and debris, including all non-working equipment shall be removed. Any fractures in concrete, or masonry shall be repaired. Pest problems shall be abated.

**You are hereby directed to appear at a hearing to be held on April 18<sup>th</sup> at 11:00 a.m. before the Public Nuisance Review Committee at 229 W. Okmulgee 3<sup>rd</sup> Floor, City Council Chamber, Muskogee, Oklahoma 74401 to determine:**



- 1) Whether your property is dilapidated and has become detrimental to the health, safety, or welfare of the general public and the community as to constitute a public nuisance, and/or
- 2) If the property creates a fire hazard which is dangerous to other property.
- 3) Whether the building is abandoned as set out above.

**Should you fail to appear**, action will be taken in your absence, including but not limited to, action to approve demolition and removal of the structure.

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**ALL COSTS ASSOCIATED WITH DEMOLITION ABATEMENT WILL BE BILLED TO THE PROPERTY OWNER AND A LIEN WILL BE IMPOSED ON THE PROPERTY TO SECURE PAYMENT.**

**If you have any questions regarding this, you may contact the Code Enforcement Department at (918) 684-6235. If you wish to have the structure voluntarily abated by the City of Muskogee, a discount demolition program is available on a first come first serve basis. If you are interested in this program please contact Michael Brackeen, Code Enforcement Supervisor for more information.**

**Ruben Gonzalez**  
**Code Enforcement Officer**  
**City of Muskogee**

**IPMC References**

- \*108.1.5 – Dangerous Structure or Premises
- \*108.2 – Closing of Vacant Structures
- \*108.1.3 – Structure Unfit for Human Occupancy
- \*108.1.1- Unsafe Structure

See Legal Description Attached as Exhibit A incorporated by reference as though set forth in full

Legal Description:

Lot 10 in Block 2 of Westmoreland Subdivision,  
according to the official plat, Muskogee, Oklahoma

03/27/2024

**Citi Mortgage, INC.**  
1000 Technology Dr. MS 321  
O'Fallon, MO 63368-240

Case Number: 24-00073378  
Street Address: 2612 W Broadway  
Legal Description: SEE ATTACHED

**ORDER TO REPAIR AND/OR TAKE OTHER CORRECTIVE ACTION**

The City of Muskogee identifies unlawful violations of the International Property Maintenance Code ("IPMC"), as adopted by the City of Muskogee under City Codes §18-184 and §18-185, and further identifies structures that have become dilapidated per Oklahoma State Statute Title 11 Section 22-112(C) or abandoned per Section 22-112.4. These violations constitute a public nuisance and must be abated. An exterior inspection of the property and structure you own at the aforementioned address occurred on **03/19/2024** by the City of Muskogee Building Inspector. Below are the findings of the Building Inspector with applicable provisions of the IPMC and/or state statute, as well as, corrective action which is hereby ordered to bring the property into compliance with City Code.

**FINDINGS BY THE BUILDING INSPECTOR:**

- The structure has broken windows that need to be replaced. \*108.1.5 IPMC
- The structure is unsecure. \*108.1.5 IPMC
- The structure is abandoned as defined by Oklahoma Statute Title 11 Section 22-112.4. \*108.2 IPMC
  - Is detrimental to the public health, safety or welfare of the inhabitants of and visitors to the municipality;
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  - Devalues abutting and nearby real properties
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- The structure has an exposed roof. \*108.1.5
- The structure is open to the elements. \*108.1.5

**CORRECTIVE ACTION:**

Rehabilitate or demolish the dilapidated abandoned structure. For rehabilitation, all electrical, plumbing and mechanical systems must be reconnected in good working order in accordance with the respective International

sanitary, and safe condition. Exterior in sound condition, good repair, and

24 73378		MUSKOGEE, OK 74401	
SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature X <i>Tim A</i> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee B. Received by (Printed Name) <i>Tim A</i> C. Date of Delivery <i>3/24</i> D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input type="checkbox"/> No If YES, enter delivery address below:	
1. Article Addressed to: <i>Citi Mortgage, Inc.</i> <i>1000 Technology Dr. MS 321</i> <i>O'Fallon, MO 63368-240</i>		3. Service Type <input type="checkbox"/> Adult Signature <input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery <input type="checkbox"/> Registered Mail <input type="checkbox"/> Mail Restricted Delivery	
2. Article Number (Transfer from service label) 7014 2120 0003 5278 1908		Postage \$ Certified Fee Postmark Here MAR 27 2024 USPS	
Barcode 9590 9402 5218 9122 9071 12		Postmark Here USPS	
Citi Mortgage, Inc 1000 Technology Dr. MS 321 O'Fallon, MO 63368-240		Postmark Here USPS	



03/27/2024

**Citi Mortgage, INC.**  
**1000 Technology Dr. MS 321**  
**O'Fallon, MO 63368-240**Case Number: 24-00073378  
Street Address: 2612 W Broadway  
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- The structure is unsecure. \*108.1.5 IPMC
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**Ruben Gonzalez  
Code Enforcement Officer  
City of Muskogee**

**IPMC References**

- \*108.1.5 – Dangerous Structure or Premises
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- \*108.1.3 – Structure Unfit for Human Occupancy
- \*108.1.1- Unsafe Structure

See Legal Description Attached as Exhibit A incorporated by reference as though set forth in full

Legal Description:

Lot 10 in Block 2 of Westmoreland Subdivision,  
according to the official plat, Muskogee, Oklahoma



03/27/2024

**Megamerica Mortgage Group, INC.**  
 17020 San Pedro  
 San Antonio, TX, 78232

 Case Number: 24-00073378  
 Street Address: 2612 W Broadway  
 Legal Description: SEE ATTACHED

**ORDER TO REPAIR AND/OR TAKE OTHER CORRECTIVE ACTION**

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**FINDINGS BY THE BUILDING INSPECTOR:**

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- The structure is unsecure. \*108.1.5 IPMC
- The structure is abandoned as defined by Oklahoma Statute Title 11 Section 22-112.4. \*108.2 IPMC
  - Is detrimental to the public health, safety or welfare of the inhabitants of and visitors to the municipality;
  - Causes increased municipal regulatory costs and increased municipal police and fire protection costs; and
  - Devalues abutting and nearby real properties
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- The structure has an exposed roof. \*108.1.5
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**CORRECTIVE ACTION:**

Rehabilitate or demolish the dilapidated abandoned structure. For rehabilitation, all electrical, plumbing and mechanical systems must be reconnected in good working order in accordance with the respective International Codes; exterior of the property and grounds shall be cleaned and kept in a sanitary, and safe condition. Exterior doors and windows must be replaced where necessary to ensure they are in sound condition, good repair, and weather tight. Doors shall provide for the security of occupants - doors shall fit reasonably well within the frame, capable of being closed and latched by the manufacturer. The interior shall be brought to good repair, structural members, roof gable shall be repaired or replaced. Accumulated rubbish and equipment shall be removed. Any fractures in concrete, or masonry shall be repaired. Any masonry shall be repaired or replaced.

24-73378

**U.S. Postal Service™**  
**CERTIFIED MAIL® RECEIPT**  
 Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

**OFFICIAL USE**

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Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$</b>

MUSKOGEE, OK 74401  
 MAR 27 2024  
 USPS

Sent To: Megamerica Mortgage Grp, Inc.  
 Street & Apt. No. or PO Box No. 17020 San Pedro  
 City, State, ZIP+4 San Antonio, TX 78232

PS Form 3800, July 2013

 7014 2120 0003 5278 1915  
 5767 9225 0000 0272 4700

03/27/2024

**Megamerica Mortgage Group, INC.**  
**17020 San Pedro**  
**San Antonio, TX, 78232**Case Number: 24-00073378  
Street Address: 2612 W Broadway  
Legal Description: SEE ATTACHED**ORDER TO REPAIR AND/OR TAKE OTHER CORRECTIVE ACTION**

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**Ruben Gonzalez  
Code Enforcement Officer  
City of Muskogee**

**IPMC References**

- \*108.1.5 – Dangerous Structure or Premises
- \*108.2 – Closing of Vacant Structures
- \*108.1.3 – Structure Unfit for Human Occupancy
- \*108.1.1- Unsafe Structure



See Legal Description Attached as Exhibit A incorporated by reference as though set forth in full

Legal Description:

Lot 10 in Block 2 of Westmoreland Subdivision,  
according to the official plat, Muskogee, Oklahoma



03/27/2024

**The Mortgage Banc, INC. Loan #1002465**  
**3101 Broadway, Suite 400**  
**Kansas City, MO. 64111**

Case Number: 24-00073378  
Street Address: 2612 W Broadway  
Legal Description: SEE ATTACHED

### **ORDER TO REPAIR AND/OR TAKE OTHER CORRECTIVE ACTION**

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#### **FINDINGS BY THE BUILDING INSPECTOR:**

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Lot 10 in Block 2 of Westmoreland Subdivision,  
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03/27/2024

Nationstar Mortgage, LLC  
8950 Cypress Waters Blvd  
Coppell, TX 75019

Case Number: 24-00073378  
Street Address: 2612 W Broadway  
Legal Description: SEE ATTACHED

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Rehabilitate or demolish the dilapidated abandoned structure. For rehabilitation, all electrical, plumbing and mechanical systems must be reconnected in good working order in accordance with the respective International Codes; exterior of the property and grounds shall be cleaned and kept in a sanitary, and safe condition. Exterior doors and windows must be replaced where necessary to ensure that they are in sound condition, good repair, and equipped with a deadbolt lock. Interior

24 73378

<p><b>SENDER: COMPLETE THIS SECTION</b></p> <ul style="list-style-type: none"> <li>■ Complete items 1, 2, and 3.</li> <li>■ Print your name and address on the reverse so that we can return the card to you.</li> <li>■ Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul> <p>1. Article Addressed to:                  Nationstar Mortgage, LLC                  8950 Cypress Waters Blvd                  Coppell, Tx 75019</p> <p style="text-align: center;">9590 9402 5218 9122 9070 13</p> <p>2. Article Number (Transfer from service label)                  7014 2120 0003 5278 1939</p>	<p><b>COMPLETE THIS SECTION ON DELIVERY</b></p> <p>A. Signature: <u>Jeffrey Kobow</u> <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name): <u>Jeffrey Kobow</u> C. Date of Delivery: _____</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No                  If YES, enter delivery address below: _____</p> <p>3. Service Type</p> <table style="width: 100%; border: none;"> <tr> <td><input type="checkbox"/> Adult Signature</td> <td><input type="checkbox"/> Priority Mail Express®</td> </tr> <tr> <td><input type="checkbox"/> Adult Signature Restricted Delivery</td> <td><input type="checkbox"/> Registered Mail™</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail®</td> <td><input type="checkbox"/> Registered Mail Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail Restricted Delivery</td> <td><input type="checkbox"/> Return Receipt for Merchandise</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery</td> <td><input type="checkbox"/> Signature Confirmation™</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery Restricted Delivery</td> <td><input type="checkbox"/> Signature Confirmation Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Mail Restricted Delivery</td> <td></td> </tr> </table>	<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®	<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™	<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery	<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Return Receipt for Merchandise	<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation™	<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery	<input type="checkbox"/> Mail Restricted Delivery	
<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®														
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™														
<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery														
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Return Receipt for Merchandise														
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation™														
<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery														
<input type="checkbox"/> Mail Restricted Delivery															

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Nationstar Mortgage, LLC  
 8950 Cypress Waters BLVD  
 Coppell, TX 75019



03/27/2024

**Nationstar Mortgage, LLC**  
**8950 Cypress Waters Blvd**  
**Coppell, TX 75019**Case Number: 24-00073378  
Street Address: 2612 W Broadway  
Legal Description: SEE ATTACHED**ORDER TO REPAIR AND/OR TAKE OTHER CORRECTIVE ACTION**

The City of Muskogee identifies unlawful violations of the International Property Maintenance Code (“IPMC”), as adopted by the City of Muskogee under City Codes §18-184 and §18-185, and further identifies structures that have become dilapidated per Oklahoma State Statute Title 11 Section 22-112(C) or abandoned per Section 22-112.4. These violations constitute a public nuisance and must be abated. An exterior inspection of the property and structure you own at the aforementioned address occurred on **03/19/2024** by the City of Muskogee Building Inspector. Below are the findings of the Building Inspector with applicable provisions of the IPMC and/or state statute, as well as, corrective action which is hereby ordered to bring the property into compliance with City Code.

**FINDINGS BY THE BUILDING INSPECTOR:**

- The structure has broken windows that need to be replaced. \*108.1.5 IPMC
- The structure back door is open and not secured and will need to be secured. \*108.1.5 IPMC
- The structure is abandoned as defined by Oklahoma Statute Title 11 Section 22-112.4. \*108.2 IPMC
  - Is detrimental to the public health, safety or welfare of the inhabitants of and visitors to the municipality;
  - Causes increased municipal regulatory costs and increased municipal police and fire protection costs; and
  - Devalues abutting and nearby real properties
- Unfit for human habitation / unsafe and dangerous as defined by Oklahoma Statute Title 11 Section 22-112(C) and permits and repairs must be made to make this safe and fit for habitation and occupancy. \*108.1.3 IPMC
- The structure has an exposed roof. \*108.1.5

**CORRECTIVE ACTION:**

Rehabilitate or demolish the dilapidated abandoned structure. For rehabilitation, all electrical, plumbing and mechanical systems must be reconnected in good working order in accordance with the respective International Codes; exterior of the property and grounds shall be cleaned and kept in a sanitary, and safe condition. Exterior doors and windows must be replaced where necessary to ensure they are in sound condition, good repair, and weather tight. Doors shall provide for the security of occupants within, equipped with a deadbolt lock. Interior doors shall fit reasonably well within the frame, capable of being opened and closed, as intended by the manufacturer. The interior shall be brought to good repair, structurally sound and in a sanitary condition. Stairs, landings, porch and similar walking surfaces, which are not properly anchored, shall be secured. The roof and roof gable shall be repaired or replaced. Accumulated rubbish, trash and debris, including all non-working equipment shall be removed. Any fractures in concrete, or masonry shall be repaired. Pest problems shall be abated.

**You are hereby directed to appear at a hearing to be held on April 18<sup>th</sup> at 11:00 a.m. before the Public Nuisance Review Committee at 229 W. Okmulgee 3<sup>rd</sup> Floor, City Council Chamber, Muskogee, Oklahoma 74401 to determine:**

- 1) Whether your property is dilapidated and has become detrimental to the health, safety, or welfare of the general public and the community as to constitute a public nuisance, and/or
- 2) If the property creates a fire hazard which is dangerous to other property.
- 3) Whether the building is abandoned as set out above.

**Should you fail to appear**, action will be taken in your absence, including but not limited to, action to approve demolition and removal of the structure.

If no permit is obtained and corrective action taken by the date of the hearing listed below, or you wish to dispute the Order to Repair and/or Take Corrective Action ordered by the Building Inspector, **you are directed to appear at a hearing to be held on APRIL 18, 2024 at 11 a.m. before the Public Nuisance Review Committee at 229 W. Okmulgee (3rd Floor), Muskogee, Oklahoma 74401 to determine:** 1) whether your property is dilapidated and has become detrimental to the health, safety, or welfare of the general public and the community as to constitute a public nuisance, or 2) if the property creates a fire hazard which is dangerous to other property, or 3) whether the building is abandoned. Should you fail to appear, action will be taken in your absence, including but not limited to, action to approve demolition and removal of the structure.

You have the right to appeal any decision of the Public Nuisance Review Committee to the UBCAB of the City of Muskogee by filing written notice to the City Clerk at P.O. Box 1927, Muskogee, Oklahoma 74401 within 10 days after the decision is rendered.

**ALL COSTS ASSOCIATED WITH DEMOLITION ABATEMENT WILL BE BILLED TO THE PROPERTY OWNER AND A LIEN WILL BE IMPOSED ON THE PROPERTY TO SECURE PAYMENT.**

**If you have any questions regarding this, you may contact the Code Enforcement Department at (918) 684-6235. If you wish to have the structure voluntarily abated by the City of Muskogee, a discount demolition program is available on a first come first serve basis. If you are interested in this program please contact Michael Brackeen, Code Enforcement Supervisor for more information.**

**Ruben Gonzalez**  
**Code Enforcement Officer**  
**City of Muskogee**

**IPMC References**

- \*108.1.5 – Dangerous Structure or Premises
- \*108.2 – Closing of Vacant Structures
- \*108.1.3 – Structure Unfit for Human Occupancy
- \*108.1.1- Unsafe Structure

See Legal Description Attached as Exhibit A incorporated by reference as though set forth in full

Legal Description:

Lot 10 in Block 2 of Westmoreland Subdivision,  
according to the official plat, Muskogee, Oklahoma



# Building Inspector's Dilapidated Structure Checklist

Case Open Date: MARCH 19, 2024

Case Number: 24-00073378

Address: 2612 W BROADWAY

Code Officer: RUBEN GONZALEZ

Owner's Name JOHNSON, NORMA JEAN ETAL

Owner Address 148 N. LEWIS PL TULSA, OK 74110-0000

Phone: \_\_\_\_\_ Email: \_\_\_\_\_ (if known)

## Structure Security

Secure  Yes  No

Signs of Recent Entry  Yes  No

What are the signs: \_\_\_\_\_

## Utilities

Active  Yes  No

If Yes,  Gas  Electric  Water

## Construction/Status of the Structure

Number of Floors: 2

Basement  Yes  No

Exterior  Block  Brick  Wood  Metal  Vinyl

Other: \_\_\_\_\_

Roof  Shingle  Metal  Other: \_\_\_\_\_

Roof Exposed  Yes  No

Open to the Elements  Yes  No

Windows Broken/Open  Yes  No

How many windows are Open/Broken: 25+

Location of Broken/Open Windows: all around

Exterior Doors Secured  Yes  No

Hazardous Materials on Site  Yes  No

Conditions present that require immediate action: doors + windows gone

Potential Fire Risk see Attach.  Low  Moderate  High

# Building Inspector's Dilapidated Structure Checklist

In the opinion of the Inspector, is the structure:

Abandoned

Yes

No

Unfit for Human Habitation

Yes

No

Appear Unsafe and/or Dangerous

Yes

No

Other Notes:

*100% Burnout*

Inspector's Signature:

*J. Strickland*

Inspector's Name:

*Jeff Strickland*

Date of Inspection:

*3-19-24*



CITY OF  
**MUSKOGEE**  
Permits & Inspections



# MUSKOGEE FIRE DEPARTMENT

505 COLUMBUS  
MUSKOGEE OK 74401

## INCIDENT

Incident Number <b>23-0003640</b>	Incident Date <b>10/13/2023</b>	NFIRS Number <b>0003668</b>	Incident Type <b>(111) - Building fire</b>
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FDID <b>51006</b>	Station <b>Station 3</b>	Shift <b>C Shift</b>	District <b>Eng Co. 3 District</b>
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Initial Dispatch Code

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Alarms	Working Fire? <b>Yes</b>	COVID-19 was a factor	Critical Incident	Critical Incident Team
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Temporary Resident Involvement  
**None**

Hazardous Materials Released

---

Action Taken 1  
**(11) - Extinguishment by fire service personnel**

## AID

Aid Given/Received  
**(N) - None**

## LOCATION

Location Type  
**(1) - Street address**

Address  
**2612 West BROADWAY Avenue, Muskogee, Oklahoma, 74403**

Cross Street, USNG, or Directions	Latitude <b>0.00000000</b>	Longitude <b>0.00000000</b>	Census Tract
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Detector Alerted Occupant

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Property Use <b>(419) - 1 or 2 family dwelling</b>	Mixed Use
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## TIMES

PSAP Received <b>06:27:50, 10/13/2023</b>	Dispatch Notified Time <b>06:27:50, 10/13/2023</b>	Alarm Time <b>06:28:11, 10/13/2023</b>
Arrival Time <b>06:32:08, 10/13/2023</b>	Water on Fire Time	At Patient Time
Loss Stop Time	Controlled Time	Last Unit Cleared Time <b>08:05:22, 10/13/2023</b>



**TIMES**

Total On Scene Time 1 hrs 33 mins 14 sec      Total Incident Time 1 hrs 37 mins 32 sec

**COUNTS**

Counts Include Aid Received?

No

<b>Suppression:</b>		<b>EMS:</b>		<b>Other:</b>	
Apparatus	Personnel	Apparatus	Personnel	Apparatus	Personnel
<u>5</u>	<u>12</u>	<u>0</u>	<u>0</u>	<u>1</u>	<u>1</u>

**LOSS**

<b>Property:</b>	<b>Content:</b>
Estimated Property Losses	Estimated Content Losses
<u>\$2000</u>	<u>\$None</u>
Estimated Property Value	Estimated Content Value
<u>\$400000</u>	<u>\$None</u>

**PERSON/OWNER**

**Person:**

Name [REDACTED]      Business Name [REDACTED]      Phone [REDACTED]

Address [REDACTED]

**AUTHORIZATION**

**Report Writer:**

Name	Employee Number	Assignment	Authorization Date
<u>HALEY, MIKE</u>	<u>132</u>	<u></u>	<u></u>

**Officer In Charge:**

Name	Employee Number	Assignment	Authorization Date
<u>BAILEY, DUSTY</u>	<u>120</u>	<u></u>	<u></u>

**Quality Control:**

Name	Authorization Date
<u>HALEY, MIKE</u>	<u>10/17/2023</u>

**INCIDENT NARRATIVE**

ARRIVED ON SCENE TO A SMALL FIRE ON BACK PORCH OF HOUSE ONLY BURNT UP THE OUTSIDE OF WALL NO ELECTRIC OR UTILITIES ON FIRE  
MARSHAL WAS CALLED AND ON SCENE WHEN WE LEFT

Created By: BAILEY, DUSTY

**Unit Reports**

**C33**

Use	Responding From	Priority
<b>(0) - Other</b>		<b>Emergent</b>

Response Delays  
**None/No Delay**

Dispatch Time <b>06:30:15, 10/13/2023</b>	Enroute Time <b>06:30:18, 10/13/2023</b>	Arrival Time <b>06:51:05, 10/13/2023</b>
At Patient Time	Clear Time <b>08:05:22, 10/13/2023</b>	In District Time

Actions Taken:  
**Investigate**

**Person 1: MAYHUGH, AARON**

Action Taken 1  
**(86) - Investigate**

#### Unit Narrative

On October 13, 2023, Fire Marshal Aaron Mayhugh responded to the above address. The City manager's office received a citizen complaint concerning illegal activity at this address on October 10, 2023. This investigator has been working with the property owner and other city officials to help them get the occupants removed from the house.

After arriving on the scene, I spoke with Assistant Chief Kevin Etchison and A Muskogee PD officer. They informed me that the fire had occurred on the exterior of the house on an enclosed porch. The house did not have electrical or water service at the time of the incident.

Occupant Timothy Napper stated that he believed that a female named Skyla Walker had started the fire. He said she was mad at him because she had told her to leave the property and return tomorrow. Mr. Napper also stated that he believed that Skyla Walker had burned a house at 7th and Columbus earlier in the year.

After speaking to the occupant and a few neighbors, I took photos of the exterior of the house and returned to service.

Created By: MAYHUGH, AARON

**E1**

Use	Responding From	Priority
<b>(1) - Suppression</b>		

Response Delays

Dispatch Time <b>06:28:11, 10/13/2023</b>	Enroute Time <b>06:31:16, 10/13/2023</b>	Arrival Time <b>06:33:47, 10/13/2023</b>
At Patient Time	Clear Time <b>06:57:25, 10/13/2023</b>	In District Time

Actions Taken:  
**Action taken, other**

Personnel  
**JAMES HILL, CHRIS WYATT, JUSTIN CATES**

#### Unit Narrative

Assisted with manpower on trash fire on back porch

**Unit Narrative**

Created By: HILL, JAMES

**E3**

Use	Responding From	Priority
(1) - Suppression		

Response Delays

Dispatch Time	Enroute Time	Arrival Time
06:28:11, 10/13/2023	06:30:39, 10/13/2023	06:32:48, 10/13/2023

At Patient Time	Clear Time	In District Time
	07:24:18, 10/13/2023	

Actions Taken:

Extinguishment by fire service personnel

Personnel

DUSTY BAILEY, MALCOLM LOVE, CAMERON FOSTER

**Unit Narrative**

ARRIVED ON SCENE TO A SMALL FIRE ON BACK PORCH OF HOUSE ONLY BURNT UP THE OUTSIDE OF WALL NO ELECTRIC OR UTILITIES ON FIRE MARSHAL WAS CALLED AND ON SCAENED WHEN WE LEFT

Created By: BAILEY, DUSTY

**R12**

Use	Responding From	Priority
(1) - Suppression		

Response Delays

Dispatch Time	Enroute Time	Arrival Time
06:28:11, 10/13/2023	06:30:31, 10/13/2023	06:32:48, 10/13/2023

At Patient Time	Clear Time	In District Time
	07:07:21, 10/13/2023	

Actions Taken:

Extinguishment by fire service personnel

Personnel

JAKE COX, LANCE ROLLAND

**Unit Narrative**

ARRIVED ON SCENE AND ENG 7 HAD PULLED A RED LINE TO THE REAR OF THE HOUSE WHERE A SMALL TRASH FIRE WAS ON THE BACK ENCLOSED PORCH. REMOVED TRASH AND TORE DOWN CEILING DOWN TO MAKE SURE FIRE HADNT SPREAD.

Created By: ROLLAND, LANCE

**E7**

Use	Responding From	Priority
(1) - Suppression		



**E7**

Response Delays

Dispatch Time <b>06:28:11, 10/13/2023</b>	Enroute Time <b>06:30:41, 10/13/2023</b>	Arrival Time <b>06:32:12, 10/13/2023</b>
At Patient Time	Clear Time <b>07:00:50, 10/13/2023</b>	In District Time

Actions Taken:

**Extinguishment by fire service personnel**

Personnel

**JASON CLARK, DENVER COFFEE, EVAN WALLACE**

**Unit Narrative**

ENG. 7 ARRIVED ON SCENE FIRST. WE COULD SEE SMOKE COMING FROM THE BACK EAST SIDE OF THE HOME. WE PULLED A RED LINE AND BEGAN HITTING THE FIRE FROM OUTSIDE THE ENCLOSED SCREENED PORCH. AFTER 3'S GOT THE GATE OPEN WE THEN MADE ENTRY INTO THE BACK PORCH. THE PORCH WAS 2'-3' DEEP WITH TRASH WHICH WAS ON FIRE. AFTER REMOVING THE TRASH AND PUTTING OUT THE FIRE WE BEGAN PULLING THE CEILING AND THE SIDING TO MAKE SURE THE FIRE HAD NOT SPREAD WHICH IT HAD N

Created By: CLARK, JASON

**C32**

Use	Responding From	Priority
<b>(1) - Suppression</b>		

Response Delays

Dispatch Time <b>06:28:11, 10/13/2023</b>	Enroute Time <b>06:29:39, 10/13/2023</b>	Arrival Time <b>06:32:08, 10/13/2023</b>
At Patient Time	Clear Time <b>07:06:18, 10/13/2023</b>	In District Time

Actions Taken:

**Standby**

Personnel

**KEVIN ETCHISON**

**Unit Narrative**

someone caught the back of the house on fire. Clothes and trash. Small fire. Fire marshal was called.no utilities.

Created By: ETCHISON, KEVIN

 **Fire Module**

**① SITE INFO**

Alarms	Acres Burned	Resident Units In Bldg <b>1</b>	Buildings Involved <b>1</b>
Hydrant Identifier	Estimated Water Usage		

**IGNITION**

Area of Origin

**(72) - Exterior balcony, unenclosed porch**

Heat Source

**(UU) - Undetermined**

Item First Ignited

**(12) - Exterior sidewall covering, surface, finish**

Fire Confined to Item?

Type of Material First Ignited

**(UU) - Undetermined**

Cause of Ignition

**(5) - Cause under investigation**

Factors Contributing to Ignition 1

**(UU) - Undetermined**

Human Factors Contributing to Ignition

**(4) - Possibly mentally disabled**

Est. Age of Person Involved

Gender of Person Involved

**STRUCTURE**

Structure Type

**(1) - Enclosed building**

Stories Above Grade

**1**

Stories Below Grade

**0**

Building Status

**(1) - Under construction**

Length

**40 ft**

Width

**50 ft**

Total Square Feet

**2000 sq ft**

Story of Fire Origin

**1**

Fire Spread

**(4) - Confined to building of origin**

Item Contributing Most to Flame Spread

Type of Material

**Number of Stories with Damage**

Minor Damage

Significant Damage

Heavy Damage

Extreme Damage

Total Stories

**PROTECTIVE SYSTEMS**

Presence of Detector

**(N) - None present**

Detector Type

Power Supply

Detector Operations

Effectiveness (/Failure Reason)

Presence of Auto Extinguishing System

**(N) - None Present**

System Type

**PROTECTIVE SYSTEMS**

System Operation	# of Sprinklers	Reason for System Failure
_____	_____	_____

**Investigation**

**AGENCY REFERRED TO**

Agency	Phone Number
_____	_____

Case Number	ORI	FID	FDID
_____	_____	_____	_____

Address  
\_\_\_\_\_

**CASE INFO**

Case Status	Avail. of Material First Ignited	Property Ownership
(1) - Investigation open	_____	(1) - Private

Lead Agency Investigator  
**MAYHUGH, AARON**

Other Agency Investigators  
\_\_\_\_\_

Laboratories Used  
\_\_\_\_\_

Initial Observations  
\_\_\_\_\_

Other Investigative Info  
(1) - Code violations

**SCENE SECURITY**

Scene Security	Secured By
<b>Secured</b>	_____

Scene Turned Over To	Fire Department Forced Entry?	Open Prior or After FD Arrival?
_____	<b>No</b>	_____

**INVESTIGATION INFO**

Entry Method	Extent of Fire Involvement on Arrival
_____	_____

Incendiary Device Container	Incendiary Device Ignition Delay	Incendiary Device Fuel
_____	_____	_____

**INVESTIGATION REMARKS**





# MUSKOGEE FIRE DEPARTMENT

505 COLUMBUS  
MUSKOGEE OK 74401

## INCIDENT

Incident Number <b>23-0004494</b>	Incident Date <b>12/18/2023</b>	NFIRS Number <b>0004527</b>	Incident Type <b>(111) - Building fire</b>
--------------------------------------	------------------------------------	--------------------------------	---

FDID <b>51006</b>	Station <b>Station 3</b>	Shift <b>A Shift</b>	District <b>Eng Co. 3 District</b>
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Initial Dispatch Code

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Alarms	Working Fire? <b>Yes</b>	COVID-19 was a factor	Critical incident	Critical Incident Team
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Temporary Resident Involvement  
**None**

Hazardous Materials Released

---

Action Taken 1  
**(11) - Extinguishment by fire service personnel**

## AID

Aid Given/Received  
**(N) - None**

## LOCATION

Location Type  
**(1) - Street address**

Address  
**2612 West BROADWAY Avenue, MUSKOGEE, Oklahoma, 74401**

Cross Street, USNG, or Directions	Latitude <b>0.00000000</b>	Longitude <b>0.00000000</b>	Census Tract
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Detector Alerted Occupant

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Property Use <b>(419) - 1 or 2 family dwelling</b>	Mixed Use
---	-----------

## TIMES

PSAP Received <b>14:13:16, 12/18/2023</b>	Dispatch Notified Time <b>14:13:16, 12/18/2023</b>	Alarm Time <b>14:13:30, 12/18/2023</b>
Arrival Time <b>14:17:03, 12/18/2023</b>	Water on Fire Time	At Patient Time
Loss Stop Time	Controlled Time	Last Unit Cleared Time <b>15:48:54, 12/18/2023</b>

**TIMES**

Total On Scene Time 1 hrs 31 mins 51 sec      Total Incident Time 1 hrs 35 mins 38 sec

**COUNTS**

Counts Include Aid Received?

No

<b>Suppression:</b>		<b>EMS:</b>		<b>Other:</b>	
Apparatus	Personnel	Apparatus	Personnel	Apparatus	Personnel
<u>5</u>	<u>13</u>	<u>0</u>	<u>0</u>	<u>1</u>	<u>1</u>

**LOSS**

<b>Property:</b>	<b>Content:</b>
Estimated Property Losses	Estimated Content Losses
<u>\$8000</u>	<u>\$500</u>
Estimated Property Value	Estimated Content Value
<u>\$10000</u>	<u>\$500</u>

**PERSON/OWNER**

**AUTHORIZATION**

**Report Writer:**

Name	Employee Number	Assignment	Authorization Date
<u>CRAWFORD, SHANE</u>	<u>125</u>	<u></u>	<u></u>

**Officer in Charge:**

Name	Employee Number	Assignment	Authorization Date
<u>DAVISON, RYAN</u>	<u>165</u>	<u></u>	<u></u>

**Quality Control:**

Name	Authorization Date
<u>HALEY, MIKE</u>	<u>01/03/2024</u>

**INCIDENT NARRATIVE**

CAR 32 ARRIVED ON SCENE. ENGINE 7 FIRST ON SCENE. FOUND TWO STORY STRUCTURE FIRE. MAIN BODY OF FIRE WAS ON THE FIRST FLOOR (SOUTHSIDE) OF STRUCTURE. HEAVY BLACK SMOKE, AND FLAMES COMING OUT OF FRONT AREA OF STRUCTURE. HIGH WINDS WAS A HAZARD DURING INITIAL ATTACK. FIRE DISPATCH NOTIFIED; SOMEONE WAS INSIDE. ENGINE 7, AND RESCUE 12 DID A PRIMARY SEARCH. FOUND NO PERSONS. BUT FOUND BLACK LAB PUPPY (DECEASED). FIRE WAS EXTINGUISHED BY FIRE PERSONAL. OG&E CUT POWERLINE. REDCROSS WAS NOTIFIED. NO OTHER INCIDENTS AT THIS TIME.

Created By: SHEETS, MATTHEW

**Unit Reports**

C36

Use	Responding From	Priority
<u>(0) - Other</u>	<u></u>	<u></u>

Response Delays

C36

Dispatch Time <u>14:13:30, 12/18/2023</u>	Enroute Time <u>14:14:00, 12/18/2023</u>	Arrival Time <u>14:17:30, 12/18/2023</u>
At Patient Time _____	Clear Time <u>15:47:41, 12/18/2023</u>	In District Time _____

Actions Taken:  
Investigate

Personnel  
MIKE HALEY

### Unit Narrative

#### ORIGIN AND CAUSE REPORT

##### SUMMARY OF EVENTS:

On December 18, 2023, Assistant Fire Marshal Mike Haley responded to 2612 W. Broadway Street, Muskogee, OK to conduct an Origin and Cause determination. No fire related deaths or injuries was reported as a result of this fire. Based on witness statements, knowledge of fire dynamics, the examination of the thermal damage to the area, and evidence left on scene directs this determination classification to be ACCIDENTAL.

##### NARRATIVE:

1. On December 18, 2023, Assistant Fire Marshal Mike Haley along with Fire Marshal Aaron Mayhugh was called to conduct an Origin and Cause determination at 2612 W. Broadway Street, Muskogee, OK.
2. It was determined that the fire started in the living room in front of the fireplace.
3. Billy Vance has permission to stay at the property. Billy Vance was allowing Bo & Autumn Basrallian and Jimmie Ravara to stay at the house as well.
4. While on scene, Assistant Fire Marshal Mike Haley captured numerous photographs and conducted a fire scene examination along with Fire Marshal Aaron Mayhugh.

##### WITNESS STATEMENTS:

5. Fire suppression- Assistant Chief C-32 Matt Sheets- stated in a written statement that "CAR 32 ARRIVED ON SCENE. ENGINE 7 FIRST ON SCENE. FOUND TWO STORY STRUCTURE FIRE. MAIN BODY OF FIRE WAS ON THE FIRST FLOOR (SOUTHSIDE) OF STRUCTURE. HEAVY BLACK SMOKE, AND FLAMES COMING OUT OF FRONT AREA OF STRUCTURE. HIGH WINDS WAS A HAZARD DURING INITIAL ATTACK. FIRE DISPATCH NOTIFIED; SOMEONE WAS INSIDE. ENGINE 7, AND RESCUE 12 DID A PRIMARY SEARCH. FOUND NO PERSONS. BUT FOUND BLACK LAB PUPPY (DECEASED). FIRE WAS EXTINGUISHED BY FIRE PERSONAL. OG&E CUT POWERLINE. REDCROSS WAS NOTIFIED. NO OTHER INCIDENTS AT THIS TIME". Quote was taken from incident report #23-0004494.
6. Fire suppression- Engine 7 Captain Clint Edwards stated that "E7 was first truck in. We stopped in front of the structure which had heavy fire on Alpha side and was producing thick black smoke. Initial report was somebody was still inside. I told command I would start search. There was a male outside yelling about his dog so I asked him if everybody was out of the house he said yes but his dogs were still inside, I reported that info on radio. I went around the back to perform a 360 and there was 2 officers and a male standing at the window trying to get a dog out. The officers removed the person and I was able to crawl through the window and get the dog out. We continued our primary search from the rear using the TIC then moved upstairs while crews worked to extinguish the fire. R12 B found two more dogs and we carried them out. During salvage and overhaul one dog was found deceased". Quote was taken from incident report #23-0004494.
7. Fire Suppression- Engine 3 Captain Brandon Page stated "Arrived on scene just after engine 7. Pulled a line off engine 7 and made fire attack into the front door with Private Jones. Majority of the fire was in the front room and porch. Extinguished fire and made a search of the house. Hit hot spots and determined fire to be out, came back to fire after a few hours and double checked there were no re kindles. Placed caution tape around the residence". Quote was taken from incident report #23-0004494.



**Unit Narrative**

8. Bo Basralian- Occupant- Bro stated in an oral statement that he was asleep in the living room with his wife Autumn Basralian. He was awoken by smoke and fire in the living room in front of the fireplace. He stated there was a fire in the fireplace. When asked if he was cooking food in the fireplace Bo Basralian stated that he had not been but that is how they would normally heat up food. There was multiple food cans within the fireplace but it is unknown if they were there prior to the fire. Bo stated that when he woke up the fire was in front of the fireplace and spreading to the right side of it. Bo says that he woke up his wife and ran outside.

9. OG&E service tech Josh Chaney stated that the electric to the house had been discontinued by OG&E remotely. The meter was still within the meter base at the time of the fire. The meter base however, was opened and the meter removed from the lugs. After doing this the meter was bypassed using folded up pieces of an aluminum can thus, allowing electric to be supplied to the house illegally. Service Tech Chaney after seeing this decided it was safest to remove the service wire from the transformer so that the meter could not be bypassed in the future. Service Tech Chaney also took the meter that was at the house with him as it was OG&E property.

**PARTICIPATING INVESTIGATORS:**

10. F.I.T Assistant Fire Marshal Mike Haley - Muskogee Fire Department

**BUILDING CONSTRUCTION:**

11. The residential structure is a single family dwelling built upon a block foundation.

1. The type of construction is a wood frame residential Type V as defined in NFPA 220 .

12. The residence sits upon approximately a 7,000 sqft lot. The configuration of the residence portrayed a square shape. The front door faces to the south. The rear door faces to the north.

13. The residence has a gabled roof, with standard 3 tab fiberglass shingles . The exterior walls are comprised of wood siding. There are 10 windows on the southern wall and 1 door, 9 windows on the western wall, 9 windows and 1 door on the northern wall, and 16 windows on the eastern wall.

14. The residence has four bedrooms and two bathrooms. The bedrooms and bathroom are situated on the western half of the residence, while the kitchen, living room, laundry room and den areas are situated on the eastern half of the residence.

15. There was no legally supplies electricity but it is unknown if it was being obtained illegally to the residence at the time of the fire. There was no water and/or natural gas on to the residence at the time of the fire.

16. The City of Muskogee is the eleventh-largest city in Oklahoma and the county seat of Muskogee County. It lies approximately 48 miles (77 km) southeast of Tulsa. The population of the city was 36,878 as of the 2020 census, a 6.0 percent decrease from 39,223 in 2010.

17. The affected property is situated within a residential area inside the city limits of Muskogee, in Muskogee County.

18. The surrounding area is largely long-established, stable, densely populated.

**EXTERIOR EXAMINATION:**

19. In adherence to the scientific method, the exterior examination of the structure was conducted in a systematic manner starting at the front side of the building, which was labeled as the east side and proceeded in a clockwise direction around the structure.

20. The scene was processed by the scientific method, specifically, the basic method of fire investigation and a systematic approach as discussed in NFPA 921 and NFPA 1033

**FIGURE 1 DEPICTS THE SOUTH FACING SIDE OF THE HOUSE:**

21. The front north facing side of the home revealed the most signs of thermal damage and mass loss. The windows were smoke stained but remained intact. The front door was in the opened position at the time of firefighter arrival. The front door was left open by the occupants of the house as they left the house to escape the fire in the living room area. There was heavy charring and mass loss to the wooden siding on the porch and soffit. There was heavy charring to the wood siding on the front gable end. The wooden framed windows were completely consumed thermally on the first floor porch area.

**FIGURE 2 DEPICTS THE WEST SIDE OF THE HOUSE.**

**Unit Narrative**

22. The west side of the house revealed thermal damage to the far south side porch area. Windows were lightly smoke stained. There was light smoke deposition at the soffit level. Windows that were void of glass was mechanically fractured by fire crews and/or fractured prior to the fire.

FIGURE 3 DEPICTS THE NORTH SIDE OF THE HOUSE.

23. The north side of the house revealed light smoke deposition around the top of the gable vents and at the highest points of the roofline. The north side housed the electric meter that was supplied via a service drop. Service was not supplied legally to the house prior to the fire. It is noted that there was a large amount of debris stored and/or accumulated around the north side of the house. It is also noted that the occupants of the house had a 4" piece of downspout coming through the upper portion of a bedroom window to serve as a flue pipe that ran back into the bedroom to a BBQ smoker that was being used to heat the bedroom. The rear door was in the unlocked position at the time of the fire.

FIGURE 4 DEPICTS THE EASTERN SIDE OF THE HOUSE.

24. The east facing side of the house revealed moderate smoke deposition above the windows and rear porch area. The windows that were fractured were void of glass prior to the fire. The west side of the residence housed the natural gas meter. Though the gas meter was supplied to the house gas service were shut off remotely. Therefore, natural gas was not being supplied to the house prior to the fire. Large amount of debris was also evident on the east side of the house. Firefighters pulling an 1-3/4" attack line across the ground on the east side cut a hole in a section of the pre-connected hose line on a piece of debris on this side of the house.

FIGURE 5 DEPICTS THE ILLEGAL BYPASSING OF THE ELECTRIC METER.

25. Figure 5 depicts the electric meter and the way that the occupants were at some point obtaining electricity illegally by jumping the lugs using folded pieces of aluminum from a Monster energy drink can. By doing this they were able to obtain electric services without OG&E knowing or billing for the service. OG&E service tech Josh Chaney removed the electrical supply wiring coming from the transformer to prevent the ability to obtain illegal electrical services.

**INTERIOR EXAMINATION:**

26. An interior examination was conducted in a systematic fashion as outlined in NFPA 921 and NFPA 1033.

FIGURE 6 DEPICTS THE FRONT PORCH AREA.

27. The front porch sustained heavy charring and mass loss. Total thermal consumption of the windows was evident. There was charring to the ceiling joist indicating fire spread to the attic area. All combustible materials were damaged or consumed thermally on the porch area. The front door was left in the open position prior to firefighter arrival allowing a ventilation path for the fire to spread from the living room to the exterior south facing porch area.

FIGURE 7 DEPICTS THE LIVING ROOM.

28. The living room area was the area of origin. More specifically it was in front and to the right side of the fireplace. Witness statements of the occupants state that there was a fire in the fireplace while they were asleep. They woke up to the fire spreading from the fireplace to combustible materials stored in front of the fireplace and spreading to the right side towards the front porch area. A large amount of debris was stored everywhere within the living room area ranging from food products, clothing and furniture. There was also several butane cans and one small propane bottle found in the living room area. Cans of food was found inside of the fireplace indicating that they was using the fireplace to also cook or heat up food. This was confirmed during an oral interview with the occupants of the house.

FIGURE 8 DEPICTS THE BEDROOM #1

**Unit Narrative**

29. Bedroom #1 reveal heavy smoke deposition to approximately 18 inches from the floor level. The large metal can was placed in the room from the living room area. All combustible items within the room survived the fire.

**FIGURE 9 DEPICTS BATHROOM #1**

30. Bathroom #1 had moderate to heavy smoke deposition to approximately 4 feet from floor level. No thermal damage was detected in this room. Windows remained intact. The door was in the open position.

**FIGURE 10 DEPICTS BEDROOM #2**

31. Bedroom #2 revealed light smoke deposition in this bedroom. In this bedroom a BBQ smoker was being used to burn wood in to help heat the bedroom. A 4" piece of guttering downspout was being used as a flue pipe to help remove some of the smoke. Occupants were warned of the dangers of doing this inside of the house and was told to remove it and not to use it in that manner. There was no evidence of thermal damage in this area.

**FIGURE 11 DEPICTS THE DINING ROOM AREA.**

32. The dining room area revealed heavy smoke deposition with charring to the upper portions of the drywall and ceiling members. There was a large amount of debris being stored in the dining room area. Combustible materials in the dining room area sustained mass loss due to thermal consumption. Evidence of flame spread from the living room to the dining room was evident.

**FIGURE 12 DEPICTS THE KITCHEN AREA.**

33. The kitchen area revealed heavy smoke deposition and blistering of the paint on the kitchen cabinets. Smoke deposition was evident to approximately 12" from the floor level. Large amounts of debris was also being stored in the kitchen area. Combustible items along the floor were not damaged thermally. Windows had heavy smoke deposition but remained intact.

**FIGURE 13 DEPICTS THE STAIRWAY TO THE UPSTAIRS AREA:**

34. The stairway revealed signs of heavy smoke deposition to the stair tread level. Blistering of the drywall was evident throughout the stairway. The window at the top of the stairway was fractured thermally.

**FIGURE 14 DEPICTS BEDROOM #3.**

35. Bedroom #3 depicts the thermal damage to bed and other combustible components of the bedroom. The window in the bedroom of void of glass prior to the fire. This allowed a ventilation path to flow from the downstairs area to the upstairs providing adequate ventilation for fire spread to the upstairs areas.

**FIGURE 15 DEPICTS BATHROOM #2.**

36. Bathroom #2 sustained heavy smoke deposition to floor level. There was large amounts of debris stored on the floor and throughout the bathroom. Combustible debris stored on the floor sustained thermal damage to the top layer of the materials.

**FIGURE 16 DEPICTS BEDROOM #4.**

37. Bedroom #4 sustained heavy smoke deposition. All remaining windows were smoke stained. This bedroom also had a large amount of debris stored in the room. All combustible materials survived this fire but was heavily smoke deposited.



**Unit Narrative****NUMBER OF FATALITIES AND/OR INJURIES:**

38. No fatalities and/or injuries were reported with this fire.

**FIRE SUPPRESSION:**

39. Muskogee Fire Department deployed an interior attack during suppression. MFD utilized 1-3/4" pre-connected hose line from a pumping apparatus. The fire was contained to the dining room, living room and areas in the residence.

**WEATHER CONDITIONS:**

10:53 AM 45 °F 25 % NNW 13 mph 0 mph 29.64 in 0.0 in Fair

11:53 AM 45 °F 18 % N 15 mph 0 mph 29.62 in 0.0 in Fair

12:53 PM 46 °F 16 % NNW 13 mph 0 mph 29.61 in 0.0 in Fair

1:53 PM 47 °F 15 % N 14 mph 21 mph 29.58 in 0.0 in Fair

2:53 PM 48 °F 15 % N 10 mph 0 mph 29.57 in 0.0 in Fair

3:53 PM 47 °F 14 % N 6 mph 0 mph 29.57 in 0.0 in Fair

4:53 PM 43 °F 16 % N 7 mph 0 mph 29.57 in 0.0 in Partly Cloudy

5:53 PM 42 °F 14 % NE 5 mph 0 mph 29.56 in 0.0 in Mostly Cloudy

6:53 PM 41 °F 15 % ENE 3 mph 0 mph 29.56 in 0.0 in Fair

**EVIDENCE:**

40. No evidence was collect during this fire determination.

**IGNITION SOURCE(S) CONSIDERED:**

Examinations were conducted to identify and consider all potential ignition sources within the area(s) of origin. The following details only the hypothetical ignition source(s) deemed most reasonably worthy of consideration, given the available data and information associated with the incident under investigation.

Fire occurred by human intervention utilizing an open flame device -Due to witness statements from the occupants and the supporting fire patterns to support the occupant's statement this hypothesis was ruled out.

Fire occurred by an electrical event- The fire started as a result of an electrical event due to the possibility of electrical service being provided illegally using unsafe measures. The electrical components of the residence was in poor condition but did not show any signs of electrical events within the system. Therefore, this cause was ruled out.

Fire occurred by accident- The fire started from the fireplace by burning materials falling out of the fireplace and onto combustible items stored in front of the fireplace causing the fire. Witness statements, burn patterns and evidence left at the scene is well supported and will be deemed the cause of this fire.

**CONCLUSION:**

41. Based on the scene examination, witness statements, physical evidence, knowledge of fire development and progression and the information given at the time of this report, it was determined that the point of origin is the area directly in front of the fireplace in the Living room. Once the fire was noticed the occupants left the inside of the house through the front door. Once outside the front door was left in the open position allowing for ample ventilation for fire to spread to the front porch and throughout the inside of the structure.

**CAUSE CLASSIFICATION:**

42. Base on witness statements, the examination of the thermal damage, fire patterns observed and knowledge of fire dynamics, this investigator classified the cause of the fire, as defined in NFPA 921 to be ACCIDENTAL.

Accidental Fire Cause Classification:

**Unit Narrative**

Accidental fires involve all those for which the proven cause does not involve an intentional human act to ignite or spread fire into an area where fire should not be.

Created By: HALEY, MIKE

**R12**

Use	Responding From	Priority
(1) - Suppression		

Response Delays

Dispatch Time	Enroute Time	Arrival Time
14:13:30, 12/18/2023	14:15:11, 12/18/2023	14:22:00, 12/18/2023

At Patient Time	Clear Time	In District Time
	15:10:20, 12/18/2023	

Actions Taken:

Provide manpower

Personnel

SHANE CRAWFORD, CHASE CLAIRDAY

**Unit Narrative**

Assisted with search, fire extinguishment and overhaul. Went back in service

Created By: CRAWFORD, SHANE

**E1**

Use	Responding From	Priority
(1) - Suppression		

Response Delays

Dispatch Time	Enroute Time	Arrival Time
14:13:30, 12/18/2023	14:14:57, 12/18/2023	14:17:42, 12/18/2023

At Patient Time	Clear Time	In District Time
	15:39:46, 12/18/2023	

Actions Taken:

Extinguishment by fire service personnel, Provide manpower

Personnel

CONNOR LEE, RYLEY NUTT, SCOTT PUCKETT, NOLAN STURGEON

**Unit Narrative**

Arrived on scene to heavy flames and smoke exiting the front of a single story house. Engine 1 crew pulled off a crosslay and went to the east side of the structure and assisted with fire attack. After extinguishing a room on the east side from the outside we entered through the rear of the home and put out the rest of the fire on the inside and hit all the hot spots. Assisted with clean up after the fire was out. Engine 1 was used for water supply, pulled off the 5 inch line and took it to engine 7.

Created By: PUCKETT, SCOTT

**E7**

Use	Responding From	Priority
(1) - Suppression		

Response Delays

Dispatch Time 14:13:30, 12/18/2023	Enroute Time 14:14:50, 12/18/2023	Arrival Time 14:17:32, 12/18/2023
At Patient Time	Clear Time 15:48:36, 12/18/2023	In District Time

Actions Taken:

**Search, Extinguishment by fire service personnel, Salvage & overhaul**

Personnel

**CLINT EDWARDS, JEFF LESTER, JOHN BROOKS****Unit Narrative**

E7 was first truck in. We stopped in front of the structure which had heavy fire on Alpha side and was producing thick black smoke. Initial report was somebody was still inside. I told command I would start search. There was a male outside yelling about his dog so I asked him if everybody was out of the house he said yes but his dogs were still inside, I reported that info on radio. I went around the back to perform a 360 and there was 2 officers and a male standing at the window trying to get a dog out. The officers removed the person and I was able to crawl through the window and get the dog out. We continued our primary search from the rear using the TIC then moved upstairs while crews worked to extinguish the fire. R12 B found two more dogs and we carried them out. During salvage and overhaul one dog was found deceased.

Created By: EDWARDS, CLINT

**E3**

Use	Responding From	Priority
(1) - Suppression		

Response Delays

Dispatch Time 14:13:30, 12/18/2023	Enroute Time 14:15:02, 12/18/2023	Arrival Time 14:17:44, 12/18/2023
At Patient Time	Clear Time 15:48:54, 12/18/2023	In District Time

Actions Taken:

**Extinguishment by fire service personnel**

Personnel

**BRANDON PAGE, BRANDON BLEVINS, HARRIS JONES****Unit Narrative**

Arrived on scene just after engine 7. Pulled a line off engine 7 and made fire attack into the front door with private Jones. Majority of the fire was in the front room and porch. Extinguished fire and made a search of the house. Hit hot spots and determined fire to be out, came back to fire after a few hours and double checked there were no re kindles. Placed caution tape around the residence.

Created By: DAVISON, RYAN

C32

Use <b>(1) - Suppression</b>	Responding From	Priority
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Response Delays

Dispatch Time <b>14:13:30, 12/18/2023</b>	Enroute Time <b>14:14:55, 12/18/2023</b>	Arrival Time <b>14:17:03, 12/18/2023</b>
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At Patient Time	Clear Time <b>15:44:44, 12/18/2023</b>	In District Time
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Actions Taken:

**Extinguishment by fire service personnel**

Personnel

**MATTHEW SHEETS**

**Unit Narrative**

CAR 32 ARRIVED ON SCENE. ENGINE 7 FIRST ON SCENE. FOUND TWO STORY STRUCTURE FIRE. MAIN BODY OF FIRE WAS ON THE FIRST FLOOR (SOUTHSIDE) OF STRUCTURE. HEAVY BLACK SMOKE, AND FLAMES COMING OUT OF FRONT AREA OF STRUCTURE. HIGH WINDS WAS A HAZARD DURING INITIAL ATTACK. FIRE DISPATCH NOTIFIED; SOMEONE WAS INSIDE. ENGINE 7, AND RESCUE 12 DID A PRIMARY SEARCH. FOUND NO PERSONS. BUT FOUND BLACK LAB PUPPY (DECEASED). FIRE WAS EXTINGUISHED BY FIRE PERSONAL OG&E CUT POWERLINE. REDCROSS WAS NOTIFIED. NO OTHER INCIDENTS AT THIS TIME.

Created By: SHEETS, MATTHEW

 **Fire Module**

**① SITE INFO**

Alarms	Acres Burned	Resident Units in Bldg <b>1</b>	Buildings Involved <b>1</b>
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Hydrant Identifier	Estimated Water Usage
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**🔥 IGNITION**

Area of Origin

**(14) - Common room, den, family room, living room, lounge**

Heat Source

**(40) - Hot or smoldering object, other**

Item First Ignited

**(34) - Wearing apparel not on a person**

Fire Confined to Item?

Type of Material First Ignited

**(50) - Natural product, other**

Cause of Ignition

**(2) - Unintentional**

Factors Contributing to Ignition 1

**(11) - Abandoned or discarded materials or products**

Human Factors Contributing to Ignition

**(1) - Asleep**



**IGNITION**

Est. Age of Person Involved

Gender of Person Involved

**STRUCTURE**

Structure Type

**(1) - Enclosed building**

Stories Above Grade

**2**

Stories Below Grade

**0**

Building Status

**(6) - Vacant and unsecured**

Length

**30 ft**

Width

**53 ft**

Total Square Feet

**1590 sq ft**

Story of Fire Origin

**1**

Fire Spread

**(4) - Confined to building of origin**

Item Contributing Most to Flame Spread

Type of Material

**Number of Stories with Damage**

Minor Damage

Significant Damage

Heavy Damage

Extreme Damage

Total Stories

**PROTECTIVE SYSTEMS**

Presence of Detector

**(N) - None present**

Detector Type

Power Supply

Detector Operations

Effectiveness (/Failure Reason)

Presence of Auto Extinguishing System

**(N) - None Present**

System Type

System Operation

# of Sprinklers

Reason for System Failure



# MUSKOGEE FIRE DEPARTMENT

505 COLUMBUS  
MUSKOGEE OK 74401

## INCIDENT

Incident Number 23-0004571 Incident Date 12/24/2023 NFIRS Number 0004602 Incident Type (111) - Building fire

FDID 51006 Station Station 7 Shift A Shift District Eng Co. 3 District

Initial Dispatch Code

\_\_\_\_\_

Alarms            Working Fire? Yes COVID-19 was a factor Unknown Critical Incident No Critical Incident Team           

Temporary Resident Involvement  
None

Hazardous Materials Released

\_\_\_\_\_

Action Taken 1  
(11) - Extinguishment by fire service personnel

## AID

Aid Given/Received  
(N) - None

## LOCATION

Location Type  
(1) - Street address

Address  
2612 West BROADWAY Avenue, Muskogee, Oklahoma, 74401

Cross Street, USNG, or Directions            Latitude 0.00000000 Longitude 0.00000000 Census Tract           

Detector Alerted Occupant

\_\_\_\_\_

Property Use (419) - 1 or 2 family dwelling Mixed Use           

## TIMES

PSAP Received 20:30:08, 12/24/2023 Dispatch Notified Time 20:30:08, 12/24/2023 Alarm Time 20:30:59, 12/24/2023

Arrival Time 20:34:30, 12/24/2023 Water on Fire Time            At Patient Time           

Loss Stop Time            Controlled Time            Last Unit Cleared Time 22:02:57, 12/24/2023

**TIMES**

Total On Scene Time	Total Incident Time
<u>1 hrs 28 mins 27 sec</u>	<u>1 hrs 32 mins 49 sec</u>

**COUNTS**

Counts Include Aid Received?

No

<b>Suppression:</b>		<b>EMS:</b>		<b>Other:</b>	
Apparatus	Personnel	Apparatus	Personnel	Apparatus	Personnel
<u>5</u>	<u>13</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>

**LOSS**

<b>Property:</b>	<b>Content:</b>
Estimated Property Losses	Estimated Content Losses
<u>\$10000</u>	<u>\$500</u>
Estimated Property Value	Estimated Content Value
<u>\$10000</u>	<u>\$500</u>

**PERSON/OWNER**

**AUTHORIZATION**

**Report Writer:**

Name	Employee Number	Assignment	Authorization Date
<u>PUCKETT, SCOTT</u>	<u>129</u>	<u></u>	<u></u>

**Officer in Charge:**

Name	Employee Number	Assignment	Authorization Date
<u>PAGE, BRANDON</u>	<u>148</u>	<u></u>	<u></u>

**Quality Control:**

Name	Authorization Date
<u>MAYHUGH, AARON</u>	<u>12/27/2023</u>

**INCIDENT NARRATIVE**

Engine 3 arrived on scene to a fully involved housefire. Engine 3 crew helped with extinguishing the fire on interior attack on first floor, Driver B. Blevins helped with tearing off outdoor paneling and hit outdoor areas on 2nd floor, interior attack crews could not get to it from the inside. E3 crew stayed together to assist each other to get fire out. Engine 3 made several trips back to get hot spots and make sure it was all under control and would not rekindle. All without incident

Created By: PAGE, BRANDON

**Unit Reports**

**C32**

Use	Responding From	Priority
<u>(1) - Suppression</u>	<u></u>	<u></u>

Response Delays

**C32**

Dispatch Time <b>20:30:59, 12/24/2023</b>	Enroute Time <b>20:32:38, 12/24/2023</b>	Arrival Time <b>20:35:18, 12/24/2023</b>
At Patient Time	Clear Time <b>21:57:57, 12/24/2023</b>	In District Time

Actions Taken:

**Extinguishment by fire service personnel**

Personnel

**BLAKE BAILEY**

**Unit Narrative**

Arrived on scene to find fire coming out of northwest corner windows.  
 This structure had been on fire the week before.  
 Power had been pulled at that time.  
 Engine 7 pumped and used hand lines.  
 Engine 1 brought a line from the plug.  
 Made interior attack no occupants were found.  
 Called Chief Moore and he contacted Fire Marshall and they decided not needed at the scene.  
 After initial knock down we took up lines and turned scene over to Engine 3.  
 After filling bottles they returned to scene and took care of hot spots.

Created By: BAILEY, BLAKE

**E1**

Use <b>(1) - Suppression</b>	Responding From	Priority
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Response Delays

Dispatch Time <b>20:30:59, 12/24/2023</b>	Enroute Time <b>20:32:33, 12/24/2023</b>	Arrival Time <b>20:35:21, 12/24/2023</b>
At Patient Time	Clear Time <b>22:01:48, 12/24/2023</b>	In District Time

Actions Taken:

**Extinguishment by fire service personnel, Provide manpower**

Personnel

**CONNOR LEE, KYLE MOFFETT, SCOTT PUCKETT, NOLAN STURGEON**

**Unit Narrative**

Arrived on scene to heavy smoke and flames in a home occupied by the homeless. Engine 1 crew took in water supply from a nearby hydrant. 1 crew advanced hoseline through the front door and initiated fire attack. Pulled down ceiling and put out hot spots once fire was under control. Assisted with clean up afterwards.

Created By: PUCKETT, SCOTT



**E3**

Use <b>(1) - Suppression</b>	Responding From	Priority
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Response Delays

Dispatch Time <b>20:30:59, 12/24/2023</b>	Enroute Time <b>20:33:26, 12/24/2023</b>	Arrival Time <b>20:35:36, 12/24/2023</b>
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At Patient Time	Clear Time <b>22:02:57, 12/24/2023</b>	In District Time
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Actions Taken:

**Extinguishment by fire service personnel**

Personnel

**BRANDON BLEVINS, HARRIS JONES, BRANDON PAGE**

**Unit Narrative**

Engine 3 arrived on scene to a fully involved housefire. Engine 3 crew helped with extinguishing the fire on interior attack on first floor, Driver B.Blevins helped with tearing off outdoor paneling and hit outdoor areas on 2nd floor, interior attack crews could not get tomit from the inside. E3 crew stayed together to assist each other to get fire out. Engine 3 made several trips back to get hot spots and make sure it was all under control and would not rekindle. All without incident.

Created By: PAGE, BRANDON

**R12**

Use <b>(1) - Suppression</b>	Responding From	Priority
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Response Delays

Dispatch Time <b>20:30:59, 12/24/2023</b>	Enroute Time <b>20:32:53, 12/24/2023</b>	Arrival Time <b>20:35:24, 12/24/2023</b>
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At Patient Time	Clear Time <b>21:58:02, 12/24/2023</b>	In District Time
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Actions Taken:

**Provide manpower**

Personnel

**SHANE CRAWFORD, CHASE CLAIRDAY**

**Unit Narrative**

Assisted with fire extinguishment, loaded hoses and went back in service

Created By: CRAWFORD, SHANE

**E7**

Use <b>(1) - Suppression</b>	Responding From	Priority
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Response Delays

**E7**

Dispatch Time <b>20:30:59, 12/24/2023</b>	Enroute Time <b>20:32:35, 12/24/2023</b>	Arrival Time <b>20:34:30, 12/24/2023</b>
At Patient Time	Clear Time <b>22:02:57, 12/24/2023</b>	In District Time

Actions Taken:

**Extinguishment by fire service personnel**

Personnel

**RYAN DAVISON, JEFF LESTER, Alex Puckett**

**Unit Narrative**

Arrived on scene without incident to 2612 Broadway Fire coming out of the NW window. Pulled a crosslay and extinguished fire. Overhauled and put out hotspots

Created By: DAVISON, RYAN

 **Fire Module**

**1 SITE INFO**

Alarms	Acres Burned	Resident Units In Bldg <b>1</b>	Buildings Involved <b>1</b>
Hydrant Identifier	Estimated Water Usage		

**🔥 IGNITION**

Area of Origin

**(23) - Dining room, cafeteria, bar area, beverage service**

Heat Source

**(60) - Heat from other open flame or smoking materials, other**

Item First Ignited

**(16) - Interior ceiling covering or finish**

Fire Confined to Item?

Type of Material First Ignited

**(UU) - Undetermined**

Cause of Ignition

**(1) - Intentional**

Factors Contributing to Ignition 1

**(11) - Abandoned or discarded materials or products**

Human Factors Contributing to Ignition

**(2) - Possibly impaired by alcohol or drugs, (3) - Unattended or unsupervised person**

Est. Age of Person Involved

Gender of Person Involved

**🏠 STRUCTURE**

Structure Type

**(1) - Enclosed building**

**STRUCTURE**

Stories Above Grade <b>2</b>	Stories Below Grade <b>0</b>	Building Status <b>(6) - Vacant and unsecured</b>		
Length	Width	Total Square Feet <b>1600 sq ft</b>	Story of Fire Origin <b>1</b>	
Fire Spread <b>(5) - Beyond building of origin</b>				
Item Contributing Most to Flame Spread			Type of Material	
<b>Number of Stories with Damage</b>				
Minor Damage <b>0</b>	Significant Damage	Heavy Damage	Extreme Damage <b>2</b>	Total Stories

**PROTECTIVE SYSTEMS**

Presence of Detector <b>(N) - None present</b>	Detector Type			
Power Supply	Detector Operations			
Effectiveness (/Failure Reason)				
Presence of Auto Extinguishing System <b>(N) - None Present</b>	System Type			
System Operation	# of Sprinklers		Reason for System Failure	





03 27 2024 10 26





03:27:2024 10:27













03.07.2024 09:58









03 07 2024 09 58

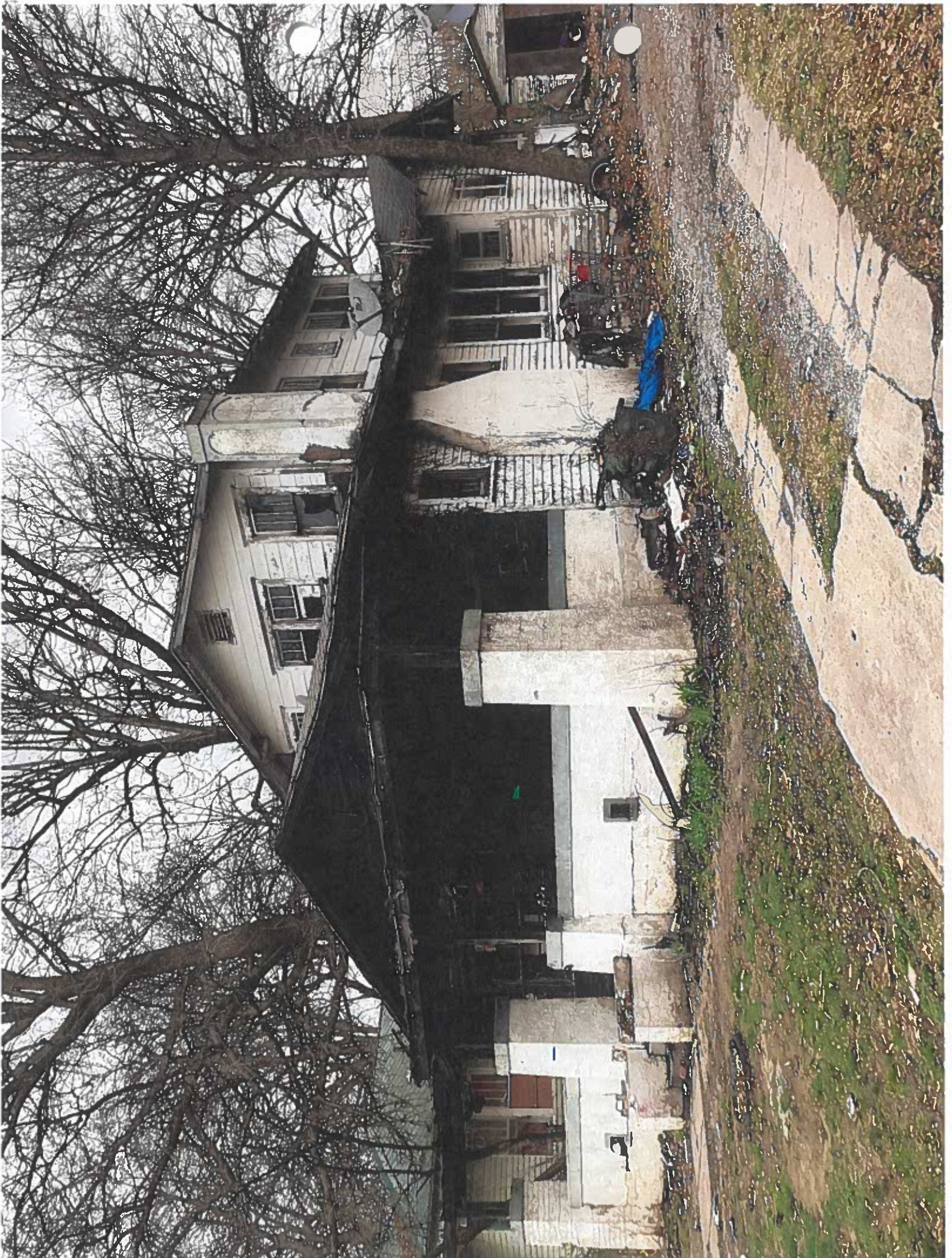
















03 07 2024 09 59

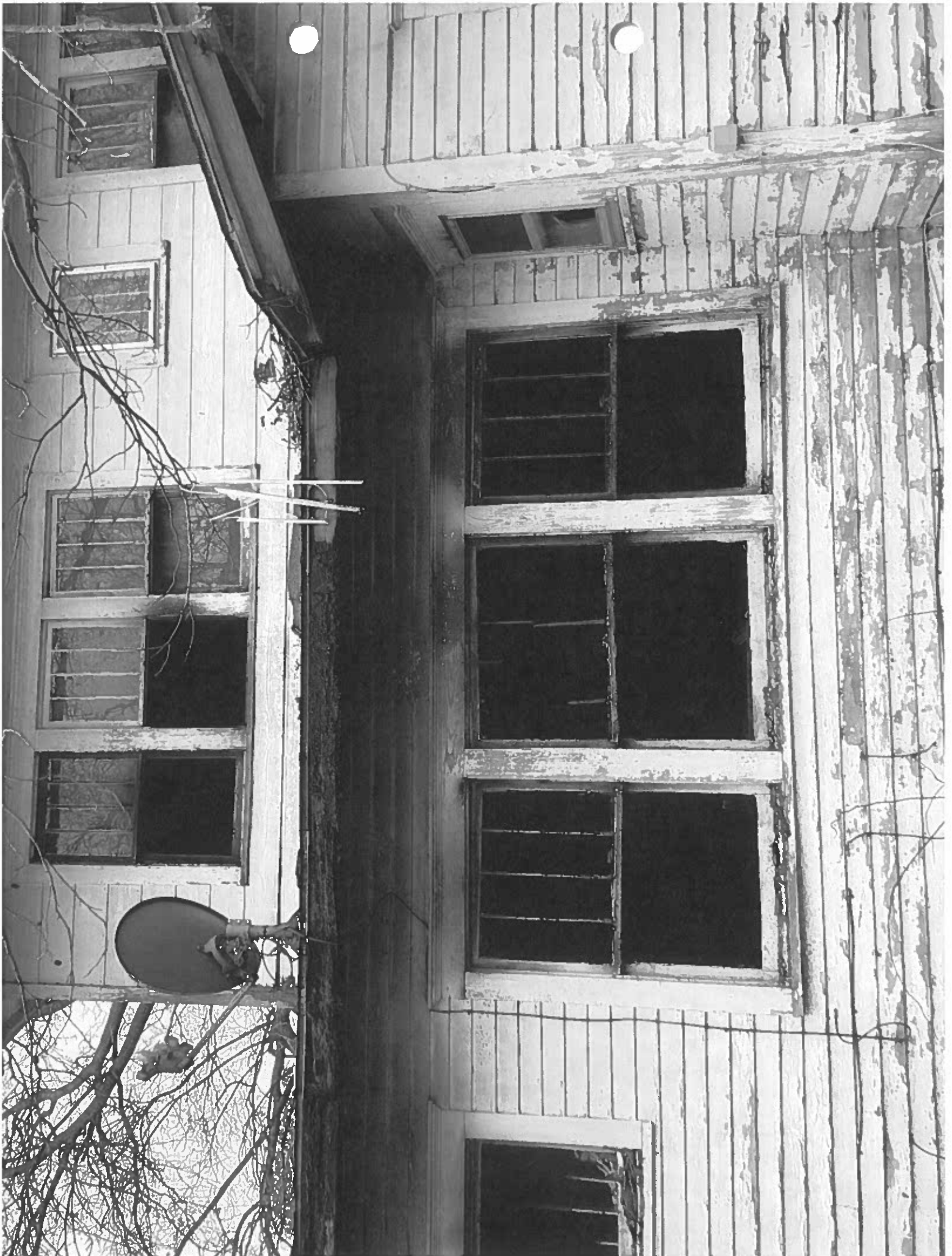












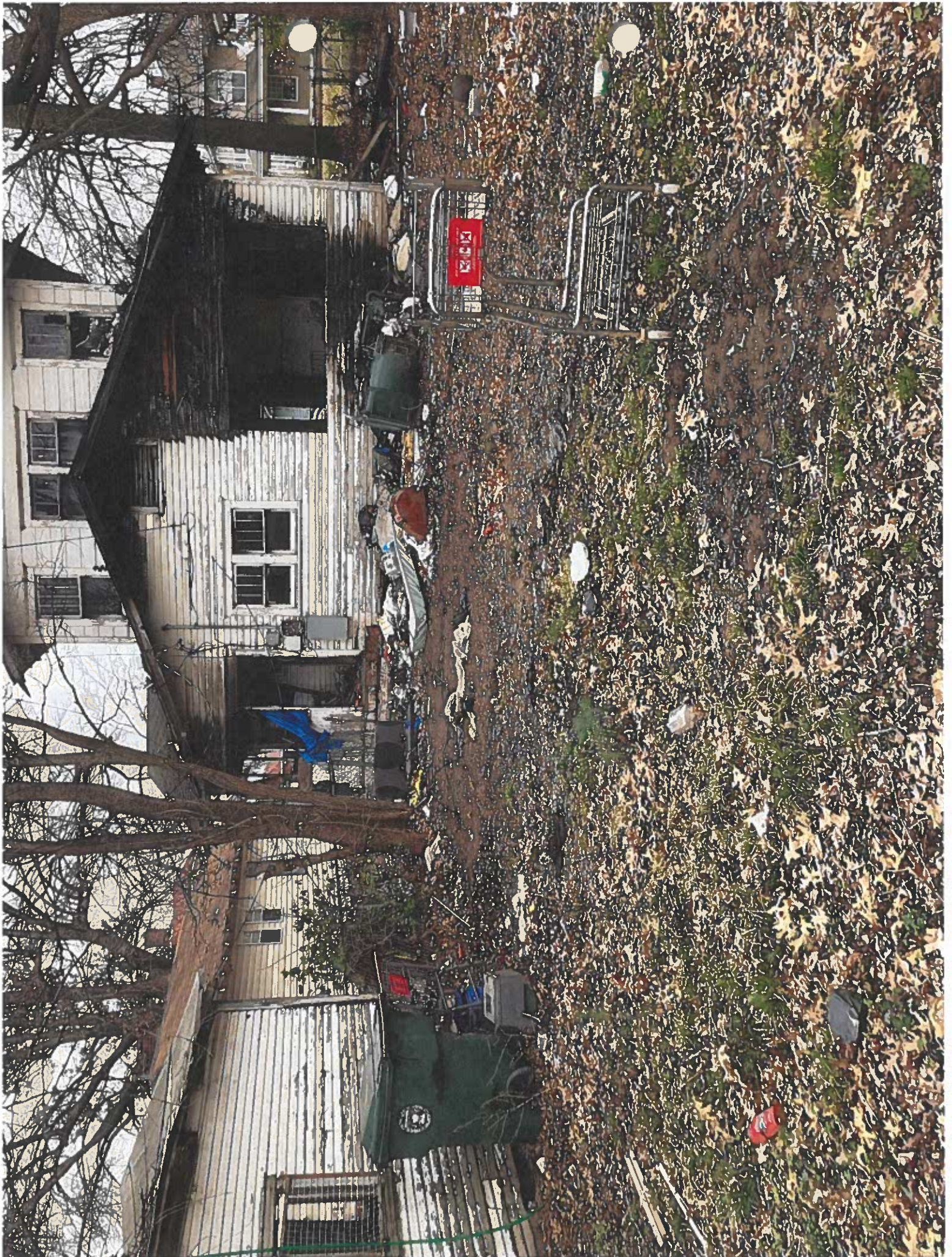




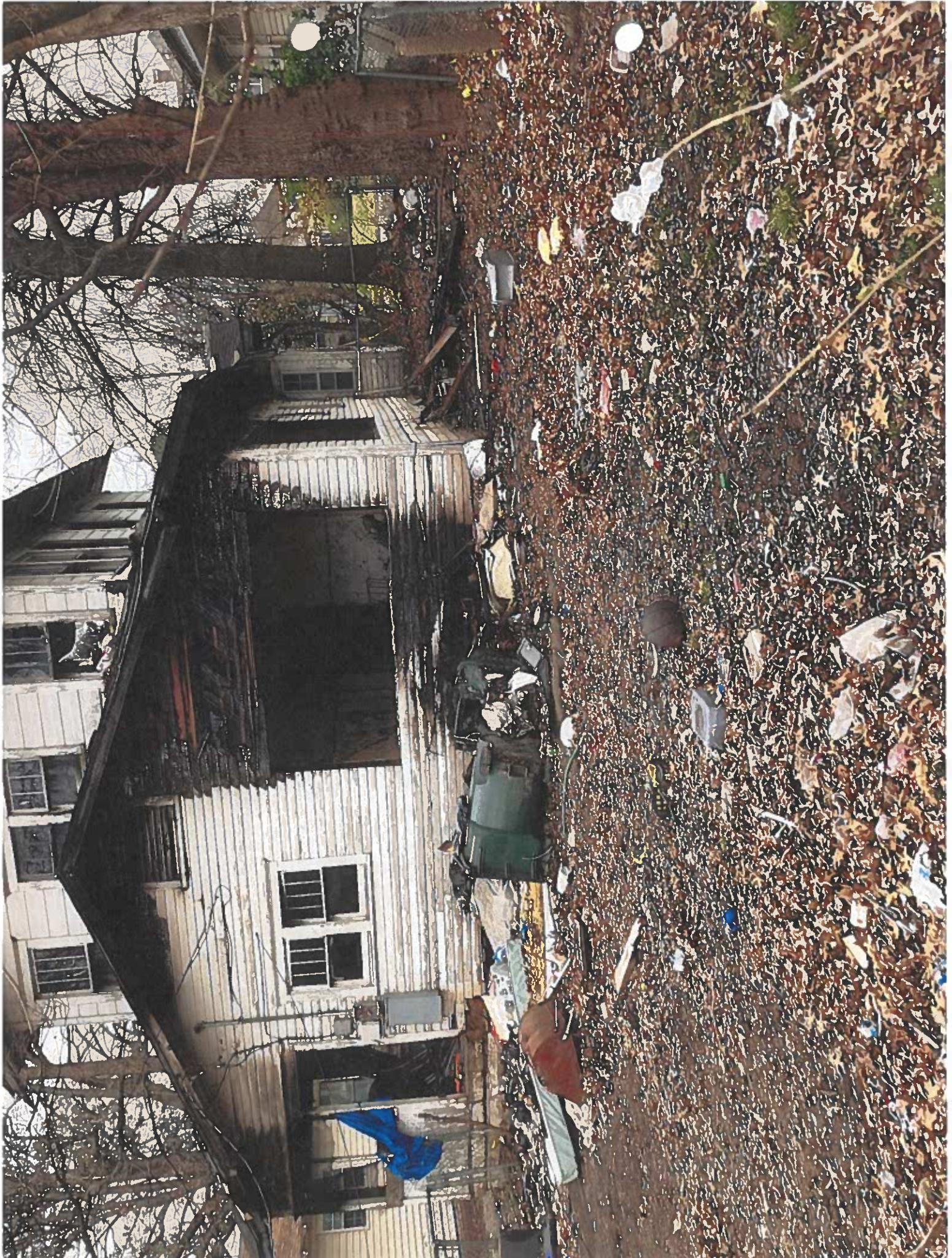




















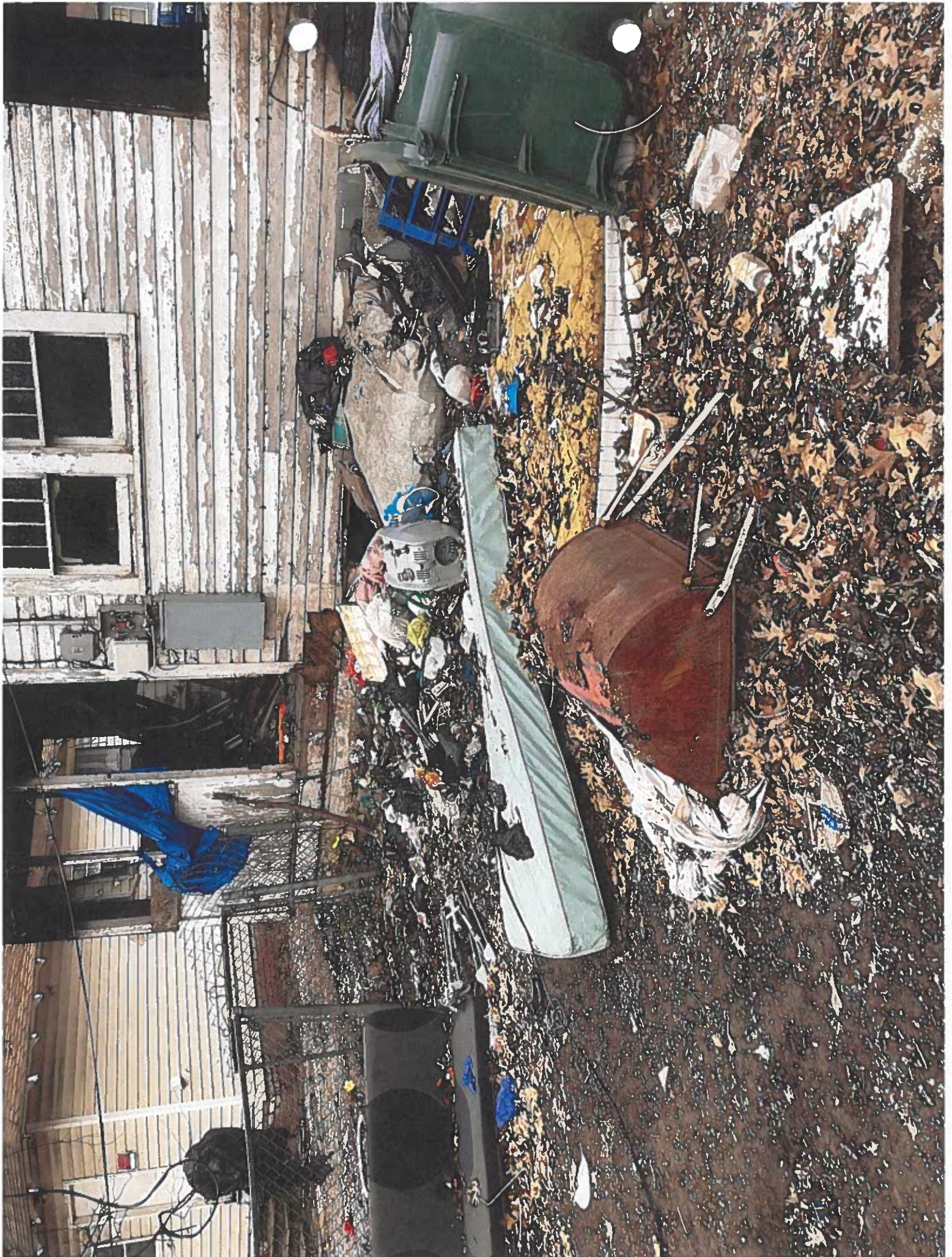


















Meeting Date: 04/18/2024

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**AGENDA ITEM TITLE**

Hold a Public Hearing and determine if the property located at 321 E Okmulgee is dilapidated and has become detrimental to the health, safety, or welfare of the general public and the community as to constitute a public nuisance; and/or whether the property creates a fire hazard which is dangerous to other property; and/or whether the building is abandoned, or take other necessary action (11 O.S. 22-112(C); 11 O.S. 22-112.4). (Jody King)

**LEGAL DESCRIPTION:**

A part of Lot 2, in Block 387, of the City of Muskogee, more particularly described as follows: Beginning at the Northeast corner of said Lot 2; thence southerly in a straight line to a point in the South line of said lot which is 9 feet westerly from the Southeast corner thereof; Thence Westerly along the Southerly line of said lot a distance of 100 feet; Thence Northerly in a straight line to a point in the Northerly line of said lot which is 100 feet Westerly from the Northeast corner thereof; Thence Easterly to the point of beginning.

**BACKGROUND**

An exterior inspection of the property and structure occurred on 3/19/2024 by the City Building Inspector. These are the findings from those inspections:

- The structure has broken windows that need to be replaced. \*108.1.5 IPMC
- The structure is unsecure. \*108.1.5 IPMC
- The structure is abandoned as defined by Oklahoma Statute Title 11 Section 22-112.4. \*108.2 IPMC
  - Is detrimental to the public health, safety or welfare of the inhabitants of and visitors to the municipality;
  - Causes increased municipal regulatory costs and increased municipal police and fire protection costs; and
  - Devalues abutting and nearby real properties
- Unfit for human habitation / unsafe and dangerous as defined by Oklahoma Statute Title 11 Section 22-112(C) and permits and repairs must be made to make this safe and fit for habitation and occupancy. \*108.1.3 & 108.1.1 IPMC
- The structure has an exposed roof. \*108.1.5
- The structure is open to the elements. \*108.1.5

Corrective Actions recommended in the letter sent to the property owners was:

Rehabilitate or demolish the dilapidated abandoned structure. For rehabilitation, all electrical, plumbing and mechanical systems must be reconnected in good working order in accordance with the respective International Codes; exterior of the property and grounds shall be cleaned and kept in a sanitary, and safe condition. Roof shall be repaired or replaced. Exterior doors and windows must be replaced where necessary to ensure they are in sound condition, good repair, and weather tight. Doors shall provide for the security of occupants within, equipped with a deadbolt lock. Interior doors shall fit reasonably well within the frame, capable of being opened and closed, as intended by the manufacturer. The interior shall be brought to good repair, structurally sound and in a sanitary condition. Accumulated rubbish, trash and debris, including all non-working equipment shall be removed. Any fractures in concrete, masonry, stucco shall be repaired. Pest problems shall be abated.

RECOMMENDED ACTION

Approve the request.

---

Fiscal Impact

Attachments

Case File 24-73379

---



## Dilapidated Structures Checklist

Case Open Date: MARCH 19, 2024

Case Number: 24-00073379

Address: 321 E OKMULGEE

Officer: RUBEN GONZALEZ

### Documents Needed for Every Case

- Copy of County Treasurer's Tax Roll Based on the Property Address
- Copy of the County Assessor's Report
- Copy of the Deed
- Copy of Land Records to verify Property Owner(s) and Mortgage/Lien Holder(s)
- Copy of any Death Certificates, Probate, and/or Trust Documents (as needed)
- Copy of the Fire Damage Report (as needed)

**Waivers: (if checked at any point does not need to proceed through the process below).**

Date PNR Hearing Notice Letter to all Stakeholders: 4-18-24

- Certified Mailing Receipt attached to a copy of the letter(s)
- Building Inspector's Report (as applicable)
- Images of Notice Posted on Structure for PNR Hearing

Date of Publication in the Muskogee Phoenix: 3/31/24

- Affidavit of Publication

### Reviewed By:

  
Sarah Winkle, Acting Deputy Director of Community Development

4/8/24  
Date

  
Ruben Gonzalez, Code Enforcement Officer

April 8, 2024  
Date

4-18-24

**Review of the file will be conducted the week before the scheduled PNR.**

Date of the PNR Hearing: \_\_\_\_\_

Date of PNR Determination/UBCAB Notice Letter: \_\_\_\_\_

Certified Mailing Receipt attached to a copy of the letter(s)

Images of Notice Posted on Structure for UBCAB Hearing

PNR Agenda & Approved Minutes

Copy of Filed Blank Lien

Date of UBCAB Reflected in Determination Letter (30 business days): \_\_\_\_\_

Date of Publication in the Muskogee Phoenix: \_\_\_\_\_

Affidavit of Publication

Date of UBCAB Hearing: \_\_\_\_\_

UBCAB Determination Letter: \_\_\_\_\_

Certified Mailing Receipt attached to a copy of the letter

Date to Demo Structure Reflected in Determination Letter: \_\_\_\_\_

UBCAB Agenda & Approved Minutes

**Reviewed By<sup>2</sup>:**

\_\_\_\_\_  
Sarah Winkle, Acting Deputy Director of Community Development

\_\_\_\_\_  
Date

\_\_\_\_\_  
Ruben Gonzalez, Code Enforcement Officer

\_\_\_\_\_  
Date

Copy of Recorded Lien with Cost (after demo)

<sup>2</sup> Review of the file will be conducted the week before the scheduled UBCAB.

**Final Review By:**

**Jody King, Director of Community Development**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date Approved

Comments:

**Katrina Bodenhamer, City Attorney**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date Approved

Comments:

CITY OF





**Property Owner**

Name: WHY FUND INC

**Property Information**

Physical Address: 321 E OKMULGEE

Mailing Address: 321 E OKMULGEE  
MUSKOGEE, OK 74403

Subdivision: MUSKOGEE OT

Block / Lot: 0387 / 0002

Type: (CI) Comm. Impr.

S-T-R: N/A

Tax Dist: (32) 20A-MUSKOGEE

Size (Acres): 0.000

**Extended Legal:** MUSKOGEE OT BEG@NE/C LOT 2 BLOCK 387 SOTHERLY IN A STRAIGHT LINE TO A POINT IN THE SOUTH LINE OF SAID LOT WHICH IS 9 FT WESTERLY FROM SOUTHEAST CORNER THEREOF THENCE WESTERLY 100 FEET THENCE NORTHERLY TO NORTH LINE BEING 100 FEET WESTERLY FROM NE/C THEREOF THENCE EASTERLY TO POB

**Market and Assessed Values:**

	Fair Cash	Taxable Fair Cash	Full Assessed (11.00% Market Value)
Land:	\$18,000	\$18,000	\$1,980
Building:	2,266	2,266	249
<b>Total:</b>	<b>\$20,266</b>	<b>\$20,266</b>	<b>\$2,229</b>

**Land:**

Land Use	Size	Units
	12000.00	Square-Feet

**Deed Transfers:**

Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantor	Code	Type
9/25/2018	4610	233	Q	0.00	\$0	FULLSERVE INC		
4/1/2005	3379	44	Q	0.00	\$0	RIDGE, WALTER J		
2/15/2005	3360	231	Redemption	29.25	\$19,500	HALL, B W	Title(?)	
7/18/2001	2854	7	W	34.50	\$23,000	MUSKOGEE EXCELSIOR LODGE#325	Valid	
1/1/1900	680	1		0.00	\$0		Unval.	

**Building: 1**

Age/YC	Condition	Grade	Stories	Effective Age
1930	Low	43	1	132
<b>Avg. Floor Area: 0</b>		<b>Common Wall: 0</b>		
<b>Avg. Perimeter: 92</b>		<b>Total Floor Area: 468</b>		
<b>No. Floors: 0</b>		<b>Total Height: 0</b>		
<b>Avg. Floor Hgt: 0</b>		<b>Unit Multiplier: 0</b>		
<b>Occupancy</b>		<b>Heating/Cooling</b>	<b>Sprinkler</b>	
<b>Primary Service Station (100%)</b>		Package Unit (0%)	N/A	
<b>Secondary N/A</b>		N/A	N/A	

**Outbuildings and Yard Improvements:**

Item	Type	Size/Dim	Unit Multi.	Quality	Age
Canopy - Commercial		480			

**Sketches**



Photos





Parcel: 4610-26-387-002-1-141-05

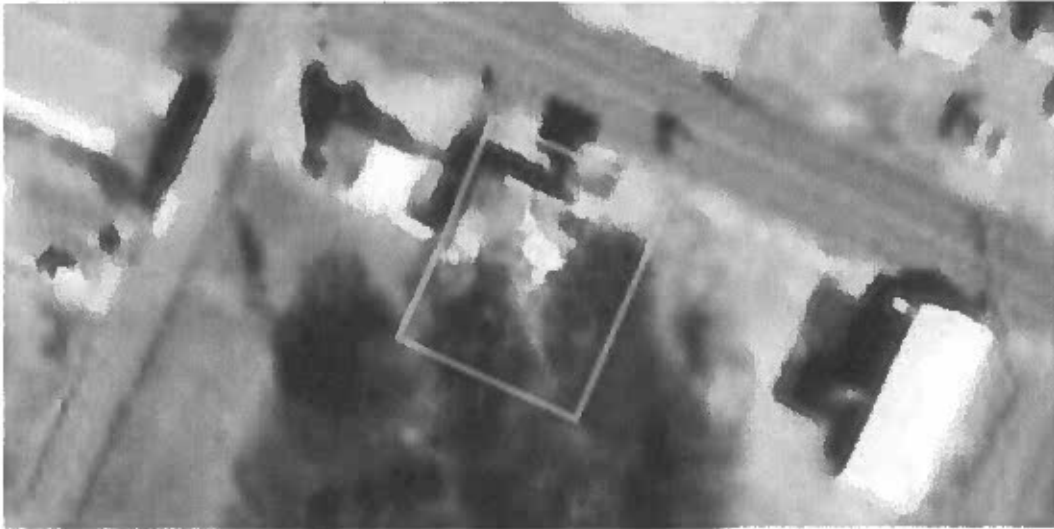
As of: 3/19/2024

# Muskogee County Report

ID: 510004470

Map:

---



# Tax Roll Inquiry

Muskogee County Treasurer

**Shelly Sumpter, Treasurer**

400 West Broadway, Rm 220 Muskogee, OK 74401

Phone: 918-682-0811

Fax: 918-682-8907

E-Mail: [donotreply@muskogee-treasurer.org](mailto:donotreply@muskogee-treasurer.org)



## Owner Name and Address

WHY FUND INC  
321 E OKMULGEE  
MUSKOGEE OK 74403-0000

## Taxroll Information

Tax Year : 2023  
Property ID : 4610-26-387-002-1-141-05  
Location : 321 E OKMULGEE MUS  
School District : 20A MUSKOGEE Mills : 102.39  
Type of Tax : Real Estate  
Tax ID : 4470

## Legal Description and Other Information:

MUSKOGEE OT BEG@NE/C LOT 2 BLOCK 387 SOTHERLY IN A STRAIGHT LINE TO A POINT IN THE SOUTH LINEOF SAID LOT WHICH IS 9 FT WESTERLY FROM SOUTHEAST CORNER THEREOF THENCE WESTERLY 100 FEET THENCE NORTHERLY TO NORTH LINE BEING 100 FEET WESTERLY FROM NE/C THEREOF THENCE EASTERLY TO POB

Assessed Valuations	Amount
Land	1980
Improvements	1461
Net Assessed	3441

The Penalty for this tax statement is calculated through April 15, 2024. After that date, another 1.5% of the base tax will be applied. Fees can be added any time.

Tax Values	Amount
Base Tax	352.00

<b>Tax Values</b>	<b>Amount</b>
<b>Penalty</b>	<b>15.84</b>
<b>Fees</b>	<b>0.00</b>
<b>Payments</b>	<b>0.00</b>
<b>Total Paid</b>	<b>0.00</b>
<b>Total Due</b>	<b>387.84</b>

<b>Date</b>	<b>Receipt</b>	<b>Paid With</b>	<b>Payment For</b>	<b>Amount</b>	<b>Paid By</b>
<b>No records Found!</b>					



# Entity Summary Information

Select the buttons below to file or place an order.

To view Entity Details there will be a \$5.00 charge and you will need to click on **VIEW ENTITY DETAILS** button at the bottom of the page.

If you are ordering documents such as a "Certificate of Good Standing" or "copies" you will need to click on the **ORDER DOCUMENTS** button at the bottom of the page.

If you are filing a legal document such as a trade name, amendment, annual certificate, etc., you will need to click on **FILE A DOCUMENT** button at the bottom of the page.

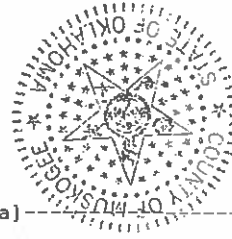
## WHY FUND INC.

### Details

Filing Number:	2112521888
Name Type:	Legal Name
Status:	In Existence 
Corp type:	Domestic Not For Profit Corporation
Jurisdiction:	Oklahoma
Formation Date:	18 Sep 2015

### Registered Agent Information

Name:	WALTER RIDGE
Effective:	18 Sep 2015
Address:	321 E OKMULGEE ST
City, State , ZipCode:	MUSKOGEE OK 74403



-----[Space Above This Line for Recording Data]-----

Mailing Address: \_\_\_\_\_  
Property Address: \_\_\_\_\_

QUIT CLAIM DEED  
(Individual Form)

KNOW ALL MEN BY THESE PRESENTS:

That **Fulserv, Inc.**, of Muskogee County, State of Oklahoma, parties of the first part, in consideration of the sum of TEN DOLLARS AND 00 CENTS and other valuable considerations in hand paid, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey unto **Why Fund inc.** a 501C3 Tax Exempt Entity, party of the second part, the following described real property and premises situate in Muskogee County, State of Oklahoma, to-wit:

321 E OK Muskogee Muskogee OK 74403

A part of Lot 2, in Block 387, of the City of Muskogee, more particularly described as follows: Beginning at the Northeast corner of said Lot 2; thence southerly in a straight line to a point in the South line of said lot which is 9 feet westerly from the Southeast corner thereof; Thence Westerly along the Southerly line of said lot a distance of 100 feet; Thence Northerly in a straight line to a point in the Northerly line of said lot which is 100 feet Westerly from the Northeast corner thereof; Thence Easterly to the point of beginning.

together with all and singular the hereditaments and appurtenances thereunto belonging.

TO HAVE AND TO HOLD said described premises unto the said parties of the second part, forever, so that neither the said parties of the first part or any person in y name and behalf, shall or will hereafter claim or demand any right or title to the said premises or any part thereof; but they and everyone of them shall by these presents be excluded and forever barred.

In Witness Whereof, the said parties of the first part have hereunto set y hands this September 24th, 2018.

Fulserv, Inc  
*Walter J. Ridge*  
\_\_\_\_\_  
Walter J. Ridge, President

STATE OF Oklahoma SS:  
COUNTY OF Muskogee

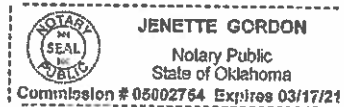
CORPORATION ACKNOWLEDGMENT

Before me, the undersigned, a Notary Public in and for said County and State on this September 24th, 2018, personally appeared **Walter J. Ridge of Fulserv, Inc.** to me known to be the identical person who executed the within and foregoing instrument for Fulserv, Inc. as its President and acknowledged to me that he executed the same as his free and voluntary act and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.

My commission expires: \_\_\_\_\_

*Jenette Gordon*  
\_\_\_\_\_  
Notary Public



Documentary Stamp Tax  
Exemption No. \_\_\_\_\_  
Title 68 o.s. § 3201 or 3202  
Date 9/25/18 Purchase Price 0  
Claimant Signature Walter J. Ridge

# Search Results in Muskogee County

Your search: "Name: why fund inc" Monitor  
 8 results (0.28 seconds) Modify search

INDEXED DATA FROM February, 2007  
 SCANNED IMAGES FROM September, 1991

QUANTITY	RECORDED	INSTRUMENT	TYPE	BOOK	PAGE(S)	GRANTOR	GRANTEE	LEGAL DESCRIPTION	IMAGES
iskogee	02/15/2024	2024-001364	Statement	004890	0108 - 0113	CORPORATION COMMISSION OF THE STATE OF OKLAHOMA	WHY FUND, INC.	NO LEGAL	6 : View
iskogee	06/16/2023	2023-006095	Deed	004858	0256	WHY FUND INC. RIDGE, DANIEL J.	MITCHELL, JASON	MCNERNEY'S SD L8	1 : View
iskogee	03/02/2022	2022-002794	Notice	004789	0741	CITY OF MUSKOGEE	WHY FUND INC	MUSKOGEE OT B387 L2 Partial	1 : View
iskogee	02/08/2022	2022-001432	Notice	004785	0574	CITY OF MUSKOGEE	WHY FUND INC	MUSKOGEE OT B387 L2 Partial	1 : View
iskogee	05/27/2021	2021-006495	Deed	004742	0670 - 0671	WHY FUND INC	HUAMAN, CARLOS WONG OLANO, SILVIA GOICOICHEA	HOUCK-DILLS B2 L7 Partial HOUCK-DILLS B2 L8 Partial	2 : View
iskogee	07/25/2019	2019-008047	Deed	004648	0225	RIDGE, DANIEL J	WHY FUND INC	HOUCK-DILLS B2 L7 Partial HOUCK-DILLS B2 L8 Partial	1 : View
iskogee	07/25/2019	2019-008046	Deed	004648	0224	RIDGE, DANIEL J	WHY FUND INC	MCNERNEY'S SD L8	1 : View
iskogee	09/29/2018	2018-010525	DEED	004610	0233	FULLSERV INC	WHY FUND INC	MUSKOGEE OT B387 L2 Partial	1 : View



# AFFIDAVIT OF PUBLICATION

County of Muskogee,  
State of Oklahoma

**The Muskogee Phoenix**  
214 Wall S  
Muskogee, Ok, 74402  
918-684-2858

**CASE:**  
*PNRC*  
*2 Properties*

I, **Kristina Hight**, of lawful age, being duly sworn upon oath, deposes and says that I am the Classified Advisor of The Muskogee Phoenix, a daily/weekly publication that is a "legal newspaper" as that phrase is defined in 25 O.S. § 106, as amended to date, for the City of Muskogee, for the County of Muskogee, in the State of Oklahoma. The attachment hereto contains a true and correct copy of what was published in the regular edition of said newspaper, and not in a supplement, in consecutive issues on the following dates:

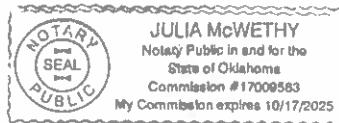
**PUBLICATIONS: Mar 31, 2024**

*Kristina Hight*  
\_\_\_\_\_  
Kristina Hight

Signed and sworn to before me  
On this 1 day of April 2024.

*Julia McWethy*  
\_\_\_\_\_  
Julia McWethy, Notary Public  
My Commission expires: 10-17-2025  
Commission # 17009583

(SEAL)



Acct: *155*

Fee: \$ *71.05*

Published in The  
Muskogee Phoenix  
March 31, 2024

## NOTICE AND ORDER TO PROPERTY OWNERS

You are hereby notified that the properties listed below were found unsafe or unfit for human occupancy at an administrative hearing held before the Building Official. Because you have failed to bring the structure up-to code within the time period provided the structure is being considered for condemnation due to its dilapidated condition. The property will be posted and placarded in accordance with Section 108.4 of the International Property Maintenance Code adopted by the City of Muskogee.

A hearing shall be held by the Public Nuisance Review Committee to determine if the property is dilapidated and has become detrimental to the health, safety, or welfare of the general public and the community, or if the property creates a fire hazard which is dangerous to other property.

You are hereby ordered to appear at said hearing in front of the City of Muskogee Public Nuisance Review Committee on the: **18th day of April, 2024 at 11:00AM in the City Council Chambers on the third floor of the City Hall at 229 West Okmulgee.** You have the right to appear at the scheduled hearing and present evidence related to the above listed property. If you fail to appear, a decision will be made in your absence and a dilapidation lien could be filed on your property.

Failure to appear and be heard may also result in a citation being filed against you through the Municipal Court of the City of Muskogee, Oklahoma.

Should you fail to Appear, the City of Muskogee may proceed with the demolition of the structure. If the City or its agents perform the demolition, you will be billed for these costs. Failure to pay within six (6) months of the statement will result in the costs being assessed as an ad valorem tax on the property. Payment of demolition costs also becomes the personal obligation of the property owner and may be collected in accordance with any other civil remedy provided by law.

If you have any questions regarding this order, you may contact the City of Muskogee Code Enforcement Department at (918) 684-6235.

2612 Broadway,  
Muskogee OK  
Lot 10 in Block 2 of Westmoreland Subdivision, according to the official plat, Muskogee, Oklahoma

321 E Okmulgee,  
Muskogee OK  
A part of Lot 2, in Block 387, of the City of Muskogee, more particularly described as follows: Beginning at the Northeast corner of said Lot 2; thence southerly in a straight line to a point in the South line of said lot which is 9 feet westerly from the Southeast corner thereof; Thence Westerly along the Southerly line of said lot a distance of 100 feet; Thence Northerly in a straight line to a point in the Northerly line of said lot which is 100 feet Westerly from the Northeast corner thereof; Thence Easterly to the point of beginning.

winkle

---

**From:** Krisina Hight <khight@muskogeephoenix.com>  
**Sent:** Thursday, March 28, 2024 2:53 PM  
**To:** Sarah Winkle  
**Subject:** VIEWING PROOF)  
**Attachments:** VIEWING PROOF).pdf

Caution: This is an external email from outside our organization.

Hey Sarah, Here is your viewing proof for Sunday.  
Let me now fi any changes need to be made.

Thanks, Kris

-----Original Message-----

**From:** scanner@muskogeephoenix.com [mailto:scanner@muskogeephoenix.com]  
**Sent:** Thursday, March 28, 2024 2:35 PM  
**To:** khight@Muskogeephoenix.com  
**Subject:** VIEWING PROOF)

Please open the attached document. It was sent to you using a Xerox multifunction printer.

Sent by: Local User  
Attachment File Type: pdf, Multi-Page

Multifunction Printer Location: machine location not set Device Name: XRX9C934EA62CB7

For more information on Xerox products and solutions, please visit <http://www.xerox.com>

# city plan 1x 3-31 #119683

Published in The  
Muskogee Phoenix  
March 31, 2024

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of Muskogee, more  
particularly described  
as follows: Beginning  
at the Northeast corner  
of said Lot 2;  
thence southerly in a  
straight line to a point  
in the South line of  
said lot which is 9 feet  
westerly from the  
Southeast corner  
thereof; Thence West-  
erly along the  
Southerly line of said  
lot a distance of 100  
feet; Thence Northerly  
in a straight line to a  
point in the Northerly  
line of said lot  
which is 100 feet  
Westerly from the  
Northeast corner  
thereof; Thence East-  
erly to the point  
of beginning.

4L  
455W

Proposed 3/28  
[Signature]



**Sarah Winkle**

---

**From:** Sarah Winkle  
**Sent:** Thursday, March 28, 2024 8:46 AM  
**To:** Krisina Hight  
**Cc:** Ruben Gonzalez Jr.; Sarah Winkle  
**Subject:** Notice of Public Hearing (PNRC) for Publishing  
**Attachments:** PUBLISHED IN THE MUSKOGEE DAILY PHOENIX (PNRC).docx

Good morning Kris,

Can you please publish the attached Notice for Public Hearing for PNRC on or before April 4<sup>th</sup>.

This is for 2 addresses with 2 legal descriptions. Please let me know if any of this did not come over correctly.

Thank you,

**Sarah Winkle**

Associate Planner/GIS Specialist

229 W. Okmulgee Ave.

Muskogee, OK 74401

Office: (918) 684-6370

Email: [swinkle@muskogeeonline.org](mailto:swinkle@muskogeeonline.org)



## NOTICE AND ORDER TO PROPERTY OWNERS

You are hereby notified that the properties listed below were found unsafe or unfit for human occupancy at an administrative hearing held before the Building Official. Because you have failed to bring the structure up-to code within the time period provided the structure is being considered for condemnation due to its dilapidated condition. The property will be posted and placarded in accordance with Section 108.4 of the International Property Maintenance Code adopted by the City of Muskogee.

A hearing shall be held by the Public Nuisance Review Committee to determine if the property is dilapidated and has become detrimental to the health, safety, or welfare of the general public and the community, or if the property creates a fire hazard which is dangerous to other property.

You are hereby ordered to appear at said hearing in front of the City of Muskogee Public Nuisance Review Committee on the: 18th day of April, 2024 at 11:00AM in the City Council Chambers on the third floor of the City Hall at 229 West Okmulgee. You have the right to appear at the scheduled hearing and present evidence related to the above listed property. If you fail to appear, a decision will be made in your absence and a dilapidation lien could be filed on your property. Failure to appear and be heard may also result in a citation being filed against you through the Municipal Court of the City of Muskogee, Oklahoma.

Should you fail to Appear, the City of Muskogee may proceed with the demolition of the structure. If the City or its agents perform the demolition, you will be billed for these costs. Failure to pay within six (6) months of the statement will result in the costs being assessed as an ad valorem tax on the property. Payment of demolition costs also becomes the personal obligation of the property owner and may be collected in accordance with any other civil remedy provided by law.

If you have any questions regarding this order, you may contact the City of Muskogee Code Enforcement Department at (918) 684-6235.

2612 Broadway, Muskogee OK

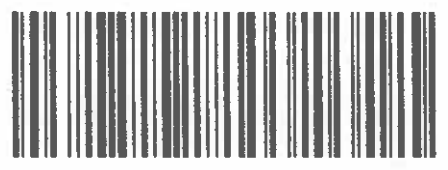
Lot 10 in Block 2 of Westmoreland Subdivision, according to the official plat, Muskogee, Oklahoma

321 E Okmulgee

A part of Lot 2, in Block 387, of the City of Muskogee, more particularly described as follows: Beginning at the Northeast corner of said Lot 2; thence southerly in a straight line to a point in the South line of said lot which is 9 feet westerly from the Southeast corner thereof; Thence Westerly along the Southerly line of said lot a distance of 100 feet; Thence Northerly in a straight line to a point in the Northerly line of said lot which is 100 feet Westerly from the Northeast corner thereof; Thence Easterly to the point of beginning.

**CERTIFIED MAIL**

**CODE ENFORCEMENT**  
**City of Muskogee**  
POST OFFICE BOX 1927  
MUSKOGEE, OK 74402-1927



7014 2120 0003 5278 1878



**US POSTAGE** MPITNEY BOWES  
ZIP 74401 **\$ 008.69<sup>0</sup>**  
02 1W  
0001367161 MAR 21 2024

*WGF*

**Walter Ridge, Registered Service Agent**  
**Why Fund Inc.**  
**321 E Okmulgee St**  
**Muskogee,**

NIXIE 731 DE 1 0003/26/24  
RETURN TO SENDER  
REFUSED  
UNABLE TO FORWARD  
BC: 74402192727 \*0557-03131-26-20

24-00073379

REF  
74402>1927



PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT  
OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

24-000 73379

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

WALTER RIDGE, REGISTERED  
SERVICE AGENT

WHY FUND INC  
321 E. OKMVLGEE ST  
MUSKOGEE, OK 7403



9590 9402 5218 9122 9071 74

2. Article Number (Transfer from service label)

7014 2120 0003 5278 1878

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Registered Mail
- Registered Mail Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

03/21/2024

**Walter Ridge, Registered Service Agent**  
**Why Fund Inc.**  
 321 E Okmulgee St  
 Muskogee, OK 74403

 Case Number: 24-00073379  
 Street Address: 321 E Okmulgee St  
 Legal Description: SEE ATTACHED

**ORDER TO REPAIR AND/OR TAKE OTHER CORRECTIVE ACTION**

The City of Muskogee identifies unlawful violations of the International Property Maintenance Code ("IPMC"), as adopted by the City of Muskogee under City Codes §18-184 and §18-185, and further identifies structures that have become dilapidated per Oklahoma State Statute Title 11 Section 22-112(C) or abandoned per Section 22-112.4. These violations constitute a public nuisance and must be abated. An exterior inspection of the property and structure you own at the aforementioned address occurred on **03/19/2024** by the City of Muskogee Building Inspector. Below are the findings of the Building Inspector with applicable provisions of the IPMC and/or state statute, as well as, corrective action which is hereby ordered to bring the property into compliance with City Code.

**FINDINGS BY THE BUILDING INSPECTOR:**

- The structure has broken windows that need to be replaced. \*108.1.5 IPMC
- The structure is unsecure. \*108.1.5 IPMC
- The structure is abandoned as defined by Oklahoma Statute Title 11 Section 22-112.4. \*108.2 IPMC
  - Is detrimental to the public health, safety or welfare of the inhabitants of and visitors to the municipality;
  - Causes increased municipal regulatory costs and increased municipal police and fire protection costs; and
  - Devalues abutting and nearby real properties
- Unfit for human habitation / unsafe and dangerous as defined by Oklahoma Statute Title 11 Section 22-112(C) and permits and repairs must be made to make this safe and fit for habitation and occupancy. \*108.1.3 & 108.1.1 IPMC
- The structure has an exposed roof. \*108.1.5
- The structure is open to the elements. \*108.1.5

**CORRECTIVE ACTION:**

Rehabilitate or demolish the dilapidated abandoned structure. For rehabilitation, all electrical, plumbing and mechanical systems must be reconnected in good working order in accordance with the respective International Codes; exterior of the property and grounds shall be cleaned and kept in a sanitary, and safe condition. Roof shall be repaired or replaced. Exterior doors and windows must be repl: condition, good repair, and weather tight. Doors shall provide for a deadbolt lock. Interior doors shall fit reasonably well within th intended by the manufacturer. The interior shall be brought to g condition. Accumulated rubbish, trash and debris, including all fractures in concrete, masonry, stucco shall be repaired. Pest pro

**You are hereby directed to appear at a hearing to be held at Nuisance Review Committee at 229 W. Okmulgee 3<sup>rd</sup> Floor, C 74401 to determine:**

U.S. Postal Service™ **24-00073379**  
**CERTIFIED MAIL® RECEIPT**  
 Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

**OFFICIAL USE**

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$

Postmark Here  
**MAR 21 2024**  
 MUSKOGEE, OK 74401  
 USPS

Sent To  
**WALTER RIDGE REG. SERV. AGENT WHY FUND INC**  
 Street & Apt. No.  
 or PO Box No. **321 E OKMULGEE ST INC**  
 City, State, ZIP+4  
**MUSKOGEE, OK 74403**

7014 2120 0000 5278 1878 9258 0000 0272 4701

03/21/2024

Walter Ridge, Registered Service Agent  
Why Fund Inc.  
321 E Okmulgee St  
Muskogee, OK 74403

Case Number: 24-00073379  
Street Address: 321 E Okmulgee St  
Legal Description: SEE ATTACHED

### **ORDER TO REPAIR AND/OR TAKE OTHER CORRECTIVE ACTION**

The City of Muskogee identifies unlawful violations of the International Property Maintenance Code (“IPMC”), as adopted by the City of Muskogee under City Codes §18-184 and §18-185, and further identifies structures that have become dilapidated per Oklahoma State Statute Title 11 Section 22-112(C) or abandoned per Section 22-112.4. These violations constitute a public nuisance and must be abated. An exterior inspection of the property and structure you own at the aforementioned address occurred on **03/19/2024** by the City of Muskogee Building Inspector. Below are the findings of the Building Inspector with applicable provisions of the IPMC and/or state statute, as well as, corrective action which is hereby ordered to bring the property into compliance with City Code.

### **FINDINGS BY THE BUILDING INSPECTOR:**

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- The structure is abandoned as defined by Oklahoma Statute Title 11 Section 22-112.4. \*108.2 IPMC
  - Is detrimental to the public health, safety or welfare of the inhabitants of and visitors to the municipality;
  - Causes increased municipal regulatory costs and increased municipal police and fire protection costs; and
  - Devalues abutting and nearby real properties
- Unfit for human habitation / unsafe and dangerous as defined by Oklahoma Statute Title 11 Section 22-112(C) and permits and repairs must be made to make this safe and fit for habitation and occupancy. \*108.1.3 & 108.1.1 IPMC
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### **CORRECTIVE ACTION:**

Rehabilitate or demolish the dilapidated abandoned structure. For rehabilitation, all electrical, plumbing and mechanical systems must be reconnected in good working order in accordance with the respective International Codes; exterior of the property and grounds shall be cleaned and kept in a sanitary, and safe condition. Roof shall be repaired or replaced. Exterior doors and windows must be replaced where necessary to ensure they are in sound condition, good repair, and weather tight. Doors shall provide for the security of occupants within, equipped with a deadbolt lock. Interior doors shall fit reasonably well within the frame, capable of being opened and closed, as intended by the manufacturer. The interior shall be brought to good repair, structurally sound and in a sanitary condition. Accumulated rubbish, trash and debris, including all non-working equipment shall be removed. Any fractures in concrete, masonry, stucco shall be repaired. Pest problems shall be abated.

**You are hereby directed to appear at a hearing to be held on April 18<sup>th</sup> at 11:00 a.m. before the Public Nuisance Review Committee at 229 W. Okmulgee 3<sup>rd</sup> Floor, City Council Chamber, Muskogee, Oklahoma 74401 to determine:**



- 1) Whether your property is dilapidated and has become detrimental to the health, safety, or welfare of the general public and the community as to constitute a public nuisance, and/or
- 2) If the property creates a fire hazard which is dangerous to other property.
- 3) Whether the building is abandoned as set out above.

**Should you fail to appear**, action will be taken in your absence, including but not limited to, action to approve demolition and removal of the structure.

If no permit is obtained and corrective action taken by the date of the hearing listed below, or you wish to dispute the Order to Repair and/or Take Corrective Action ordered by the Building Inspector, **you are directed to appear at a hearing to be held on APRIL 18, 2024 at 11 a.m. before the Public Nuisance Review Committee at 229 W. Okmulgee (3rd Floor), Muskogee, Oklahoma 74401 to determine:** 1) whether your property is dilapidated and has become detrimental to the health, safety, or welfare of the general public and the community as to constitute a public nuisance, or 2) if the property creates a fire hazard which is dangerous to other property, or 3) whether the building is abandoned. Should you fail to appear, action will be taken in your absence, including but not limited to, action to approve demolition and removal of the structure.

You have the right to appeal any decision of the Public Nuisance Review Committee to the UBCAB of the City of Muskogee by filing written notice to the City Clerk at P.O. Box 1927, Muskogee, Oklahoma 74401 within 10 days after the decision is rendered.

**ALL COSTS ASSOCIATED WITH DEMOLITION ABATEMENT WILL BE BILLED TO THE PROPERTY OWNER AND A LIEN WILL BE IMPOSED ON THE PROPERTY TO SECURE PAYMENT.**

**If you have any questions regarding this, you may contact the Code Enforcement Department at (918) 684-6235. If you wish to have the structure voluntarily abated by the City of Muskogee, a discount demolition program is available on a first come first serve basis. If you are interested in this program please contact Michael Brackeen, Code Enforcement Supervisor for more information.**

**Ruben Gonzalez**  
**Code Enforcement Officer**  
**City of Muskogee**

**IPMC References**

- \*108.1.5 – Dangerous Structure or Premises
- \*108.2 – Closing of Vacant Structures
- \*108.1.3 – Structure Unfit for Human Occupancy
- \*108.1.1- Unsafe Structure

A part of Lot 2, in Block 387, of the City of Muskogee, more particularly described as follows: Beginning at the Northeast corner of said Lot 2; thence southerly in a straight line to a point in the South line of said lot which is 9 feet westerly from the Southeast corner thereof; Thence Westerly along the Southerly line of said lot a distance of 100 feet; Thence Northerly in a straight line to a point in the Northerly line of said lot which is 100 feet Westerly from the Northeast corner thereof; Thence Easterly to the point of beginning.

# Building Inspector's Dilapidated Structure Checklist

Case Open Date: MARCH 19, 2024

Case Number: 24-00073379

Address: 321 E OKMULGEE

Code Officer: RUBEN GONZALEZ

Owner's Name WHY FUND INC

Owner Address 321 E OKMULGEE MUSKOGEE, OK 74403

Phone: \_\_\_\_\_ Email: \_\_\_\_\_ (if known)

## Structure Security

Secure  Yes  No

Signs of Recent Entry  Yes  No

What are the signs: \_\_\_\_\_

## Utilities

Active  Yes  No

If Yes,  Gas  Electric  Water

## Construction/Status of the Structure

Number of Floors: 1

Basement  Yes  No

Exterior  Block  Brick  Wood  Metal  Vinyl

Other: \_\_\_\_\_

Roof  Shingle  Metal  Other: Asphalt

Roof Exposed  Yes  No

Open to the Elements  Yes  No

Windows Broken/Open  Yes  No

How many windows are Open/Broken: 2

Location of Broken/Open Windows: North side

Exterior Doors Secured  Yes  No

Hazardous Materials on Site  Yes  No

Conditions present that require immediate action: doors & windows gone

Potential Fire Risk see Attach.  Low  Moderate  High



# Building Inspector's Dilapidated Structure

## Checklist

In the opinion of the Inspector, is the structure:

Abandoned

Yes

No

Unfit for Human Habitation

Yes

No

Appear Unsafe and/or Dangerous

Yes

No

Other Notes:

*100% Burnout*

Inspector's Signature: \_\_\_\_\_

*Jeff Strickland*

Inspector's Name: \_\_\_\_\_

*Jeff Strickland*

Date of Inspection: \_\_\_\_\_

*3-19-24*



CITY OF  
**MUSKOGEE**

Permits & Inspections

**Ruben Gonzalez Jr.**

---

**From:** Aaron L. Mayhugh  
**Sent:** Tuesday, March 19, 2024 10:57 AM  
**To:** Ruben Gonzalez Jr.  
**Subject:** RE: 2612 W Broadway & 321 E Okmulgee  
**Attachments:** Incident-23-0004571.pdf; Incident-23-0004494.pdf; Incident-23-0003640.pdf; Incident-0001971.pdf

Here you go! 321 E Okmulgee is in our system as 301. The fire involved both buildings

---

**From:** Ruben Gonzalez Jr. <[rgonzalez@muskogeeonline.org](mailto:rgonzalez@muskogeeonline.org)>  
**Sent:** Tuesday, March 19, 2024 9:54 AM  
**To:** Aaron L. Mayhugh <[amayhugh@muskogeeonline.org](mailto:amayhugh@muskogeeonline.org)>  
**Subject:** 2612 W Broadway & 321 E Okmulgee

Good morning, Aaron

Wondering if you have the Fire Inspection Reports for the following addresses:  
321 E Okmulgee  
2612 W Broadway

Thank you very much in advance.

***Ruben Gonzalez***  
***Code Enforcement Officer***  
***229 W. Okmulgee Ave.***  
***Muskogee, OK 74401***  
***Office: (918)684-6235***  
***Email: [rgonzalez@muskogeeonline.org](mailto:rgonzalez@muskogeeonline.org)***



# MUSKOGEE FIRE DEPARTMENT

## INCIDENT NUMBER: 0001971

Incident Date: 06/26/2021 | FDID: 51006 | State: OK

Printed on 04/19/2023 @ 16:46

## Exposure #2

### INCIDENT DETAILS

Incident Type: Building fire | Alarms: 1 | Station: 3 | Shift: B | Shift Name: B Shift | District: 1 | Hazardous Material Released: None |  
Property Use: Motor vehicle or boat sales, services, repair | Address: 301 East OKMULGEE Avenue, MUSKOGEE OK 74401 | Location Type: Street address |  
Mixed Use: Row of stores | Shift: B Shift  
Est. Property Losses: 50000 | Est. Property Value: 100000 | Est. Contents Losses: 25000 | Est. Contents Value: 25000

### DATES AND TIMES

Alarm: 06/26/2021 16:32:09 P | Arrival: 06/26/2021 16:35:33 P | Last Unit Cleared: 06/26/2021 22:18:37 P

### ACTIONS TAKEN

Extinguishment by fire service personnel

### AUTHORIZATION

Report Writer: Name: James Hill | Employee Number: 141 | Assignment: E3 | Authorization Date: 06/29/2021 00:00:00 A  
Officer-in-Charge: Name: James Hill | Employee Number: 141 | Assignment: E3 | Authorization Date: 06/29/2021 00:00:00 A

### RESOURCES

**Apparatus #1:** ID: E3 | Type: Engine | Use: Other | Dispatched: 06/26/2021 16:32:09 P | Arrived: 06/26/2021 16:35:33 P | Cleared: 06/26/2021 22:18:28 P  
**Actions Taken:** Extinguishment by fire service personnel | Provide manpower | Provide apparatus  
**Personnel #1:** Name: Cameron Foster  
**Personnel #2:** Name: Matthew J Goodmiller  
**Personnel #3:** Name: James Hill

**Apparatus #2:** ID: R11 | Type: Rescue unit | Use: Other | Dispatched: 06/26/2021 16:32:09 P | Arrived: 06/26/2021 16:35:51 P | Cleared: 06/26/2021 18:17:11 P  
**Actions Taken:** Fire control or extinguishment, other  
**Personnel #1:** Name: Paul Allen  
**Personnel #2:** Name: Brandon D Blevins

**Apparatus #3:** ID: E5 | Type: Engine | Use: Other | Dispatched: 06/26/2021 16:34:53 P | Arrived: 06/26/2021 16:37:12 P | Cleared: 06/26/2021 18:14:16 P  
**Actions Taken:** Extinguishment by fire service personnel | Provide manpower  
**Personnel #1:** Name: Donnie Bennett  
**Personnel #2:** Name: Denver Coffee  
**Personnel #3:** Name: Jeffery Gullett

**Apparatus #4:** ID: E7 | Type: Engine | Use: Other | Dispatched: 06/26/2021 16:32:09 P | Arrived: 06/26/2021 16:37:47 P | Cleared: 06/26/2021 18:34:59 P  
**Actions Taken:** Extinguishment by fire service personnel  
**Personnel #1:** Name: Joe Croftcheck  
**Personnel #2:** Name: Dustin Stafford  
**Personnel #3:** Name: Timothy J Tidwell

**Apparatus #5:** ID: E6 | Type: Engine | Use: Suppression | Dispatched: 06/26/2021 16:32:09 P | Arrived: 06/26/2021 16:39:41 P | Cleared: 06/26/2021 19:36:41 P  
**Actions Taken:** Extinguishment by fire service personnel | Salvage & overhaul  
**Personnel #1:** Name: DeWain Doughty  
**Personnel #2:** Name: Connor N Lee  
**Personnel #3:** Name: Gary Walker

**Apparatus #6:** ID: C32 | Type: Chief officer car | Use: Other | Dispatched: 06/26/2021 16:32:09 P | Arrived: 06/26/2021 16:52:23 P |  
Cleared: 06/26/2021 18:22:55 P  
**Actions Taken:** Extinguishment by fire service personnel  
**Personnel #1:** Name: Mark Etchison



**Apparatus #7:** ID: C33 | Type: Chief officer car | Use: Other | Dispatched: 06/26/2021 16:46:09 P | Arrived: 06/26/2021 17:43:06 P |  
Cleared: 06/26/2021 22:18:37 P  
**Actions Taken:** Investigate  
**Personnel #1:** Name: Aaron Mayhugh

#### RESOURCE COUNTS

**Counts:** Counts Include Mutual Aid: False | Suppression Apparatus Count: 1 | Suppression Personnel Count: 3 | Ems Apparatus Count: 0 |  
Ems Personnel Count: 0 | Other Apparatus Count: 6 | Other Personnel Count: 13

#### PERSONS INVOLVED

**Person #1:** Name: Ascme  
Address: Muskogee OK 74401

#### FIRE DETAILS

**Property Details:** Less Than One Acre: False | # Residential Units: 0 | # Not Residential: True | # Buildings Involved: 0 | Acres Burned: 0  
**On-Site Material:** Material: Motor vehicle parts, not including tires | Storage Use: Bulk storage or warehousing  
**Ignition Details:** Area of Fire Origin: Function areas, other | Heat Source: Heat source: other | Item First Ignited: Structural component or finish, other |  
Type of Material First Ignited: Wood or paper, processed, other | Cause of Ignition: Cause, other (Only used for additional exposures) | Confined To Origin: False  
**Contributing Factors:** Exposure fire  
**Structure Details:** Structure Type: Enclosed building | Building Status: In normal use | Stories Above Grade: 1 | Stories Below Grade: 0 |  
Main Floor Square Feet: 5000 | Story of Fire Origin: 1 | Fire Spread: Beyond building of origin | # Stories w/ Minor Damage: 0 |  
# Stories w/ Significant Damage: 0 | # Stories w/ Heavy Damage: 1 | # Stories w/ Extreme Damage: 0  
**Protective System Details:** Detector Presence: None present | AES Presence: None Present | # Sprinklers Operating: 0

03/21/2024

19 After Order, Requisition or Appeal  
955 S 1st St.  
215 N. Hamilton St.  
Muskogee, OK 74401

4-100 Number: 240007474  
Block Address: 215 N. Hamilton St.  
Legal Description: 0.00 ACRES

**ORDER TO REPAIR AND/OR TAKE OTHER CORRECTIVE ACTION**

The City of Muskogee hereby orders the abatement of the International Property Maintenance Code (IPMC) as defined by the City of Muskogee under City Codes 108.13.1 and 108.13.5 and further abatement provisions that have become delinquent per Oklahoma Statute Title 11 Section 22.112C.14e abandoned per Section 22.11.11. These violations constitute a public nuisance and must be abated. An existing structure of the property and structure is in a state of abandonment as defined per 108.13.1 by the City of Muskogee Building Inspector. Before any other action is taken by the Building Inspector with applicable provisions of the IPMC, and/or other state or local code, corrective action shall be taken to bring the property into compliance with the Code.

**REASONS FOR THE BUILDING INSPECTION:**

- The structure has been abandoned and must be repaired. \*108.13.1 IPMC
- The structure is unsafe. \*108.13.5 IPMC
- The structure is abandoned as defined by Oklahoma Statute Title 11 Section 22.112.4. \*108.13.5 IPMC
  - Is detrimental to the public health, safety or welfare of the inhabitants of and visitors to the municipality.
  - Causes increased municipal regulatory costs and increased municipal public and fire protection costs; and
  - Is a safety hazard and a nuisance to the neighborhood.
- 108.13.5 IPMC for health, safety or welfare as defined by Oklahoma Statute Title 11 Section 22.112C.14e and permits and/or must be made to make this safe and fit for habitation and occupancy. \*108.13.5 & 108.13.1 IPMC
- The structure has an unsafe roof. \*108.13.1
- The structure is open to the elements. \*108.13.5

**CORRECTIVE ACTION:**

Rehabilitation to correct the delinquent abandoned structure for rehabilitation, all electrical, plumbing and mechanical systems must be reconnected in good working order in accordance with the respective International Code; exterior of the property and grounds shall be cleaned and kept in a sanitary and safe condition. If not shall be repaired or replaced. If storm doors and windows must be replaced where necessary to ensure they are in good condition, good repair, and weather tight. Doors shall provide for the security of occupants within, equipped with a double-bolt lock. Interior doors shall fit reasonably well on their frame, capable of being opened and closed, as intended by the manufacturer. The interior shall be brought to good repair, structurally sound and in a sanitary condition. Accumulated rubbish, trash and debris, including all non-working appliances shall be removed. Any fixtures in concrete, masonry, stucco shall be repaired. Pest problems shall be abated.

You are hereby directed to appear at a hearing to be held on **April 17th at 10:00 am** before the Public Nuisance Review Committee at 229 W. Chandler 3<sup>rd</sup> Floor, City Council Chamber, Muskogee, Oklahoma 74401 to determine:

www.muskogeeok.org  
918.682.4230

- Whether your property is dilapidated and has become detrimental to the health, safety, or welfare of the general public and the community as to constitute a public nuisance, and/or
- If the property creates a fire hazard which is dangerous to other property.
- Whether the building is abandoned as set out above.

Should you fail to appear, action will be taken in your absence, including but not limited to, action to approve demolition and removal of the structure.

If no permit is obtained and corrective action taken by the date of the hearing listed below, or you wish to dispute the Order to Repair and/or Take Corrective Action ordered by the Building Inspector, you are directed to appear at a hearing to be held on **April 17th at 10:00 am** before the Public Nuisance Review Committee at 229 W. Chandler 3<sup>rd</sup> Floor, Muskogee, Oklahoma 74401 to determine: 1) whether your property is dilapidated and has become detrimental to the health, safety, or welfare of the general public and the community as to constitute a public nuisance, or 2) if the property creates a fire hazard which is dangerous to other property, or 3) whether the building is abandoned. Should you fail to appear, action will be taken in your absence, including but not limited to, action to approve demolition and removal of the structure.

You have the right to appeal any decision of the Public Nuisance Review Committee to the ICAR of the City of Muskogee by filing written notice to the City Clerk at P.O. Box 1927, Muskogee, Oklahoma 74401 within 10 days after the decision is rendered.

ALL COSTS ASSOCIATED WITH DEMOLITION ABATEMENT WILL BE BILLED TO THE PROPERTY OWNER AND A LHM WILL BE DEPOSITED ON THE PROPERTY TO SECURE PAYMENT.

If you have any questions regarding this, you may contact the Code Enforcement Department at 918.682.4230. If you wish to have the structure condemned by the City of Muskogee, a decision abatement program is available on a fee basis. For more information, if you are interested in the program please contact the Muskogee Code Enforcement Department for more information.

Walter Gonzalez  
Code Enforcement Officer  
City of Muskogee  
IPMC References  
• 108.13.1 - Dangerous Structure or Premises  
• 108.13.5 - Safety of Vacant Structures  
• 108.13.5 - Structural Limit for Human Occupancy  
• 108.13.1 - Unsafe Structure

www.muskogeeok.org  
918.682.4230

A part of Lot 7, in Block 80<sup>th</sup>, of the City of Muskogee, was previously described as follows: Beginning at the Northwest corner of said lot 2, thence generally in a straight line to a point on the South line of said lot, which is 6 feet westerly from the Northwest corner thereof; thence generally along the distance line of said lot 2 a distance of 20 feet; thence generally to a distance line to a point on the North line of said lot which is 10 feet westerly from the Northwest corner thereof; thence generally to the point of beginning.

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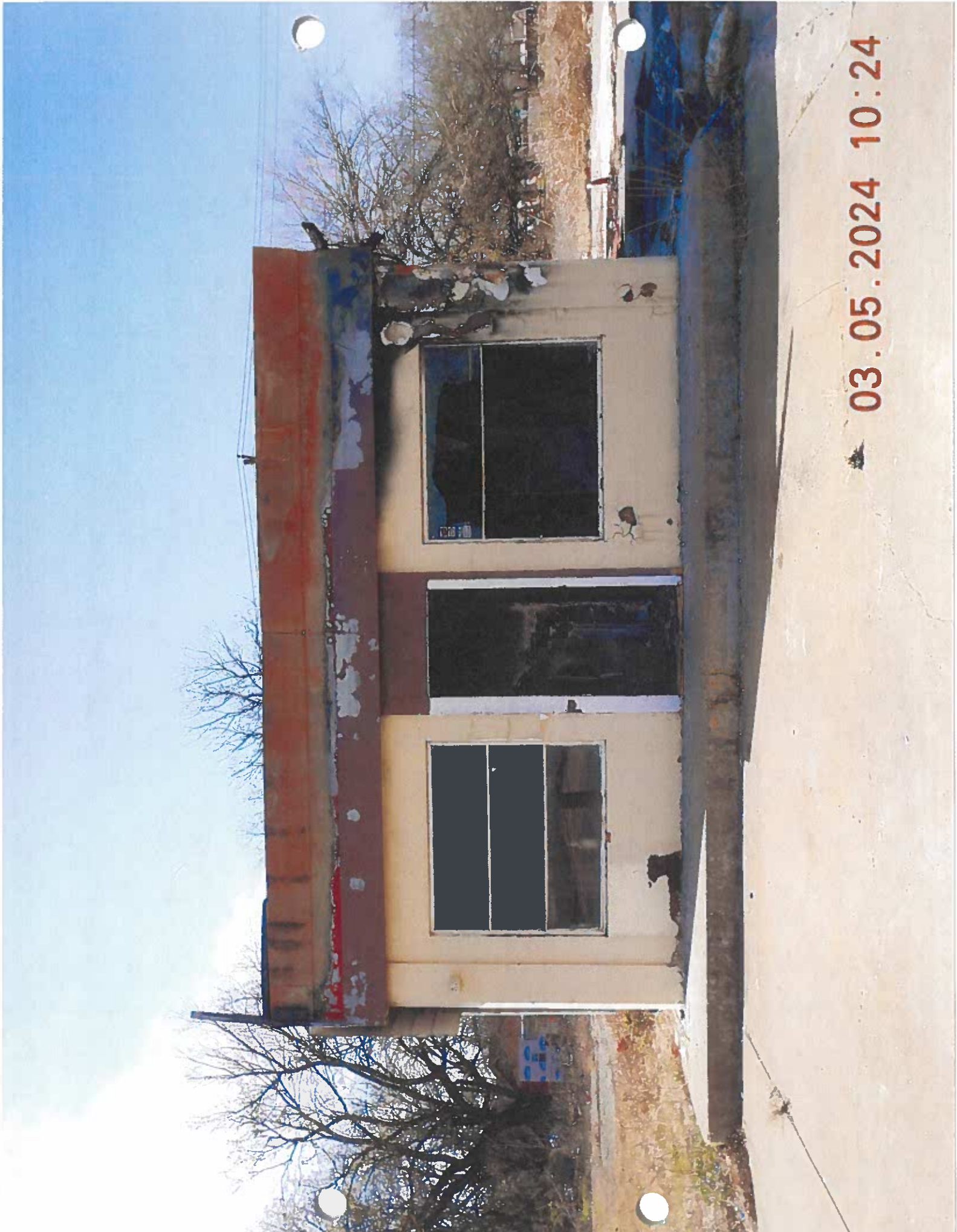
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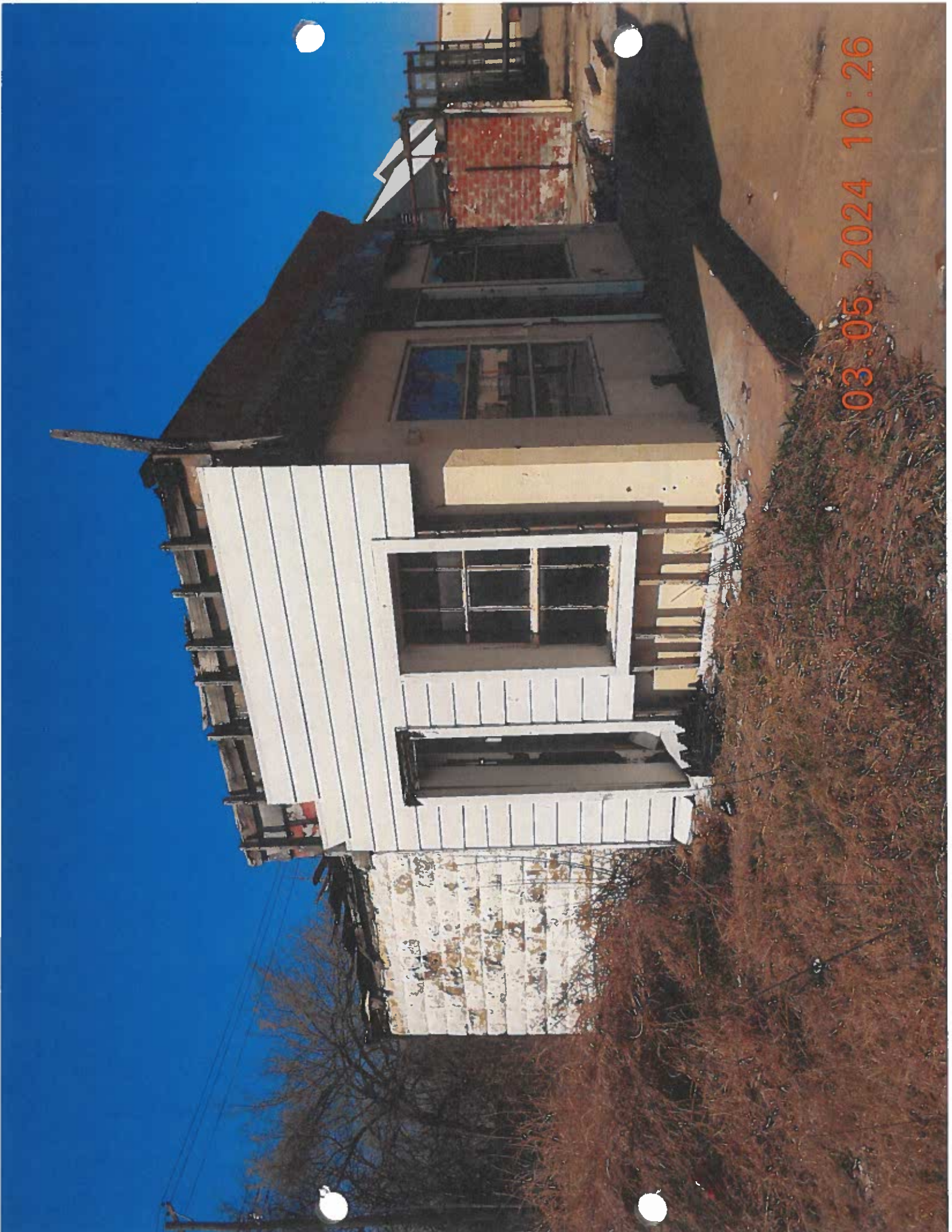
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# Building Inspector's Dilapidated Structure Checklist

Case Open Date: MARCH 19, 2024

Case Number: 24-00073379

Address: 321 E OKMULGEE

Code Officer: RUBEN GONZALEZ

Owner's Name WHY FUND INC

Owner Address 321 E OKMULGEE MUSKOGEE, OK 74403

Phone: \_\_\_\_\_ Email: \_\_\_\_\_ (if known)

## Structure Security

Secure  Yes  No

Signs of Recent Entry  Yes  No

What are the signs: \_\_\_\_\_

## Utilities

Active  Yes  No

If Yes,  Gas  Electric  Water

## Construction/Status of the Structure

Number of Floors: 1

Basement  Yes  No

Exterior  Block  Brick  Wood  Metal  Vinyl

Other: \_\_\_\_\_

Roof  Shingle  Metal  Other: Asphalt

Roof Exposed  Yes  No

Open to the Elements  Yes  No

Windows Broken/Open  Yes  No

How many windows are Open/Broken: 2

Location of Broken/Open Windows: North side

Exterior Doors Secured  Yes  No

Hazardous Materials on Site  Yes  No

Conditions present that require immediate action: doors & windows gone

Potential Fire Risk see Attach.  Low  Moderate  High



# Building Inspector's Dilapidated Structure

## Checklist

In the opinion of the Inspector, is the structure:

Abandoned

Yes

No

Unfit for Human Habitation

Yes

No

Appear Unsafe and/or Dangerous

Yes

No

Other Notes:

*100% Burnout*

Inspector's Signature: \_\_\_\_\_

*Jeff Strickland*

Inspector's Name: \_\_\_\_\_

*Jeff Strickland*

Date of Inspection: \_\_\_\_\_

*3-19-24*



CITY OF  
**MUSKOGEE**

Permits & Inspections

**Ruben Gonzalez Jr.**

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**From:** Aaron L. Mayhugh  
**Sent:** Tuesday, March 19, 2024 10:57 AM  
**To:** Ruben Gonzalez Jr.  
**Subject:** RE: 2612 W Broadway & 321 E Okmulgee  
**Attachments:** Incident-23-0004571.pdf; Incident-23-0004494.pdf; Incident-23-0003640.pdf; Incident-0001971.pdf

Here you go! 321 E Okmulgee is in our system as 301. The fire involved both buildings

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**From:** Ruben Gonzalez Jr. <[rgonzalez@muskogeeonline.org](mailto:rgonzalez@muskogeeonline.org)>  
**Sent:** Tuesday, March 19, 2024 9:54 AM  
**To:** Aaron L. Mayhugh <[amayhugh@muskogeed.org](mailto:amayhugh@muskogeed.org)>  
**Subject:** 2612 W Broadway & 321 E Okmulgee

Good morning, Aaron

Wondering if you have the Fire Inspection Reports for the following addresses:  
321 E Okmulgee  
2612 W Broadway

Thank you very much in advance.

*Ruben Gonzalez*  
*Code Enforcement Officer*  
*229 W. Okmulgee Ave.*  
*Muskogee, OK 74401*  
*Office: (918)684-6235*  
*Email: [rgonzalez@muskogeeonline.org](mailto:rgonzalez@muskogeeonline.org)*



# MUSKOGEE FIRE DEPARTMENT

**INCIDENT NUMBER: 0001971**

Incident Date: 06/26/2021 | FDID: 51006 | State: OK

Printed on 04/19/2023 @ 16:46

## Exposure #2

### INCIDENT DETAILS

Incident Type: Building fire | Alarms: 1 | Station: 3 | Shift: B | Shift Name: B Shift | District: 1 | Hazardous Material Released: None |  
Property Use: Motor vehicle or boat sales, services, repair | Address: 301 East OKMULGEE Avenue, MUSKOGEE OK 74401 | Location Type: Street address |  
Mixed Use: Row of stores | Shift: B Shift  
Est. Property Losses: 50000 | Est. Property Value: 100000 | Est. Contents Losses: 25000 | Est. Contents Value: 25000

### DATES AND TIMES

Alarm: 06/26/2021 16:32:09 P | Arrival: 06/26/2021 16:35:33 P | Last Unit Cleared: 06/26/2021 22:18:37 P

### ACTIONS TAKEN

Extinguishment by fire service personnel

### AUTHORIZATION

Report Writer: Name: James Hill | Employee Number: 141 | Assignment: E3 | Authorization Date: 06/29/2021 00:00:00 A  
Officer-In-Charge: Name: James Hill | Employee Number: 141 | Assignment: E3 | Authorization Date: 06/29/2021 00:00:00 A

### RESOURCES

**Apparatus #1:** ID: E3 | Type: Engine | Use: Other | Dispatched: 06/26/2021 16:32:09 P | Arrived: 06/26/2021 16:35:33 P | Cleared: 06/26/2021 22:18:28 P  
**Actions Taken:** Extinguishment by fire service personnel | Provide manpower | Provide apparatus  
**Personnel #1:** Name: Cameron Foster  
**Personnel #2:** Name: Matthew J Goodmiller  
**Personnel #3:** Name: James Hill

**Apparatus #2:** ID: R11 | Type: Rescue unit | Use: Other | Dispatched: 06/26/2021 16:32:09 P | Arrived: 06/26/2021 16:35:51 P | Cleared: 06/26/2021 18:17:11 P  
**Actions Taken:** Fire control or extinguishment, other  
**Personnel #1:** Name: Paul Allen  
**Personnel #2:** Name: Brandon D Blevins

**Apparatus #3:** ID: E5 | Type: Engine | Use: Other | Dispatched: 06/26/2021 16:34:53 P | Arrived: 06/26/2021 16:37:12 P | Cleared: 06/26/2021 18:14:16 P  
**Actions Taken:** Extinguishment by fire service personnel | Provide manpower  
**Personnel #1:** Name: Donnie Bennett  
**Personnel #2:** Name: Denver Coffee  
**Personnel #3:** Name: Jeffery Gullett

**Apparatus #4:** ID: E7 | Type: Engine | Use: Other | Dispatched: 06/26/2021 16:32:09 P | Arrived: 06/26/2021 16:37:47 P | Cleared: 06/26/2021 18:34:59 P  
**Actions Taken:** Extinguishment by fire service personnel  
**Personnel #1:** Name: Joe Croftcheck  
**Personnel #2:** Name: Dustin Stafford  
**Personnel #3:** Name: Timothy J Tidwell

**Apparatus #5:** ID: E6 | Type: Engine | Use: Suppression | Dispatched: 06/26/2021 16:32:09 P | Arrived: 06/26/2021 16:39:41 P | Cleared: 06/26/2021 19:36:41 P  
**Actions Taken:** Extinguishment by fire service personnel | Salvage & overhaul  
**Personnel #1:** Name: DeWain Doughty  
**Personnel #2:** Name: Connor N Lee  
**Personnel #3:** Name: Gary Walker

**Apparatus #6:** ID: C32 | Type: Chief officer car | Use: Other | Dispatched: 06/26/2021 16:32:09 P | Arrived: 06/26/2021 16:52:23 P |  
Cleared: 06/26/2021 18:22:55 P  
**Actions Taken:** Extinguishment by fire service personnel  
**Personnel #1:** Name: Mark Etchison



Apparatus #7: ID: C33 | Type: Chief officer car | Use: Other | Dispatched: 06/26/2021 16:46:09 P | Arrived: 06/26/2021 17:43:06 P |

Cleared: 06/26/2021 22:18:37 P

Actions Taken: Investigate

Personnel #1: Name: Aaron Mayhugh

#### RESOURCE COUNTS

Counts: Counts Include Mutual Aid: False | Suppression Apparatus Count: 1 | Suppression Personnel Count: 3 | Ems Apparatus Count: 0 |  
Ems Personnel Count: 0 | Other Apparatus Count: 6 | Other Personnel Count: 13

#### PERSONS INVOLVED

Person #1: Name: Ascme  
Address: Muskogee OK 74401

#### FIRE DETAILS

Property Details: Less Than One Acre: False | # Residential Units: 0 | # Not Residential: True | # Buildings Involved: 0 | Acres Burned: 0

On-Site Material: Material: Motor vehicle parts, not including tires | Storage Use: Bulk storage or warehousing

Ignition Details: Area of Fire Origin: Function areas, other | Heat Source: Heat source: other | Item First Ignited: Structural component or finish, other |

Type of Material First Ignited: Wood or paper, processed, other | Cause of Ignition: Cause, other (Only used for additional exposures) | Confined To Origin: False

Contributing Factors: Exposure fire

Structure Details: Structure Type: Enclosed building | Building Status: In normal use | Stories Above Grade: 1 | Stories Below Grade: 0 |

Main Floor Square Feet: 5000 | Story of Fire Origin: 1 | Fire Spread: Beyond building of origin | # Stories w/ Minor Damage: 0 |

# Stories w/ Significant Damage: 0 | # Stories w/ Heavy Damage: 1 | # Stories w/ Extreme Damage: 0

Protective System Details: Detector Presence: None present | AES Presence: None Present | # Sprinklers Operating: 0







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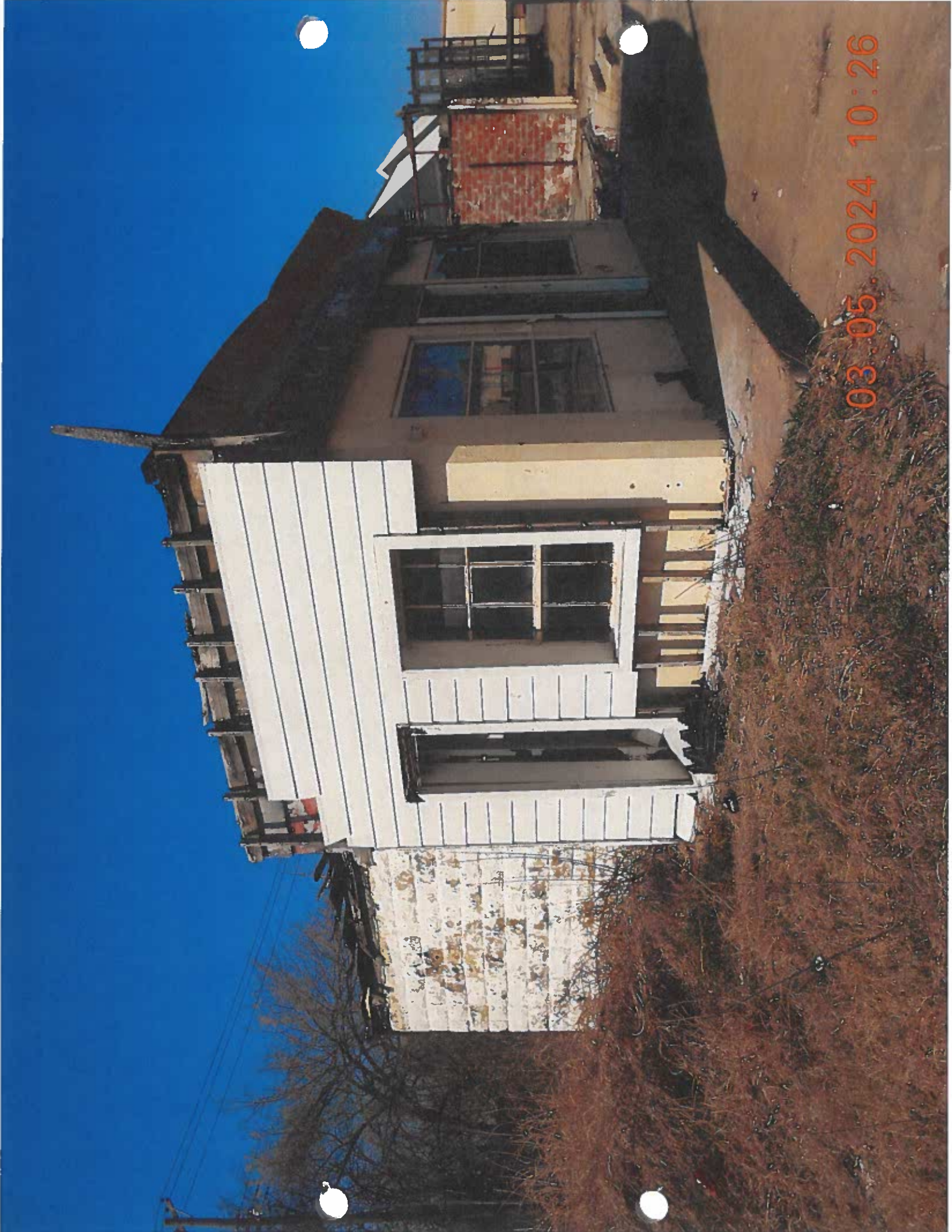
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TJE

in @rest  
Hi Teks

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