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: 02/11/2025

AGENDA PUBLIC NUISANCE REVIEW COMMITTEE FEBRUARY 13, 2025

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. Consider approval of the Public Nuisance Review Committee Meeting Minutes of January 30, 2025, or take other necessary action. (Sarah Winkle)
- 2. Hold a Public Hearing and determine if the personal property located at 516 N 15th, is dilapidated as to constitute a public nuisance, or take other necessary action (City Codes Sec. 38-62). (Sarah Winkle)
- 3. Hold a Public Hearing and determine if the personal property located at 301 N 9TH, is dilapidated as to constitute a public nuisance, or take other necessary action (City Codes Sec. 38-62). (Sarah Winkle)
- 4. Hold a Public Hearing and determine if the personal property located at 430 N 18TH, is dilapidated as to constitute a public nuisance, or take other necessary action (City Codes Sec. 38-62). (Sarah Winkle)

- 5. Hold a Public Hearing and determine if the personal property located at 602 N L, is dilapidated as to constitute a public nuisance, or take other necessary action (City Codes Sec. 38-62). (Sarah Winkle)
- 6. Hold a Public Hearing and determine if the property located at 320 S. 21, 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). (Sarah Winkle)
- 7. Hold a Public Hearing and determine if the property located at 2804 Findlay, 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). (Sarah Winkle)
- 8. Hold a Public Hearing and determine if the property located at 617 Emporia, 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). (Sarah Winkle)
- 9. Hold a Public Hearing and determine if the property located at 1411 Georgetown, 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). (Sarah Winkle)
- 10. Hold a Public Hearing and determine if the property located at 2821 Garland, 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). (Sarah Winkle)

Hold a Public Hearing and determine if the property located at 1710 Cherokee, 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 and should be demolished, or take other necessary action (11 O.S. 22-112(C); 11 O.S. 22-112.4). (Sarah Winkle)

ADJOURN

1.

Meeting Date: 02/13/2025

AGENDA ITEM TITLE

Consider approval of the Public Nuisance Review Committee Meeting Minutes of January 30, 2025, or take other necessary action. (Sarah Winkle)

BACKGROUND

Consider approval of the Public Nuisance Review Committee Meeting Minutes of January 30, 2025.

RECOMMENDED ACTION

Approve meeting minutes.

Fiscal Impact

Attachments

Minutes

MINUTES

OF THE PUBLIC NUISANCE REVIEW COMMITTEE OF THE CITY OF MUSKOGEE, OKLAHOMA MET IN A REGULAR CALL SESSION IN THE INSPECTIONS BUILDING, MUSKOGEE, OKLAHOMA JANUARY 30, 2025

The Public Nuisance Review Committee of the City of Muskogee, Oklahoma, met in a Regular Schedule Meeting at 11:00 a.m., on JANUARY 30, 2025, at 229 W. Okmulgee Ave., 3rd Floor, Council Chambers, Muskogee, Oklahoma.

The meeting was called to order and the roll was called as follows:

Present: Sarah Winkle, Chairperson; Codale Ford, Committee Member; Brent Roberts,

Committee Member

Staff Present: Corinne Storey, Secretary

1. Consider approval of the Public Nuisance Review Committee Meeting Minutes of January 16, 2025, or take other necessary action. (Sarah Winkle)

Motion was made by Committee Member Codale Ford, seconded by Committee Member Brent Roberts to approve the Public Nuisance Review Committee Meeting Minutes of January 16, 2025.

AYE: Chairperson Sarah Winkle, Committee Member Codale Ford, Committee Member Brent Roberts

Carried - Unanimously

2. Hold a Public Hearing and determine if the personal property located at 317 Independence, is dilapidated as to constitute a public nuisance, or take other necessary action (City Codes Sec. 38-62). (Sarah Winkle)

Sarah Winkle stated the code officer said it is still in the same condition and nothing has been done.

Motion was made by Committee Member Brent Roberts, seconded by Chairperson Sarah Winkle to determine that the personal property located at 317 Independence, is dilapidated as to constitute a public nuisance and should be removed.

AYE: Chairperson Sarah Winkle, Committee Member Codale Ford, Committee Member Brent Roberts

Carried - Unanimously

3. Hold a Public Hearing and determine if the personal property located at 1222 Baltimore, is dilapidated as to constitute a public nuisance, or take other necessary action (City Codes Sec. 38-62). (Sarah Winkle)

Sarah Winkle stated the code officer said it is still in the same condition and nothing has been done.

Motion was made by Committee Member Brent Roberts, seconded by Committee Member Codale Ford to determine that the personal property located at 1222 Baltimore, is dilapidated as to constitute a public nuisance and should be removed.

AYE: Chairperson Sarah Winkle, Committee Member Codale Ford, Committee Member Brent Roberts

Carried - Unanimously

4. Hold a Public Hearing and determine if the property located at 2824 Denison, 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). (Sarah Winkle)

Sarah Winkle stated that this is strictly for Administrative Clean-Up purposes. This item was tabled with out a motion being made to do so and setting a specific date for it to be tabled to. This is being brought back to correct this error and correct the motion and set a date for the item to be returned to.

Motion was made by Committee Member Codale Ford, seconded by Chairperson Sarah Winkle to table the item for 6 months allowing the owner to remodel and to revisit progress of this property at the July 24, 2025 hearing.

AYE: Chairperson Sarah Winkle, Committee Member Codale Ford, Committee Member Brent Roberts

Carried - Unanimously

5.	Hold a Public Hearing and determine if the property located at 2825 Findlay, 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). (Sarah Winkle)
	Codale Ford stated that this is strictly for Administrative Clean-Up purposes. This item was tabled with out a motion being made to do so and setting a specific date for it to be tabled to This is being brought back to correct this error and correct the motion and set a date for the item to be returned to.
	Motion was made by Chairperson Sarah Winkle, seconded by Committee Member Codale Ford to table the item for 6 months allowing the owner time for demolition and move this to the July 24, 2025 PNRC hearing.
	AYE: Chairperson Sarah Winkle, Committee Member Codale Ford, Committee Member Brent Roberts
	Carried - Unanimously
With r	no further business, the meeting was adjourned.

CORINNE STOREY, SECRETARY

SARAH WINKLE, CHAIRPERSON

2.

Meeting Date: 02/13/2025

AGENDA ITEM TITLE

Hold a Public Hearing and determine if the personal property located at 516 N 15th, is dilapidated as to constitute a public nuisance, or take other necessary action (City Codes Sec. 38-62). (Sarah Winkle)

BACKGROUND

LEGAL DESCRIPTION

Lot Twelve (12) less the North five (5) feet thereof in Block 226, City of Muskogee, County of Muskogee and State of Oklahoma, according to the recorder plat thereof.

VIOLATIONS FOUND:

• OFFICE CHAIR, FRYER, LIVING ROOM CHAIR ON PORCH

CORRECTIVE ACTION REQUESTED:

REMOVE ITEMS FROM PUBLIC VIEW BY FEBRUARY 13TH 2025

RECOMMENDED ACTION

Make a determination that the personal property is dilapidated and constitutes a public nuisance and should be abated from the property.

Fiscal Impact

Attachments

PROPERTY PIC 1



Meeting Date: 02/13/2025

AGENDA ITEM TITLE

Hold a Public Hearing and determine if the personal property located at 301 N 9TH, is dilapidated as to constitute a public nuisance, or take other necessary action (City Codes Sec. 38-62). (Sarah Winkle)

BACKGROUND

LEGAL DESCRIPTION

The South 50 feet of the East 100 feet of Lot 6 in Block 208 in the City of Muskogee, according to the official plat thereof, Muskogee County, State of Oklahoma.

VIOLATIONS FOUND:

• CARPET, AND OTHER TRASH AND DEBRIS ON LAWN

CORRECTIVE ACTION REQUESTED:

REMOVE ITEMS FROM PUBLIC VIEW BY FEBRUARY 13TH 2025

RECOMMENDED ACTION

Make a determination that the personal property is dilapidated and constitutes a public nuisance and should be abated from the property.

Fiscal Impact

Attachments

PROPERTY PIC 1

3.



4.

Meeting Date: 02/13/2025

AGENDA ITEM TITLE

Hold a Public Hearing and determine if the personal property located at 430 N 18TH, is dilapidated as to constitute a public nuisance, or take other necessary action (City Codes Sec. 38-62). (Sarah Winkle)

BACKGROUND

LEGAL DESCRIPTION

The North Half Lot 11 in Block 217 in the City of Muskogee, according to the official plat thereof, Muskogee County, State of Oklahoma.

VIOLATIONS FOUND:

• HEADBOARD AND FOOT BOARD AND TRASH AND DEBRIS ON PORCH

CORRECTIVE ACTION REQUESTED:

REMOVE ITEMS FROM PUBLIC VIEW BY FEBRUARY 13TH 2025

RECOMMENDED ACTION

Make a determination that the personal property is dilapidated and constitutes a public nuisance and should be abated from the property.

Fiscal Impact

Attachments

PROPERTY PIC 1



Meeting Date: 02/13/2025

AGENDA ITEM TITLE

Hold a Public Hearing and determine if the personal property located at 602 N L, is dilapidated as to constitute a public nuisance, or take other necessary action (City Codes Sec. 38-62). (Sarah Winkle)

BACKGROUND

LEGAL DESCRIPTION

Lot 3 in Block 455 in the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma.

VIOLATIONS FOUND:

IN-OPERABLE VEHICLE ON AN UNPAVED SURFACE ON THE SOUTH SIDE OF THE HOUSE, BICYCLE PARTS, PLASTIC TOTES ON THE FRONT PORCH AND YARD, HOUSEHOLD FURNITURE IN THE YARD ETC. AND TRASH AND DEBRIS ON PROPERTY.

• CORRECTIVE ACTION REQUESTED:

REMOVE FROM PUBLIC VIEW BY 2/08/25

RECOMMENDED ACTION

Make a determination that the personal property is dilapidated and constitutes a public nuisance and should be abated from the property.

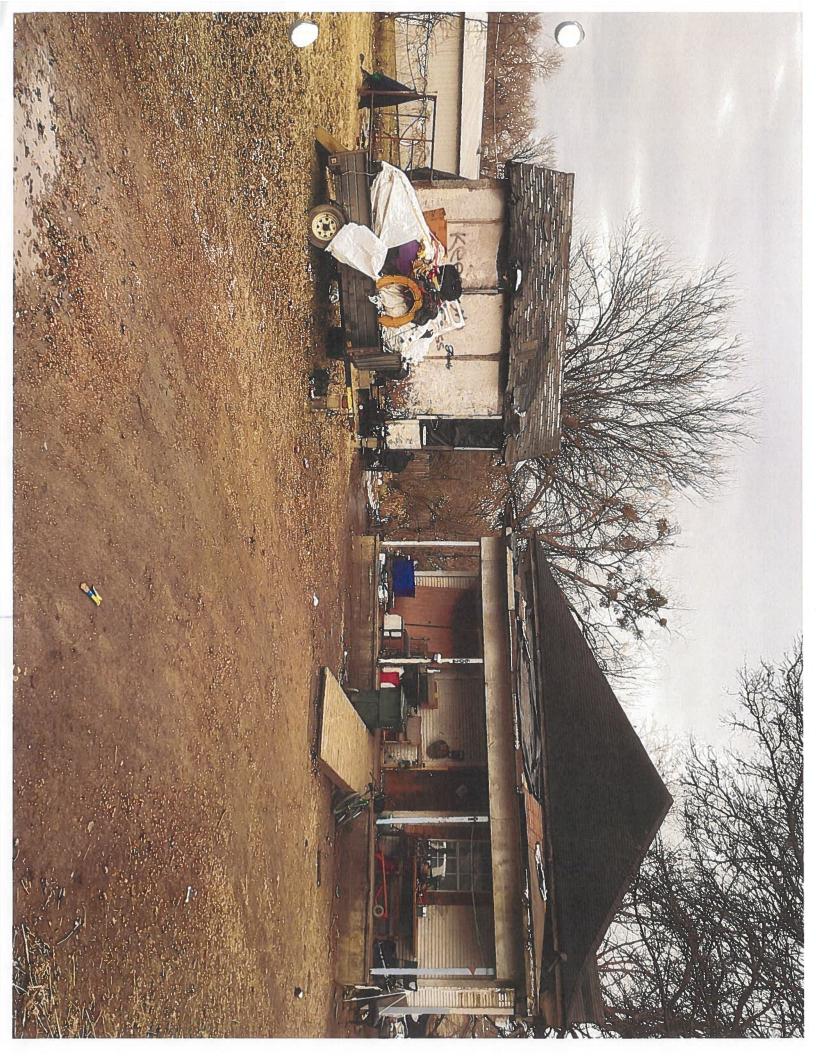
Fiscal Impact

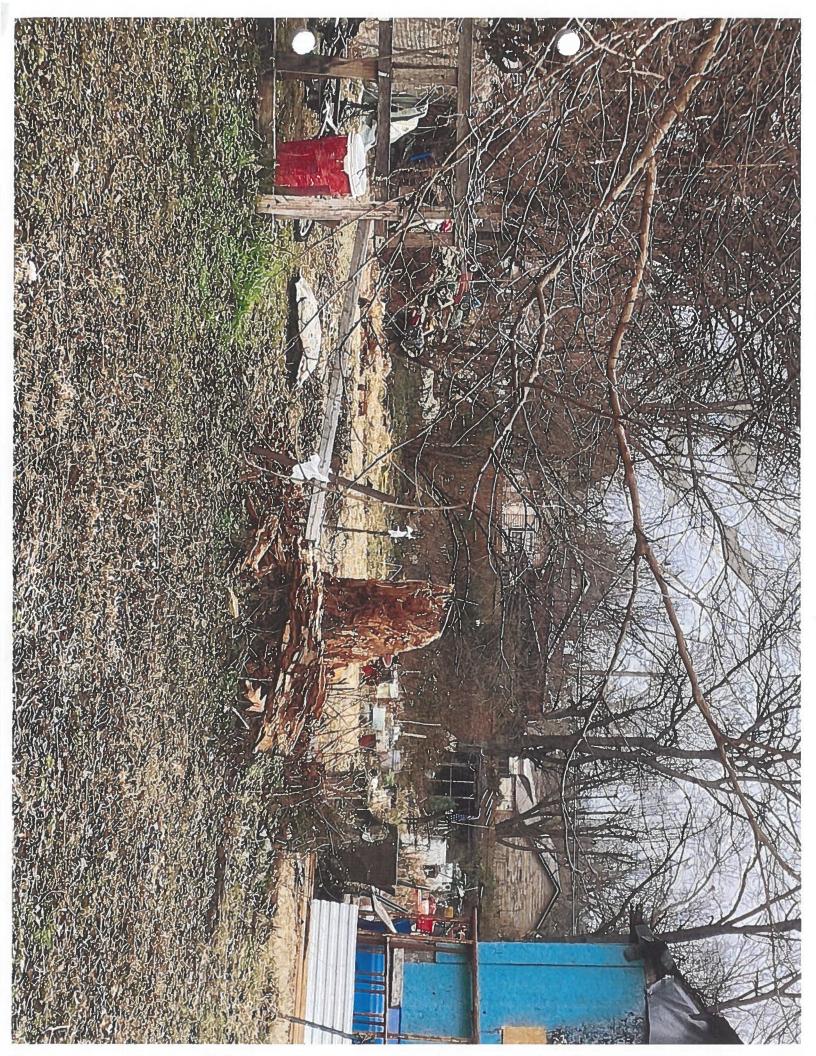
Attachments

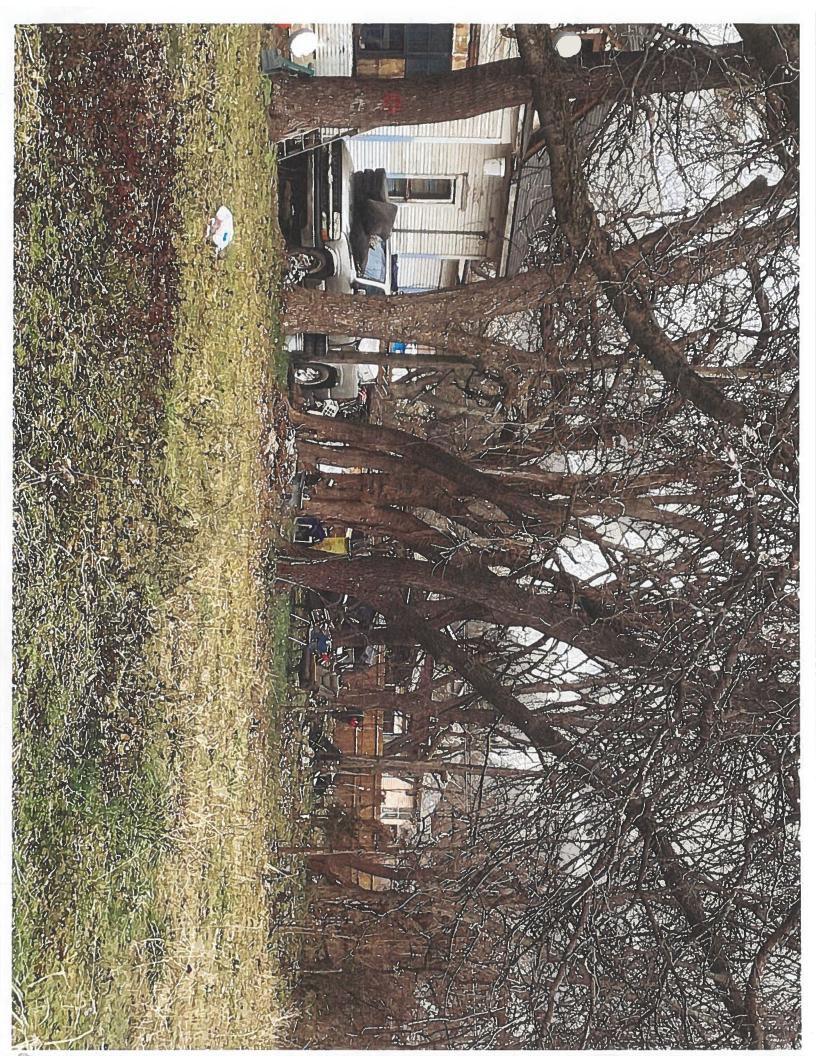
PROPERTY PIC 1

PROPERTY PIC 2

PROPERTY PIC 3







Meeting Date: 02/13/2025

AGENDA ITEM TITLE

Hold a Public Hearing and determine if the property located at 320 S. 21, 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). (Sarah Winkle)

BACKGROUND

LEGAL DESCRIPTION

320 S 21st Muskogee Ok also known as the North 60 feet of lots 9 and 10 in Block One of Higgins Addition to the City of Muskogee

An exterior inspection of the property and structure you own at the aforementioned address occurred on 09/03/2024 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
 - o 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
- The structure is open to the elements. *108.1.5

Corrective Actions listed in the letter to the owner were as follows:

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.

R	F	$^{\sim}$	M	M	FN	DE	$D \Delta$	CT	IO	N
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Make a determination.

Fiscal Impact

Attachments

Complete Case File



Dilapidated Structures Checklist

Case Open Date:
Case Number: <u>24-75373</u>
Address: 320 S 21 st
Officer:
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
Deopy of Land Records to verify Property Owner(s) and Mortgage/Lien Holder(s)
Copy of any SOS Listings (as needed)
Copy of any Death Certificates, Probate, and/or Trust Documents (as needed)
Copy of the Fire Damage Report (as needed)
Date PNRC Hearing Notice Letter to all Stakeholders: 1-21-25
Certified Mailing Receipt attached to a copy of the letter(s)
Building Inspector's Report Code Enforcement
☐ Images of Notice Posted on Structure for PNRC Hearing
Date of Publication in the Muskogee Phoenix: 1-22-25
Affidavit of Publication
Reviewed By ¹ :
Auch Winkle Parents of Community Payelenment
Sarah Winkle, Deputy Director of Community Development Date
Codale Ford, Chief Code Officer Date
Date
☐ Waivers: (If checked at any point does not need to proceed through the process below).
ALMIAGES - III CHACKAG OF GUA BOILE GOES HOT HERD TO BLOCKED TULOUGH THE BLOCKES BEIOM !

2-13-25

¹ Review of the file will be conducted the week before the scheduled PNRC.

Date of the PNRC Hearing: 2-13-25	<u>.</u>					
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 ² :	GEE					
Code Enforcen	nent					
Sarah Winkle, Deputy Director of Community Development	Date					
Codale Ford, Chief Code Officer	Date					
UBCAB Decision Appealed						
□ Copy of Appeal Stamped by City Clerk Attached						

 $^{^{2}}$ Review of the file will be conducted the week before the scheduled UBCAB.

Final Review By:

Signature	Date Approved
Jody King, Director of Comm	unity Development
Signature	Date Approved
M(USKOGE
	Code Enforcement
	tornev
Katrina Bodenhamer, City At	

RENT-TO-OWN CONTRACT 1005

Landowner: Sherlock Homes Inc. Tenant(s): Deborah Nigh and Steven Nigh Mailing Address: P.O. Box 413 Kansas, Ok 74338 Rental Property Description: 320 S. 21*, Muskogee, OK, also known as, The North 60 feet of Lots 9 and 10 in Block One of Higgins Addition to the City of Muskogee. Agrees as follows: Tenant will rent this property for \$256.00 per month, payable on the 5th day of each month for 120 months at P. O. Box 350, Schulter, OK 74460, beginning the 5th day of **July, 2009**. If rent is not received by the 5th day of month, a \$5.00 per day late fee will be added. All returned checks will be charged an additional fee of \$25.00. Any improvements of any kind, permanent or otherwise, to property will be made at tenant(s) expense and will remain if tenant(s) vacates property for any reason. Landowner DOES NOT insure any belongings of Lessee. This is a triple-net lease. Tenant must pay for all repairs, taxes This Contract is voided if: Any payment is over 15 days late. _______ 5/1/N City condemns property. 5NNotice is received from city regarding Trash and/or Disrepair of Property and after 10 days of receiving such notice, tenant has not made necessary changes. _____, 51/____ \(\sigma\) Any Drug-Related arrests are made at this address.____ Tenant(s) has option of buying this house for \$1.00 after paying rent on time for 120 months, or buying home at any time during this contract for a total of \$19,000.00, less \$100.00 per payment made on time. 5NParties acknowledge \$500.00 non-refundable initiation payment has been received by Sherlock Homes Inc. SM = DNTenant waives any future claims against landowner. ____SN__

Date

6-4-09

& insurance.

Landowner

U.S. Postal Service™ 급 **CERTIFIED MAIL® RECEIPT** Domestic Mail Only 2655 For delivery information, visit our website at www.usps.com².

Muskosee; OK 74481 Certified Mail Fee \$4.35 86 S
Extra Services & Fees (check box, add feed print prints)

Return Receipt (hardcopy)
S H ☐ Return Receipt (electronic) \$0.00 Postmark 5270 Certified Mail Restricted Delivery S # 11 (10) Here Adult Signature Required \$ -40.00 Adult Signature Restricted Delivery S Postage 40.78 07.70 total Postage and Fees 9589

Doc Stamps: \$

Property Address: 320 S 21st St Muskogee, Ok 74401

Buyer Mailing Address: 320 S 21st St Muskogee, Ok 74401

QUIT CLAIM DEED

THIS INDENTURE is made this 14th _____ day of _January____, 2025, between Eastgate Gardens LLC Grantor(s) and Deborah and Steve Nigh Grantee(s)

WITNESSETH, that said Grantors, in consideration of the sum of one dollar(\$1), the receipt of which is hereby acknowledged, do hereby quitclaim, grant, bargain, sell and convey unto said Grantee, their heirs and assigns, all of their right, title, interest, estate and every claim and demand, both at law and in equity, in and to all the following described real estate located in the County of Muskogee State of Oklahoma, to-wit:

north 60 feet of lots 9 and 10 in Block 1 of Higgins Addition to the city of Muskogee aka 320 S. 21st St., Muskogee, Oklahoma

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

TO HAVE AND TO HOLD the above described premises unto the Grantee, and to the heirs, and assigns of the survivor forever, so that neither the said Grantors or any person in their name and behalf, shall or will hereafter claim or demand any right or title to the said premises and forever barred.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands the day and year above written.

Best Sweener ! BY: IT'S:	for East Gotte Gordens IIC
State of Oklahomp	ACKNOWLEGEMENT
County of Okangee 351	

Before me, the undersigned, a Manay Public, in and for said County and State, on this 14 day of John 2025, personally appeared, Eastgate Gardens LLC, to me known to be the identical person(s) who executed the within and foregoing instrument and acknowledged to me that they executed same as their free and solution used for the uses and purposes therein set forth.

In Witness Whereof. I however set my official signature and attitued my notarial seal the day and year last above transen.

Comm Expires: 8/15/24

o booch



i-2020-006399 Book 4692 Pg: 586 Pg 0586-0586 06/26/2020 2:48 pm \$ 18.00 \$ 0.00 Dianna Cope - Muskogee County Clerk State of Oklahoma

QUITCLAIM DEED

THIS QUITCL	AIM DEED,	Executed this	day of	2020

by first party, Grantor,

JAMES NATHANIEL MONKS

whose address is

29200 Sherlock Ln Henryetta, OK 74437

to second party, Grantee,

Eastgate Gardens, LLC

whose address is

29200 Sherlock Ln Henryetta, OK 74437

WITNESSETH, That the said first party, for good consideration and for the sum of One dollar (\$1.00) and other consideration paid by the said second party, the receipt whereof is hereby acknowledged does hereby remise,, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Muskogee, State of Oklahoma to wit:

320 S 21st Muskogee OK also known as the North 60 feet of Lots 9 and 10 in Block One of Higgins Addition to the City of Muskogee

Seller swears that he is the sole owner of said property to the best of his knowledge.
IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first
aboye written, Signed, sealed and delivered in the presence of:
(Signature of First Party) Self to UC -
(Sighature of First Party) Self to UC -
James Mathaniel Monks
(Printed Name of First Party)

State of Oklahoma County of Okmulgee)

On the <u>23rd</u> day of <u>June</u>, 2020, personally appeared <u>James N. Monks</u> to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged before me that they executed the same

(Notary Public)



#18003993

Tax Roll Inquiry

Muskogee County Treasurer

Shelly Sumpter, Treasurer

400 West Broadway, Rm 220 Muskogee, OK 74401

Phone: 918-682-0811

Fax: 0--

E-Mail: jessica.smith@muskogeetreasurer.org





Owner Name and Address

EASTGATE GARDENS, LLC 29200 SHERLOCK LN HENRYETTA OK 74437-0000

Taxroll Information

Tax Year: 2024

Property ID: 2840-27-001-009-2-099-09

Location: 320 S 21 MUS

School District: 20A MUSKOGEE Mills: 108.96

Type of Tax : Real Estate

Tax ID: 9896

Legal Description and Other Information:

HIGGINS N60 LOTS 9 & 10 BLOCK 1

Assessed Valuations	Amount
Land	205
Improvements	674
Net Assessed	879
Tax Values	Amount
Base Tax	96.00
Penalty	0.00
Fees	0.00

Tax Values	Amount
Payments	96.00
Total Paid	96.00
Total Due	0.00

Date	Receipt	Paid With	Payment For	Amount	Paid By
10/29/2024	2616	Check	Taxes	96.00	EASTGATE GARDENS, LLC->Check# 5704

Login (build: 27549:20241127.4)
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Muskogee County Report

Parcel: 2840-27-001-009-2-099-09

As of: 12/18/2024

ID: 510009896

Subdivision: HIGGINS

Block / Lot: 0001 / 0009 S-T-R: N/A

Physical Address: 320 S 21

Property Information

Property Owner

Name: EASTGATE GARDENS, LLC

Mailing Address: 29200 SHERLOCK LN

HENRYETTA, OK 74437-

Type: (RI) Res. Improv.

Tax Dist: (32) 20A-MUSKOGEE

Size (Acres): 0.000

Extended Legal: HIGGINS N60 LOTS 9 &; 10 BLOCK 1

Market and Assessed Values:

	Fair Cash	Taxable Fair Cash	Full Assessed (11.00% Market Value)
Land:	\$3,000	\$1,864	\$205
Building:	31,992	6,126	674
Total:	\$34,992	\$7,990	\$879

Land:

Land Use	Size	Units
LOT AREA	6000.00	SQFT

Deed Transfers:

Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantor	Code	Туре
6/23/2020	4692	586	Q	0.00	\$0	MONKS, JAMES NATHANIEL	N	
4/11/2002	2950	257	Q	6.75	\$4,500	OLIVER, JOHN A	Valid	
4/10/2002	2950	111	Q	1.50	\$1,000	ALEXANDER, ADELE L	Valid	
1/1/1900	2051	288		0.00	\$0	COVERT, WESLEY ETAL	Unval.	
1/1/1900	1710	400		21.75	\$14,500	BEALL, ADELE	Valid	

Muskogee County Report

Parcel: 2840-27-001-009-2-099-09

As of: 12/18/2024

ID: 510009896

Details for Residential Card 1:

Occupancy	Story	Construction	Total Liv	Grade	Year Buil	t Age	Condition	Beds
Single Family	ONE+	Frame, Plywood or Hardboard	1,894	3	1930	95	Low	4

Exterior Wall: Frame, Plywood Roof Cover: Composition Shingle

Heat / Cool: ElecBase Remodeled:

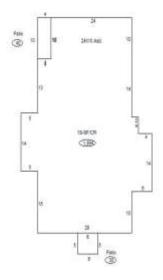
Base Structure:

Item	Label	Description	Area
1	FIREPLACE	FIREPLACE	1
2	Patio - Covere	d Patio - Covered	30
3	Patio - Covere	d Patio - Covered	40

Outbuildings and Yard Improvements:

Item	Size/Dim	Quality	Age
FIREPLACE	1		
Patio - Covered	30		
Patio - Covered	40		

Sketches



Parcel: 2840-27-001-009-2-099-09

As of: 12/18/2024

Photos







ID: 510009896

Muskogee County Report

ID: 510009896

Parcel: 2840-27-001-009-2-099-09

As of: 12/18/2024

Map:



Search results in Muskogee County

Your search: "EASTGATE GARDENS, LLC" | Monitor •

Tresult (0.03 seconds) Modify search Scanding Recorded Instrument Type Book Page(s) Grantor Grantee Legal Description Images From January, 1990

1 Muskogee 06/26/2020 2020-006399 Deed 004692 0586 MONKS, JAMES NATHANIEL EASTGATE GARDENS LLC HIGGINS B1 L1 Partial 1: View HIGGINS B1 L10 Partial

Business Services Notary Charitable Organizations Open Meetings Agricultural Liens Executive Legislative

Home : Business Services : Corp Search : Corp Information

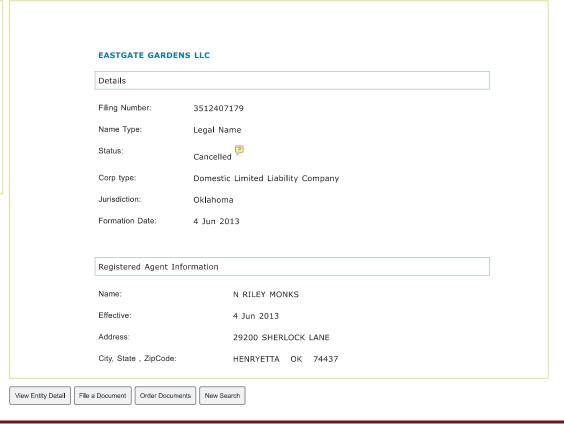
Entity Summary Information

Select the buttons below to file or place an order. $\ensuremath{\,^{\circ}}$

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.



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AFFIDAVIT OF PUBLICATION

County of Muskogee, State of Oklahoma

The Muskogee Phoenix 214 Wall S

Muskogee, Ok, 74402 918-684-2858 CASE.

PNRC 2-13-25

I, Kristing Hight, of lawful age, being duly sworn upon bath, 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 Cklahoma. 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:

FOR Kristina Hight REVIN KIZZIA

Signed and swom to before me On this 22 day of JAN 2025

Julia Mc Wethy, Notary Public My Commission expires: 10-17-2025

Commission # 17009583

(SEAL)

JULIA MCWETHY
Many Philo in and for the
deate of Cleanors
Commission #1700869
My Commission appear 10/17/2029

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Fee: S

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Published in The Muskogee Phoents on Jenuary 22, 2025

NOTICE AND ORDER TO PROPERTY OWNERS

You are hereby notified that the properties listed below were found unable or untit for human occupancy at an administrative hearing held before the Building Official. Because you have falled 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 propbns betsog ed lilw ytre placerded 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 dilepidated and has become detrimental to the health, safety, or welfare of the general public and the community, or if the property creates a lire hazard which is dangerous to other property.

You are hereby ordered to appear at said hearing in front of the City of Muskogee Public Nulsance Review Committee on the: February 13, 2026 at 11:00AM in the City Councli Chambers on the third floor of the City Hall at 229 West Oknuigee. You have the right to appear at the scheduled hearing and present evidence related to the above listed property. If you fall 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, Oklahama.

Should you tail 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. Fallure to pay within six (6) months of the statement will result in the costs being metalist has an act 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 Musicope Code Enforcement Department at (918) 684-6235.

320 S. 21

320 S 21ST MUSKOGEE OK also known as the North 60 feet of Lots 9 and 10 Block One of Higglins Addition to the City of Muskogee

410 N 13

MUSKOGEE COUNTY, Oldahoma to-wit: MUSKOGEE OT \$50 LOT 3 BLOCK 212

605 n 17

The North 35 feet and the South 10 of the North 45 feet of the East 94 feet of Lot 1 in Block 263 in the City of Musicoge, according to the official plat thereof, Musicoge County, State of Oldahoma.

617 EMPORIA

A part of Lot 1 in Block 188 in the City of Musicogee, more particularly described as follows, to-wit: Beginning at the Northwest Corner of said Lot 1; and runthence in a Southerly direction along West line of said Lot a distance of 138 feet; Thence in an Easterly direction and parallel with the North line of said Lot a distance of 30 feet; Thence in a Northerly direction to a point on the North line of sald Lot 44 feet East of the Northwest Corner thereof: Thance in a Westerly direction along the North line of said Lot a distance of 44 feet to the Point of Beginning, Muskogee County, State of Oldahoma.

1411 Georgetown

Lot 2 Block 138 in the City of Muskagee, according to the official plat thereof, Muskagee County, Oktahorns

1710 S. Cherokee

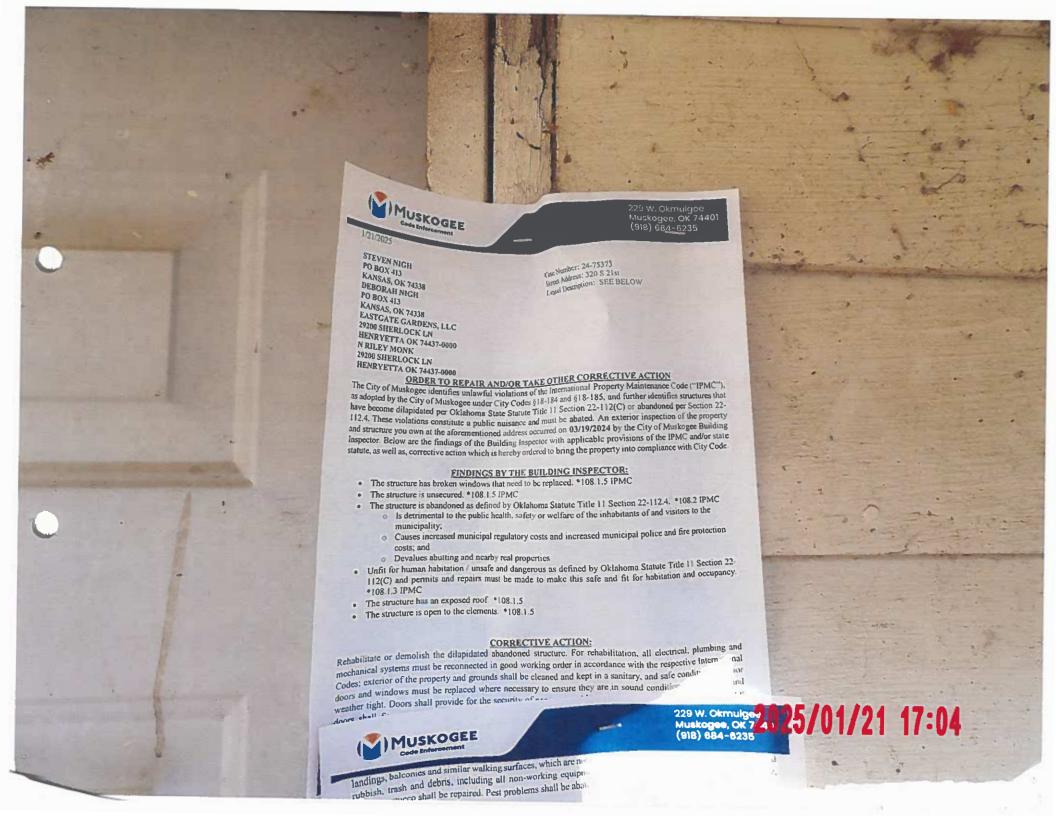
MUSKOGEE COUNTY, Oldahoma to-wit: T15N R18E 835 FARM-LAND IN MUSKOGEE 880 N420 W210 NW SW SW

2821 Garland

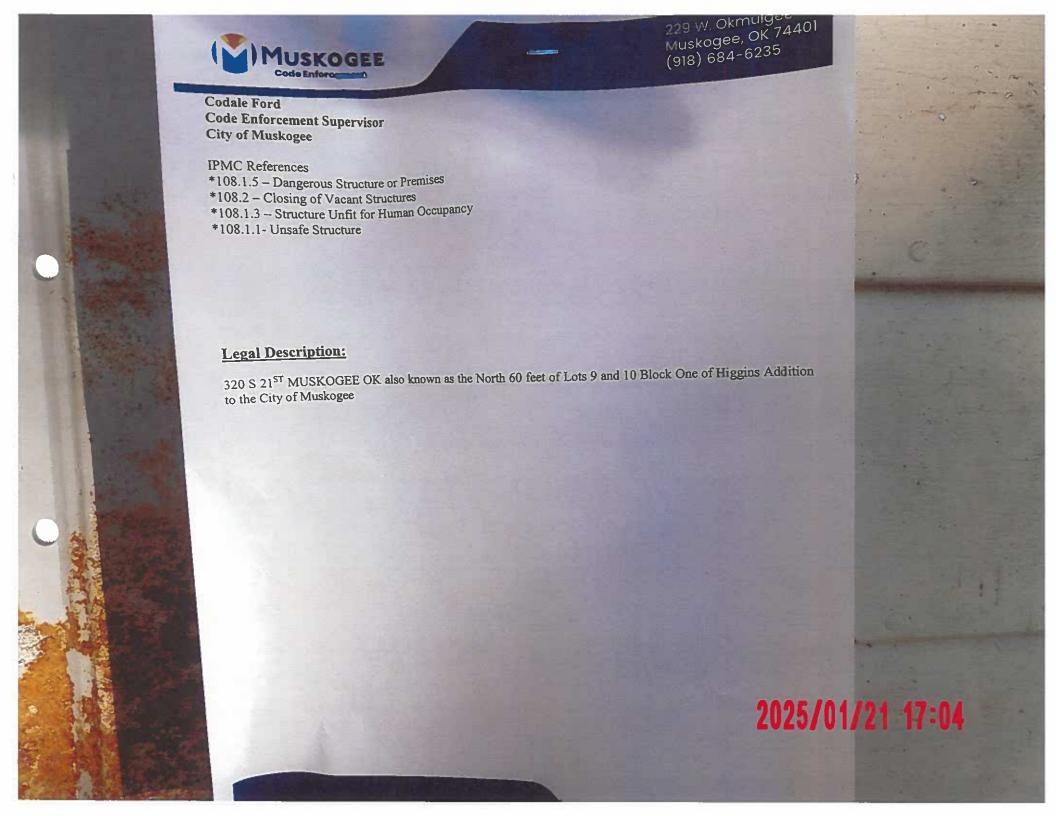
Lot 6 in Block 8 of West Park Addition to the City of Muskogee, according to the official plat thereof, and the N/2 of adjacent alley, Muskogee County, State of Citahoma

2804 Findlay

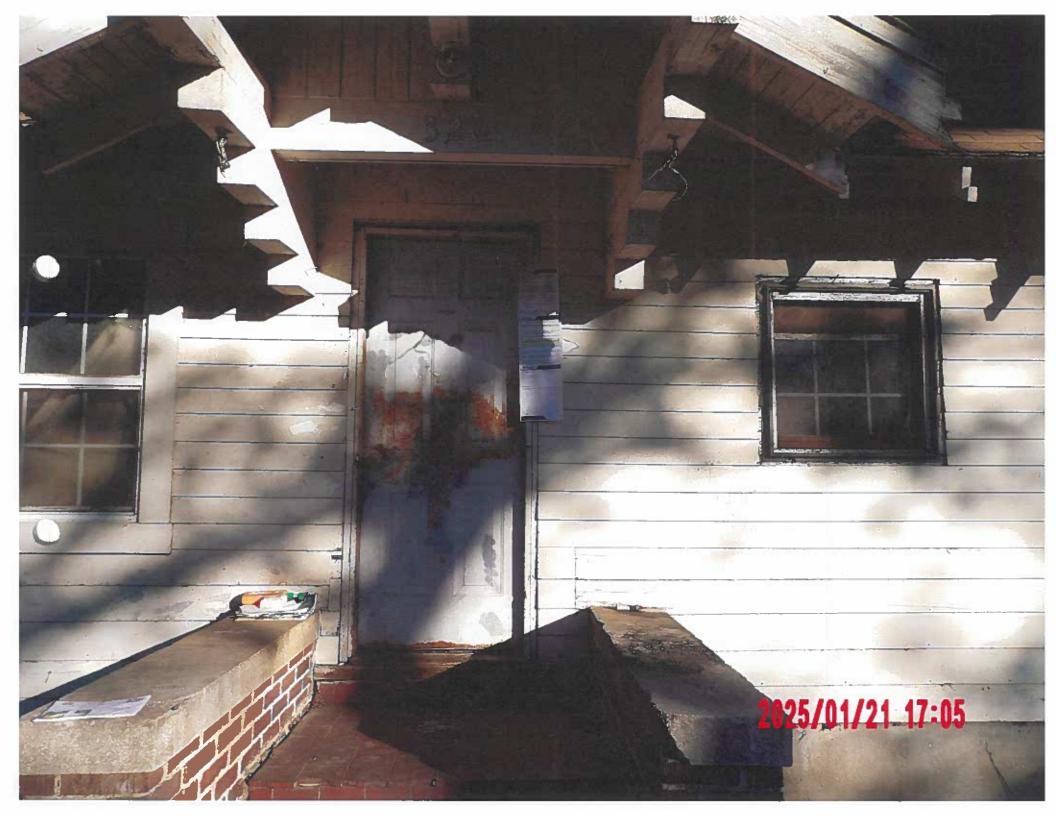
LOT 23, BLOCK 2, LOVE SECOND ADDITION TO THE CITY OF MUSICO-GEE, MUSICOGEE COUN-TY, OKLAHOMA, AC-CORDING TO THE RECORDED PLAT FILED IN BOOK 2 PAGE 64.



CORRECTIVE CORRECTIVE For rehabilitation, all electrical, plumbing and chanical systems must be reconnected in good working order in accordance with the respective international descent extensions and best in a sanitary, and safe condition. Extension Codes, exterior of the property and grounds shall be cleaned and kept in a sanitary, and safe condition. Exteriors and 229 W. Okmulgee Muskogee, OK 74401 (918) 684-6235 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 February 13 at 11:00 a.m. before the Public Nuisance Review Committee at 229 W. Okmulgee 3rd Floor, City Council Chamber, Muskogee, Oklahoma 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 February 13, 2025 at 11 a.m. before the Public Nuisance Review Committee at 229 W. Okmuigee (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 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 Muskogoe, a discount demolition program is available on a first come first serve basis. If you are interested in this program please contact Codale Ford, Code 229 W. Okmulgee Muskogee, OK 74401 (918) 684-6235 Codale Ford t Supervisor









1/21/2025

EASTGATE GARDENS, LLC 29200 SHERLOCK LN HENRYETTA OK 74437-0000 Case Number: 24-75373 Street Address: 320 S 21st Legal Description: SEE BELOW

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 unsecured. *108.1.5 IPMC
- The structure is abandoned as defined by Oklahoma Statute Title 11 Section 22-112.4. *108.2 IPMC
 - o 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
- The structure is open to the elements. *108.1.5

CORRECTIVE ACTION:



You are hereby directed to appear at a hearing to be held on <u>February 13th at 11:00 a.m.</u> before the <u>Public Nuisance Review Committee</u> at 229 W. Okmulgee 3rd 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 February 13, 2025 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 Codale Ford, Code Enforcement Supervisor for more information.

Codale Ford Code Enforcement Supervisor City of Muskogee





- *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



1/21/2025

DEBORAH NIGH PO BOX 413 KANSAS, OK 74338 Case Number: 24-75373 Street Address: 320 S 21st Legal Description: SEE BELOW

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 unsecured. *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
 - o 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
- The structure is open to the elements. *108.1.5

CORRECTIVE ACTION:



You are hereby directed to appear at a hearing to be held on <u>February 13 at 11:00 a.m.</u> before the <u>Public Nuisance Review Committee</u> at 229 W. Okmulgee 3rd 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 February 13, 2025 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 Codale Ford, Code Enforcement Supervisor for more information.

Codale Ford Code Enforcement Supervisor City of Muskogee



- *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

Legal Description:

 $320~S~21^{ST}$ MUSKOGEE OK also known as the North 60 feet of Lots 9 and 10 Block One of Higgins Addition to the City of Muskogee



1/21/2025

STEVEN NIGH PO BOX 413 KANSAS, OK 74338 Case Number: 24-75373 Street Address: 320 S 21st Legal Description: SEE BELOW

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 unsecured. *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
 - o 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
- The structure is open to the elements. *108.1.5

CORRECTIVE ACTION:



You are hereby directed to appear at a hearing to be held on <u>February 13 at 11:00 a.m.</u> before the <u>Public Nuisance Review Committee</u> at 229 W. Okmulgee 3rd 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 February 13, 2025 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 Codale Ford, Code Enforcement Supervisor for more information.

Codale Ford Code Enforcement Supervisor City of Muskogee



- *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

Legal Description:

 $320~S~21^{ST}$ MUSKOGEE OK also known as the North 60 feet of Lots 9 and 10 Block One of Higgins Addition to the City of Muskogee



1/21/2025

STEVEN NIGH
PO BOX 413
KANSAS, OK 74338
DEBORAH NIGH
PO BOX 413
KANSAS, OK 74338
EASTGATE GARDENS, LLC
29200 SHERLOCK LN
HENRYETTA OK 74437-0000
N RILEY MONK
29200 SHERLOCK LN
HENRYETTA OK 74437-0000

Case Number: 24-75373 Street Address: 320 S 21st Legal Description: SEE BELOW

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 unsecured. *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
 - o 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
- 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. 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 <u>February 13 at 11:00 a.m.</u> before the <u>Public Nuisance Review Committee</u> at 229 W. Okmulgee 3rd 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 February 13, 2025 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 Codale Ford, Code Enforcement Supervisor for more information.





Codale Ford Code Enforcement Supervisor 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

Legal Description:

 $320~S~21^{ST}$ MUSKOGEE OK also known as the North 60 feet of Lots 9 and 10 Block One of Higgins Addition to the City of Muskogee

AFFIDAVIT OF PUBLICATION

County of Muskogee, State of Oklahoma

The Muskogee Phoenix 214 Wall S Muskogee, Ok, 74402 918-684-2858 CASE: PNRCDS

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: DEC 26,26

LUSTUATION Kristina Hight

Signed and sworn to before me On this 20 day of 2024.

Julia McWethy, Notary Public My Commission expires: 10-17-2025

Commission # 17009583

(SEAL)

SEAL Steam And An Ower Hy
Steam of Oktaonia
Commission #17009583
My Commission appear 10/17/2005

Acent:

Fee: \$ IM

Published in The Muskogee Phoenix on December 26, 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: January 16, 2025 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.

320 S. 21st

Muskogee OK also known as the North 60 feet if Losts 9 & 10 in Block One of Higgins Addition to the City of Muskogee

531 N.21

Lot 20 in Block 5 in FIND-LAY HEIGHTS ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, State of Oklahoma

605 N. 17

The North 35 feet and the South 10 of the North 45 feet of the East 94 feet of Lot 1 in Block 263 in the City of Muskogee, according to the official plat thereof, Muskogee County, Sate of Oklahoma.

2710 Oklahoma

Lot 8 in block 6 in the Westmoreland Addition to the City of Muskogee, Muskogee County, Oklahoma, according to the official plat thereof

2715 Oklahoma

Lot 4 in Block 7 of WEST-MORELAND ADDITION TO THE City of Muskogee, according to the official plat thereof, Muskogee County, State of Oklahoma.

2804 Findlay

LOT 23, BLOCK 2, LOVE SECOND ADDITION TO THE CITY OF MUSKO-GEE, MUSKOGEE COUN-TY, OKLAHOMA, AC-CORDING TO THE RECORDED PLAT FILED IN BOOK 2 PAGE 64.

2821 Garland
Lot 6 in Block 6 of West
Park Addition to the City of
Muskogee, according to
the
official plat thereof, and the
N/2 of adjacent alley,
Muskogee County, State of
Oklahoma

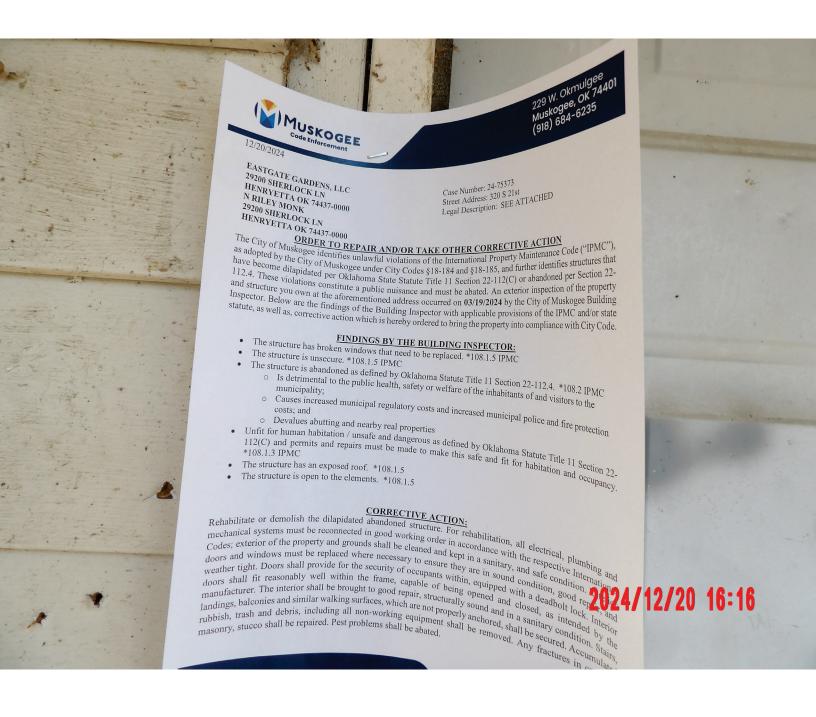
2824 Denison

Lots 13, 14 & 15 in Block 6 of Gibson Heights Addition the City of Muskogee, a/k/a 2824 Denison, according to official plat thereof being a resubdivi-

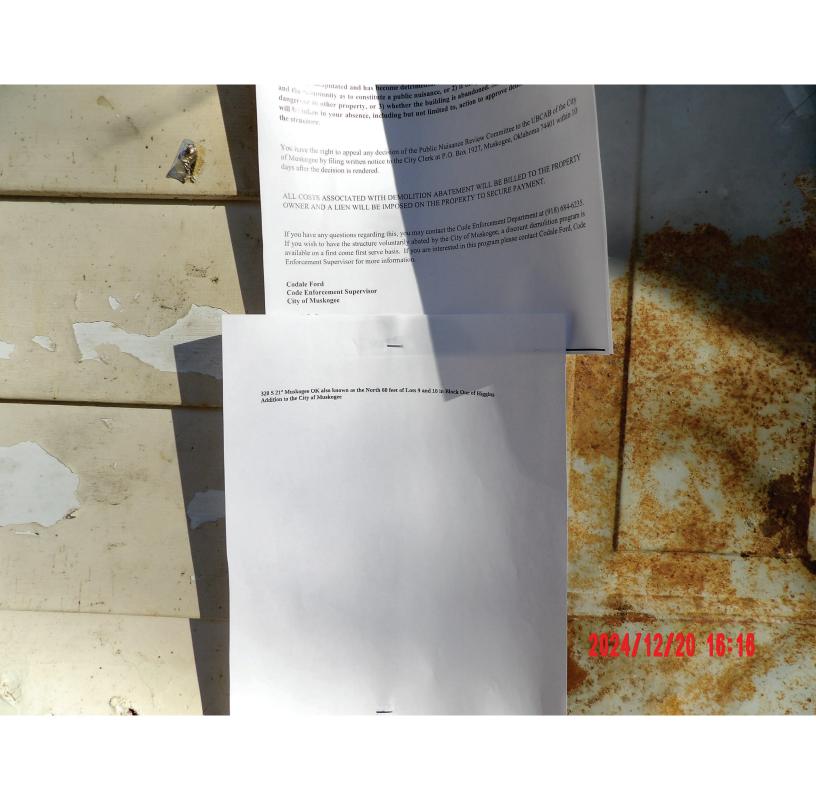
sion of Blocks 17 to 25 inclusive of Love's Amended Addition to the City of Muskogee County, Oklahoma

2825 Findlay

GIBSON HTS LOTS 10 THRU 12 BLOCK 1 & N1/2 ADJACENT VACATED STREET IN THE COUNTY OF MUSKOGEE, STATE OF OKLAHOMA.









weather tight. Doors shall perovide for the security of occupants within, equipped with a deadbolf obc. Interior shall be brought to good repair, structurally sound and in a sanitary condition. Stairs 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 removed. Any fractures in concrete, masonry, stucco shall be repaired. Pest problems shall be abated.



19 W. Okmulge Muskogee, OK 74401

You are hereby directed to appear at a hearing to be held on January 16 at 11:00 a.m. before the Public Nuisance Review Committee at 229 W. Okmulgee 3rd Floor, City Council Chamber, Muskogee, Oklahoma 74401 to determine:

- 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.

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 January 16, 2025 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 property is dilapidated and has become detrimental to the health, safety, or welfare of the general public property is dilapidated as to constitute a public nuisance, or 2) if the property creates a fire hazard which is and the community as to constitute a public nuisance, or 2) if the property creates a fire hazard which is and the community as to constitute a public nuisance, in some property, or 3) whether the building is abandoned. Should you fail to appear, action 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 property. 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 OF 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 Codale Forgram is available on a further contact Codale Ford, Code Enforcement Supervisor for more information.

Codale Ford Code Enforcement Supervisor City of Muskogee



12/20/2024

EASTGATE GARDENS, LLC 29200 SHERLOCK LN HENRYETTA OK 74437-0000 Case Number: 24-75373 Street Address: 320 S 21st

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 unsecured. *108.1.5 IPMC
- The structure is abandoned as defined by Oklahoma Statute Title 11 Section 22-112.4. *108.2 IPMC
 - o 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
- The structure is open to the elements. *108.1.5

CORRECTIVE ACTION:



You are hereby directed to appear at a hearing to be held on <u>January 16 at 11:00 a.m.</u> before the <u>Public Nuisance Review Committee</u> at 229 W. Okmulgee 3rd 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 January 16, 2025 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 Codale Ford, Code Enforcement Supervisor for more information.

Codale Ford Code Enforcement Supervisor City of Muskogee





- *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

 $320~S~21^{st}$ Muskogee OK also known as the North 60 feet of Lots 9 and 10 in Block One of Higgins Addition to the City of Muskogee



12/20/2024

N RILEY MONK 29200 SHERLOCK LN HENRYETTA OK 74437-0000 Case Number: 24-75373 Street Address: 320 S 21st

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
 - o 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
- The structure is open to the elements. *108.1.5

CORRECTIVE ACTION:



You are hereby directed to appear at a hearing to be held on <u>January 16 at 11:00 a.m.</u> before the <u>Public Nuisance Review Committee</u> at 229 W. Okmulgee 3rd 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 January 16, 2025 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.

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Codale Ford Code Enforcement Supervisor City of Muskogee



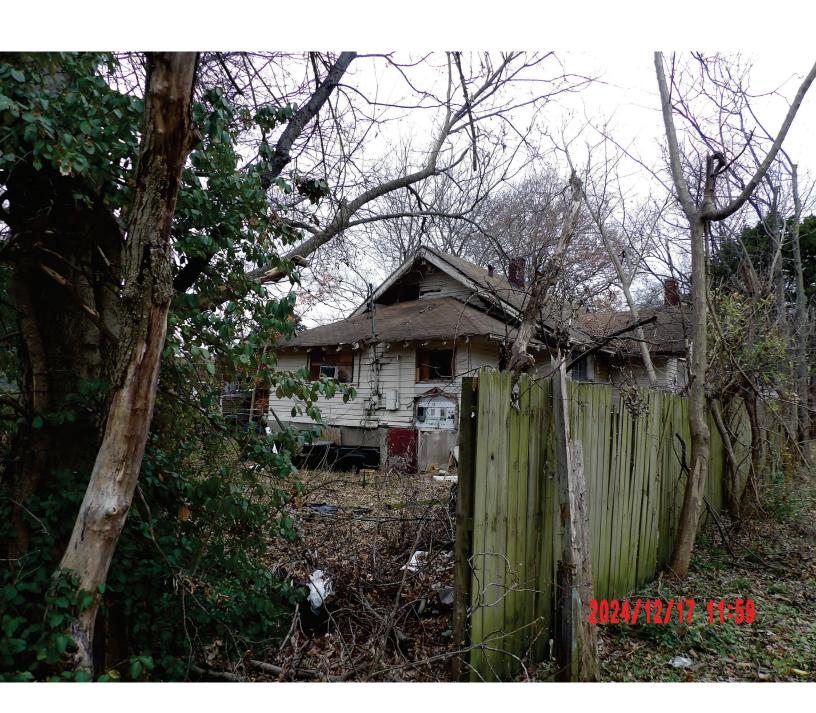


- *108.1.5 Dangerous Structure or Premises
- *108.2 Closing of Vacant Structures
- *108.1.3 Structure Unfit for Human Occupancy
- *108.1.1- Unsafe Structure

 $320~S~21^{st}$ Muskogee OK also known as the North 60 feet of Lots 9 and 10 in Block One of Higgins Addition to the City of Muskogee



















Building Inspector's Dilpaidated Structure Checklist

Case Open Date: 🛂	12-18-24				
Case Number: 24		71			
Address: 320	8 215	F			
Code Officer: _ C					
Owner's Name					
Owner Address					
Phone:		Email:			(if known)
Structure Security					
Secure		□ Ye	es	□No	
Signs of Rec	ent Entry	□ Ye	s	₽ No	
What are th	e signs:		um grunduru	Maria Wal	
<u>Utilities</u>					
Active		□ Ye	S	PNO	
If Yes,	□G	as	☐ Electric		□ Water
Construction/Statu	s of the Structu	<u>ire</u>			
Number of F	loors: 2	Parmit	s & In	specti	
Basement		⊡ Ŷe		□ No	
Exterior	☐ Block	☐ Brick	₩ood	☐ Metal	□ Vinyl
	Other:				
Roof	Shingle	☐ Metal	Other:		
Roof Expose	d	₽Ye	es .	□ No	
Open to the	Elements	☐Ye	es .	□ No	
Windows Br	oken/Open	₫Ye	S	□ No	
How	many window	s are Open/Bro	oken: <u>4</u>		
Loca	tion of Broken/	Open Window	s: 120014	3 1=454	
Exterior Doo		□ Ye	,	E No	
Hazardous Materia	ls on Site	□ Ye	es :	3 No	
Conditions present	that require in	nmediate actio	on:		
Potential Fire Risk		□ Low	■ Moderat	e 🗗	ĺigh

Building Inspector's Dilpaidated Structure Checklist

□ No

In the opinion of the Inspector, is the structure:		
Abandoned	☑ Yes	
Unfit for Human Habitation	D Yes	□ No

Appear Unsafe and/or Dangerous

Other Notes:

Inspector's Signature:

nspector's Name: Brent Cobyles Date of Inspection: 12-18-24

Permits & Inspections

Meeting Date: 02/13/2025

AGENDA ITEM TITLE

Hold a Public Hearing and determine if the property located at 2804 Findlay, 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). (Sarah Winkle)

BACKGROUND

LEGAL DESCRIPTION

LOT 23, BLOCK 2, LOVE SECOND ADDITION TO THE CITY OF MUSKOGEE, MUSKOGEE COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT FILED IN BOOK 2 PAGE 64.

An exterior inspection of the property and structure you own at the aforementioned address occurred on 09/03/2024 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
 - o 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
- The structure is open to the elements. *108.1.5
- The structure has major fire damage. *108.1.5

Corrective Actions listed in the letter to the owner were as follows:

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
-------------	---------------

Make a determination.

Fiscal Impact

Attachments

Complete Case File



Dilapidated Structures Checklist

Case Open Date:
Case Number: <u>24 - 75378</u>
Address: 2804 Findlay
Officer: CFORd
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 SOS Listings (as needed)
Copy of any Death Certificates, Probate, and/or Trust Documents (as needed)
Copy of the Fire Damage Report (as needed)
Date PNRC Hearing Notice Letter to all Stakeholders:
Descrified Mailing Receipt attached to a copy of the letter(s)
Building Inspector's Report Code Enforcement
Eximages of Notice Posted on Structure for PNRC Hearing
Date of Publication in the Muskogee Phoenix:
Affidavit of Publication
Reviewed By ¹ :
Suah Winkle 1-27-25
Sarah Winkle, Deputy Director of Community Development Date
Trd 1-27-25
Codale Ford, Chief Code Officer Date
Waivers: (If checked at any point does not need to proceed through the process below).

¹ Review of the file will be conducted the week before the scheduled PNRC.

2-13-25

Date of the PNRC Hearing:	
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	
D. L. J. D. J. Glavia v. D. Glavia dia Datamatianti di Lattan	
Date to Demo Structure Reflected in Determination Letter:	
□ UBCAB Agenda & Approved Minutes	
	BEE
□ UBCAB Agenda & Approved Minutes	
□ UBCAB Agenda & Approved Minutes Reviewed By ² :	
□ UBCAB Agenda & Approved Minutes Reviewed By ² :	nent
Reviewed By ² : Sarah Winkle, Deputy Director of Community Development	nent
□ UBCAB Agenda & Approved Minutes Reviewed By ² :	nent Date
□ UBCAB Agenda & Approved Minutes Reviewed By ² :	nent Date
□ UBCAB Agenda & Approved Minutes Reviewed By ² :	nent Date

² Review of the file will be conducted the week before the scheduled UBCAB.

Final Review By:

Signature	Date Approved
Jody King, Director of Comn	
Signature	Date Approved
M()	USKOGE
	Code Enforcement
	ttorney
Katrina Bodenhamer, City A	

☐ Email Sent to Contractor for Demolition to be Scheduled

Tax Roll Inquiry

Muskogee County Treasurer

Shelly Sumpter, Treasurer

400 West Broadway, Rm 220 Muskogee, OK 74401

Phone: 918-682-0811

Fax: 0--

E-Mail: jessica.smith@muskogeetreasurer.org





Owner Name and Address

CHATMAN, WILLIAM L %CHATMAN, TERELL 2201 CHICAGO ST MUSKOGEE OK 74401-0000

Taxroll Information

Tax Year: 2024

Property ID: 4000-21-002-023-4-240-21

Location: 2804 FINDLAY MUS

School District: 20A MUSKOGEE Mills: 108.96

Type of Tax: Real Estate

Tax ID: 11656

Legal Description and Other Information:

LOVES 2ND LOT 23 BLOCK 2

Assessed Valuations	Amount
Land	116
Improvements	0
Net Assessed	116
Tax Values	Amount
Base Tax	13.00
Penalty	0.00

Tax Values	Amount
Fees	0.00
Payments	0.00
Total Paid	0.00
Total Due	13.00

Date	Receipt	Paid With	Payment For	Amount	Paid By
			No records Found!		

Login (build: 27549:20241127.4) © 2020 All Rights Reserved. Powered by TM Consulting, Inc.

Muskogee County Report

As of: 12/18/2024

Parcel: 4000-21-002-023-4-240-21

S-T-R: N/A

Property Information

ID: 510011656

Name: CHATMAN, WILLIAM L %CHATMAN, Physical Address: 2804 FINDLAY

TERELL

Property Owner

Mailing Address: 2201 CHICAGO ST Subdivision: LOVES 2ND

> MUSKOGEE, OK 74401-0000 Block / Lot: 0002 / 0023

Type: (RI) Res. Improv.

Tax Dist: (32) 20A-MUSKOGEE

Size (Acres): 0.000

Extended Legal: LOVES 2ND LOT 23 BLOCK 2

Market and Assessed Values:

	Fair Cash	Taxable Fair Cash	Full Assessed (11.00% Market Value)
Land:	\$3,375	\$1,050	\$116
Building:	0	0	0
Total:	\$3,375	\$1,050	\$116

Land:

Land Use	Size	Units
LOT AREA	6750.00	SQFT

Deed Transfers:

Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantor	Code	Type
1/1/1900	1416	231		0.00	\$0		Unval.	

Muskogee County Report

ID: 510011656

Parcel: 4000-21-002-023-4-240-21

As of: 12/18/2024

Details for Residential Card 1:

Occupancy	Story	Construction	Total Liv	Grade	Year Built	Age	Condition	Beds
Single Family	ONE	Frame, Siding, Metal	904	2	1976	49	Low	2

Exterior Wall: Frame, Siding, Roof Cover: Composition Shingle

Heat / Cool: ElecBase Year Remodeled:

Base Structure:

ItemLabelDescriptionArea1Patio - CoveredPatio - Covered56

Outbuildings and Yard Improvements:

Item Size/Dim Quality Age

Patio - Covered 56

Sketches



Parcel: 4000-21-002-023-4-240-21

As of: 12/18/2024

Photos







ID: 510011656

Muskogee County Report

Parcel: 4000-21-002-023-4-240-21

As of: 12/18/2024





ID: 510011656

Мар:



Your search: "Book: 1416, Page: 231" | Monitor 1

1 result (0.02 seconds) Modify search

INDEXED DATA FROM SCANNED IMAGES FROM February, 2007 January, 1990

COUNTY	RECORDED	INSTRUMENT	ТУРЕ	ВООК	PAGE(S)	GRANTOR	GRANTEE	LEGAL DESCRIPTION	IMAGES
Muskonee			Non-Indexed Book & Page Record	001416	0231				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 2-13-25

I, Kristine 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 Cklahoma. 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:

FOR Kristina Hight REVIN KIZZIA

Signed and swom to before me On this 22 day of JAN 2025

Julia Mc Vethy, Notary Public My Commission expires: 10-17-2025

Commission # 17009583

(SEAL)

JULIA MOWETHY
Many Public in and for the
MEAL

Commission #1700065

By Commission explain 10/17/2020

Alcont.

10417

Fee: S

09.90

Published in The Muskogee Phoenix on January 22, 2025

NOTICE AND ORDER TO PROPERTY OWNERS

You are hereby notified that the properties listed below were found unable or untit 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 dilenidated condition. The property will be posted and placerded 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 Nulsance 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 lire hazard which is dangerous to other property.

You are hereby ordered to appear at said hearing in front of the City of Musicogee Public Nuisance Review Committee on the: February 13, 2025 at 11:00AM in the City Councli Chambers on the third floor of the City Hall at 229 West Okmuigee. You have the right to appear at the scheduled hearing and present evidence related to the above listed property. If you tall 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 egainst you through the Municipal Court of the City of Muskogee, Oklahoma.

Should you fall to Appear, the City of Musicogee may proceed with the demolition of the structure. If the City or its agents perform the demolition, you will be billed for these costs. Fallure to pay within six (6) months of the statement will result in the costs being assessed as an act 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 Musicope Code Enforcement Department at (918) 684-6235.

320 \$. 21

320 S 21ST MUSKOGEE OK also known as the North 60 feet of Lots 9 and 10 Block One of Higgins Addition to the City of Muskogee

410 N 13

MUSKOGEE COUNTY, Oldahoma to-wit: MUSKOGEE OT \$50 LOT 3 BLOCK 212

605 n 17

The North 35 feet and the South 10 of the North 45 feet of the East 94 feet of Lot 1 in Block 263 in the City of Musikagee, according to the official plat thereof, Musikagee County, State of Oldshoma.

617 EMPORIA

A part of Lot 1 in Block 188 in the City of Musicogee, more particularly described as follows, to-wit: Beginning at the Northwest Corner of said Lot 1; and runthence in a Southerly direction along West line of said Lot a distance of 138 feet; Thence in an Easterly direction and parallel with the North line of said Lot a distance of 30 feet; Thence in a Northerly direction to a point on the North line of said Lot 44 feet East of the Northwest Corner thereof: Thence in a Westerly direction along the North line of said Lot a distance of 44 feet to the Point of Beginning, Muskagee County, State of Oldahoma.

1411 Georgetown

Lot 2 Block 138 In the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma

1710 S. Cherokee

MUSKOGEE COUNTY, Oldahoma to-wit: T15N R18E S35 FARM-LAND IN MUSKOGEE S80 N420 W210 NW SW SW

2821 Garland

Lot 6 in Block 8 of West Park Addition to the City of Musicogee, according to the official plat thereof, and the N/2 of adjacent alley, Musicogee County, State of Citahona

2804 Findlay

LOT 23, BLOCK 2, LOVE SECOND ADDITION TO THE CITY OF MUSICO-GEE, MUSICOGEE COUN-TY, OKLAHOMA, AC-CORDING TO THE RECORDED PLAT FILED IN BOOK 2 PAGE 64.



229 W. Okmulgee Muskogee, OK 74401 (918) 684-6235

1/21/2025

CHATMAN, WILLIAM L, %CHATMAN TERELL, DOROTHY L CHATMAN 2201 CHICAGO ST MUSKOGEE OK 74401-0000

Case Number: 24-75378 Street Address: 2804 FINDLAY Legal Description: SEE BELOW

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 12/18/2024 by the City of Muskogee Building Inspector and the City Fire Marshall. Below are the findings of the Building Inspector and the Fire Marshall 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 unsecured. *108.1.5 IPMC
- The structure is abandoned as defined by Oklahoma Statute Title 11 Section 22-112.4. *108.2 IPMC
 - o Is detrimental to the public health, safety or welfare of the inhabitants of and visitors to the
 - o Causes increased municipal regulatory costs and increased municipal police and fire protection
 - 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
- 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. 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, manufacture 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.

www.muskogeeonline.org planning@muskogeeonline.org



Paths Neitznec Review Committee at 229 W. Okmulgee 3rd Floo Oldahoma 74401 to determine:

1) Whether your property is dilapidated and has become detra of the general public and the community as to constitute a pt

2) If the property creates a fire hazard which is dangerous to 3) Whether the building is abandoned as set out above.

Should you fail to appear, action will be taken in your absence. approve demolition and removal of the structure.

If no permit is obtained and corrective action taken by the date of the dispute the Order to Repair and/or Take Corrective Action orders directed to appear at a hearing to be held on FEBRLARY 13, 2025 Resew Committee at 229 W. Okmulgee (3rd Floor), Muskopee, Ok. your property is dilapidated and has become detrimental to the hi public and the community as to constitute a public nuisance, or 2 which is dangerous to other property, or 3) whether the building is action will be taken in your absence, including but not limited to, act of the structure.

You have the right to appeal any decision of the Public Nuisance Revie of Muskogee by filing written notice to the City Clerk at P.O. Box 192 days after the decision is rendered.

ALL COSTS ASSOCIATED WITH DEMOLITION ABATEMENT OWNER AND A LIEN WILL BE IMPOSED ON THE PROPERTY

If you have any questions regarding this, you may contact If you wish to have the structure voluntarily abated by the available on a first come first serve basis. If you are interested in the Enforcement Supervisor for more information.

Codale Ford Code Enforcement Supervisor City of Muskogee



229 W. Okmulgee Muskogee, OK 74401 (918) 684-6235

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3) Whether the building is abandoned as set out above.

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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 Codale Ford, Code Enforcement Supervisor for more information.

Code Enforcement Supervisor City of Muskogee

IPMC References

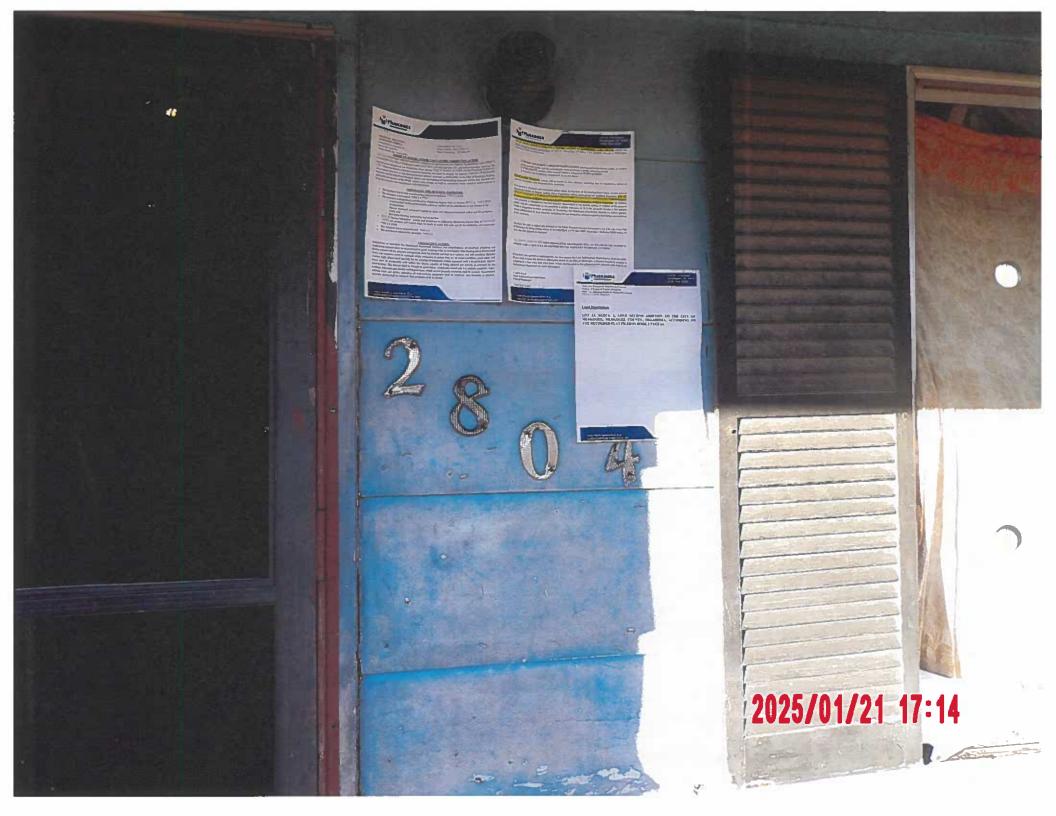


229 W. Okmule Muskogee, Ok (918) 684-62

*108.1.5 - Dangerous Structure or 4125/01/21 17:14

- *108.2 Closing of Vacant Structures
- *108.1.3 Structure Unfit for Human Occupancy
- *108.1.1- Unsafe Structure

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1/21/2025

CHATMAN, WILLIAM L, %CHATMAN TERELL, DOROTHY L CHATMAN 2201 CHICAGO ST MUSKOGEE OK 74401-0000 Case Number: 24-75378 Street Address: 2804 FINDLAY

Legal Description: SEE BELOW

ORDER TO REPAIR AND/OR TAKE OTHER CORRECTIVE ACTION

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- The structure is unsecured. *108.1.5 IPMC
- The structure is abandoned as defined by Oklahoma Statute Title 11 Section 22-112.4. *108.2 IPMC
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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 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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Codale Ford Code Enforcement Supervisor 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

Legal Description:

LOT 23, BLOCK 2, LOVE SECOND ADDITION TO THE CITY OF MUSKOGEE, MUSKOGEE COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT FILED IN BOOK 2 PAGE 64.



1/21/2025

DOROTHY L CHATMAN 2201 CHICAGO ST MUSKOGEE OK 74401-0000 Case Number: 24-75378 Street Address: 2804 FINDLAY

Legal Description: SEE BELOW

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 unsecured. *108.1.5 IPMC
- The structure is abandoned as defined by Oklahoma Statute Title 11 Section 22-112.4. *108.2 IPMC
 - o 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 / 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
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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 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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Codale Ford Code Enforcement Supervisor 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

Legal Description:

LOT 23, BLOCK 2, LOVE SECOND ADDITION TO THE CITY OF MUSKOGEE, MUSKOGEE COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT FILED IN BOOK 2 PAGE 64.



1/21/2025

CHATMAN, WILLIAM L, 2201 CHICAGO ST MUSKOGEE OK 74401-0000 Case Number: 24-75378 Street Address: 2804 FINDLAY

Legal Description: SEE BELOW

ORDER TO REPAIR AND/OR TAKE OTHER CORRECTIVE ACTION

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Codale Ford Code Enforcement Supervisor City of Muskogee

IPMC References



- *108.1.5 Dangerous Structure or Premises
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Legal Description:

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1/21/2025

CHATMAN TERELL, 2201 CHICAGO ST MUSKOGEE OK 74401-0000 Case Number: 24-75378 Street Address: 2804 FINDLAY Legal Description: SEE BELOW

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IPMC References



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Legal Description:

Building Inspector's Dilpaidated Structure Checklist

Case	Open Date: _	1-21-25				<u> </u>
Case	Number: _6	14-7537	18			
Addre	ss: 2804 Findlay Officer: CFURA					
Code	Officer: CH	ved				
Owne	er's Name					
Owne	er Address					
Phon	e:		_ Email:	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	7 - 1100 - 11 TO 1/30 - 17 TO 1	(if known)
Struc	ture Security					· · · - ·
	Secure		☐ Yes	3	No No	
	Signs of Rec		⊠ Yes		□ No	
	What are the	e signs: Ma	Hress Be	earl us	ed, Col.	unofter years
<u>Utiliti</u>	es	P	sod with	273		
	Active		☐ Yes		(XONO	
	If Yes,	□ Go	os	□ Electric		□ Water
Cons	truction/Statu	s of the Structu	<u>ire</u>			
	Number of F	loors:	Permit			
	Basement	·	☐ Yes	3	DE No	
	Exterior	☐ Block	☐ Brick	Wood	Metal	□ Vinyl
		Other:				
	Roof	X) Shingle	□ Metal	Other: _		
	Roof Expose	d	Æ Yes	3	□ No	
	Open to the	Elements	5 €Yes	3	□ No	
	Windows Bro	oken/Open	☐ Yes	3	√ □ No	
	How	many window	s are Open/Brol	ken: <i>(</i>	0	
	Loca	tion of Broken/	Open Windows	: Tota	(
	Exterior Door	rs Secured	☐ Yes	5	₩ No	
Hazaı	rdous Material	s on Site	X Yes	6	□ No	
Cond	itions present	that require in	nmediate actio	n: (allaps	so fort	· · · · · · · · · · · · · · · · · · ·
Poten	ntial Fire Risk		Low	/ ☐ Moderat	te 📈	High

Building Inspector's Dilpaidated Structure Checklist

Abandoned	WY es	
Unfit for Human Habitation	⊠_Yes	□ No

In the opinion of the Inspector, is the structure:

Appear Unsafe and/or Dangerous
☐ No

Other Notes:

Inspector's Signature:

Inspector's Name: Brent Kobats Date of Inspection: 1-21-25

Permits & Inspections

AFFIDAVIT OF PUBLICATION

County of Muskogee, State of Oklahoma

The Muskogee Phoenix 214 Wall S Muskogee, Ok, 74402 918-684-2858 CASE: PNRCDS

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:

Dec 26,26

PUBLICATIONS:

LUSTINA HIGHT

Signed and sworn to before me On this 2024.

Julia McWethy, Notary Public My Commission expires: 10-17-2025

Commission # 17009583

(SEAL)

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Published in The Muskogee Phoenix on December 26, 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: January 16, 2025 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.

320 S. 21st

Muskogee OK also known as the North 60 feet if Losts 9 & 10 in Block One of Higgins Addition to the City of Muskogee

531 N.21

Lot 20 in Block 5 in FIND-LAY HEIGHTS ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, State of Oklahoma

605 N. 17

The North 35 feet and the South 10 of the North 45 feet of the East 94 feet of Lot 1 in Block 263 in the City of Muskogee, according to the official plat thereof, Muskogee County, Sate of Oklahoma.

2710 Oklahoma

Lot 8 in block 6 in the Westmoreland Addition to the City of Muskogee, Muskogee County, Oklahoma, according to the official plat thereof

2715 Oklahoma

Lot 4 in Block 7 of WEST-MORELAND ADDITION TO THE City of Muskogee, according to the official plat thereof, Muskogee County, State of Oklahoma.

2804 Findlay

LOT 23, BLOCK 2, LOVE SECOND ADDITION TO THE CITY OF MUSKO-GEE, MUSKOGEE COUN-TY, OKLAHOMA, AC-CORDING TO THE RECORDED PLAT FILED IN BOOK 2 PAGE 64.

2821 Garland
Lot 6 in Block 6 of West
Park Addition to the City of
Muskogee, according to
the
official plat thereof, and the
N/2 of adjacent alley,
Muskogee County, State of
Oklahoma

2824 Denison

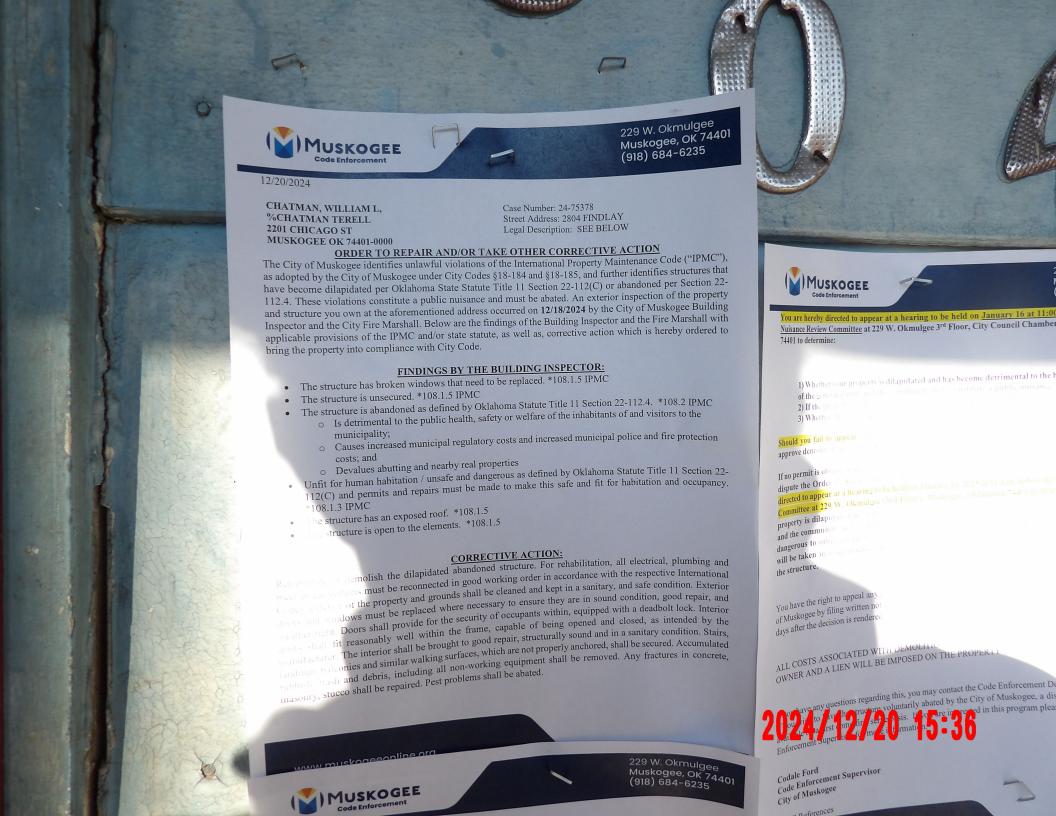
Lots 13, 14 & 15 in Block 6 of Gibson Heights Addition the City of Muskogee, a/k/a 2824 Denison, according to official plat thereof being a resubdivi-

sion of Blocks 17 to 25 inclusive of Love's Amended Addition to the City of Muskogee County, Oklahoma

2825 Findlay

GIBSON HTS LOTS 10 THRU 12 BLOCK 1 & N1/2 ADJACENT VACATED STREET IN THE COUNTY OF MUSKOGEE, STATE OF OKLAHOMA.







Case Number: 24-75378 Street Address: 2804 FINDLAY Legal Description: SEE BELOW

PAIR AND/OR TAKE OTHER CORRECTIVE ACTION

unlawful violations of the International Property Maintenance Code ("IPMC"), gee under City Codes §18-184 and §18-185, and further identifies structures that lahoma State Statute Title 11 Section 22-112(C) or abandoned per Section 22e a public nuisance and must be abated. An exterior inspection of the property rementioned address occurred on 12/18/2024 by the City of Muskogee Building hall. Below are the findings of the Building Inspector and the Fire Marshall with MC and/or state statute, as well as, corrective action which is hereby ordered to ce with City Code.

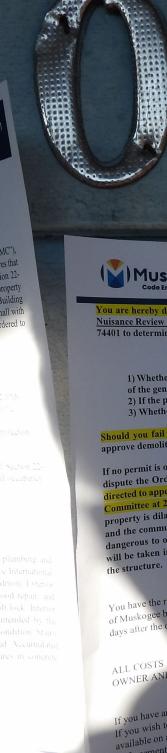
INDINGS BY THE BUILDING INSPECTOR:

windows that need to be replaced. *108.1.5 IPMo

CORRECTIVE ACTION:

dilapidated abandoned structure. For rehabilitation, all electrical, plumbing and econnected in good working order in accordance with the respective International y and grounds shall be cleaned and kept in a sanitary, and safe condition. Exterior cluding all non-working equipment shall be removed. Any tractures in concrete arred Pest problems shall be abated

> 229 W. Okmulgee Muskogee, OK 74401 (918) 684-6235





229 W. Okmulgee Muskogee, OK 74401 (918) 684-6235

You are hereby directed to appear at a hearing to be held on January 16 at 11:00 a.m. before the Public Nuisance Review Committee at 229 W. Okmulgee 3rd Floor, City Council Chamber, Muskogee, Oklahoma 74401 to determine 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 January 16, 2025 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 and the community as the largest 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

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 ALL COSTS ASSOCIATED WITH PLANSE FROM A DISCUSSION WHELE BE BILLED TO THE 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 have any questions regarding this, Jovana Contact the Code Emorcement Department at (918) 684-6235.

If you wish to have the structure voluntarily abated by the City of Muskogee, a discount demolition program is If you wish to have one first serve basis. If you are interested in this program please contact Codavailable on a first come first serve basis. 2024/12/20 15:36 Enforcement Supervisor for more information.

Code Enforcement Supervisor City of Muskogee

s: 2804 FINDLAY ption: SEE BELOW

CORRECTIVE ACTION

onal Property Maintenance Code ("IPMC"). 18-185, and further identifies structures that ion 22-112(C) or abandoned per Section 22bated. An exterior inspection of the property 2/18/2024 by the City of Muskogee Building Building Inspector and the Fire Marshall with corrective action which is hereby ordered to



229 W. Okmulgee Muskogee, OK 74401 (918) 684-6235

You are hereby directed to appear at a hearing to be held on January 16 at 11:00 a.m., before the Public Nuisance Paviers Company of the Public Public Paviers Company of the Public Pavie Nuisance Review Committee at 229 W. Okmulgee 3rd 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 days after the decision is rendered. ALL COSTS ASSUCIATED WITH DEMOLITION ABATEMENT WILL BE BILLED TO THE 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 have any questions regarding uns, you may conduct the code Enforcement Department at (918) 684-6235.

If you wish to have the structure voluntarily abated by the City of Muskogee, a discount denolition program is If you wish to have the structure voluntarily abated by the City of Muskogee, a discount denolition program is a first come first serve basis. If you are interested in this program please contest Codels First. 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 Codale Ford, Code available on a first come first serve basis. If you are interested in this program please contact Codale Ford, Code available on a first come first serve basis.

Enforcement Supervisor for more information.

Code Enforcement Supervisor City of Muskogee

IPMC References

w muskogeeonline.org juskogeeonline.org 2024/12/20 15:35



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. Stanlandings, balconies and similar walking surfaces, which are not properly anchored, shall be secured. Accumulative 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.

www. pougkogooopline org





229 W. Okmulgee Muskogee, OK 74401 (918) 684-6235

- *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

Legal Description:

LOT 23, BLOCK 2, LOVE SECOND ADDITION TO THE CITY OF MUSKOGEE, MUSKOGEE COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT FILED IN BOOK 2 PAGE 64.

of Muskogee by filing written notice to the Cr days after the decision is rendered

ALL COSTS ASSOCIATED WITH DEMOI OWNER AND A LIEN WILL BE IMPOSED

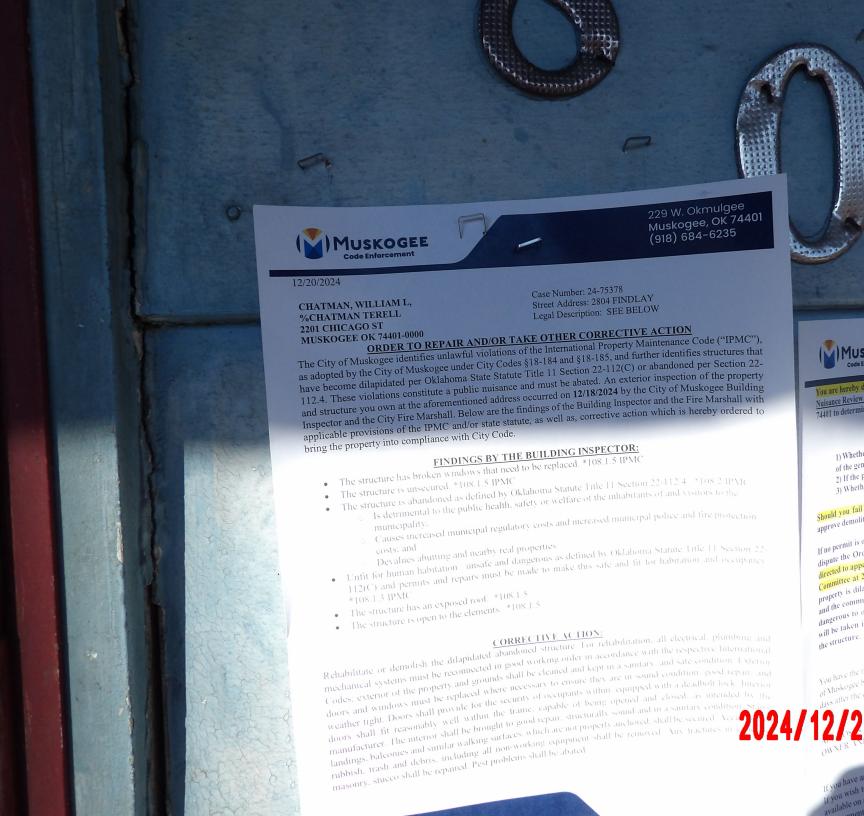
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Codale Ford Code Enforcement Supervisor City of Muskogee

IPMC References

www.musk**ogeeonlin**e.org planning@muskogeeonline.or

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1) Whether your property is dilapidated and has become d of the general public and the community as to constitute 2) If the property creates a fire hazard which is dangerou 3) Whether the building is abandoned as set out above.

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If no permit is obtained and corrective action taken by the date If no permit is some control of the Corrective Vetton of dispute the Order to Repair and or Take Corrective Vetton of dispute the Oroci to respain and of case corrective Action of directed to appear at a hearing to be held on January 16, 2025 at directed to appear to the committee at 229 W. Okmulgee (3rd Floor), Muskogee, Oklas property is dilapidated and has become detrimental to the hea property to the he and the community as to constitute a public nuisance, or 2) if and the community and a partial mustance, or 2) if dangerous to other property, or 3) whether the building is at dangerous absence, including but not limited to, a will be taken in your absence, including but not limited to, a

You have the right to appeal any decision of the Public Nuisance of Muskogee by film is rendered.

days after the decision

u have any questions regarding this, you may contact the C out have any queen and the structure voluntarily abated by the Cit you wish to have the first serve basis. If you are interested ullable on a first come first serve basis. If you are interested of Supervisor for more information.



12/20/2024

CHATMAN, WILLIAM L, %CHATMAN TERELL 2201 CHICAGO ST MUSKOGEE OK 74401-0000 Case Number: 24-75378 Street Address: 2804 FINDLAY

Legal Description: SEE BELOW

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 **12/18/2024** by the City of Muskogee Building Inspector and the City Fire Marshall. Below are the findings of the Building Inspector and the Fire Marshall 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 unsecured. *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
 - o 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
- 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. 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 <u>January 16 at 11:00 a.m.</u> before the <u>Public Nuisance Review Committee</u> at 229 W. Okmulgee 3rd 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
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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 Codale Ford, Code Enforcement Supervisor for more information.

Codale Ford Code Enforcement Supervisor 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

Legal Description:

2804 Findlay



12/20/2024

CHATMAN, TERELL 2201 CHICAGO ST MUSKOGEE OK 74401-0000 Case Number: 24-75378 Street Address: 2804 FINDLAY

Legal Description: SEE BELOW

ORDER TO REPAIR AND/OR TAKE OTHER CORRECTIVE ACTION

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Codale Ford Code Enforcement Supervisor City of Muskogee

IPMC References



- *108.1.5 Dangerous Structure or Premises
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- *108.1.1- Unsafe Structure

Legal Description:

2804 Findlay



12/20/2024

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Legal Description: SEE BELOW

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 **12/18/2024** by the City of Muskogee Building Inspector and the City Fire Marshall. Below are the findings of the Building Inspector and the Fire Marshall 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 unsecured. *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
 - o 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
- 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. 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 <u>January 16 at 11:00 a.m.</u> before the <u>Public Nuisance Review Committee</u> at 229 W. Okmulgee 3rd 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 January 16, 2025 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 Codale Ford, Code Enforcement Supervisor for more information.

Codale Ford Code Enforcement Supervisor 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

Legal Description:

2804 Findlay

Building Inspector's Dilpaidated Structure Checklist

Case Open Date	12-18-24				
Case Number: 🎿	1 75378				violating.
Address: 2809	4 FINdle	24			
Code Officer: CF	ord	<i>J</i>			
Owner's Name					
Owner Address					
Phone:	No. of Albania, and the Albania and Albania and Albania	Email:	THE PROPERTY OF THE PROPERTY O		(if known)
Structure Security					
Secure		☐ Yes		□-No	
Signs of Rec	ent Entry	□ Yes		Q-100	
What are th	e signs:	4/10	1, 12 Marie 16, 30 I	170,00	
<u>Utilities</u>					
Active		☐ Yes	District	G-No	
If Yes,	□ Ge	as	☐ Electric		□ Water
Construction/Statu	is of the Structi	ure			
Number of 8	loors:	Permit	s & In	specti	
Basement		□ Yes		⊡ No	
Exterior	☐ Block	☐ Brick	₩ood	☐ Metal	□ Vinyl
	Other:				
Roof	Shingle	□ Metal	□ Other: _		
Roof Expose	d	☐ Yes		□-No	
Open to the	Elements	⊠Yes		□ No	
Windows Br	oken/Open	☐ Yes		□ No	
How	many window	s are Open/Brok	cen: 6		
					Neith 1 East
Exterior Doo		☐ Yes		I No	
Hazardous Materia	ls on Site	□ Yes	ey.	TN O	
Conditions present	that require in	nmediate actior	1:		
Potential Fire Risk		□ Low	□ Modera	te 🛂 A	igh

Building Inspector's Dilpaidated Structure Checklist

In the opinion of the inspector, is the structure	9:	
Abandoned .	Yes	□ No
Unfit for Human Habitation	☑ Yes	□ No
Appear Unsafe and/or Dangerous	₽ Yes	□ No
Other Notes:		
13_	1	
Inspector's Signature:	// dura	_
we the later		12-18-24
Inspector's Name: Brush Robots	Date of Inspec	ction: 12-18-24









MUSKOGEE FIRE DEPARTMENT

INCIDENT NUMBER: 0001645

Incident Date: 07/08/2016 | FDID: 51006 | State: OK

Printed on 04/19/2023 @ 22:20

Exposure #1

```
INCIDENT DETAILS
Incident Type: Building fire | Alarms: 1 |
                                         Station: 3 | Shift: C | Shift Name: C Shift | District: 3 | Hazardous Material Released: None
       Property Use: 1 or 2 family dwelling | Address: 2804 FINDLAY Street, MUSKOGEE OK 74401 | Location Type: Street address | Mixed Use: Not mixed use |
Est. Property Losses: 2000 | Est. Property Value: 10000 | Est. Contents Losses: 0 | Est. Contents Value: 0
DATES AND TIMES
Alarm: 07/08/2016 20:04:02 P | Arrival: 07/08/2016 20:07:57 P | Last Unit Cleared: 07/08/2016 20:46:31 P
ACTIONS TAKEN
Extinguishment by fire service personnel
AUTHORIZATION
Report Writer: Name: Greg Beaver | Employee Number: 116 | Assignment: E3 | Authorization Date: 07/09/2016 00:00:00 A
Officer-In-Charge: Name: Mark Etchison | Employee Number: 086 | Assignment: C32 | Authorization Date: 07/09/2016 00:00:00 A
RESOURCES
Apparatus #1: ID: E7 | Type: Engine | Use: Other | Dispatched: 07/08/2016 20:04:02 P | Arrived: 07/08/2016 20:07:57 P | Cleared: 07/08/2016 20:46:26 P
    Actions Taken: Extinguishment by fire service personnel
    Personnel #1: Name: Jason Clark
    Personnel #2: Name: Matthew G Pitman
    Personnel #3: Name: Patrick B Weldon
Apparatus #2: ID: C32 | Type: Chief officer car | Use: Other | Dispatched: 07/08/2016 20:04:02 P | Arrived: 07/08/2016 20:08:32 P |
       Cleared: 07/08/2016 20:37:50 P
    Actions Taken: Extinguishment by fire service personnel
    Personnel #1: Name: Mark Etchison
Apparatus #3: ID: E3 | Type: Engine | Use: Other |
                                                      Dispatched: 07/08/2016 20:04:02 P | Arrived: 07/08/2016 20:08:51 P | Cleared: 07/08/2016 20:46:31 P
    Actions Taken: Extinguishment by fire service personnel | Ventilate
    Personnel #1: Name: Greg Beaver
    Personnel #2: Name: Taylor S Etchison
    Personnel #3: Name: Jeffery Gullett
Apparatus #4: ID: R12 | Type: Rescue unit | Use: Other |
                                                            Dispatched: 07/08/2016 20:04:02 P | Arrived: 07/08/2016 20:08:53 P | Cleared: 07/08/2016 20:28:44 P
    Actions Taken: Forcible entry | Provide manpower |
                                                         Ventilate
    Personnel #1: Name: Travis Bailey
Apparatus #5: ID: E1 | Type: Engine | Use: Other | Dispatched: 07/08/2016 20:04:02 P | Arrived: 07/08/2016 20:10:24 P | Cleared: 07/08/2016 20:27:28 P
   Actions Taken: Standby
    Personnel #1: Name: Bryan Fuller
       Actions Taken: Standby
    Personnel #2: Name: Brandon A Simmons
    Personnel #3: Name: Christopher G Wyatt
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: 5 | Other Personnel Count: 12

OWNER DETAILS

Name: Kimberly Jordan | Address: 2804 FINDLAY Street, MUSKOGEE OK 74401

REMARKS

Name:

Narrative Imported From NWS CAD system.... Date: 7/8/2016 20:03:24 User: jwalker Narrative: back side of the house Date: 7/8/2016 20:08:29 User: jwalker Narrative: e7-smoke on from the back Date: 7/8/2016 20:38:05 User: jwalker Narrative: C32 - E3 HAS COMMAND End of Narrative Imported From NWS CAD system....

FIRE DETAILS

Property Details: Less Than One Acre: False # Residential Units: 1 # Not Residential: False # Buildings Involved: 1 Acres Burned: 0
Ignition Details: Area of Fire Origin: Wall surface: exterior Heat Source: Undetermined Item First Ignited: Exterior sidewall covering, surface, finish
Type of Material First Ignited: Fiberboard, particleboard, and hardboard Cause of Ignition: Unintentional Confined To Origin: False
Contributing Factors: None
Human Contributing Factors: None
Structure Details: Structure Type: Enclosed building Building Status: Vacant and secured Stories Above Grade: 1 Stories Below Grade: 0
Main Floor Square Feet: 1200 Story of Fire Origin: 1 Fire Spread: Confined to building of origin # Stories w/ Minor Damage: 0
Stories w/ Significant Damage: 0 # Stories w/ Heavy Damage: 0 # Stories w/ Extreme Damage: 0
Protective System Details: Detector Presence: Undetermined AFS Presence: None Present AFS Presence: Whose Present AFS Presence: None Presence: None Present AFS Presence: None Present

Meeting Date: 02/13/2025

AGENDA ITEM TITLE

Hold a Public Hearing and determine if the property located at 617 Emporia, 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). (Sarah Winkle)

BACKGROUND

LEGAL DESCRIPTION

A part of Lot 1 in Block 188 in the City of Muskogee, more particularly described as follows, to-wit: Beginning at the Northwest Corner of said Lot 1; and run thence in a Southerly direction alone West line of said Lot a distance of 138 feet; Thence in an Easterly direction and parallel with the North line of said Lot a distance of 30 feet; Thence in a Northerly direction to a point on the North line of said Lot 44 feet East of the Northwest Corner thereof; Thence in a Westerly direction along the North line of said Lot a distance of 44 feet to the Point of Beginning, Muskogee County, State of Oklahoma.

An exterior inspection of the property and structure you own at the aforementioned address occurred on 01/17/2025 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 unsecured. *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
 - o 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 is open to the elements. *108.1.5

Corrective Actions listed in the letter to the owner were as follows:

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.

BECON	MMENDED	ACTION
KEUUN	MINICIPICA	ACHON

Make a determination.

Fiscal Impact

Attachments

Complete Case File



Dilapidated Structures Checklist

Case Open Date: 1-21-25
Case Number: 25 - 75559
Address: 6/7 Emporia
Officer: CFord
Documents Needed for Every Case
© Copy of County Treasurer's Tax Roll Based on the Property Address
Deopy of the County Assessor's Report
Deopy of the Deed
Copy of Land Records to verify Property Owner(s) and Mortgage/Lien Holder(s)
Copy of any SOS Listings (as needed)
M/A □ Copy of any Death Certificates, Probate, and/or Trust Documents (as needed)
□ Copy of the Fire Damage Report (as needed)
Date PNRC Hearing Notice Letter to all Stakeholders:
**Description of the letter (s)
Deutlding Inspector's Report OOCEENTONCEMENT
Thages of Notice Posted on Structure for PNRC Hearing
Date of Publication in the Muskogee Phoenix:
Affidavit of Publication
Reviewed By ¹ :
Largh Weinkle 1-27-25
arah Winkle, Deputy Director of Community Development Date
1-27-25
Codale Ford, Chief Code Officer Date
Waivers: (If checked at any point does not need to proceed through the process below),

¹ Review of the file will be conducted the week before the scheduled PNRC.

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 ² :	
Code Enforcer	
	nent Date
Code Enforcer	
Code Enforcer Sarah Winkle, Deputy Director of Community Development	Date
Code Enforcer	
Code Enforcer Sarah Winkle, Deputy Director of Community Development	Date
Code Enforcer Sarah Winkle, Deputy Director of Community Development	Date
Code Enforcer Sarah Winkle, Deputy Director of Community Development	Date
Sarah Winkle, Deputy Director of Community Development Codale Ford, Chief Code Officer	Date

 $^{^{\}rm 2}$ Review of the file will be conducted the week before the scheduled UBCAB.

Final Review By:

Signature	Date Approved
Jody King, Director of Comm	unity Dayolanmont
Signature	
	Date Approved
M(X	USKOGE
	Code Enforcement
Katrina Bodenhamer, City At	torney
Signature	Date Approved



I-2019-000876 Book 4624 Pg: Pg 0883-0883 01/25/2019 3:40 pm \$ 4.50 Dianna Cope - Muskogee County Clerk State of Oklahoma Doc:

[Space Above This Line for Recording Data]

617 Emporia St., Muskogee, OK 74401-6051 Mailing Address:

Property Address: 617 Emporia St., Muskogee, OK 74401-6051

WARRANTY DEED (Individual Form)

KNOW ALL MEN BY THESE PRESENTS:

That David A. Taylor and Debbie Taylor, Husband and Wife, of Muskogee County, State of Oklahoma, party 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 Paramont Tree Care LLC, parties of the second part, the following described real property and premises situated in Muskogee, State of Oklahoma, to-wit:

A part of Lot 1 in Block 188 in the City of Muskogee, more particularly described as follows, to wit: Beginning at the Northwest Corner of said Lot 1; and run thence in a Southerly direction along the West line of said Lot a distance of 138 feet; Thence in an Easterly direction and parallel with the North line of said Lot a distance of 30 feet; Thence in a Northerly direction to a point on the North line of said Lot 44 feet East of the Northwest Corner thereof; Thence in a Westerly direction along the North line of said Lot a distance of 44 feet to the Point of Beginning, Muskogee County, State of Oklahoma.

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

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

EXCEPT covenants, conditions, easements, restrictions and mineral conveyances of record.

Signed and delivered this 25th day of January, 2019

STATE OF Oklahoma

David A. Ťáýlor

County OF Muskogee

I, Jenette Gordon, a Notary Public for the County of Muskogee and State of Oklahoma, do hereby certify that David A. Taylor and Debbie Taylor, Husband and Wife personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

COMETTE GODEON

Witness my hand and official seal, this the 25th of January, 2019.

My Commission Expires: March 17, 2021

(SEAL)

Deed Presented for Filing By: Muskogee Abstract & Title Company

File No.: 1810039

Name of Title Insurer: Fidelity National Title Insurance Company

State of Oklahoma Muskogee County/ Documentary Stamps \$

Tax Roll Inquiry

Muskogee County Treasurer

Shelly Sumpter, Treasurer

400 West Broadway, Rm 220 Muskogee, OK 74401

Phone: 918-682-0811

Fax: 0--

E-Mail: jessica.smith@muskogeetreasurer.org





Owner Name and Address

PARAMONT TREE CARE LLC %ADOLFO CABALERO 6259 S 77TH W AVE TULSA OK 74131-0000

Taxroll Information

Tax Year: 2024

Property ID: 4610-26-188-001-1-152-27

Location: 617 EMPORIA MUS

School District: 20A MUSKOGEE Mills: 108.96

Type of Tax: Real Estate

Tax ID: 2093

Legal Description and Other Information:

MUSKOGEE OT W44 MEAS ON N X 30 ON S N138 LOT 1 BLOCK 188

Assessed Valuations	Amount
Land	305
Improvements	0
Net Assessed	305

The Penalty for this tax statement is calculated through February 15, 2025. After that date, another 1.5% of the base tax will be applied. Fees can be added any time.

Tax Values	Amount
Base Tax	33.00
Penalty	0.50

Tax Values	Amount
Fees	0.00
Payments	0.00
Total Paid	0.00
Total Due	33.50

Date	Receipt	Paid With	Payment For	Amount	Paid By			
No records Found!								

Login (build: 28168:20250110.4) © 2020 All Rights Reserved. Powered by TM Consulting, Inc.

Muskogee County Report

Parcel: 4610-26-188-001-1-152-27

As of: 1/16/2025

Property Information

ID: 510002093

Name: PARAMONT TREE CARE LLC %

ADOLFO CABALERO

Physical Address: 617 EMPORIA

Mailing Address: 6259 S 77TH W AVE

Property Owner

Subdivision: MUSKOGEE OT

TULSA, OK 74131-

Block / Lot: 0188 / 0001

Type: (RI) Res. Improv.

S-T-R: N/A

Tax Dist: (32) 20A-MUSKOGEE

Size (Acres): 0.000

Extended Legal: MUSKOGEE OT W44 MEAS ON N X 30 ON S N138 LOT 1 BLOCK 188

Market and Assessed Values:

	Fair Cash	Taxable Fair Cash	Full Assessed (11.00% Market Value)
Land:	\$3,080	\$2,910	\$320
Building:	0	0	0
Total:	\$3,080	\$2,910	\$320

Land:

Land Use	Size	Units
LOT AREA	6160.00	SQFT

Deed Transfers:

Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantor	Code	Туре
1/25/2019	4624	883	W	4.50	\$3,000	TAYLOR, DAVID A	0	
8/3/2009	3998	184	W	19.50	\$13,300	HAMMONS, MARY	Valid	
6/19/2008	3852	456	W	16.50	\$11,000	WOFFORD, FRANKIE ETAL	Valid	
9/2/2005	3452	192	Judgement	12.00	\$8,000	TEAGUE, LILLIAN ETAL	Valid	
1/1/1900	1318	135		0.00	\$0		Unval.	

Muskogee County Report

ID: 510002093

Parcel: 4610-26-188-001-1-152-27

As of: 1/16/2025

Details for Residential Card 1:

Occupancy	Story	Construction	Total Liv	Grade	Year Built	Age	Condition	Beds
Single Family	TWO	Frame, Siding, Metal	1,778	1	1920	105	Fair	5

Exterior Wall: Frame, Siding, Roof Cover: Metal, Preformed

Heat / Cool: ElecBase Year Remodeled:

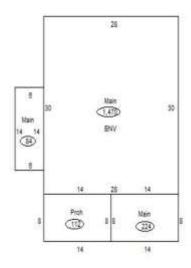
Base Structure:

Item	Label	Description	Area
1	FIREPLACE	FIREPLACE	1
2	PORCH	PORCH	112

Outbuildings and Yard Improvements:

Item	Size/Dim	Quality	Age
FIREPLACE	1		
PORCH	112		

Sketches



Parcel: 4610-26-188-001-1-152-27

As of: 1/16/2025

Photos







ID: 510002093

ID: 510002093

Parcel: 4610-26-188-001-1-152-27

As of: 1/16/2025

Мар:



NANK	COUNTY	NECONDED	INSTRUMENT	TIPE	BUUK	PAGE(3)	UNANTON	UNANTEE	LEGAL DESCRIPTION	INIAGES
1	Muskogee	09/12/2023	2023-009277	Notice	004870	0014	CITY OF MUSKOGEE	PARAMONT TREE CARE LLC	MUSKOGEE OT B188 L1 Partial	1 : View
1	Muskogee	07/26/2023	2023-007514	Notice	004863	0323	CITY OF MUSKOGEE	PARAMONT TREE CARE LLC	MUSKOGEE OT B188 L1 Partial	1 : View
1	Muskogee	07/13/2022	2022-008758	Notice	004811	0549	CITY OF MUSKOGEE	PARAMONT TREE CARE LLC	MUSKOGEE OT B188 L1 Partial	1 : View
1	Muskogee	01/11/2021	2021-000227	Notice	004720	0263	CITY OF MUSKOGEE	PARAMONT TREE CARE LLC	MUSKOGEE OT B188 L1 Partial	1 : View
1	Muskogee	06/12/2020	2020-005803	Notice	004690	0488	CITY OF MUSKOGEE	PARAMONT TREE CARE LLC	MUSKOGEE OT B188 L1 Partial	1 : View
1	Muskogee	06/12/2020	2020-005790	Notice	004690	0475	CITY OF MUSKOGEE	PARAMONT TREE CARE LLC	MUSKOGEE OT B188 L1 Partial	1 : View
1	Muskogee	08/20/2019	2019-009102	Notice	004651	0649	CITY OF MUSKOGEE	PARAMONT TREE CARE LLC	MUSKOGEE OT B188 L1 Partial	1 : View
1	Muskogee	01/25/2019	2019-000876	DEED	004624	0883	TAYLOR, DAVID A	PARAMONT TREE CARE LLC	MUSKOGEE OT B188 L1 Partial	1 : View
							TAVI OR DERRIE			

USDOT Number	COMC/MX Number	Name
Enter Value:	2425875	
	Search	

Company Snapshot

ADOLFO CABALLERO USDOT Number: 2425875

ID/Operations | Inspections/Crashes In US | Inspections/Crashes In Canada | Safety Rating

Carriers: If you would like to update the following ID/Operations information, please complete and submit form MCS-150 which can be obtained online or from your State FMCSA office. If you would like to challenge the accuracy of your company's safety data, you can do so using FMCSA's DataQs system.

Other Information for this Carrier

- **▼** SMS Results
- ▼ <u>Licensing & Insurance</u>

USDOT Status

- ACTIVE: The entity's US DOT number is active.
- INACTIVE: Inactive per 49 CFR 390.19(b)(4); biennial update of MCS-150 data not completed.
- OUT-OF-SERVICE: Carrier is under any type of out-of-service order and is not authorized to operate.

Operating Authority Status

- AUTHORIZED FOR { Passenger, Property, HHG }: This will list the specific operating authorities the carrier (or broker) is allowed to operate.
- NOT AUTHORIZED: The entity does not have any operating authority and/or is not authorized to engage in interstate, for-hire operations.
 *Please Note: NOT AUTHORIZED does not apply to Private or Intrastate operations.
- OUT-OF-SERVICE: Carrier is under any type of out-of-service order and is not authorized to operate.

Out of Service Date

Indicates the date the company was ordered Out of Service. If there are multiple Out of Service orders, the earliest date will be displayed.

Please note: If there are multiple Out-of-Service orders, the earliest date will be displayed.

For help on the explanation of individual data fields, click on any field name or for help of a general nature go to SAFER General Help.

The information below reflects the content of the FMCSA management information systems as of 01/15/2025. Carrier VMT Outdated.

To find out if this entity has a pending insurance cancellation, please click here.

		USDOT INFORMATION				
Entity Type:	CARRIER					
USDOT Status:	ACTIVE	Out of Serv	vice Date:	None		
USDOT Number:	2425875	State Carrier ID	Number:			
MCS-150 Form Date:	08/07/2023	MCS-150 Milea	g <u>e (Year):</u>	33,054 (2022)		
	OPE	RATING AUTHORITY INFORMATION	ON			
Operating Authority Status:	NOT AUTHORIZED					
	*Please Note: NOT AUTHORIZED does not apply to Private or Intrastate operations.					
	For Licensing and In	surance details <u>click here.</u>				
MC/MX/FF Number(s):	MC-835884					
		COMPANY INFORMATION				
Legal Name:	ADOLFO CABALLERO					
DBA Name:						
Physical Address:	6259 S 77 W AVE TULSA, OK 74131					
Phone:	(951) 238-4635					
<u>Mailing Address:</u>	6259 S 77 W AVE TULSA, OK 74131					
DUNS Number:						
Power Units:	1		Drivers:	1		
Operation Classification:						
X Auth. For l	Hira	Priv. Pass.(Non-business)	State G	ov't		
Exempt Fo		Migrant	State Gov't Local Gov't			
Private(Property)		U.S. Mail	Indian Nation			
Priv. Pass. (Business)		Fed. Gov't				
Carrier Operation:						
x Interstate		Intrastate Only (HM)	Intrastate Only (Non-HM)			
Cargo Carried:						
x General Freight	Li	quids/Gases	Che	micals		

Utilities

Household Goods Intermodal Cont. X Commodities Dry Bulk
Metal: sheets, coils, rolls Passengers X Refrigerated Food
Motor Vehicles Oilfield Equipment X Beverages
Drive/Tow away Livestock X Paper Products

Logs, Poles, Beams, Lumber Grain, Feed, Hay

Building Materials Coal/Coke Agricultural/Farm Supplies

 Mobile Homes
 Meat
 Construction

 Machinery, Large Objects
 Garbage/Refuse
 Water Well

x Fresh Produce US Mail

ID/Operations | Inspections/Crashes In US | Inspections/Crashes In Canada | Safety Rating

US Inspection results for 24 months prior to: 01/15/2025

Total Inspections: 1
Total IEP Inspections: 0

Note: Total inspections may be less than the sum of vehicle, driver, and hazmat inspections. Go to Inspections Help for further information.

Inspections:					
Inspection Type	Vehicle	Driver	Hazmat	IEP	
Inspections	0	1	0	0	
Out of Service	0	1	0	0	
Out of Service %	%	100%	%	0%	
Nat'l Average % as of DATE 12/27/2024*	22.26%	6.67%	4.44%	N/A	

^{*}OOS rates calculated based on the most recent 24 months of inspection data per the latest monthly SAFER Snapshot.

Inspections

Number of roadside inspections conducted within the past two years. (Note: These inspections are distinct from the periodic inspections required under 49 CFR Part 396.17, and may not include inspection of all parts and accessories set forth in 49 CFR Part 396 Appendix A.)

The inspections listed on SAFER are conducted in accordance with the North American Standard Inspection Program which was created by the Commercial Vehicle Safety Alliance (CVSA) as the roadside inspection process for inspecting commercial motor vehicles and drivers throughout North America.

Inspections are listed as total, driver, vehicle, and Hazmat. Please see https://www.fmcsa.dot.gov/safety/question-1-can-violation-free-cvsa-level-i-or-level-v-inspection-be-used-satisfy-periodic for more details.

Crashes reported to FMCSA by states for 24 months prior to: 01/15/2025

Note: Crashes listed represent a motor carrier's involvement in reportable crashes, without any determination as to responsibility.

<u>Crasnes:</u>						
Туре	Fatal	Injury	Tow	Total		
Crashes	0	0	0	0		

<u>ID/Operations</u> | <u>Inspections/Crashes In US</u> | Inspections/Crashes In Canada | <u>Safety Rating</u>

Canadian Inspection results for 24 months prior to: 01/15/2025

Total inspections: 0

Note: Total inspections may be less than the sum of vehicle and driver inspections. Go to Inspections Help for further information.

Inspections:				
Inspection Type	Vehicle	Driver		
Inspections	0	0		
Out of Service	0	0		
Out of Service %	0%	0%		

Crashes results for 24 months prior to: 01/15/2025

Note: Crashes listed represent a motor carrier's involvement in reportable crashes, without any determination as to responsibility.

<u>Crashes:</u>					
Туре	Fatal	Injury	Tow	Total	
Crashes	0	0	0	0	

<u>ID/Operations</u> | <u>Inspections/Crashes In US</u> | <u>Inspections/Crashes In Canada</u> | Safety Rating

The Federal safety rating does not necessarily reflect the safety of the carrier when operating in intrastate commerce.

Carrier Safety Rating:

The rating below is current as of: 01/15/2025

Review Information:

Rating Date:	None	Review Date:	None
Rating:	None	Type:	None

SAFER Home | Feedback | Privacy Policy | USA.gov | Freedom of Information Act (FOIA) | Accessibility | OIG Hotline | Web Policies and Important Links | Plug-ins

Federal Motor Carrier Safety Administration 1200 New Jersey Avenue SE, Washington, DC 20590 • 1-800-832-5660 • TTY: 1-800-877-8339 • Field Office Contacts

AFFIDAVIT OF PUBLICATION

County of Muskogee, State of Oklahoma

The Muskogee Phoenix 214 Wall S

Muskogee, Ok, 74402 918-684-2858 CASE:

PNRC 2-13-25

I, Kristing 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 Cklahoma. 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:

FOR Kristina Highi Region KIZZIA

Signed and swom to before me On this 22 day of AN 2025

Julia Mc Vethy, I otary Public My Commission expires: 10-17-2025

Commission # 17009583

(SEAL)

JULIA MCWETHY
Minist Public in and by the
Sets of Claintons
Controlled in 11700555
My Controlled in applice 10/17/2020

A.cont

10417

Fee: S

109.90

Published in The Muskogee Phoenix on Jenuary 22, 2025

NOTICE AND ORDER TO PROPERTY OWNERS

You are hereby notified that the properties listed below were found unseln or unfit for human occupancy at an administrative hearing held before the Building Official. Because you have falled to bring the structure up-to code within the time period provided the structure is being considered for condemnation due to its dispidated condition. The proporty will be posted and placerded 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 Nulsance 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 Musicogee Public Nuisance Review Committee on the: February 13, 2025 at 11:00AM in the City Councli 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 fall to appear, a decision will be made in your absence and a dilapidation ilen 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 tail 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. Fallure to pay within six (6) months of the statement will result in the costs being assessed as an act 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.

320 S. 21

320 S 21ST MUSKOGEE OK also known as the North 60 feet of Lots 9 and 10 Block One of Higgins Addition to the City of Muskogee

410 N 13

MUSKOGEE COUNTY, Oldshoma to-wit: MUSKOGEE OT \$50 LOT 3 BLOCK 212

605 n 17

The North 35 feet and the South 10 of the North 45 feet of the East 94 feet of Lot 1 in Block 263 in the City of Musicoge, according to the official plat thereof, Musicogee County, State of Oldahoma.

617 EMPORIA

A part of Lot 1 In Block 188 In the City of Musicogee, more particularly described as follows, to-wit: Beginning at the Northwest Corner of said Lot 1; and runthence in a Southerty direction along West line of said Lot a distance of 138 feet; Thence in an Easterly direction and parallel with the North line of said Lot a distance of 30 feet; Thence in a Northerly direction to a point on the North line of said Lot 44 feet East of the Northwest Corner thereof; Thence in a Westerly direction along the North line of said Lot a distance of 44 feet to the Point of Beginning, Muskogee County, State of Oldahoma.

1411 Georgetown

Lot 2 Block 138 in the City of Musikogee, according to the official plat thereof, Musikogee County, Oklahoma

1710 S. Cherokee

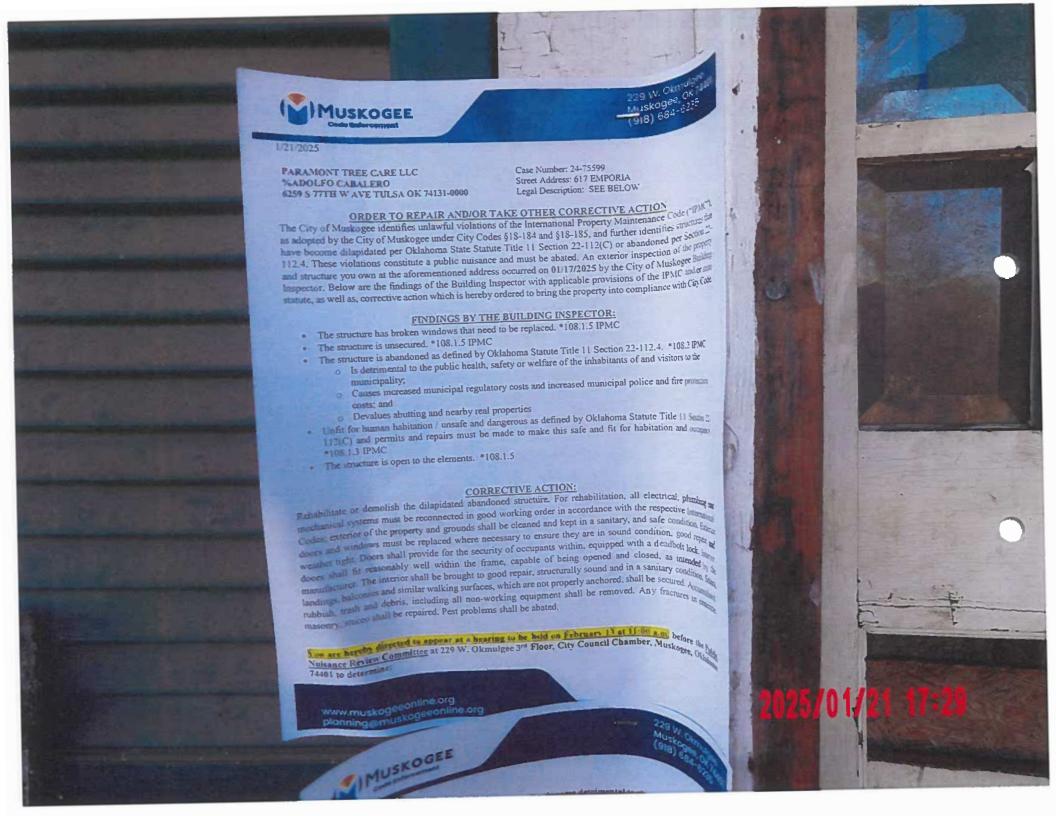
MUSKOGEE COUNTY, Oldahoma to-wit: T15N R18E S36 FARM-LAND IN MUSKOGEE S60 N420 W210 NW SW SW

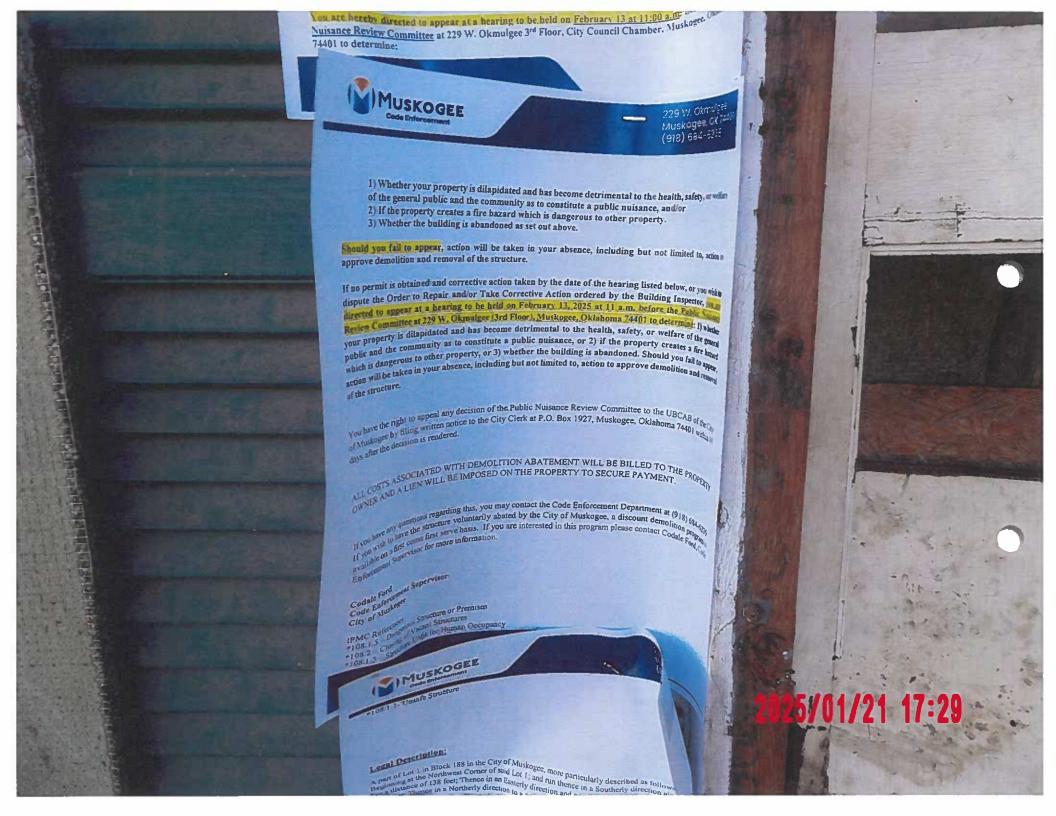
2821 Garland

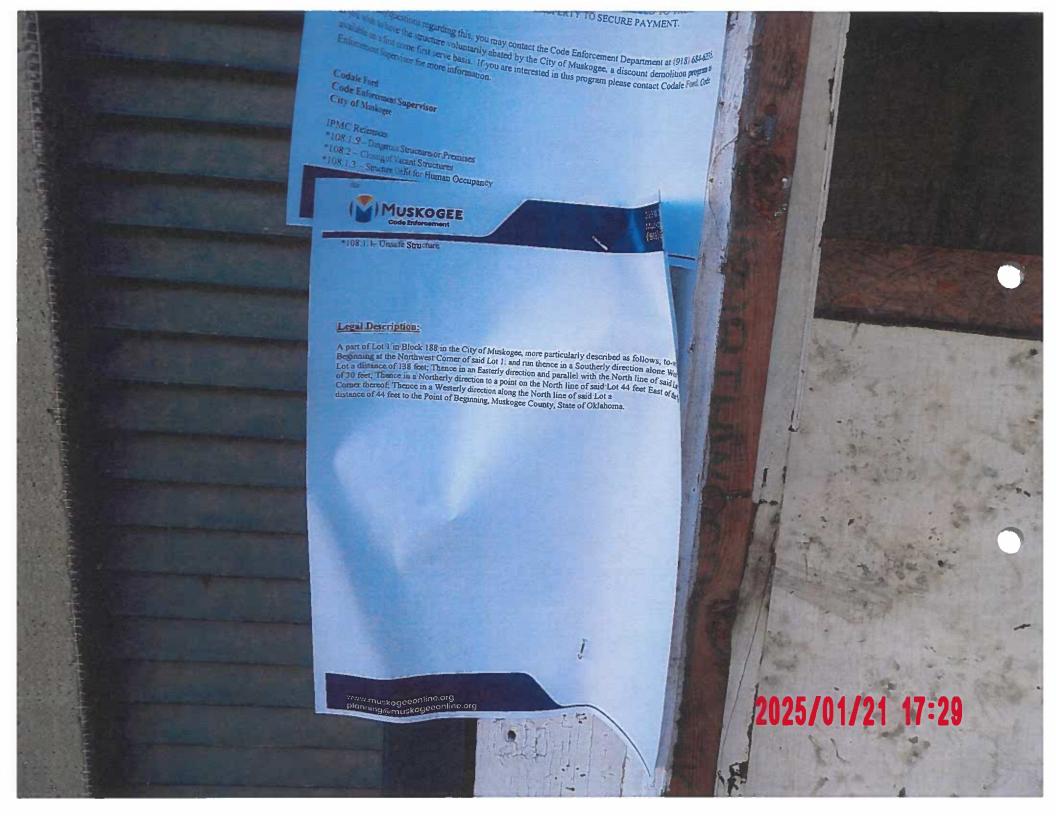
Lot 6 in Block 6 of West Park Addition to the City of Musicoges, according to the official plat thereof, and the N/2 of adjacent alley, Musicoge County, State of Oktahoma

2804 Findlay

LOT 23, BLOCK 2, LOVE SECOND ADDITION TO THE CITY OF MUSKO-GEE, MUSKOGEE COUN-TY, OKLAHOMA, AC-CORDING TO THE RECORDED PLAT FILED IN BOOK 2 PAGE 64.













1/21/2025

ADOLFO CABALERO 6259 S 77TH W AVE TULSA OK 74131-0000 Case Number: 24-75599 Street Address: 617 EMPORIA Legal Description: SEE BELOW

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 **01/17/2025** 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 unsecured. *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 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. 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 <u>February 13 at 11:00 a.m.</u> before the <u>Public Nuisance Review Committee</u> at 229 W. Okmulgee 3rd 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 February 13, 2025 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 Codale Ford, Code Enforcement Supervisor for more information.

Codale Ford Code Enforcement Supervisor 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

Legal Description:

A part of Lot 1 in Block 188 in the City of Muskogee, more particularly described as follows, to-wit: Beginning at the Northwest Corner of said Lot 1; and run thence in a Southerly direction alone West line of said Lot a distance of 138 feet; Thence in an Easterly direction and parallel with the North line of said Lot a distance of 30 feet; Thence in a Northerly direction to a point on the North line of said Lot 44 feet East of the Northwest Corner thereof; Thence in a Westerly direction along the North line of said Lot a distance of 44 feet to the Point of Beginning, Muskogee County, State of Oklahoma.



1/21/2025

PARAMONT TREE CARE LLC 6259 S 77TH W AVE TULSA OK 74131-0000 Case Number: 24-75599 Street Address: 617 EMPORIA Legal Description: SEE BELOW

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 01/17/2025 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 unsecured. *108.1.5 IPMC
- The structure is abandoned as defined by Oklahoma Statute Title 11 Section 22-112.4. *108.2 IPMC
 - o 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
- 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. 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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Codale Ford Code Enforcement Supervisor 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

Legal Description:

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1/21/2025

PARAMONT TREE CARE LLC

Case Number: 24-75599

**MADOLFO CABALERO

Street Address: 617 EMPORIA

6259 S 77TH W AVE TULSA OK 74131-0000

Legal Description: SEE BELOW

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Codale Ford Code Enforcement Supervisor City of Muskogee

IPMC References



- *108.1.5 Dangerous Structure or Premises
- *108.2 Closing of Vacant Structures
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Legal Description:

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Building Inspector's Dilpaidated Structure Checklist

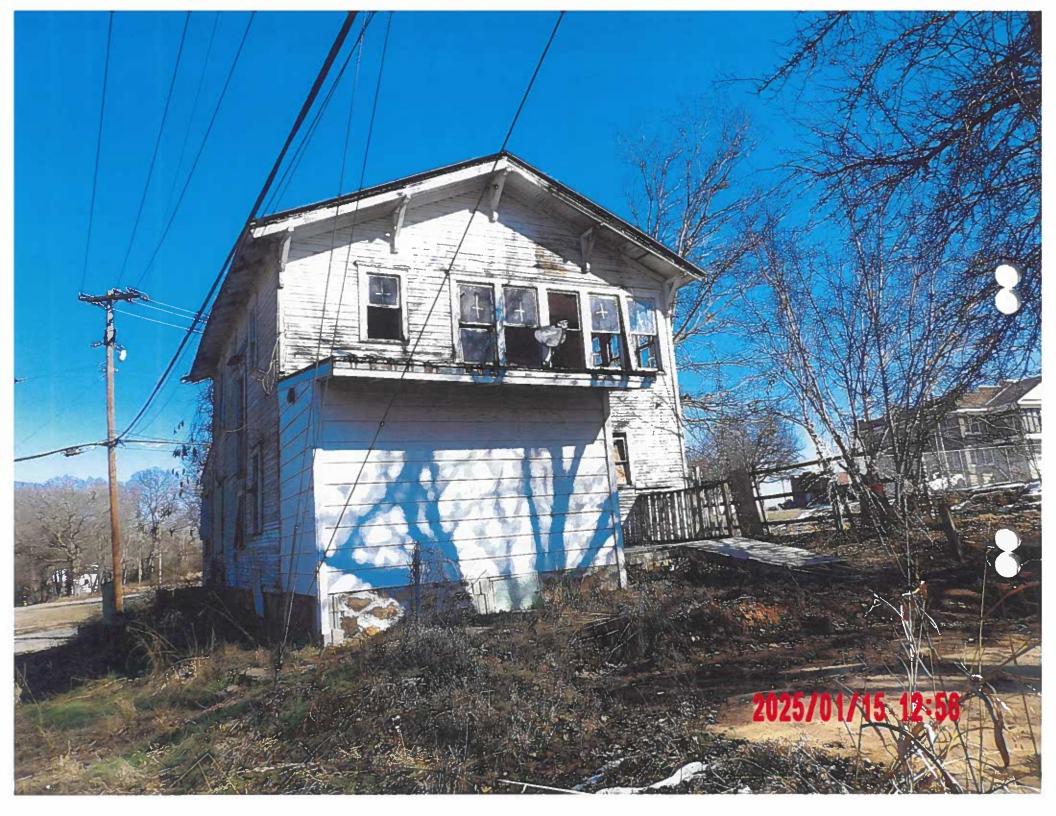
Case Open Date	1-21-25	-				
Case Number: _	25 - 7555	9				
Address: 6/7 EmpoRiA						
Code Officer:(FORd					
Owner's Name _						
Owner Address						
Phone:	Section 1 - Property	Email:			(if known)	
Structure Securit	¥					
Secure		□ У	es	No		
_	ecent Entry	, ⊅ OY	es	□ No		
What are	the signs: Fo	od WI	respects,	-old wea	Hor equipment	
Utilities			//		, ,	
Active		□ Y	es	No		
If Yes,	□G	as	□ Electric		□ Water	
Construction/Sto	itus of the Struct	ure				
Number o	of Floors: 2	Jerm				
Basemen	t	□Y	es	№ No		
Exterior	☐ Block	☐ Brick	E AWood	☐ Metal	□ Vinyl	
	Other:		-			
Roof	☐ Shingle	Metal	Other:			
Roof Expo	sed	, ⊠ Y	es	□ No		
Open to t	Open to the Elements		es	□ No		
Windows	Broken/Open	/⊠/ Y	es	□ No		
Ho	w many window	s are Open/Br	oken: 26			
Lo	cation of Broken,	Open Windov	vs: Tot	al Peria	ne for	
Exterior De	oors Secured	□ Ү	es	∑ (No		
Hazardous Mater	ials on Site	X Yes		□ No	_	
Conditions prese	nt that require in	nmediate acti	on: Debr.	5 on site	Sevotes	
Potential Fire Risk	(□ Low	□ Moderate	- 25 0H	ligh	

Building Inspector's Dilpaidated Structure Checklist

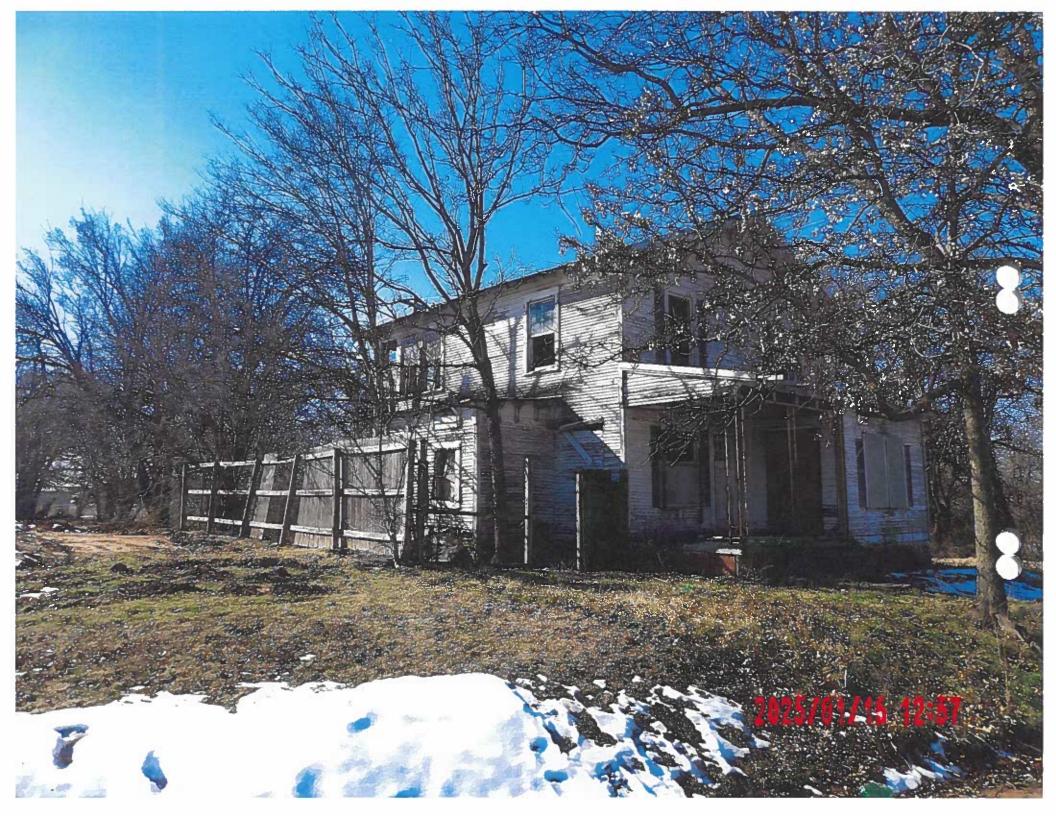
In the opinion of the Inspector, is the structure:					
Abandoned	∕ ⊠ Yes	□ No			
Unfit for Human Habitation	⊠ Yes	□ No			
Appear Unsafe and/or Dangerous	™Yes	□ No			
Other Notes:	· ·				
Manthorized inhabitants currently living in duelling					
Inspector's Signature:					
Inspector's Name: Braf Robots	_ Date of Inspection: _	1-21-25			











Meeting Date: 02/13/2025

AGENDA ITEM TITLE

Hold a Public Hearing and determine if the property located at 1411 Georgetown, 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). (Sarah Winkle)

BACKGROUND

LEGAL DESCRIPTION

Lot 2 Block 138 in the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma

An exterior inspection of the property and structure you own at the aforementioned address occurred on 01/19/2025 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 unsecured. *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
 - o 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
- The structure is open to the elements. *108.1.5

Corrective Actions listed in the letter to the owner were as follows:

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

Make a determination.

Fiscal Impact

Attachments

Complete Case File



Dilapidated Structures Checklist

Case Open Date: 1-21-25
Case Number: 25 - 75559
Address: 6/7 Emporia
Officer: CFord
Documents Needed for Every Case
© Copy of County Treasurer's Tax Roll Based on the Property Address
Deopy of the County Assessor's Report
Deopy of the Deed
Copy of Land Records to verify Property Owner(s) and Mortgage/Lien Holder(s)
Copy of any SOS Listings (as needed)
M/A □ Copy of any Death Certificates, Probate, and/or Trust Documents (as needed)
□ Copy of the Fire Damage Report (as needed)
Date PNRC Hearing Notice Letter to all Stakeholders:
**Deertified Mailing Receipt attached to a copy of the letter(s)
Deuilding Inspector's Report OOCEENTONCEMENT
Thrages of Notice Posted on Structure for PNRC Hearing
Date of Publication in the Muskogee Phoenix:
☑ Affidavit of Publication
Reviewed By ¹ :
Largh Weinkle 1-27-25
Sarah Winkle, Deputy Director of Community Development Date
(A) 1-27-25
Codale Ford, Chief Code Officer Date
Waivers: (If checked at any point does not need to proceed through the process below).

¹ Review of the file will be conducted the week before the scheduled PNRC.

Date of the PNRC Hearing:	
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	
□ UBCAB Agenda & Approved Minutes Reviewed By ² :	GEE
	GEE nent
Reviewed By ² :	GEE nent Date
Reviewed By ² : Code Enforcen	
Reviewed By ² : Code Enforcen	
Reviewed By ² : Code Enforcen Sarah Winkle, Deputy Director of Community Development	Date
Reviewed By ² : Code Enforcen Sarah Winkle, Deputy Director of Community Development	Date
Reviewed By ² : Code Enforcen Sarah Winkle, Deputy Director of Community Development	Date

 $^{^{\}rm 2}$ Review of the file will be conducted the week before the scheduled UBCAB.

Final Review By:

Signature	Date Approved
Jody King, Director of Comm	unity Dayolanmont
Signature	
	Date Approved
M(X	USKOGE
	Code Enforcement
Katrina Bodenhamer, City At	torney
Signature	Date Approved

(Individual form)

WARRANTY DEED

|-2004-989268 Book 3210 Pg: 336 | 02/13/2004 3:08 pm Pg 0336-0336 | Fee: \$13.00 Doc: \$0.00 | Karen Anderson - Muskogee County Clerk | State of Oklahoma

1483

KNOW ALL MEN BY THESE PRESENTS:

That Lucille Ruth Smith Bausley, a single person party of the first part. In consideration of the sum of Ten and no/100s dollars and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto Carol Ann Benning party of the second part, the following described real property and premises situate in Muskogee County, State of Oklahoma, to-wit:

Lot 3 Block 138 in the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma

GRANTOR RESERVES A LIFE ESTATE

NO STAMPS REQUIRED Adding Step-daughter

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

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

Signed and delivered this 13th day of Feb , 2004.

Lucille Smith Bausley

INDIVIDUAL ACKNOWLEDGMENT-OKLAHOMA FORM

STATE OF OKLAHOMA COUNTY OF MUSKOGEE, SS.

Before me, a Notary Public in and for said County and State, on this __13th_day of <u>February</u>, __2004_, personally appeared <u>Lucille Ruth Smith Bausley</u>, a <u>single person</u> to me known to be the identical person who executed the within and foregoing instrument, and acknowledged to me that she executed the same as her free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.

My commission expires

NOTARY PUBLIC IN AND FOR STATE OF OKLAHOMA Patty A. Bunch Muskogee County Comm. Exp. 08-20-07 #03011022 Notary Public



Tax Roll Inquiry

Muskogee County Treasurer

Shelly Sumpter, Treasurer

400 West Broadway, Rm 220 Muskogee, OK 74401

Phone: 918-682-0811

Fax: 0--

E-Mail: jessica.smith@muskogeetreasurer.org





Owner Name and Address

BENNING, CAROL ANN 5864 OLD MEMORY LANE SAN DIEGO CA 92114-1242

Taxroll Information

Tax Year: 2024

Property ID: 4610-26-138-003-1-118-08

Location: 1411 GEORGETOWN MUS

School District: 20A MUSKOGEE Mills: 108.96

Type of Tax: Real Estate

Tax ID: 1589

Legal Description and Other Information:

MUSKOGEE OT LOT 3 BLOCK 138

Assessed Valuations	Amount
Land	385
Improvements	163
Net Assessed	548

The Penalty for this tax statement is calculated through February 15, 2025. After that date, another 1.5% of the base tax will be applied. Fees can be added any time.

Tax Values	Amount
Base Tax	60.00
Penalty	0.90

Tax Values	Amount
Fees	0.00
Payments	0.00
Total Paid	0.00
Total Due	60.90

Date	Receipt	Paid With	Payment For	Amount	Paid By

Login (build: 28168:20250110.4) © 2020 All Rights Reserved. Powered by TM Consulting, Inc.

Muskogee County Report

As of: 1/16/2025

Property Information

Subdivision: MUSKOGEE OT

Block / Lot: 0138 / 0003 **S-T-R:** N/A ID: 510001589

Name: BENNING, CAROL ANN Physical Address: 1411 GEORGETOWN

Mailing Address: 5864 OLD MEMORY LANE

Property Owner

SAN DIEGO, CA 92114-1242

Type: (RI) Res. Improv.

Tax Dist: (32) 20A-MUSKOGEE

Size (Acres): 0.000

Parcel: 4610-26-138-003-1-118-08

Extended Legal: MUSKOGEE OT LOT 3 BLOCK 138

Market and Assessed Values:

Taxable Fair Fair Cash **Full Assessed** Cash (11.00% Market Value) Land: \$3,500 \$3,500 \$385 1,479 **Building:** 1,479 163 Total: \$4,979 \$4,979 \$548

Land:

Land UseSizeUnitsLOT AREA7000.00SQFT

Deed Transfers:

Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantor	Code	Туре
8/14/2009	4003	28	Α	0.00	\$0	BAUSLEY, LUCILLE RUTH SMITH LE		
2/13/2004	3210	336	W	0.00	\$0	BAUSLEY, LUCILLE RUTH SMITH		
2/12/2004	3210	90	W	54.00	\$36,000	WASHINGTON, LYNDA H & MOSES L	Title(?)	
8/24/1994	2280	224	Q	0.00	\$0	WASHINGTON, LYNDA HARRIS		
9/23/1993	2220	198	Q	6.00	\$4,000	HARRIS, ZETTA M	Title(?)	
9/1/1993	2217	283	W	0.00	\$0	HARRIS, ZETTA M ETAL	Unval.	
8/1/1993	2215	97	W	0.00	\$0	CRAWFORD, HAZEL	Unval.	

Muskogee County Report

ID: 510001589

Parcel: 4610-26-138-003-1-118-08

As of: 1/16/2025

Details for Residential Card 1:

Occupancy	Story	Construction	Total Liv	Grade	Year Built	Age	Condition	Beds
Single Family	ONE	Frame, Siding, Wood	1,174	3	1950	75	Low	2

Exterior Wall: Frame, Siding, Roof Cover: Composition Shingle

Heat / Cool: Central Year Remodeled:

Base Structure:

Ite	n Label	Description	Area
1	FIREPLACE	FIREPLACE	1
2	Patio - Covered	Patio - Covered	156

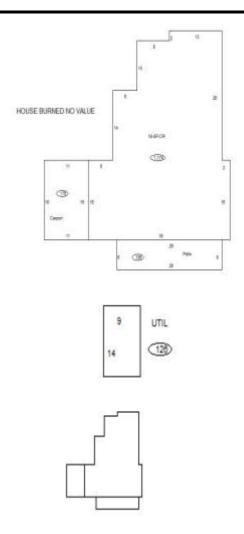
Outbuildings and Yard Improvements:

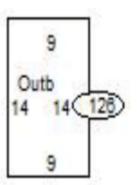
Item	Size/Dim	Quality	Age
Utility Building	126	Α	25
FIREPLACE	1		
Patio - Covered	156		

Parcel: 4610-26-138-003-1-118-08

As of: 1/16/2025

Sketches





ID: 510001589

Photos





ID: 510001589

Parcel: 4610-26-138-003-1-118-08

As of: 1/16/2025

Map:



12 results (1.27 seconds) Modify search

Your search, "Addition, MUSKOGEE OT, Block, 138, Lot. 3" Moreor ...

INSTRUMENT Auskogee 08/06/2024 2024-007568 Notice 004915 0246 CITY OF MUSICOGEE BENNING, CAROL ANN MUSKOGEE OT 8138 L3 09/12/2023 2023-009276 Auskogee Notice 004870 0013 CITY OF MUSKOGEE BENNING, CAROL ANN MUSKOGEE OT 8139 L3 Auskogee 06/20/2023 2023-006242 Notice 004858 0631 CITY OF MUSKOGEE BEHNING, CAPOL ANN MRJSKOGEE OT 8138 L3 Auskogee 06/29/2022 2022-008226 Notice 004809 0396 CITY OF MUSICOGEE **BEHNING, CAROL ANN** MUSKOGEE OT 8138 L3 **Auskogee** 11/02/2021 2021-013900 Notice 004769 0882 CITY OF MUSKOGEE BENNING, CAROL ANN MUSKOGEE OT 8138 L3 08/14/2009 2009-009200 Affidavit BENNING, CAROL ANN Juskogee 004003 0028 - 0030 PUBLIC MUSKOGEE OT 8138 L3 BAUSLEY, LUCKLE RUTH SMITH 02/13/2004 2004-989268 Deed 003210 BAUSLEY, LUCRLE RUTH SMITH LUCILLE RUTH SMITH BAUSLEY auskogee 0336 MUSKOGEE OT 8138 L3 02/12/2004 WASHINGTON, LYNDA HARRIS Deed 003210 **BAUSLEY, LUCILLE BUTH SMITH** Auskogee 2004-989201 0090 MUSKOGEE OT B138 L3 WASHINGTON, MOSES LEE **4uskogee** 02/10/2004 2004-989094 Release 003209 0073 BANK OF OKLAHOMA WASHINGTON, MOSES LEE MUSKOGEE OT BI38 L3 WASHINGTON, LYNDA HARRIS 2004-987575 Deed 003197 0279 MUSKOGEE CREEK NATION MORGAN, HARRIET N Auskogee 01/05/2004 MUSKOGEE OT 81 MUSICOGEE OT 813. 05/24/2001 2001-940593 002837 0191 - 0192 WASHINGTON, LYNDA HARRIS Auskogee BANK OF OKLAHOMA Mortgage MUSKOGEE OT 8138 L3 WASHINGTON, MOSES LEE Auskogee 07/20/1999 1999-912245 Release 002652 0183 FIRST TRUST OF CALIFORNIA NAT L WASHINGTON, MOSES LEE MUSICOGEE OT B138, L3

WASHINGTON, LYNDA HARRIS

	_	_		_			

1	Muskogee	08/14/2009	2009-009200	Affidavit	004003	0028 - 0030	BENNING, CAROL ANN	PUBLIC	MUSKOGEE OT B138 L3	3 : View
							BAUSLEY, LUCILLE RUTH SMITH			

AFFIDAVIT OF PUBLICATION

County of Muskogee, State of Oklahoma

The Muskogee Phoenix

214 Wall S

Muskogee, Ok, 74402

918-684-2858

CASE:

PNRC 2-13-25

I, Kristing Hight, of lawful age, being duly sworn upon bath, 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:

FOR Kristina Hight Kegic KIZZIA

Signed and swom to before me On this 22 day of JAN 2025

ulia Mc Vethy, Notary Public My Commission expires: 10-17-2025

Commission # 17009583

(SEAL)

GIAP JULIA MOWETHY Manage Punts in and tor the State of Olderhouse Commission of 17008653 By Outside Stry applies 10/17/2020

Accent.

10417

Fee: S

09.90

Published in The Muskogee Phoents on Jenuary 22, 2025

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 placerded in accordance with Section 108.4 of the International Property Maintenance Code adopted by the City of Muskages.

A hearing shall be held by the Public Nulsance Review Committee to determine if the property is dilapitated 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 Musicogee Public Nulsance Review Committee on the: February 13, 2025 at 11:00AM in the City Counof 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 fall to appear, a decision will be made in your absence and a ditabilitation lien could be filed on your property. Feilure 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 tall to Appear, the City of Muskogee may proceed with the clamplition of the structure. If the City or its agents perform the demolition, you will be billed for these costs. Fallure to pay within six (6) months of the statement will result in the costs being assessed as an act 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 Musicogee Code Enforcement Department at (918) 684-6235.

320 S. 21

320 \$ 21ST MUSKOGEE OK also known as the North 60 feet of Lots 9 and 10 Block One of Higgins Addition to the City of Muskogee

410 N 13

MUSKOGEE COUNTY, Oldahoma to-wit: MUSKOGEE OT \$50 LOT 3 BLOCK 212

605 n 17

The North 35 feet and the South 10 of the North 45 feet of the East 94 feet of Lot 1 in Block 263 in the City of Musicogee, according to the official plat thereof, Musicogee County, State of Oldahoma.

617 EMPORIA

A part of Lot 1 in Block 188 in the City of Musicogee, more particularly described as follows, to-wit: Beginning at the Northwest Corner of said Lot 1; and runthence in a Southerly direction along West line of said Lot a distance of 138 feet; Thence in an Easterly direction and parallel with the North line of said Lot a distance of 30 feet; Thence in a Northerly direction to a point on the North line of said Lot 44 feet East of the Northwest Corner thereof; Thence in a Westerly direction along the North line of said Lot a distance of 44 feet to the Point of Beginning, Muskogee County. State of Oldahoma.

1411 Georgetown

Lot 2 Block 138 in the City of Muskogee, according to the official plat thereof, Muskogee County, Oktahoma

1710 S. Cherokee

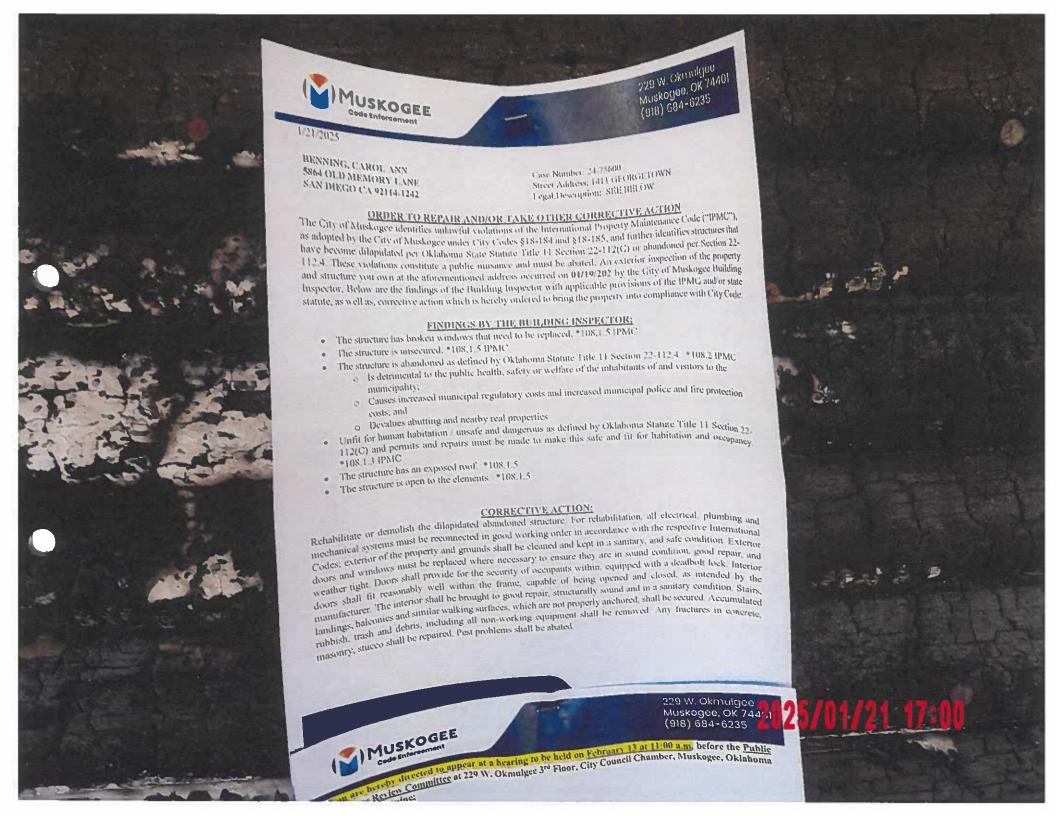
MUSKOGEE COUNTY, Oldahorna to-wit: T15N R18E 836 FARM-LAND IN MUSKOGEE 860 N420 W210 NW SW SW

2821 Garland

Lot 8 In Block 8 of West Park Addition to the City of Musicopes, according to the official plat thereof, and the N/2 of adjacent alley, Musicope County, State of Oktahorna

2804 Findlay

LOT 23, BLOCK 2, LOVE SECOND ADDITION TO THE CITY OF MUSKO-GEE, MUSKOGEE COUN-TY, OKLAHOMA, AC-CORDING TO THE RECORDED PLAT FILED IN BOOK 2 PAGE 84.





229 W. Okmulgee Muskogee, OK 74401 (918) 684-6235

You are hereby directed to appear at a hearing to be held on February 13 at 11:00 a.m. before the Public Nuisance Positive Contract of the Public Public Publi Nuisance Review Committee at 229 W. Okmulgee 3rd 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 February 13, 2025 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 You have the right to appeal any decision of the Public Nulskogee, Oklahoma 74401 within 10 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

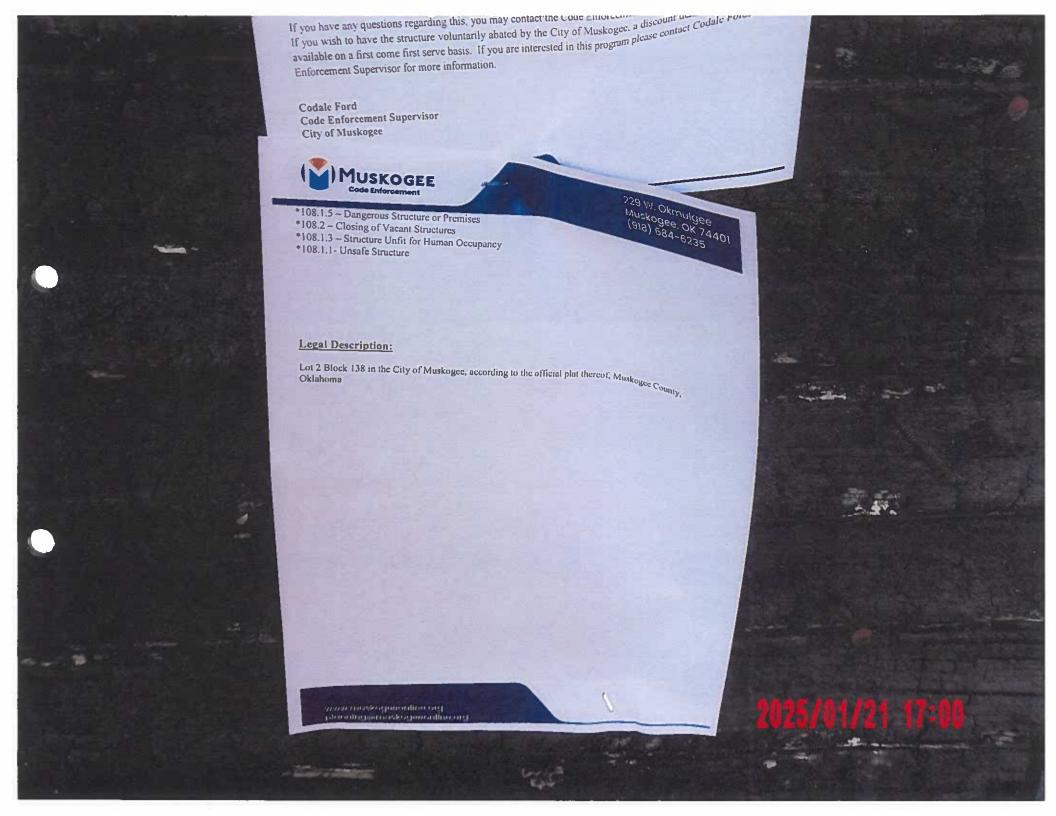
ALL COSTS ASSOCIATED WITH DEMOLITION ABATEMENT WILL BE BILLED TO THE PROPERTY ALL COSTS ASSOCIATED WITH DEMOLITION ADATE OF THE PROPERTY TO SECURE PAYMENT.

If you have any questions regarding this, you may contact the Code Enforcement Department at (918) 684-6235. If you have any questions regarding this, you may contact the City of Muskogee, a discount demolition program is five units to have the structure voluntarily abated by the City of Muskogee, a discount demolition program is If you have any questions the structure voluntarily abated by the control of the structure voluntarily abate Enforcement Supervisor for more information.

Codale Ford Code Enforcement Supervisor City of Muskogee



- *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









1/21/2025

BENNING, CAROL ANN 5864 OLD MEMORY LANE SAN DIEGO CA 92114-1242 Case Number: 24-75600

Street Address: 1411 GEORGETOWN Legal Description: SEE BELOW

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 **01/19/202** 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 unsecured. *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
- 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. 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 <u>February 13 at 11:00 a.m.</u> before the <u>Public Nuisance Review Committee</u> at 229 W. Okmulgee 3rd 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 February 13, 2025 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 Codale Ford, Code Enforcement Supervisor for more information.

Codale Ford Code Enforcement Supervisor 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

Legal Description:

Lot 2 Block 138 in the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma

Building Inspector's Dilpaidated Structure Checklist

Case Open Date	-21-25				
Case Number: _	25 - 75400)			
Address:/ <u>Y/</u>	1 GEORGET	owN			
Code Officer:(Food				
Owner's Name _					
Owner Address		 			
Phone:		Email:			(if known)
Structure Securi	t <u>y</u>				
Secure		☐ Yes	l	No No	
•	Recent Entry	∠85) Yes		□ No	
What are	the signs:	rang Be	fles	old not	her god
<u>Utilities</u>	,		1000		
Active		☐ Yes		MNO	
If Yes,	□Go	IS	□ Electric		□ Water
Construction/St	atus of the Structu	re			
Number	of Floors:/	armit			
Basemer	nt	☐ Yes		₩ No	
Exterior	☐ Block	☐ Brick	₩wood	☐ Metal	☐ Vinyl
	Other:				
Roof	Shingle	☐ Metal	Other:		
Roof Expo	osed	Ø Yes		□ No	
Open to	the Elements	AVYes		□ No	
Windows	Broken/Open	Yes		□ No	
H	ow many windows	are Open/Brok	en:		
Lo	ocation of Broken/	Open Windows:	Total	1 Ferfan	eta _
Exterior D	oors Secured	☐ Yes		⊠ No	
Hazardous Mate	rials on Site	≱ 4es		□ No	
Conditions pres	ent that require im	mediate action	: Barn	- Structu	re Broken blus
Potential Fire Ris	k	☐ Low	☐ Moderate		

Building Inspector's Dilpaidated Structure Checklist

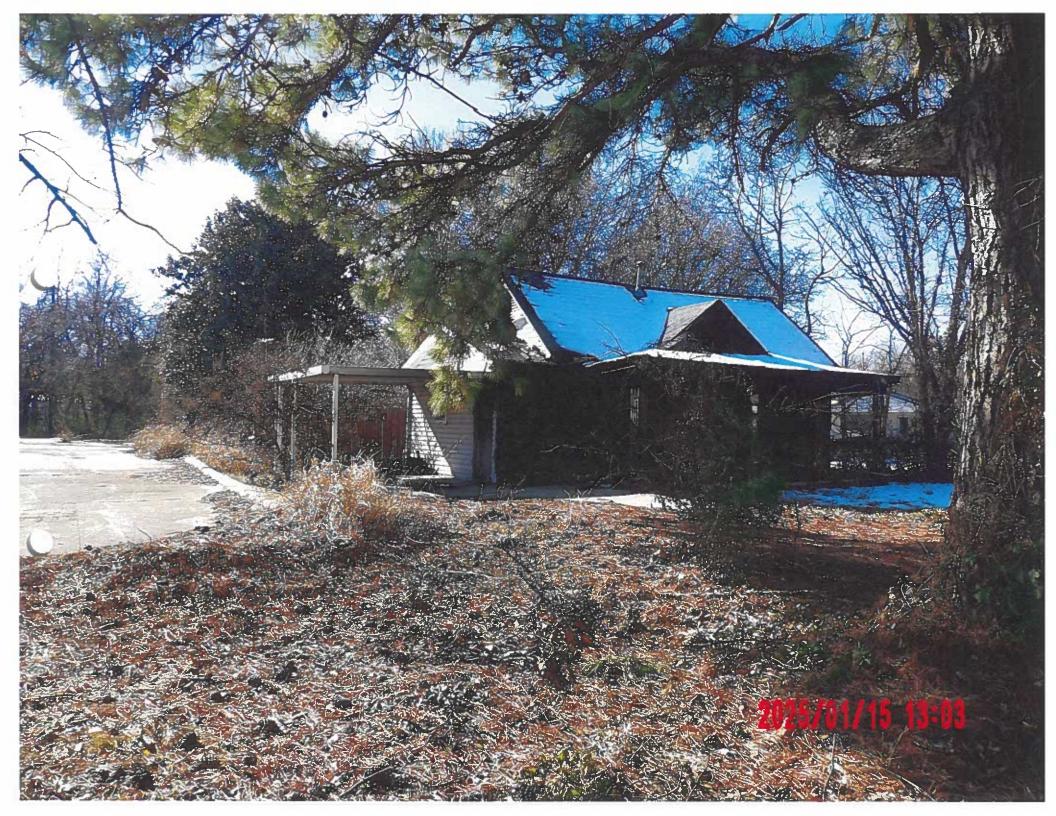
In the opinion of the Inspector, is the structu	ire:	
Abandoned	Pyes	□ No
Unfit for Human Habitation	[⊅Yes	□ No
Appear Unsafe and/or Dangerous	ZSOYes	□ No

15

Other Notes:

Inspector's Name: 3rent-Robot= Date of Inspection: 1-21-25

Permits & Inspections











Meeting Date: 02/13/2025

AGENDA ITEM TITLE

Hold a Public Hearing and determine if the property located at 2821 Garland, 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). (Sarah Winkle)

BACKGROUND

LEGAL DESCRIPTION

Lot 6 in Block 6 of West Park Addition to the City of Muskogee, according to the official plat thereof, and the N/2 of adjacent alley, Muskogee County, State of Oklahoma

An exterior inspection of the property and structure you own at the aforementioned address occurred on 12/18/2024 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 unsecured. *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
 - o 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
- The structure is open to the elements. *108.1.5

Corrective Actions listed in the letter to the owner were as follows:

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

Make a determination.

Fiscal Impact

Attachments

Complete Case File



Dilapidated Structures Checklist

Case Open Date: _/-2/-25	
Case Number: <u>34 - 75 378</u>	
Address: <u>382/ GAR/and</u>	
Officer: CFoed	
Documents Needed for Every Case Goopy of County Treasurer's Tax Roll Based on the Property Address	
Copy of the County Assessor's Report	
Copy of the Deed	
Deopy of Land Records to verify Property Owner(s) and Mortgage/Lien Holder(s))
Copy of any SOS Listings (as needed) Copy of any Death Certificates, Probate, and/or Trust Documents (as needed)	
Copy of the Fire Damage Report (as needed)	
Date PNRC Hearing Notice Letter to all Stakeholders:	1
☐ Certified Mailing Receipt attached to a copy of the letter(s)	
Building Inspector's Report Code Enforcement	
I Images of Notice Posted on Structure for PNRC Hearing	
Date of Publication in the Muskogee Phoenix: 1-22-25	
■ Affidavit of Publication	
Reviewed By ¹ :	
Sgrah Winkle, Deputy Director of Community Development 1-27-25 Date	
CFul 1-27-25	
Codale Ford, Chief Code Officer Date	

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

2.13-25

¹ Review of the file will be conducted the week before the scheduled PNRC.

Date of the PNRC Hearing:	
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 ² :	JEE
Code Enforcen	<u>nent</u>
Sarah Winkle, Deputy Director of Community Development	Date
Codale Ford, Chief Code Officer	Date
Coddle Ford, Chief Code Officer	Dute
UBCAB Decision Appealed	
□ Copy of Appeal Stamped by City Clerk Attached	

² Review of the file will be conducted the week before the scheduled UBCAB.

Final Review By:

Signature	Date Approved
Jody King, Director of Comm	unity Development
Signature	Date Approved
	USKOGE
	Code Enforcement
	torney
Katrina Bodenhamer, City At	

☐ Email Sent to Contractor for Demolition to be Scheduled

313

AFTER RECORDING, **PLEASE RETURN TO:**

Affordable Realty, LLC 301 South Sherman Street, Suite 117 Richardson, TX 75081

I-2017-005589 Book 4541 Pg: 659 05/15/2017 9:46 am Pg 0659-0660 Fee: \$15.00 Doc: \$0.00 Dianna Cope - Muskogee County Clerk State of Oklahoma



General Warranty Deed

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Date:

May 2, 2017

Grantor:

NFIW Ventures, LLC

Grantor's Mailing Address:

301 South Sherman Street, Suite 117

Richardson, TX 75081

Dallas County

Grantee:

Affordable Realty, LLC

Grantee's Mailing Address:

301 South Sherman Street, Suite 117

Richardson, TX 75081

Dallas County

Consideration:

TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable

consideration.

Property (including any improvements):

Lot 6 in Block 6 of West Park Addition to the City of Muskogee, according to the official plat thereof, and the N/2 of adjacent alley, Muskogee County, State of Oklahoma

Also known as: 2821 Garland Street, Muskogee, OK 74401-5144

Reservations from Conveyance:

NONE

Exceptions to Conveyance:

Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for the current year, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

As a material part of the Consideration for this deed, Grantor and Grantee agree that Grantee is taking the Property "AS IS" with any and all latent and patent defects and that there is no warranty by Grantor that the Property has a particular financial value or is fit for a particular purpose. Grantee acknowledges and stipulates that Grantee is not relying on any representation, statement, or other assertion with respect to the Property condition but is relying on Grantee's

examination of the Property. Grantee takes the Property with the express understanding and stipulation that there are no express or implied warranties except for limited warranties of title set forth in this deed.

When the context requires, singular nouns and pronouns include the plural.

GRANTOR: NFIW Ventures, LLC

By: Jarrod Pettit, Its: President

THE STATE OF TEXA SCOUNTY OF VALLED

I-2017-005589 Book 4541 Pg: 660 05/15/2017 9:46 am Pg 0659-0660 Fee: \$15.00 Doc: \$0.00 Dianna Cope - Muskogee County Clerk State of Oklahoma

On this _____ day of ______ 2017, before me the undersigned, a Notary Public in and for said State, personally appeared **Jarrod Pettit**, known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the foregoing instrument and acknowledged the (s)he executed the same in the capacity represented.

WITNESS my hand and official seal

(Reserved for official seal)

Signature: Syllike (06 // Name (typed or printed)

My Commission Expires: 8/4/2000

JONATHAN CALEB SMITH
Notary Public, State of Texas
Comm. Expires 08-04-2020
Notary ID 130765983

N A

RECORDING, PLEASE RETURN TO:

Affordable Realty, LLC 301 South Sherman, Street, Suite 117 Richardson, Texas 75081 Inversity certify that I received the services and issued receipt No. 197 to the within in payment of manager that are the within horizone. Dated the County Treasurer by Muskoges County Treasurer Deputy

I-2017-005597 Book 4541 Pg: 672 05/15/201710:28 am Pg 0672-0674 Fee: \$17.00 Doc: \$0.00 Dianna Cope - Muskogee County Clerk State of Oklahoma

DEED OF TRUST

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Date: May 3, 2017

Grantor: Affordable Realty, LLC, an Oklahoma limited liability company

Grantor's Mailing Address: 301 South Sherman Street, Suite 117

Richardson, Texas 75081

Dallas County

Trustee: Julie Pettit

Trustee's Mailing Address: 3710 Rawlins, Suite 1050

Dallas, Texas 75219 Dallas County

Lender: CLIC Financial Ltd. DBA CLIC Financial, LP

Lender's Mailing Address: 301 South Sherman Street, Suite 117,

Richardson, Texas 75081

Dallas County

Obligation

Note:

Original principal amount: \$29,329.68

Borrower: Affordable Realty, LLC

Lender: CLIC Financial Ltd. DBA CLIC Financial, LP

Maturity date: June 1, 2032

Terms of Payment: As provided in the Note.

Property (including any improvements):

Lot 6 in Block 6 of West Park Addition to the City of Muskogee, according to the official plat thereof, and the N/2 of adjacent alley, Muskogee County, State of

Also known as: 2821 Garland Street, Muskogee, OK 74401

Prior Lien: None

Other Exceptions to Conveyance and Warranty: None

For value received and to secure payment of the Obligation, Grantor conveys the Property to Trustee in trust. Grantor warrants and agrees to defend the title to the Property, subject to the Other Exceptions to Conveyance and Warranty. Upon payment of the Obligation and all other amounts secured by this deed of trust, this deed of trust will have no further effect, and Lender will release it at Lender's expense.

Clauses and Covenants

A. Grantor's Obligations

Grantor agrees to-

1. keep the Property in good repair and condition at Lender's expense; and

2. obey all laws, ordinances, and restrictive covenants applicable to the Property at Lender's Expense.

B. Lenders' Rights

1. Lender may appoint in writing a substitute trustee, succeeding to all rights and responsibilities of Trustee.

2. If the proceeds of the Obligation are used to pay any debt secured by prior liens, Lender is subrogated to all the rights and liens of the holders of any debt so paid. I-2017-005597 Book 4541 Pg: 673 05/15/201710:28 am Pg 0672-0674 Fee: \$17.00 Dianna Cope- Muskogee County Clerk State of Oklahoma-

- 3. Lender may apply any proceeds received under the insurance policy to replace damaged or destroyed improvements covered by the policy.
- 4. If there is a default on the Obligation or if Grantor fails to perform any of Grantor's obligations and the default continues after any required notice of the default and the time allowed to cure, Lender may record the Deed Without Warranty executed concurrent with this Deed of Trust in full satisfaction of the Obligation and release this Deed of Trust lien, or with Grantor's agreement pursuant to the terms of the Note:
 - a. declare the unpaid principal balance on the Obligation immediately due;
 - b. direct Trustee to foreclose this lien, in which case Lender or Lender's agent will cause notice of the foreclosure sale to be given as provided by the Texas Property Code as then in effect; and
 - c. purchase the Property at any foreclosure sale by offering the highest bid and then accept the Property as full satisfaction of the Obligation; or
 - d. accept the highest bid paid by a third party bidder at the foreclosure sale and accept the bid amount as full satisfaction of the Obligation
- 5. Lender may remedy any default without waiving it and may waive any default without waiving any prior or subsequent default.

C. Trustee's Rights and Duties

If directed by Lender to foreclose this lien, Trustee will-

- 1. either personally or by agent give notice of the foreclosure sale as required by the Texas Property Code as then in effect;
- 2. sell and convey all or part of the Property "AS IS" to the highest bidder for cash with a general warranty binding Grantor, subject to the Prior Lien and to the Other Exceptions to Conveyance and Warranty and without representation or warranty, express or implied, by Trustee;
- 3. from the proceeds of the sale, pay, in this order:
 - a. expenses of foreclosure, including a reasonable commission to Trustee; and
 - b. to Lender, any balance;
- 4. be indemnified, held harmless, and defended by Lender against all costs, expenses, and liabilities incurred by Trustee for acting in the execution or enforcement of the trust created by this deed of trust, which includes all court and other costs, including attorney's fees, incurred by Trustee in defense of any action or proceeding taken against Trustee in that capacity.

D. General Provisions

- 1. If any of the Property is sold under this deed of trust, Grantor must immediately surrender possession to the purchaser. If Grantor fails to do so, Grantor will become a tenant at sufferance of the purchaser, subject to an action for forcible detainer.
- 2. Recitals in any trustee's deed conveying the Property will be presumed to be true.
- 3. Proceeding under this deed of trust, filing suit for foreclosure, or pursuing any other remedy will not constitute an election of remedies.
- 4. This lien will remain superior to liens later created even if the time of payment of all or part of the Obligation is extended or part of the Property is released.
- 5. If any portion of the Obligation cannot be lawfully secured by this deed of trust, payments will be applied first to discharge that portion.
- 6. Grantor assigns to Lender all amounts payable to or received by Grantor from condemnation of all or part of the Property, from private sale in lieu of condemnation, and from damages caused by public works or construction on or near the Property. Lender will not be liable for failure to collect or to exercise diligence in collecting any such amounts. Grantor will immediately give Lender notice of any actual or threatened proceedings for condemnation of all or part of the Property.
- 7. Grantor assign to Lender absolutely, not only as collateral, all present and future rent and other income and receipts from the Property. Grantor warrants the validity and enforceability of the assignment. Lender, as Grantor's agent may rent the Property and collect all rent and other income and receipts. Lender neither has nor assumes any obligations as lessor or landlord with respect to any occupant of the Property. Lender may exercise Lender's rights under this paragraph without taking possession of the Property. Lender is not required to act under this paragraph, and acting under this paragraph does not waive any of Lender's other rights or remedies. If Grantor becomes a voluntary or involuntary debtor in bankruptcy, Lender's filing a proof of claim in bankruptcy will be deemed equivalent to the appointment of a receiver under Texas law.

- 8. In no event may this deed of trust secure payment of any debt that may not lawfully be secured by a lien on real estate or create a lien otherwise prohibited by law.
- 9. When the context requires, singular nouns and pronouns include the plural.
- 10. The term *Note* includes all extensions, modifications, and renewals of the Note and all amounts secured by this deed of trust.
- 11. If the Property is transferred by foreclosure, the transferee will acquire title to all insurance policies on the Property, including all paid but unearned premiums.
- 12. This deed of trust binds, benefits, and may be enforced by the successors in interest of all parties.
- 13. If Grantor and Borrower are not the same person, the term Grantor includes Borrower.
- 14. Grantor and each surety, endorser, and guarantor of the Obligation waive all demand for payment, presentation for payment, notice of intention to accelerate maturity, notice of acceleration of maturity, protest, and notice of protest, to the extent permitted by law.
- 15. If any provision of this deed of trust is determined to be invalid or unenforceable, the validity or enforceability of any other provision will not be affected.

Affordable Realty, LLC I-2017-005597 Book 4541 Pg: 674 05/15/201710:28 am Pg 0672-0674 Doc: \$ 0.00 Fee: \$ 17.00 Dianna Cope - Muskogee County Clerk State of Oklahoma By: Craig Petrit, President STATE OF TEXAS COUNTY OF <u>Sallay</u> On this & day of May _____, 2017, before me the undersigned, a Notary Public in and for said State, personally appeared Craig Pettit, known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the foregoing instrument and acknowledged that (s)he executed the same in the capacity represented. WITNESS my hand and official seal. onallan Oaleh SMIH

(typed or printed)

F/14/2020 Name (typed or printed) (Reserved for official seal) My Commission expires: _ JONATHAN CALEB SMITH

> Notary Public, State of Texas Comm. Expires 08-04-2020 Notary ID 130765983

313

AFTER RECORDING, PLEASE RETURN TO:

Affordable Realty, LLC 301 South Sherman Street, Suite 117 Richardson, TX 75081

I-2017-005589 Book 4541 Pg: 659 05/15/2017 9:46 am Pg 0659-0660 Fee: \$ 15.00 Doc: \$ 0.00 Dianna Cope - Muskogee County Clerk State of Oklahoma



General Warranty Deed

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Date:

May 2, 2017

Grantor:

NFIW Ventures, LLC

Grantor's Mailing Address:

301 South Sherman Street, Suite 117

Richardson, TX 75081

Dallas County

Grantee:

Affordable Realty, LLC

Grantee's Mailing Address:

301 South Sherman Street, Suite 117

Richardson, TX 75081

Dallas County

Consideration:

TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable

consideration.

Property (including any improvements):

Lot 6 in Block 6 of West Park Addition to the City of Muskogee, according to the official plat thereof, and the N/2 of adjacent alley, Muskogee County, State of Oklahoma

Also known as: 2821 Garland Street, Muskogee, OK 74401-5144

Reservations from Conveyance:

NONE

Exceptions to Conveyance:

Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for the current year, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

As a material part of the Consideration for this deed, Grantor and Grantee agree that Grantee is taking the Property "AS IS" with any and all latent and patent defects and that there is no warranty by Grantor that the Property has a particular financial value or is fit for a particular purpose. Grantee acknowledges and stipulates that Grantee is not relying on any representation, statement, or other assertion with respect to the Property condition but is relying on Grantee's

examination of the Property. Grantee takes the Property with the express understanding and stipulation that there are no express or implied warranties except for limited warranties of title set forth in this deed.

When the context requires, singular nouns and pronouns include the plural.

GRANTOR: NFIW Ventures, LLC

By: Jarrod Pettit, Its: President

THE STATE OF TEXM SOUNTY OF WALLS

I-2017-005589 Book 4541 Pg: 660 05/15/2017 9:46 am Pg 0659-0660 Fee: \$15.00 Doc: \$0.00 Dianna Cope - Muskogee County Clerk State of Oklahoma

On this _____ day of ______ 2017, before me the undersigned, a Notary Public in and for said State, personally appeared **Jarrod Pettit**, known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the foregoing instrument and acknowledged the (s)he executed the same in the capacity represented.

WITNESS my hand and official seal

(Reserved for official seal)

Name (typed or printed)
My Commission Expires: 8/4/2000

Signaturé

JONATHAN CALEB SMITH Notary Public, State of Texas Comm. Expires 08-04-2020 Notary ID 130765983

Tax Roll Inquiry

Muskogee County Treasurer

Shelly Sumpter, Treasurer

400 West Broadway, Rm 220 Muskogee, OK 74401

Phone: 918-682-0811

Fax: 0--

E-Mail: jessica.smith@muskogeetreasurer.org





Owner Name and Address

AFFORDABLE REALTY LLC 301 S SHERMAN STE 117 RICHARDSON TX 75081-0000

Taxroll Information

Tax Year: 2024

Property ID: 7040-28-006-006-1-199-20

Location: 2821 GARLAND MUS

School District: 20A MUSKOGEE Mills: 108.96

Type of Tax : Real Estate
Tax ID : 20595

Legal Description and Other Information:

WEST PARK LOT 6 BLOCK 6 & N 1/2 ADJACENT VACATED ALLEY

Assessed Valuations	Amount
Land	437
Improvements	2026
Net Assessed	2463
Tax Values	Amount
Base Tax	268.00
Penalty	0.00
Fees	0.00

Tax Values	Amount
Payments	0.00
Total Paid	0.00
Total Due	268.00

Date	Receipt	Paid With	Payment For	Amount	Paid By
			No records Found!		

Login (build: 27549:20241127.4)
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Muskogee County Report

As of: 12/18/2024

Parcel: 7040-28-006-006-1-199-20

Property Owner

Property Information

ID: 510020595

Name: AFFORDABLE REALTY LLC Physical Address: 2821 GARLAND

Mailing Address: 301 S SHERMAN STE 117 Subdivision: WEST PARK

RICHARDSON, TX 75081 Block / Lot: 0006 / 0006

Type: (RI) Res. Improv. S-T-R: N/A

Tax Dist: (32) 20A-MUSKOGEE

Size (Acres): 0.000

Extended Legal: WEST PARK LOT 6 BLOCK 6 &; N½ ADJACENT VACATED ALLEY

Market and Assessed Values:

	Fair Cash	Taxable Fair Cash	Full Assessed (11.00% Market Value)
Land:	\$3,975	\$3,975	\$437
Building:	22,841	18,413	2,026
Total:	\$26,816	\$22,388	\$2,463

Land:

Land Use	Size	Units
LOT AREA	7950.00	SQFT

Deed Transfers:

Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantor	Code	Туре
5/15/2017	4541	659	W	0.00	\$0	NFIW VENTURES LLC		
5/3/2017	4540	204	W	52.50	\$35,000	SWEPSTON, JERRY W & LADONNA	Governm ent	
12/10/2007	3788	219	D	0.00	\$0	KEYS, MARY A		
1/1/1900	833	13		0.00	\$0		Unval.	

Muskogee County Report

Parcel: 7040-28-006-006-1-199-20

As of: 12/18/2024

Details for Residential Card 1:

Occupancy	Story	Construction	Total Liv	Grade	Year Built Age	Condition	Beds

936

Single Family ONE Frame, Plywood or

Exterior Wall: Frame, Plywood

Hardboard

Roof Cover: Composition Shingle

1940

85

3

ID: 510020595

Average

3

Yea

Remodeled:

Base Structure:

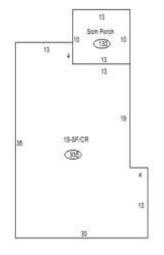
Item	Label	Description	Area
1	SCR PRCH	SCR PRCH	130

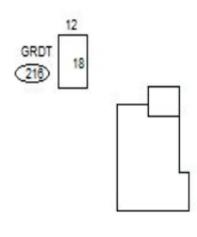
Outbuildings and Yard Improvements:

Heat / Cool:

Item	Size/Dim	Quality	Age
Garage - Detached	216	Α	54
SCR PRCH	130		

Sketches





Parcel: 7040-28-006-006-1-199-20

As of: 12/18/2024

Photos





ID: 510020595



ID: 510020595

Parcel: 7040-28-006-006-1-199-20

As of: 12/18/2024

Map:



mii 1 V

Search results in Muskogee County

Your search: "Name: AFFORDABLE REALTY LLC, Book: 4541, Page: 659" | Monitor •

1 result (0.05 seconds) Modify search

INDEXED DATA FROM February, 2007 SCANNED IMAGES FROM January, 1990 COUNTY RECORDED INSTRUMENT TYPE воок LEGAL DESCRIPTION IMAGES Muskogee AFFORDABLE REALTY LLC 05/15/2017 2017-005589 DEED 004541 0659 - 0660 NFIW VENTURES LLC WEST PARK B6 L6 2 : View

Business Services Notary Charitable Organizations Open Meetings Agricultural Liens Executive Legislative

Home : Business Services : Corp Search : Corp Information

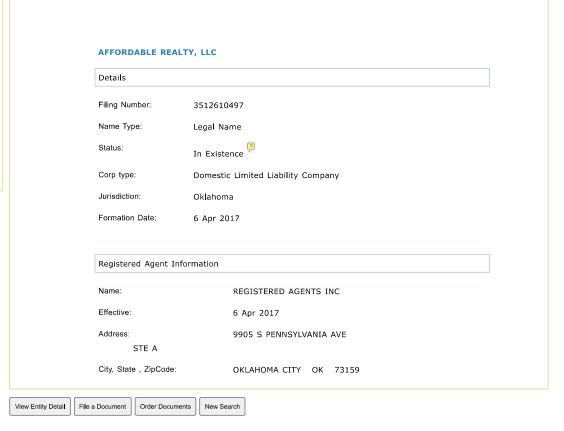
Entity Summary Information

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.



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AFFIDAVIT OF PUBLICATION

County of Muskogee, State of Oklahoma

The Muskogee Phoenix

214 Wall S Muskogee, Ok, 74402 918-684-2858 CASE:

PNRC 2-13-25

I, Kristing Hight, of lawful age, being duly sworn upon bath, 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 Cklahoma. 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:

FOR Kristina Highi Region KIZZIA

Signed and sworn to before me On this 22 day of JAN 2025

Julia Mc Vethy, Notary Public My Commission expires: 10-17-2025

Commission # 17009583

(SEAL)

JULIA MCWETHY
Many Peats in and for the
Some of Obstrome
Commission of 1700005
Ny Commission explice 10/17/2029

Accent:

10417

Fee: S

09.90

Published in The Muskogee Phoenix on Jenuary 22, 2025

NOTICE AND ORDER TO PROPERTY OWNERS

You are hereby notified that the properties listed below were found unable or unfit for human occupancy at an administrative hearing held before the Building Official. Because you have falled 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 Nulsance 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 Musicogee Public Nuisance Review Committee on the: February 13, 2026 at 11:00AM in the City Councfl Chambers on the third Soor of the City Half at 229 West Olimuigee. You have the right to appear at the scheduled hearing and present evidence related to the above listed property. If you fall to appear, a decision will be made in your absence and a dilapidation lian could be filed on your property. Fellure 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 fall to Appear, the City of Musicogee may proceed with the demolition of the structure. If the City or its agents perform the demolition, you will be billed for these costs. Fallure to pay within six (6) months of the statement will result in the costs being assessed as an act velorem tack 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.

320 S. 21

320 S 21ST MUSKOGEE OK also known as the North 60 feet of Lots 9 and 10 Block One of Higgins Addition to the City of Muskogee

410 N 13

MUSKOGEE COUNTY, Oklahoma to-wit: MUSKOGEE OT \$50 LOT 3 BLOCK 212

605 n 17

The North 35 feet and the South 10 of the North 45 feet of the East 94 feet of Lot 1 in Block 263 in the City of Muskogee, according to the official plat thereof, Muskogee County, State of Oldahorna.

617 EMPORIA

A part of Lot 1 in Block 188 in the City of Musicogee, more particularly described as follows, to-wit: Beginning at the Northwest Corner of said Lot 1; and runthence in a Southerty direction along West line of said Lot a distance of 138 feet: Thence in an Easterly direction and perallel with the North line of said Lot a distance of 30 feet: Thence in a Northerly direction to a point on the North line of sald Lot 44 feet East of the Northwest Corner thereof; Thence in a Westerly direction along the North line of said Lot a distance of 44 feet to the Point of Beginning, Muskogee County, State of Oldahoma.

1411 Georgetown

Lot 2 Block 138 in the City of Musikogee, according to the official plat thereof, Musikogee County, Oldahoma

1710 S. Cherokee

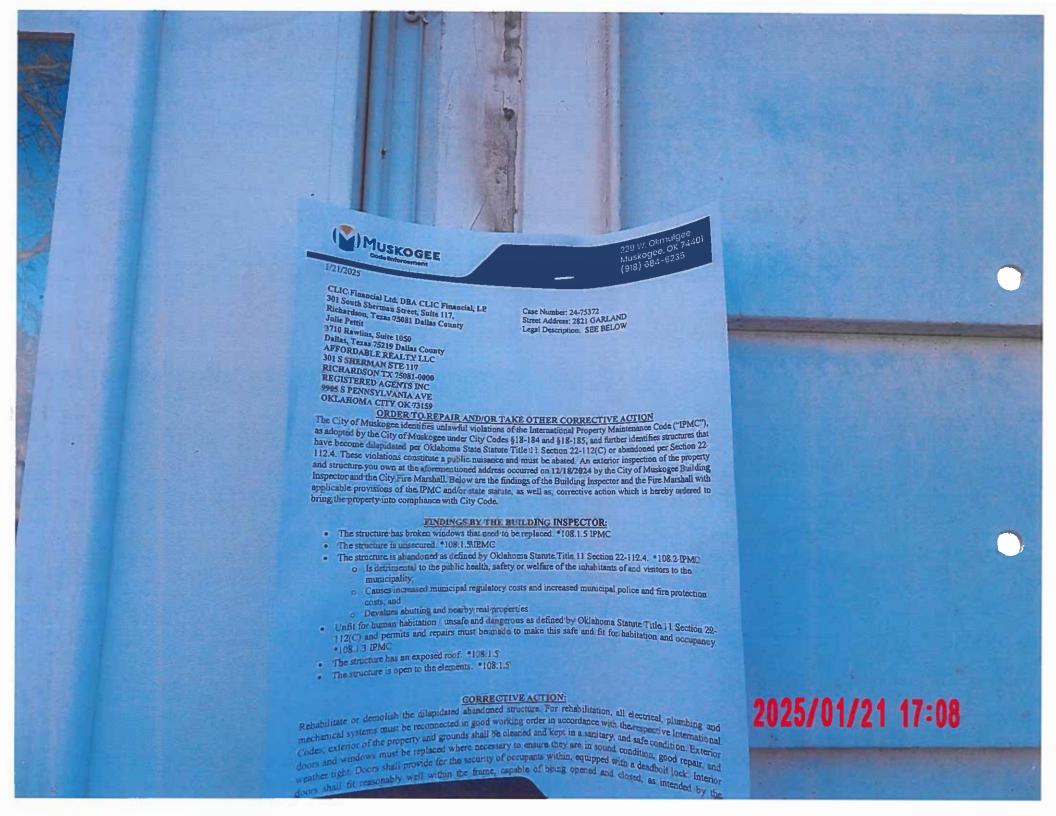
MUSKOGEE COUNTY, Oldahoma to-wit: T15N R18E S35 FARM-LAND IN MUSKOGEE S80 N420 W210 NW SW SW

2821 Garland

Lot 6 in Block 6 of West Park Addition to the City of Muskogee, according to the official plat thereof, and the N/2 of adjacent alley, Muskogee County, State of Ottahoms

2804 Findley

LOT 23, BLOCK 2, LOVE SECOND ADDITION TO THE CITY OF MUSKO-GEE, MUSKOGEE COUN-TY, OKLAHOMA, AC-CORDING TO THE RECORDED PLAT FILED IN BOOK 2 PAGE 64.



open to the elements. *108.1.5

Rehabilitate or demolish the dilapidated abandoned structure. For rehabilitation, all electrical, plumbing and Codes; exterior of the connected in another c mechanical systems must be reconnected in good working order in accordance with the respective International doors and windows and windows are properly and grounde shall be reconded to the property and grounded t Codes; exterior of the property and grounds shall be cleaned and kept in a sanitary, and safe condition. Exterior weather tight Described with the respective for the property and grounds shall be cleaned and kept in a sanitary, and safe condition. Exterior weather tight Described with the respective for the property and grounds shall be cleaned and kept in a sanitary, and safe condition good repair, and weather tight Described where the property and grounds shall be cleaned and kept in a sanitary. doors and windows must be reconnected in good working order in accordance with the respective and windows must be replaced where necessary to ensure they are in sound condition. good repair, and doors shall fit a sanitary, doors shall fit a sanitary weather tight. Doors shall provide for the coessary to ensure they are in sound condition and with a deadbolt lock. Interior weather tight. Doors shall provide for the security of occupants within, equipped with a deadbolt lock. Interior doors shall fit reasonably well within the first companies within, equipped with a deadbolt lock. doors shall fit reasonably well within the frame, capable of being opened and closed, as intended by the



229 W. Okmulgee Muskogee, OK 74401 (918) 684-6235

manufacturer. The interior shall be brought to good repair, structurally sound and in a sanitary condition. Stars, landings, balconies and similar well-secured. Accumulated landings, balconies and similar walking surfaces, which are not properly anchored, shall be secured. Accumulated rubbish, trash and debus, including surfaces, which are not properly anchored, shall be secured. rubbish, trash and debris, including surfaces, which are not properly anchored, shall be secured. Accounted, masonry, stucco shall be repaired in concrete, masonry, stucco shall be repaired 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 FEBRUARY 13 at 11:08 a.m. before the Public Nuisance Review Committee at a hearing to be held on FEBRUARY 13 at 11:08 a.m. before the Public Nuisance Review Committee at 229 W. Okmulgee 3rd 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 If no permit is obtained and/or Take Corrective Action ordered by the Building Inspector, you are dispute the Order to Repair and/or Take Corrective Action ordered by the Building Inspector, you are dispute the Order to appear at a hearing to be held on FEBRUARY 13, 2025 at 11 a.m. before the Public Nuisance directed to appear at a hearing to be held on FEBRUARY 13, 2025 at 11 a.m. before the Public Nuisance directed to appear at 229 W. Okmulgee (3rd Floor), Muskogee, Oklahoma 74401 to determine: 1) whether Review Committee at 229 W. Okmulgee (3rd Floor), Muskogee, Oklahoma 74401 to determine: 1) whether Review Committee at 200 Manual Part of determine: 1) whether your property is dilapidated and has become detrimental to the health, safety, or welfare of the general your property are community as to constitute a public nuisance, or 2) if the property great your property is displaced as to constitute a public nuisance, or 2) if the property creates a fire hazard public and the community as to constitute a public nuisance, or 2) if the property creates a fire hazard public and the community as a property, or 3) whether the building is abandoned. Should you fail to appear, which is dangerous to other property, or 3) whether the building is abandoned. Should you fail to appear, which is dangerous to one proved a serior will be taken in your absence, including but not limited to, action to approve demolition and removal of the structure.

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1/21/2025

AFFORDABLE REALTY LLC 301 S SHERMAN STE 117 RICHARDSON TX 75081-0000 Case Number: 24-75372

Street Address: 2821 GARLAND Legal Description: SEE BELOW

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 12/18/2024 by the City of Muskogee Building Inspector and the City Fire Marshall. Below are the findings of the Building Inspector and the Fire Marshall 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 unsecured. *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
 - o 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
- 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. 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 <u>FEBRUARY 13 at 11:00 a.m.</u> before the <u>Public Nuisance Review Committee</u> at 229 W. Okmulgee 3rd 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 FEBRUARY 13, 2025 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 Codale Ford, Code Enforcement Supervisor for more information.

Codale Ford Code Enforcement Supervisor 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

Legal Description:

Lot 6 in Block 6 of West Park Addition to the City of Muskogee, according to the official plat thereof, and the N/2 of adjacent alley, Muskogee County, State of Oklahoma



1/21/2025

CLIC Financial Ltd. DBA CLIC Financial, LP 301 South Sherman Street, Suite 117, Richardson, Texas 75081 Dallas County Case Number: 24-75372

Street Address: 2821 GARLAND Legal Description: SEE BELOW

ORDER TO REPAIR AND/OR TAKE OTHER CORRECTIVE ACTION

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FINDINGS BY THE BUILDING INSPECTOR:

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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 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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Codale Ford Code Enforcement Supervisor 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

Legal Description:

Lot 6 in Block 6 of West Park Addition to the City of Muskogee, according to the official plat thereof, and the N/2 of adjacent alley, Muskogee County, State of Oklahoma



1/21/2025

Julie Pettit 3710 Rawlins, Suite 1050 Dallas, Texas 75219 Dallas County Case Number: 24-75372 Street Address: 2821 GARLAND

Legal Description: SEE BELOW

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Legal Description:

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1/21/2025

REGISTERED AGENTS INC 9905 S PENNSYLVANIA AVE OKLAHOMA CITY OK 73159 Case Number: 24-75372

Street Address: 2821 GARLAND Legal Description: SEE BELOW

ORDER TO REPAIR AND/OR TAKE OTHER CORRECTIVE ACTION

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Legal Description:

Lot 6 in Block 6 of West Park Addition to the City of Muskogee, according to the official plat thereof, and the N/2 of adjacent alley, Muskogee County, State of Oklahoma



1/21/2025

CLIC Financial Ltd. DBA CLIC Financial, LP 301 South Sherman Street, Suite 117, Richardson, Texas 75081 Dallas County Julie Pettit 3710 Rawlins, Suite 1050 Dallas, Texas 75219 Dallas County AFFORDABLE REALTY LLC 301 S SHERMAN STE 117 RICHARDSON TX 75081-0000 REGISTERED AGENTS INC 9905 S PENNSYLVANIA AVE OKLAHOMA CITY OK 73159

Case Number: 24-75372

Street Address: 2821 GARLAND Legal Description: SEE BELOW

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 12/18/2024 by the City of Muskogee Building Inspector and the City Fire Marshall. Below are the findings of the Building Inspector and the Fire Marshall 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 unsecured. *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
 - o 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
- 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. 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 <u>FEBRUARY 13 at 11:00 a.m.</u> before the <u>Public Nuisance Review Committee</u> at 229 W. Okmulgee 3rd 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 FEBRUARY 13, 2025 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 Codale Ford, Code Enforcement Supervisor for more information.



Codale Ford Code Enforcement Supervisor 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

Legal Description:

Lot 6 in Block 6 of West Park Addition to the City of Muskogee, according to the official plat thereof, and the N/2 of adjacent alley, Muskogee County, State of Oklahoma

Building Inspector's Dilpaidated Structure Checklist

Case O	pen Date: 🖊	-21-25				
Case N	umber: <u>2</u> 4	1- 75372	,			
Addres	s: <u>282/</u>	BARLANO	1			
Code O	officer: CFor	1				
Owner's	s Name					
Owner /	Address					<u>,</u>
Phone:			Email:		<u> </u>	(if known)
Structu	re Security					
	Secure		☐ Yes		No	
	Signs of Rece	,	X Yes		□ No	
	What are the	signs: <u> </u>	oken win	dow, Fa	od, wa	1 Knap
<u>Utilities</u>				4 4 4 3		/
A V	Active		□ Yes		No	
	If Yes,	☐ Gas		□ Electric		□ Water
Constru	uction/Status	of the Structur	<u>e</u>			
	Number of Flo	oors:	ermit			
	Basement		☐ Yes		No	
	Exterior	□ Block	☐ Brick	☐ Wood	☐ Metal	Vinyl
		Other:				
	Roof	Shingle	□ Metal	Other:		
	Roof Exposed		₩Yes		□ No	
(Open to the E	lements	Yes		□ No	
,	Windows Brok	en/Open	Yes		□ No	
	How m	nany windows	are Open/Brok	ten: 6		
	Location	on of Broken/C	pen Windows:	Total	Persuct	er
I	Exterior Doors	Secured	☐ Yes		No 🖎	
	ous Materials		X Yes		□No	
Conditi	ons present th	nat require imi	mediate action	: Bloken	6/25, T	rash, Burat Bulday
Potentio	al Fire Risk		□ Low	□ Moderate	X	High

Building Inspector's Dilpaidated Structure Checklist

In the opinion of the Inspector, is the structure:

Abandoned	Yes	□ No
Unfit for Human Habitation	7 Yes	□ No
Appear Unsafe and/or Dangerous	Yes	□ No

Other Notes:

Inspector's Signature:

Inspector's Name: But Robets Date of Inspection: 1-17-25

Permits & Inspections

AFFIDAVIT OF PUBLICATION

County of Muskogee, State of Oklahoma

The Muskogee Phoenix 214 Wall S Muskogee, Ok, 74402 918-684-2858 CASE: PNRCDS

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: DEC 26,26

LUSTUATION Kristina Hight

Signed and sworn to before me On this 20 day of 2024.

Julia McWethy, Notary Public My Commission expires: 10-17-2025

Commission # 17009583

(SEAL)

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Fee: \$ IM

Published in The Muskogee Phoenix on December 26, 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: January 16, 2025 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.

320 S. 21st

Muskogee OK also known as the North 60 feet if Losts 9 & 10 in Block One of Higgins Addition to the City of Muskogee

531 N.21

Lot 20 in Block 5 in FIND-LAY HEIGHTS ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, State of Oklahoma

605 N. 17

The North 35 feet and the South 10 of the North 45 feet of the East 94 feet of Lot 1 in Block 263 in the City of Muskogee, according to the official plat thereof, Muskogee County, Sate of Oklahoma.

2710 Oklahoma

Lot 8 in block 6 in the Westmoreland Addition to the City of Muskogee, Muskogee County, Oklahoma, according to the official plat thereof

2715 Oklahoma

Lot 4 in Block 7 of WEST-MORELAND ADDITION TO THE City of Muskogee, according to the official plat thereof, Muskogee County, State of Oklahoma.

2804 Findlay

LOT 23, BLOCK 2, LOVE SECOND ADDITION TO THE CITY OF MUSKO-GEE, MUSKOGEE COUN-TY, OKLAHOMA, AC-CORDING TO THE RECORDED PLAT FILED IN BOOK 2 PAGE 64.

2821 Garland
Lot 6 in Block 6 of West
Park Addition to the City of
Muskogee, according to
the
official plat thereof, and the
N/2 of adjacent alley,
Muskogee County, State of
Oklahoma

2824 Denison

Lots 13, 14 & 15 in Block 6 of Gibson Heights Addition the City of Muskogee, a/k/a 2824 Denison, according to official plat thereof being a resubdivi-

sion of Blocks 17 to 25 inclusive of Love's Amended Addition to the City of Muskogee County, Oklahoma

2825 Findlay

GIBSON HTS LOTS 10 THRU 12 BLOCK 1 & N1/2 ADJACENT VACATED STREET IN THE COUNTY OF MUSKOGEE, STATE OF OKLAHOMA.



Case Number: 24-75372 Street Address: 2821 GARLAND Legal Description: SEE BELOW

The City of Muskogee identifies unlawful violations of the International Property Maintenance Code ("IPMC"), have become dilapidated per Oklahoma State Statute Title 11 Section 22-112(C) or abandoned per Section 22-12.4. These violations of the International Property Maintenance Code ("IPMC"), and the per Oklahoma State Statute Title 11 Section 22-112(C) or abandoned per Section 22-12 (C) or abandoned per Section 23-12 (C) or abandoned per Section 24-12 (C) or abandoned per Section 25-12 (C) or abando as adopted by the City of Muskogee identifies unlawful violations of the International Property Maintenance Code United that the become dilapidated per Oklahoma State Statute Title 11 Section 22-112(C) or abandoned per Section 22-and structure you own at the aforementioned address occurred on 12/18/2024 by the City of Muskogee Building applicable. Inspector and the City Fire Marshall. Below are the findings of the Building Inspector and the Fire Marshall with applicable provisions of the IPMC and/or are the findings of the Building Inspector and the Fire Marshall with british and the IPMC and/or are the findings of the Building Inspector and the Fire Marshall with british and the IPMC and/or are the findings of the Building Inspector and the Fire Marshall with british and the IPMC and/or are the findings of the Building Inspector and the Fire Marshall with british and the IPMC and/or are the findings of the Building Inspector and the Fire Marshall with a province of the IPMC and/or are the findings of the Building Inspector and the Fire Marshall with a province of the IPMC and/or are the findings of the Building Inspector and the Fire Marshall with a province of the IPMC and/or are the findings of the Building Inspector and the Fire Marshall with a province of the IPMC and/or are the findings of the Building Inspector and the Fire Marshall with a province of the IPMC and/or are the findings of the Building Inspector and the Fire Marshall with a province of the IPMC and/or are the findings of the Building Inspector and the Fire Marshall with a province of the IPMC and/or are the findings of the Building Inspector and the IPMC and/or are the findings of the Building Inspector and the IPMC and I 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 Col. bring the property into compliance with City Code.

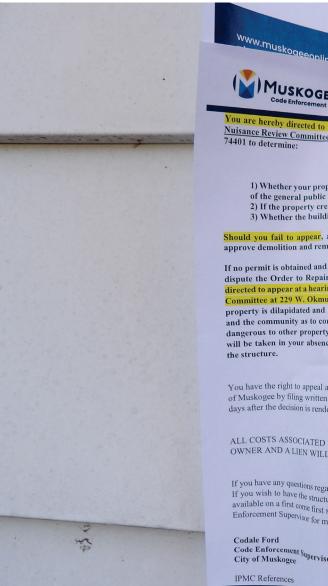
FINDINGS BY THE BUILDING INSPECTOR:

- The structure has broken windows that need to be replaced. *108.1.5 IPMC The structure is unsecured. *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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CORRECTIVE ACTION:

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2024/12/20 15:57



229 W. Okmulgee Muskogee, OK 74401 (918) 684-6235

You are hereby directed to appear at a hearing to be held on January 16 at 11:00 a.m. before the Public Nuisance Review Committee at 229 W. Okmulgee 3rd Floor, City Council Chamber, Muskogee, Oklahoma 74401 to determine: 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

st problems shall be abated.

- 2) If the property creates a fire hazard which is dangerous to other property.
- 3) Whether the building is abandoned as set out above.

MUSKOGEE

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 January 16, 2025 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.

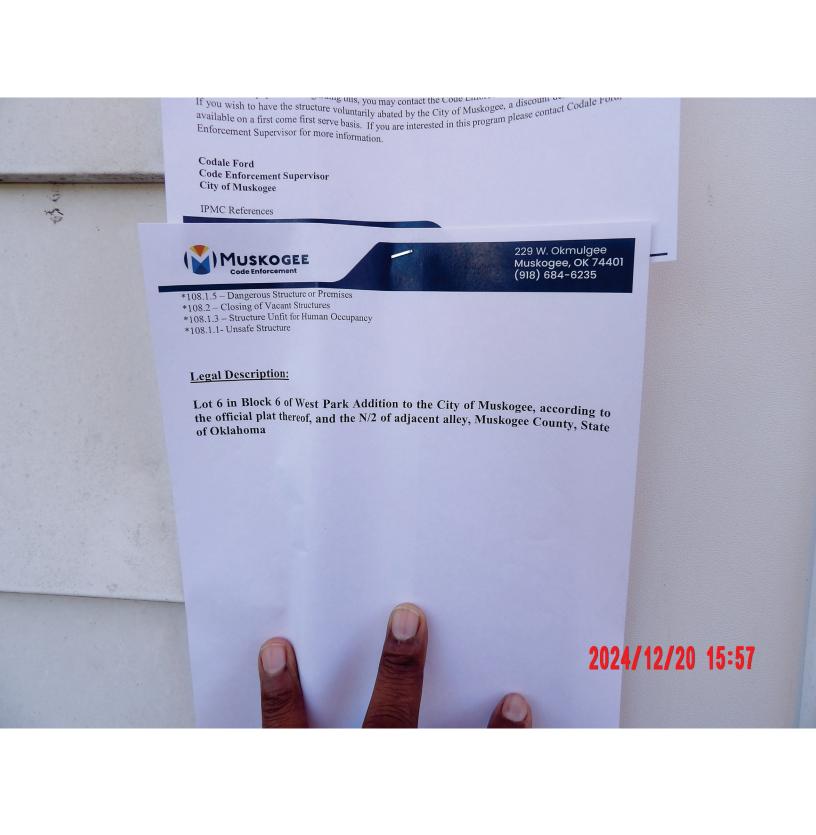
If you have any questions regarding this, you may contact the Code Enforcement Department at (918) 684-6235. If you wish to have the structure voluntarily abated by the City of Muskogee, a discount demolition program is available on a first come first serve basis. If you are interested in this program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

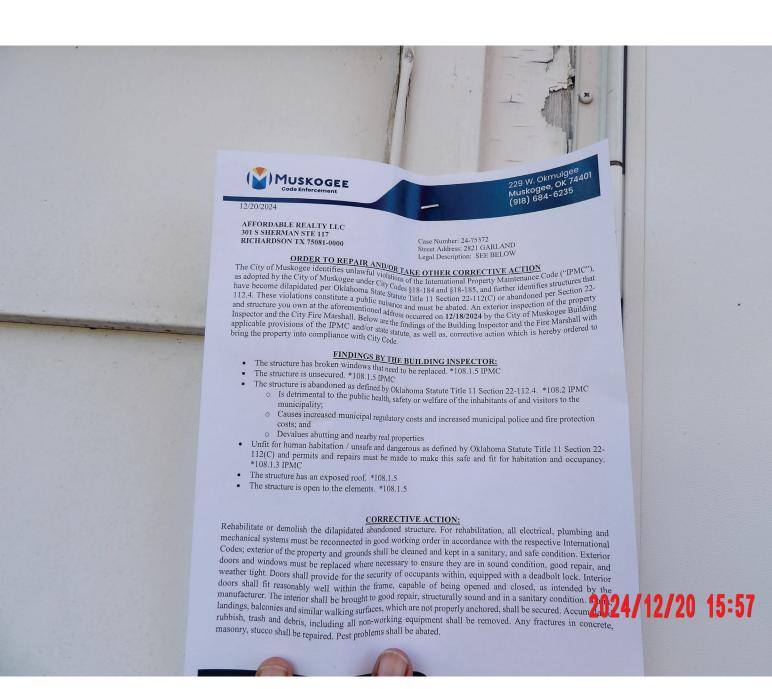
Codate Fore Code Enforcement Supervisor

IPMC References

2024/12/20 15:57









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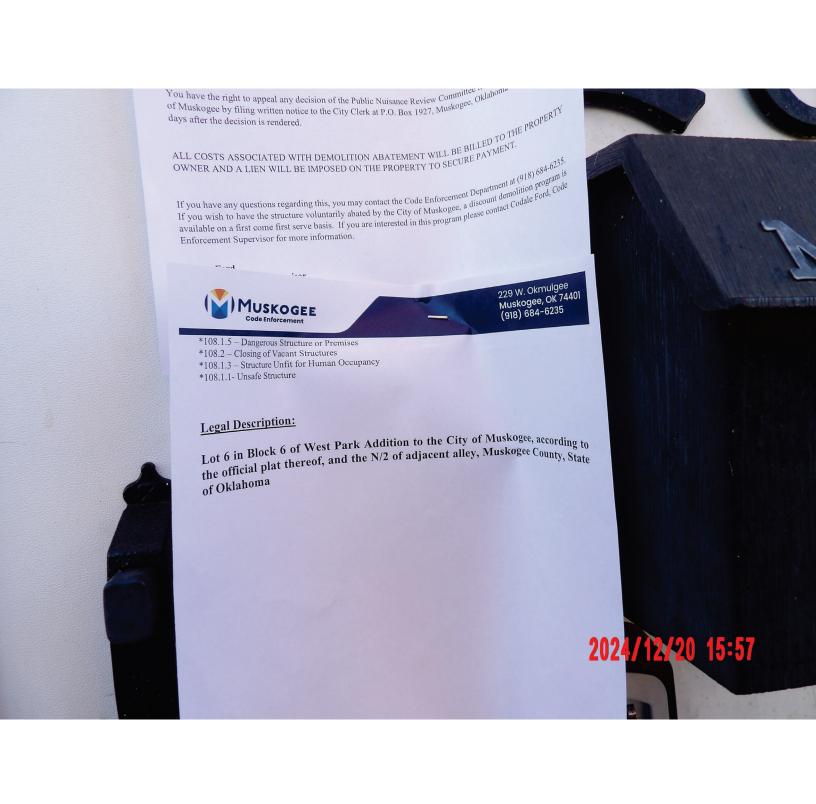
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Code Enforcement Supervisor City of Muskogee







12/20/2024

AFFORDABLE REALTY LLC 301 S SHERMAN STE 117 RICHARDSON TX 75081-0000 Case Number: 24-75372

Street Address: 2821 GARLAND Legal Description: SEE BELOW

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 12/18/2024 by the City of Muskogee Building Inspector and the City Fire Marshall. Below are the findings of the Building Inspector and the Fire Marshall 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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Codale Ford Code Enforcement Supervisor 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

Legal Description:

Lot 6 in Block 6 of West Park Addition to the City of Muskogee, according to the official plat thereof, and the N/2 of adjacent alley, Muskogee County, State of Oklahoma



12/20/2024

REGISTERED AGENTS INC 9905 S PENNSYLVANIA AVE OKLAHOMA CITY OK 73159 Case Number: 24-75372

Street Address: 2821 GARLAND Legal Description: SEE BELOW

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 12/18/2024 by the City of Muskogee Building Inspector and the City Fire Marshall. Below are the findings of the Building Inspector and the Fire Marshall 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 unsecured. *108.1.5 IPMC
- The structure is abandoned as defined by Oklahoma Statute Title 11 Section 22-112.4. *108.2 IPMC
 - o 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
 - o 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
- 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. 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 <u>January 16 at 11:00 a.m.</u> before the <u>Public Nuisance Review Committee</u> at 229 W. Okmulgee 3rd 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 January 16, 2025 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 Codale Ford, Code Enforcement Supervisor for more information.

Codale Ford Code Enforcement Supervisor City of Muskogee

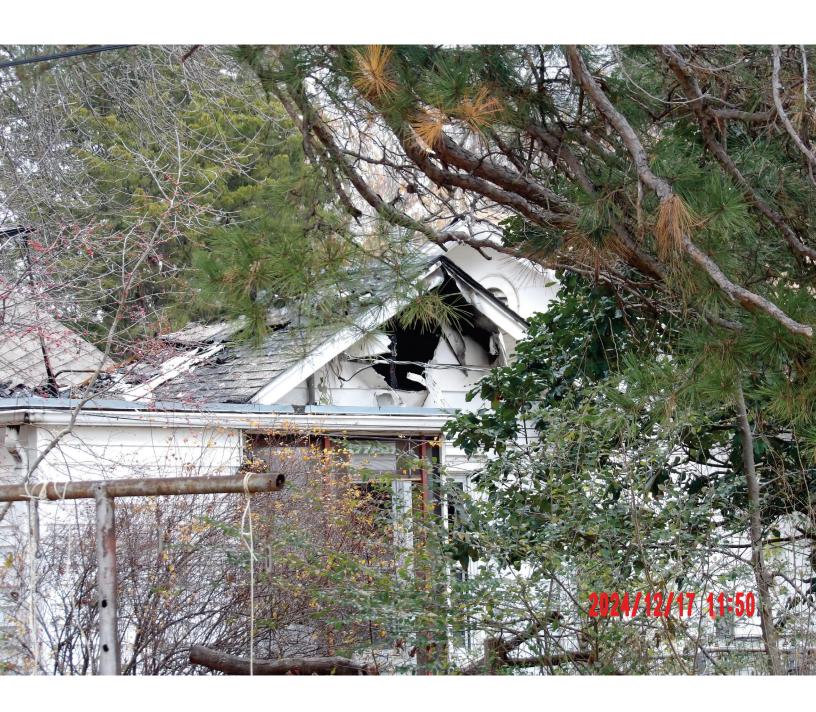
IPMC References



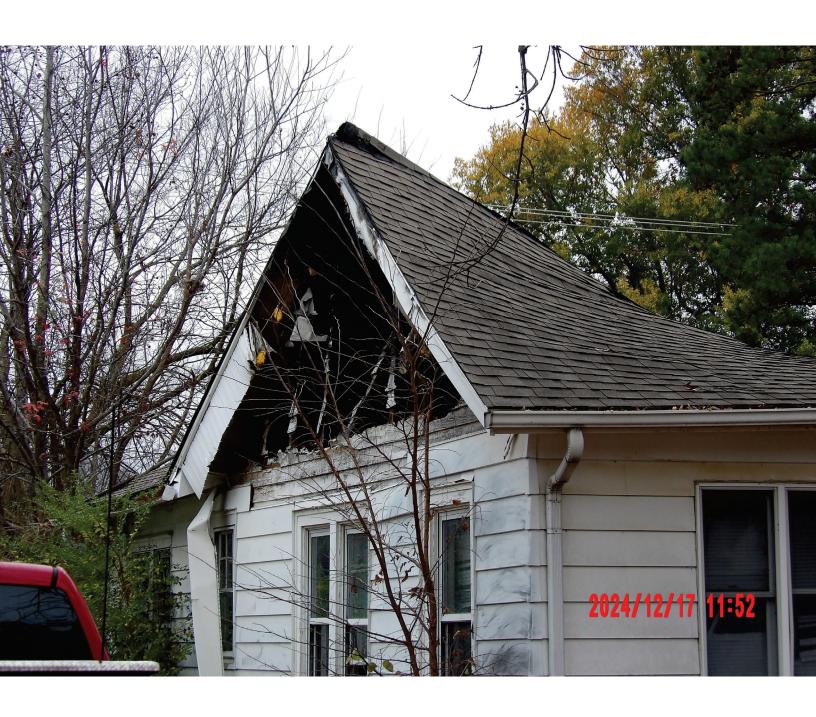
- *108.1.5 Dangerous Structure or Premises
- *108.2 Closing of Vacant Structures
- *108.1.3 Structure Unfit for Human Occupancy
- *108.1.1- Unsafe Structure

Legal Description:

Lot 6 in Block 6 of West Park Addition to the City of Muskogee, according to the official plat thereof, and the N/2 of adjacent alley, Muskogee County, State of Oklahoma















Building Inspector's Dilpaidated Structure Checklist

Case	Open Date:	12-18-20	/					
Case	Number:	24-7537	2	-				
Address: 2821 GAR AND								
Code Officer:								
Owne	er's Name							
Owne	er Address							
Phon	e:		Email:			(if known)		
Struc	ture Security							
	Secure		☐ Yes	8	TNO			
	Signs of Rec	ent Entry	☐ Yes	\$	☐-No			
	What are th	e signs:		a deposit of	No. 60			
Utilitie	<u>98</u>							
	Active		☐ Yes		₽ No			
	If Yes,	□ Go	as	☐ Electric		□ Water		
Cons	truction/Statu	s of the Structu	<u>ire</u>					
	Number of F	loors: 1	Permit	s & In	specti	ONS		
	Basement		□ Yes	6	₽No			
	Exterior	☐ Block	☐ Brick	□ Wood	☐ Metal	☐ Vinyl		
		Other:						
	Roof	☑ Shingle	□ Metal	Other:				
	Roof Expose	d	☐ Yes	3	□ No			
	Open to the Elements		⊡ Yes	⊉ Yes				
	Windows Broken/Open		 Ø Ýes	∀ Yes				
	How	many window	s are Open/Bro	ken: <u>5</u>				
	Loca	tion of Broken/	Open Windows	1 E454 -	2500th -	2 6454		
Exterior Doors Secured		☐ Yes		@ No				
Haza	rdous Materia	ls on Site	□ Ye:	S	PNO			
Cond	litions present	that require in	nmediate actio	n:				
Poter	ntial Fire Risk		☐ Low	□ Moderat	e GA	igh		

Building Inspector's Dilpaidated 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:	Att.	
Inspector's Name: Brank Fob AS	_ Date of Inspection: _	12-18-24
Permit	s & Inspe	ctions



MUSKOGEE FIRE DEPARTMENT

505 COLUMBUS MUSKOGEE OK 74401

Incident Number 24-0001139		03/14/2024	NFIRS Number 0001145	Incident 1 (111) - E	ype uilding fire	1	
51006	Station Station 7			Shift A Shift		District Eng Co. 3	District
nitial Dispatch Code							
larms Working I	Fire?	COVID-19 was a factor	Critica	l Incident	Critical	Incident Team	
emporary Resident Inv	volvement						
azardous Materials Rel	leased						
action Taken 1 (11) - Extinguishmen	t by fire service	personnel					
ction Taken 2 (12) - Salvage & overl	haul						
AID							
Aid Given/Received (N) - None							
LOCATION							
ocation Type (1) - Street address							
ddress 2821 GARLAND Aven	ue, Muskogee,	Oklahoma, 74401					
Cross Street, USNG, or D	Virections			Latitude 0.0000 0	000	Longitude 0.0000000	Census Tract
etector Alerted Occupa	ant						
roperty Use				Mixed Use	2		
) TIMES		_	_				
PSAP Received 21:22:57, 03/14/2024	4	Dispatch Notified Time 21:22:57, 03/14/2024	Alarm 21:23	Time ::00, 03/14/2024	ŀ		
Arrival Time 21:27:13, 03/14/2024	4	Water on Fire Time	At Pati	ent Time		_	

PRINTED ON 4/9/2024 AT 2:23 PM INCIDENT 24-0001139 • 1 OF 2

(L) TIMES						
Loss Stop Time	Controlled Time			Last Unit Cleared Time 23:24:34, 03/14/2024		
Total On Scene Time 1 hrs 57 mins 21 sec		cident Time mins 37 sec				
OS COUNTS						
Counts Include Aid Received?						
Suppression:	EMS:		Other:			
Apparatus Personnel 5 9	Apparatus 0	Personnel 0	Apparatu:	Personnel 0		
\$↓ Loss						
Property:		Content:				
Estimated Property Losses \$20000		Estimated Co \$25000	ontent Losses		_	
Estimated Property Value \$60000		Estimated Co \$25000	ontent Value		_	
□ PERSON/OWNER						
∯ AUTHORIZATION						
Report Writer:						
Name SHEETS, MATTHEW	Employe 105	ee Number		Assignment		Authorization Date
Officer in Charge:						
Name SHEETS, MATTHEW	Employe 105	ee Number		Assignment		Authorization Date
Quality Control:						
Name	Authori	zation Date				

M INCIDENT NARRATIVE

CAR 32 ARRIVED ON SCENE. ENGINE 3 FOUND STRUCTURE FIRE. FIRE BURNING IN THE CENTER OF THE ATTIC. FIRE WAS COMING THROUGH THE ROOF. ENGINE 3 AND ADDITIONAL ENGINE COMPANIES EXTINGUISHED FIRE. WATER SUPPLY WAS LIMITED BECAUSE OF THE DISTANCE TO FIRE HYDRANTS. OG&E WAS NOTIFIED, ELECTRIC METER WAS PULLED. ONG AND WATER WAS SHUT OFF. RED CROSS WAS NOTIFIED FOR RESIDENTS. 4 DOGS WERE RESCUED FROM STRUCTURE FIRE. NO OTHER INCIDENTS AT THIS TIME.

FEMALE RESIDENT NOTIFIED; SHE IS A RENTER OF THE HOUSE. SHE HAS HAD ELECTRICAL PROBLEMS WITH THE HOUSE THROUGH THE WINTER. SHE NOTIFIED THE LANDLADY IN TEXAS OF THE PROBLEM. A WORK ORDER WAS IN PROGRESS. SHE SAID, EARLIER THAT DAY. TURNED ON ONE OF THE AIR CONDITIONER UNITS. THE BREAKER PANEL STARTED MAKING A FUNNY NOISE.

Created By: SHEETS, MATTHEW

Meeting Date: 02/13/2025

AGENDA ITEM TITLE

Hold a Public Hearing and determine if the property located at 1710 Cherokee, 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 and should be demolished, or take other necessary action (11 O.S. 22-112(C); 11 O.S. 22-112.4). (Sarah Winkle)

BACKGROUND

LEGAL DESCRIPTION

MUSKOGEE COUNTY, Oklahoma to-wit:

T15N R18E S35 FARMLAND IN MUSKOGEE S60 N420 W210 NW SW SW

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 unsecured. *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
 - o 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
- The structure is open to the elements. *108.1.5

Corrective Actions listed in the letter to the owner were as follows:

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

Make a determination.

Fiscal Impact

Attachments

Complete Case File



Dilapidated Structures Checklist

Case Open Date:
Case Number: 25 - 75598
Address: 1710 S ChEROKEE ST
Officer: CFORd
Documents Needed for Every Case Copy of County Treasurer's Tax Roll Based on the Property Address
G-Copy of the County Assessor's Report
Licopy of the Deed
(Leopy of Land Records to verify Property Owner(s) and Mortgage/Lien Holder(s)
The Copy of any SOS Listings (as needed)
N/a □ Copy of any Death Certificates, Probate, and/or Trust Documents (as needed)
□ Copy of the Fire Damage Report (as needed)
Date PNRC Hearing Notice Letter to all Stakeholders:
☐ Certified Mailing Receipt attached to a copy of the letter(s)
Building Inspector's Report Code Enforcement
☐ Images of Notice Posted on Structure for PNRC Hearing
Date of Publication in the Muskogee Phoenix: /-22-a5
Affidavit of Publication
Reviewed By ¹ :
Saren Winkle, Deputy Director of Community Development 1/27/25 Date
Tel 1-27-25
Codale Ford, Chief Code Officer Date
Waivers: (If checked at any point does not need to proceed through the process below),

2-13-25

¹ Review of the file will be conducted the week before the scheduled PNRC.

Date of the PNRC Hearing:	
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 ² : Code Enforcen	GEE
Sarah Winkle, Deputy Director of Community Development	Date
Codale Ford, Chief Code Officer	Date
Codale Ford, Chief Code Officer UBCAB Decision Appealed	Date

 $^{^{2}}$ Review of the file will be conducted the week before the scheduled UBCAB.

Final Review By:

Date Approved
OGE
forcement
Date Approved



I-2024-005716 Book 4907 Pg 854 06/11/2024 4:03pm Pg 0854-0856 Fee: \$22.00 Doc: \$0.00 POLLY IRVING - Muskagee County Clerk State of OK

COUNTY TREASURER'S RESALE DEED (INDIVIDUAL)

WHERE	AS, <u>SHELLY SUMPT</u>	ER			, Count	y Treasurer
of MUS	KOGEE COUNTY	, State of Oklahoma, o	n	Ju	ne 10, 2024	
sold seperately	and singly, in the manner	provided by law, at tax resale and	TAMAR	A R. REID		
bid in for	T.A.B. MDM INVEST	MENT GROUP LLC, 2012 E YOUNG	ST TU	LSA, OK 74110		
the real estate	hereinafter described, and	i				
WHERE	AS, all proceedings, notice	es and duties provided, required and i	mposed l	oy law prerequisite	e to the vesting of	authority in
		ale deed have been followed, given, o				
WHERE	AS, the saidSHELL	Y SUMPTER			, County Treas	urer
is now by law v	ested with power and auth	ority to execute this resale deed,				
NOW, T	HEREFORE, this indentur	e made on June 10, 202	4			between
	lahoma, bySHELL					
MUSK	OGEE COUNTY	, of the first part, and	A.B. MD	M INVESTMENT	GROUP LLC	,
of the Second p	art, witnesseth, that the sa	aid party of the first part for and in con	sideratio	n of the premises	and the total sum	
paid, to-wit	1,500.00	,				
hath granted, b	argained and sold, and by	these presents doth grant, bargain, s	ell and c	onvey to the said	party of the secor	d part, his
		and assigns, forever, the following sep				
seperately and	singly for the amount bid i	n the total sum set opposite each, all	of said tra	acts, parcels, or lo	ots of land being to	cated in
MUSKOGE	COUNTY	, Oklahoma to-wit:				
		011 7 0 1 11 1 1 1				Amount
DESCRIPTION	ı <u>.</u>	City, Town or Subdivision BaseID	Sec.	Twp. or Blk.	Rng. or Lot	(Bid on each)
R18E S35 FARML NW SW SW	ND IN MUSKOGEE S60 N420	<u>MUSKOGEE</u> 34588	N-	-35	-15	1,500.0
		parcels of land with the appurtenance				
		s and assigns, forever, in as full and	ample ma	anner as the said	Treasurer of said	County
is empowered t	y law to sell the same.					
In testime	ny whereof, the Treasure	r of said County ofMUSKOGEE	COUNTY	, State of 0	Oklahoma, has se	t his (or her)
hand and seal t	ne day and year aforesaid.					
	÷					
•				STATE OF (OKI AHOMA	
TTEST:				STATE OF	DILATIONIA	
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SEAL)		Ву	1/1/	elly	on	
	REACCO		(U	Со	unty Treasure
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7.00						
J. 12	X4.0					
11,00	.600 My.					

1-2024-005716 **ACKNOWLEDGMENT** 1-2024-005/16 BBB4-0856 06/11/2024 4:03pm Pg 0854-0856 Fee: \$22.00 Doc: \$0.00 POLLY IRVING - Muskogee County Clerk State of OK STATE OF OKLAHOMA MUSKOGEE COUNTY Before me, the undersigned, a Notary Public, within and for the above named County and State, on ___ personally appeared SHELLY SUMPTER to me known to be the County Treasurer of ______MUSKOGEE COUNTY __, Oklahoma, and the identical person who executed the within and foregoing instrument and conveyance of land, and acknowledged to me that he or she executed the same in his or her capacity as County Treasurer of __MUSKOGEE COUNTY as his or her free and voluntary act and deed as such, and as the free and voluntary act and deed of ... MUSKOGEE COUNTY and the State of Oklahoma, for the uses and purposes therein set forth. Witness my hand and notarial seal the day and year above written. NOTARY PUBLIC - STATE OF OKLAHOMA MY COMMISSION EXPIRES APR. 26, 2025 (SEAL) COMMISSION # 21005664 My commission expires No. _ _____ **COUNTY TREASURER'S RESALE TAX DEED** FROM_ COUNTY STATE OF OKLAHOMA TO STATE OF OKLAHOMA, Filed in the office of County Clerk for record on this day of ____

____, and recorded in

on page _

County Clerk ___ Deputy

Book _____ of ____

Ву ____

Book 4907 Pg 855

June 10, 2024

(Or County Clerk)

OAG 2024-2 – NON-EXEMPT BUSINESS/TRUST <u>Exhibit to Deed</u>

AFFIDAVIT OF LAND OWNERSHIP: NON-EXEMPT BUSINESS OR TRUST

STATE OF) I-2024-005716 Book 4907 Pg 856
COUNTY OF THE ATTORNEY GENERAL OF THE STATE OF OKLAHOMA State of OK COUNTY OF OBJECT OF OKLAHOMA State of OK OB/11/2024 4:03pm Pg 0854-0856 Fee: \$22.00 Doc: \$0.00 POLLY IRVING - Muskogee County Clerk State of OK
Before me, the undersigned Li AB MDM investment Group LC (list legal name and any aliases) (the "Affiant"), who, having been first duly sworn, deposes and states:
1. I am eighteen (18) years of age or older and have personal knowledge of the statements made herein.
2. Iama/an Tamura Red Mongers (role, such as titled officer or trustee) of
(legal name, along with any trade or fictitious names, of business, trust, or other legal entity) (referred to herein as the "Entity"). I am duly authorized to record this Affidavit on behalf of the Entity, which is taking title to the real property identified in the Deed to which this Affidavit is attached (the "Property"), and to bind the Entity for the consequences of any false statements in this Affidavit.
3. This Affidavit is executed in accordance with and pursuant to 60 O.S. § 121, which provides in part as follows: No alien or any person who is not a citizen of the United States shall acquire title to or own land in this state either directly or indirectly through a business entity or trust, except as hereinafter provided, but he or she shall have and enjoy in this state such rights as to personal property as are, or shall be accorded a citizen of the United States under the laws of the nation to which such alien belongs, or by the treaties of such nation with the United States, except as the same may be affected by the provisions of Section 121 et seq. of this title or the Constitution of this state. Provided, however, the requirements of this subsection shall not apply to a business entity that is engaged in regulated interstate commerce in accordance with federal law.
4. The Entity acquired title to the Property in compliance with the requirements of 60 O.S. § 121 and no funding source was used in the sale or transfer of the Property in violation of section 121 or any other state or federal law.
If the Entity is a trust, its grantee(s), trustees and all direct and contingent beneficiaries are United States citizens or bona fid residents of the State of Oklahoma. If the Entity is a business, its direct and indirect owner(s) is/are United States citizens(s) or bon fide residents of the State of Oklahoma.
 I acknowledge and understand that making or causing to be made a false statement in this affidavit may subject me to criminal prosecution for perjury and/or subject me and/or the Entity to being liable for actual damages suffered or incurred by any person of other entity as a result or consequence of the making of or reliance upon such false statement.
FURTHER AFFIANT SAYETH NOT.
AFFIANT, individually and as authorized agent of the Entity Date June 10,0024
The foregoing instrument was subscribed and sworn to before methis 10 day of June 2021, by
My Commission Expires: SARAH ELIZABETH HERNANDEZ-CORONA NOTARY PUBLIC - STATE OF OKLAHOMA MY COMMISSION EXPIRES MAR. 16, 2025 COMMISSION # 21003588

Tax Roll Inquiry

Muskogee County Treasurer

Shelly Sumpter, Treasurer

400 West Broadway, Rm 220 Muskogee, OK 74401

Phone: 918-682-0811

Fax: 0--

E-Mail: jessica.smith@muskogeetreasurer.org





Owner Name and Address

T.A.B. MDM INVESTMENT GROUP, LLC 2012 E YOUNG ST TULSA OK 74110-0000

Taxroll Information

Tax Year: 2024

Property ID: 0000-35-15N-18E-3-121-23

Location: 1710 S CHEROKEE MUS

School District: 20A MUSKOGEE Mills: 108.96

Type of Tax: Real Estate

Tax ID: 32014

Legal Description and Other Information:

T15N R18E S35 FARMLAND IN MUSKOGEE S60 N420 W210 NW SW SW

Assessed Valuations	Amount
Land	167
Improvements	1003
Net Assessed	1170

The Penalty for this tax statement is calculated through February 15, 2025. After that date, another 1.5% of the base tax will be applied. Fees can be added any time.

Tax Values	Amount
Base Tax	127.00
Penalty	1.91

Tax Values	Amount
Fees	0.00
Payments	0.00
Total Paid	0.00
Total Due	128.91

Date	Receipt	Paid With	Payment For	Amount	Paid By		
No records Found!							

Login (build: 28168:20250110.4) © 2020 All Rights Reserved. Powered by TM Consulting, Inc.

Muskogee County Report

As of: 1/16/2025

Property Owner

Property Information

ID: 510032014

Name: T.A.B. MDM INVESTMENT GROUP, Physical Address: 1710 S CHEROKEE

LLC

Mailing Address: 2012 E YOUNG ST Subdivision:

> TULSA, OK 74110-Block / Lot: N/A / N/A

S-T-R: 35-15N-18E Type: (RI) Res. Improv.

Tax Dist: (32) 20A-MUSKOGEE

Size (Acres): 0.290

Parcel: 0000-35-15N-18E-3-121-23

Extended Legal: T15N R18E S35 FARMLAND IN MUSKOGEE S60 N420 W210 NW SW SW

Market and Assessed Values:

	Fair Cash	Taxable Fair Cash	Full Assessed (11.00% Market Value)
Land:	\$2,900	\$2,900	\$319
Building:	18,401	18,401	2,024
Total:	\$21,301	\$21,301	\$2,343

Land:

Land Use	Size	Units
LOT AREA	0.29	Acre

Deed Transfers:

Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantor	Code	Туре
6/10/2024	4907	854	Leaves	0.00	\$0	SEAY, NOMA	Relative	
2/5/2010	4058	118	Q	4.50	\$3,000	SEAY, JERRY	Title(?)	
11/17/2009	4035	49	Q	4.50	\$3,000	GREEN, DANNY R & SANDRA R	Title(?)	
1/1/1900	2025	262		0.00	\$0	GREEN, DANNY R & SANDRA R	Unval.	

Muskogee County Report

ID: 510032014

Parcel: 0000-35-15N-18E-3-121-23

As of: 1/16/2025

Details for Residential Card 1:

Occupancy	Story	Construction	Total Liv	Grade	Year Built	t Age	Condition	Beds
Single Family	ONE	Frame, Siding, Vinyl	1,090	3	1970	55	Low	2

Exterior Wall: Frame, Siding, Roof Cover: Metal, Preformed

Heat / Cool: Year Remodeled:

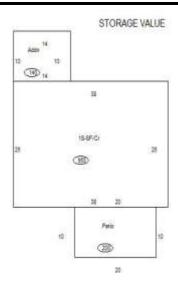
Base Structure:

Item	Label	Description	Area
1	FIREPLACE	FIREPLACE	1
2	Patio - Covere	d Patio - Covered	200

Outbuildings and Yard Improvements:

Item	Size/Dim	Quality	Age
FIREPLACE	1		
Patio - Covered	200		

Sketches



Parcel: 0000-35-15N-18E-3-121-23

As of: 1/16/2025

Photos





ID: 510032014

Map:



AFFIDAVIT OF PUBLICATION

County of Muskogee, State of Oklahoma

The Muskogee Phoenix 214 Wall S

Muskogee, Ok, 74402 918-684-2858 CASE:

PNRC 2-13-25

I, Kristing Hight, of lawful age, being duly sworn upon bath, 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 Cklahoma. 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:

FOR Kristina Hight Region KIZZIA

Signed and sworn to before me On this 22 day of JAN 2025

Julia Mc Wethy, Notary Public My Commission expires: 10-17-2025

Commission # 17009583

(SEAL)

JULIA MCWETHY
Make Public in and for the
State of Chatenas

Commission of 17008889

By Commission explore 10/17/2020

Accept

10417

Fee: \$

109.90

Published in The Muskogee Phoenix on Jenuary 22, 2025

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 falled to bring the structure up-to code within the time period provided the structure is being considered for condemnation due to its diapidated condition. The property will be posted and placerded 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 Nusance Review Committee to determine if the property is dispidated 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 Musicogee Public Nuisance Review Committee on the: February 13, 2026 at 11:00AM in the City Councli 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 fall to appear, a decision will be made in your absence and a disapidation tion could be filed on your property. Feliure 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 fall to Appear, the City of Musicogee may proceed with the clampittion of the structure. If the City or its agents perform the demolition, you will be billed for these costs. Fallure to pay within six (6) months of the statement will result in the costs being assessed as an act 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.

320 S. 21

320 S 21ST MUSKOGEE OK also known as the North 60 feet of Lots 9 and 10 Block One of Higgins Addition to the City of Muskogee

410 N 13

MUSKOGEE COUNTY, Oklahoma to-wit: MUSKOGEE OT S60 LOT 3 BLOCK 212

605 n 17

The North 35 feet and the South 10 of the North 45 feet of the East 94 feet of Lot 1 in Block 263 in the City of Musikogee, according to the official plat thereof, Musikogee County, State of Oldahorna.

617 EMPORIA

A part of Lot 1 in Block 188 In the City of Musicogee more particularly described as follows, to-wit: Beginning at the Northwest Corner of said Lot 1; and runthence in a Southerty direction along West line of said Lot a distance of 138 feet; Thence in an Easterly direction and parallel with the North line of said Lot a distance of 30 feet; Thence in a Northerly direction to a point on the North line of said Lot 44 feet East of the Northwest Corner thereof: Thence in a Westerly direction along the North line of said Lot a distance of 44 feet to the Point of Beginning, Muskogee County, State of Oldahoma.

1411 Georgetown

Lot 2 Block 138 in the City of Muskagee, according to the official plat thereof, Muskagee County, Oklahoma

1710 S. Cherokee

MUSKOGEE COUNTY, Oldahoma to-wit: T15N R18E S35 FARM-LAND IN MUSKOGEE S80 N420 W210 NW SW SW

2821 Garland

Lot 6 in Block 6 of West Park Addition to the City of Muskoges, according to the official plat thereof, and the N/2 of adjacent alley, Muskoges County, State of Oktahoma

2804 Findlay

LOT 23, BLOCK 2, LOVE SECOND ADDITION TO THE CITY OF MUSKO-GEE, MUSKOGEE COUN-TY, OKLAHOMA, AC-CORDING TO THE RECORDED PLAT FILED IN BOOK 2 PAGE 64.



229 W. Okmulgee Muskogee, OK 74401 (918) 684-6235

1/21/2025

T.A.B MDM INVESTMENT GROUP, LLC 2012 E YOUNGH ST TULSA,OK 74110-000 TAMARA R REID 917 ADMIRAL ST. **MUSKOGEE OK 74403**

Case Number: 24-75598 Street Address: 1710 S. CHEROKEE Legal Description: SEE BELOW

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 unsecured. *108.1.5 IPMC
- The structure is abandoned as defined by Oklahoma Statute Title 11 Section 22-112.4. *108.2 IPMC
 - o Is detrimental to the public health, safety or welfare of the inhabitants of and visitors to the
 - o Causes increased municipal regulatory costs and increased municipal police and fire protection
 - 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
- 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. 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 concident masonry, stucco shall be repaired. Pest problems shall be abated





Muskogee, OK 74 (918) 684-6235

You are hereby directed to appear at a hearing to be held on February 13 at 11:00 a.m. before the Public Nuisance Review Committee at 270 W. Ohandara and Plans Council Chamber, Muskogee, Oklahoma Nuisance Review Committee at 229 W. Okmulgee 3rd Floor, City Council Chamber, Muskogee, Oklahoma 74401 to determine:

74401 to determine:

1) Whether your property is dilapidated and has become detrimental to the health, safety, or welfare of the conoral public and the conora 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.

Should you fail to appear, action will be taken in your absence, including but not limited to, action to

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 approve demolition and removal of the structure. directed to appear at a hearing to be held on February 13, 2025 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

You have the right to appeal any decision of the Public Nursance 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 of the structure.

ALL COSTS ASSOCIATED WITH DEMOLITION ABATEMENT WILL BE BILLED TO THE PROPERTY OWNER AND A LIEN WILL OF INFORMS OF THE PROPERTY. days after the decision is rendered. 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 Codale Ford, Code

Enforcement Supervisor for more information.

Code Enforcement Supervisor City of Muskogee

2025/01/21 16:51



- 2108/1.5 Dangerous Structure or Premises
- ~108.2 Closing of Vacant Structures
- >108 13 Structure Unit for Human Occupancy
- ~108 1.1-1 usafe Structure

MUSKOGEE COUNTY, Oklahoma to-wit:
T15N R18E S35 FARMLAND IN MUSKOGEE S60 N420 W210 NW SW SW

2025/01/21 16:51







1/21/2025

TAMARA R REID 917 ADMIRAL ST. MUSKOGEE OK 74403 Case Number: 24-75598

Street Address: 1710 S. CHEROKEE Legal Description: SEE BELOW

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 unsecured. *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
 - o 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 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 <u>February 13 at 11:00 a.m.</u> before the <u>Public Nuisance Review Committee</u> at 229 W. Okmulgee 3rd Floor, City Council Chamber, Muskogee, Oklahoma 74401 to determine:

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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 Codale Ford, Code Enforcement Supervisor for more information.

Codale Ford Code Enforcement Supervisor City of Muskogee





- *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

MUSKOGEE COUNTY, Oklahoma to-wit: T15N R18E S35 FARMLAND IN MUSKOGEE S60 N420 W210 NW SW SW



1/21/2025

T.A.B MDM INVESTMENT GROUP, LLC 2012 E YOUNGH ST TULSA,OK 74110-0000 Case Number: 24-75598

Street Address: 1710 S. CHEROKEE Legal Description: SEE BELOW

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CORRECTIVE ACTION:

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Codale Ford Code Enforcement Supervisor City of Muskogee



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MUSKOGEE COUNTY, Oklahoma to-wit: T15N R18E S35 FARMLAND IN MUSKOGEE S60 N420 W210 NW SW SW

Building Inspector's Dilpaidated Structure Checklist

Case (Open Date: 🔟	-21.25				
Case N	Number: 25	-75598	}			
Addres	ss: <u>/7/0 <</u>	S CHERO	KEE			
Code (Officer: <i>CFo</i>	Rd				
Owner	's Name	,				
Owner	Address					
Phone			Email:			(if known)
Structu	ure Security					
	Secure		☐ Yes		AT No	
	Signs of Rece		Æ VYes		□ No	
	What are the	signs: Trasi	r, Blanker	5, food		
<u>Utilities</u>	<u>s</u>	·	· Visual			
	Active		□ Yes		No	
	If Yes,	□ Ga	s	□ Electric		□ Water
Constr	ruction/Status	of the Structur	re			
	Number of Flo	pors:	ermit			
	Basement		☐ Yes		₩ No	
	Exterior	☐ Block	☐ Brick	Wood	☐ Metal	Vinyl
		Other:				
	Roof	☐ Shingle	M Metal	Other:		
	Roof Exposed		Yes		□ No	
	Open to the E	lements	Yes		□ No	
	Windows Brol	ken/Open	XI Yes		□ No	
	How n	nany windows	are Open/Brok		0	
	Locati	on of Broken/C	pen Windows:	Total 1	erimeter	
	Exterior Doors	Secured	☐ Yes		⊠ No	
Hazaro	dous Materials	on Site	⊠ Yes		□ No	
Condit	ions present t	hat require im	mediate action	: Burnt	Structure,	Truss Sag
Potent	ial Fire Risk		□ Low	☐ Moderate	<i>2</i> 8 3 Hi	gh

<u>Building Inspector's Dilpaidated Structure</u> <u>Checklist</u>

In the opinion of the Inspector, is the structure:							
Abandoned	💆 Yes	□ No					
Unfit for Human Habitation	⊠ Yes	□No					
Appear Unsafe and/or Dangerous	¥Ves	□ No					
Other Notes:							
Inspector's Signature:	Marsho						
Inspector's Name: Brent Lobert 5	Date of Inspection:	1-17-25					







