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: 06/25/2025

AGENDA
PUBLIC NUISANCE REVIEW COMMITTEE
JUNE 26, 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 June 5, 2025, or take other necessary action. (Sarah Winkle)

2. Hold a Public Hearing and determine if the personal property located at 921 S.D. 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 1300 Jefferson 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 1629 Baltimore 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 property located at 304 N.16th, including the Accessory Building, 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)

6. Hold a Public Hearing and determine if the property located at 311 N.16th 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)

7. Hold a Public Hearing and determine if the property located at 712 N. N. 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)

8. Hold a Public Hearing and determine if the property located at 2022 Carolyn 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)

9. Hold a Public Hearing and determine if the property located at 2117 Elgin, including the Accessory Building, 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)

10. Hold a Public Hearing and determine if the property located at 2411 Elgin Accessory Building only, 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)

11. 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 and should be demolished, or take other necessary action (11 O.S. 22-112(C); 11 O.S. 22-112.4). (Sarah Winkle)

ADJOURN

Public Nuisance Review Committee **1.**

Meeting Date: 06/26/2025

AGENDA ITEM TITLE

Consider approval of the Public Nuisance Review Committee Meeting Minutes of June 5, 2025, or take other necessary action. (Sarah Winkle)

BACKGROUND

Consider approval of the Public Nuisance Review Committee Meeting Minutes of June 5, 2025

RECOMMENDED ACTION

Approve the 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
JUNE 5, 2025

The Public Nuisance Review Committee of the City of Muskogee, Oklahoma, met in a Regular Schedule Meeting at 11:00 a.m., on JUNE 5, 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, Committee Chair; Codale Ford, Committee Member; Brent Roberts, Committee Member
Staff Present:	Morgan Waters, Secretary
Attendees:	Natasha Franklin, Homeowner for 328 Douglas Desi Lewis, Homeowner for 328 Douglas

1. Consider approval of the Public Nuisance Review Committee Meeting Minutes of May 22, 2025, or take other necessary action. (Sarah Winkle)

   Motion was made by Committee Chair Sarah Winkle, seconded by Committee Member Codale Ford to approve the Public Nusiance Review Committee Meeting Minutes from May 22, 2025.

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

   Carried - Unanimously

2. Hold a Public Hearing and determine if the property located at 100 S Crabtree is dilapidated and has become detrimental to the health, safety, or welfare of the general public and the community as to constituting 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)

Motion was made by Committee Member Brent Roberts, seconded by Committee Member Codale Ford that the property located at 100 S Crabtree is dilapidated constituting a public nuisance and is a fire hazard, is abandoned, and should be demolished.

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

Carried - Unanimously

3. Hold a Public Hearing and determine if the property located at 124 Geneva 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)

Motion was made by Committee Member Brent Roberts, seconded by Committee Member Codale Ford that the property located at 124 Geneva is dilapidated constituting a public nusiance and is a fire hazard, is abandoned and should be demolished.

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

Carried - Unanimously

4. Hold a Public Hearing and determine if the property located at 328 Douglas 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)

Natasha Franklin and Desi Lewis were present to discuss the status of this property. They presented information in regard to the owner's attempt to resolve an insurance claim on the property, which is progressing slowly.

Motion was made by Committee Member Brent Roberts, seconded by Committee Member Codale Ford to table this item until the Public Nuisance Review Committee Meeting on September 4, 2025.

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

Carried - Unanimously

5. Hold a Public Hearing and determine if the property located at 915 Boston 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)

Motion was made by Committee Member Brent Roberts, seconded by Committee Member Codale Ford that the property located at 915 Boston is dilapidated constituting a public nuisance and is a fire hazard, is abandoned and should be demolished.

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

Carried - Unanimously

6. Hold a Public Hearing and determine if the property located at 1023 Emporia, including the Accessory Building, 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)

Motion was made by Committee Member Brent Roberts, seconded by Committee Member Codale Ford that the property located at 1023 Emporia, including the accessory building, is dilapidated constituting a public nuisance and is a fire hazard, is abandoned and should be demolished.

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

Carried - Unanimously

7. Hold a Public Hearing and determine if the personal property located at 712 N. N is dilapidated as to constitute a public nuisance, or take other necessary action (City Codes Sec. 38-62). (Sarah Winkle)

Motion was made by Committee Member Brent Roberts, seconded by Committee Chair Sarah Winkle that the personal property located at 712 N. N is dilapidated constituting a public nuisance and should be abated.

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

Carried - Unanimously

8. Hold a Public Hearing and determine if the personal property located at 400 Grandview CT is dilapidated as to constitute a public nuisance, or take other necessary action (City Codes Sec. 38-62). (Sarah Winkle)

Motion was made by Committee Member Brent Roberts, seconded by Committee Member Codale Ford that the personal property located at 400 Grandview CT is dilapidated constituting a public nuisance and should be abated.

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

Carried - Unanimously

9. Hold a Public Hearing and determine if the personal property located at 2615 Georgia is dilapidated as to constitute a public nuisance, or take other necessary action (City Codes Sec. 38-62). (Sarah Winkle)

Motion was made by Committee Member Brent Roberts, seconded by Committee Member Codale Ford that the personal property located at 2615 Georgia is dilapidated constituting a public nuisance and should be abated.

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

Carried - Unanimously

With no further business, the meeting was adjourned.

_____

SARAH WINKLE, COMMITTEE CHAIR

_____

MORGAN WATERS, SECRETARY

Public Nuisance Review Committee **2.**

Meeting Date: 06/26/2025

AGENDA ITEM TITLE

Hold a Public Hearing and determine if the personal property located at 921 S.D. is dilapidated as to constitute a public nuisance, or take other necessary action (City Codes Sec. 38-62). (Sarah Winkle)

BACKGROUND

LEGAL DESCRIPTION

Lots 7 and 8 in Block 330 in the City of Muskogee, Muskogee County, Oklahoma, according to the official plat thereof.

An exterior inspection of the property at the aforementioned address occurred on 5/23/25 by a City of Muskogee Code Official.

VIOLATIONS FOUND:

- **Old mattresses on a trailer, household furniture, bicycle parts, concrete blocks and pieces of concrete blocks, plastic tubs, clothing, plastic buckets, tires, tree limbs and trash and debris, along with miscellaneous items stored in public view.**

CORRECTIVE ACTION REQUESTED:
REMOVE ITEMS FROM PUBLIC VIEW BY 6/18/25

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

1 property pic
2 property pic
3 property pic
4 property pic
5 property pic
6 property pic

921 S. D St.













Public Nuisance Review Committee **3.**

Meeting Date: 06/26/2025

AGENDA ITEM TITLE

Hold a Public Hearing and determine if the personal property located at 1300 Jefferson 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 Lot 5 in Block 33 in MARTIN-MILLER-REID ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, State of Oklahoma.

An exterior inspection of the property at the aforementioned address occurred on 5/23/25 by a City of Muskogee Code Official.

VIOLATIONS FOUND:

- **Old wooden fencing, plastic buckets, dog kennel, appliance dolly, used lumber, sheet metal, plastic sheeting, ice chests, vacuum, tires, truck camper shell, fitness weights, tree limbs and trash and debris, along with miscellaneous items stored in public view.**

CORRECTIVE ACTION REQUESTED:
REMOVE ITEMS FROM PUBLIC VIEW BY 6/18/25

RECOMMENDED ACTION

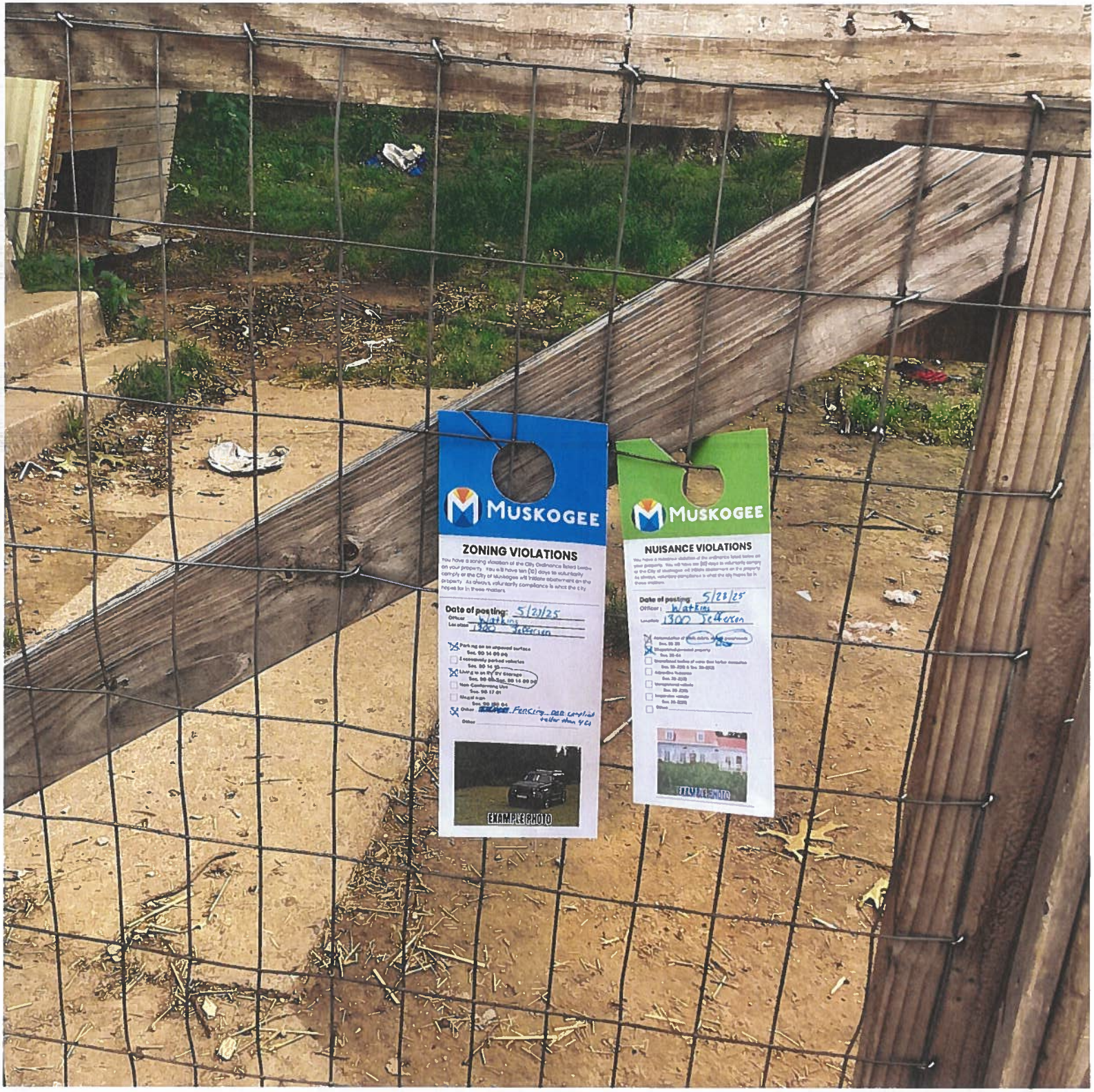
Make a determination that the personal property is dilapidated and constitutes a public nuisance and should be abated from the property.

Fiscal Impact

Attachments

1 property pic
2 property pic
3 property pic
4 property pic
5 property pic

1300 Jefferson










Salem LE




KILZ


LE



Public Nuisance Review Committee **4.**

Meeting Date: 06/26/2025

AGENDA ITEM TITLE

Hold a Public Hearing and determine if the personal property located at 1629 Baltimore is dilapidated as to constitute a public nuisance, or take other necessary action (City Codes Sec. 38-62). (Sarah Winkle)

BACKGROUND

LEGAL DESCRIPTION

Lot 7 in Block 2 in the McKellops Third Addition to the City of Muskogee, Oklahoma according to the recorded plat of said addition, Muskogee County, Oklahoma.

An exterior inspection of the property at the aforementioned address occurred on 6/2/25 by a City of Muskogee Code Official.

VIOLATIONS FOUND:

- **A dilapidated RV stored in public view.**

CORRECTIVE ACTION REQUESTED:
REMOVE ITEMS FROM PUBLIC VIEW BY 6/19/25

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

pic
Door Hanger
Door Hanger 2
Pic 2
Pic 3



MUSKOGEE

NUISANCE VIOLATIONS

You have a nuisance violation of the ordinance listed below on your property. You will have ten (10) days to voluntarily comply or the City of Muskogee will initiate abatement on the property. As always, voluntary compliance is what the city hopes for in these matters.

Date of posting: 6/2/25

Officer: Watkins

Location: 1629 Baltimore

- [ ] Accumulation of trash, debris, or high grass/weeds Sec. 38-38
- [x] Dilapatated personal property Sec. 38-64 RV
- [ ] Unenclosed bodies of water that harbor mosquitos Sec. 38-2(11) & Sec. 38-2(12)
- [ ] Attractive Nuisance Sec. 38-2(15)
- [ ] Unregistered vehicle Sec. 38-2(19)
- [ ] Inoperable vehicle Sec. 38-2(20)
- [ ] Other: _____









Public Nuisance Review Committee **5.**

Meeting Date: 06/26/2025

AGENDA ITEM TITLE

Hold a Public Hearing and determine if the property located at 304 N.16th, including the Accessory Building, 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

For South half of Lot 6, Block 203, City of Muskogee, ok, Muskogee County, Oklahoma and North half of Lot 6, Block 203, city of Muskogee, ok, Muskogee County, Oklahoma 304 North 16th Street West

An exterior inspection of the property and structures you own at the aforementioned address occurred on 05/27/2025 by the City of Muskogee Building Inspector.
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
    - It is detrimental to the public health, safety or welfare of the inhabitants of, and visitors to, the municipality;
    - Causing 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 it 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; the 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, in good repair, and weather tight. Doors should provide for the security of occupants within, equipped with a deadbolt lock. Interior doors should fit reasonably well within the frame, capable of being opened and closed, as intended by the manufacturer. The interior should be brought into good repair, structurally sound and in a sanitary condition. Stairs, landings, balconies and similar walking surfaces, which are not properly anchored, should be secured. Accumulated rubbish, trash and

debris, including all non-working equipment, should be removed. Any fractures in concrete, masonry, or stucco should be repaired. Pest problems should be abated.

RECOMMENDED ACTION

Make a determination as to the condition of the property and recommend action to the Uniform Building Code of Appeals Board.

Fiscal Impact

Attachments

1 complete pnrc case file

MUSKOGEE
Code Enforcement

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

Dilapidated Structures Checklist

Case Open Date: 5-27-25

Case Number: 25-76754

Address: 304 N. 16th And Accessory Building

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)
- N/A ☐ Copy of any SOS Listings (as needed)
- N/A ☐ Copy of any Death Certificates, Probate, and/or Trust Documents (as needed)
- N/A ☐ Copy of the Fire Damage Report (as needed)

Date PNRC Hearing Notice Letter to all Stakeholders: 5-27-25

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

Date of Publication in the Muskogee Phoenix: 6-1-25

- ☑ Affidavit of Publication

Reviewed By[1]:

CFord
Codale Ford, Chief Code Officer — 5-29-25 Date

Sarah Winkle
Sarah Winkle, Acting Director of Planning & Comm. Dev. — 6-11-25 Date

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

6-26-25

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

CITY OF MUSKOGEE Code Enforcement

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]:

_____ _____

Codale Ford, Chief Code Officer Date

_____ _____

Sarah Winkle, Acting Director of Planning & Comm. Dev. 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:

Codale Ford, Chief Code Officer

_____ _____

Signature Date Approved

Sarah Winkle, Acting Director of Planning & Community Development

_____ _____

Signature Date Approved

CITY OF MUSKOGEE Code Enforcement

Katrina Bodenhamer, City Attorney

_____ _____

Signature Date Approved

☐ Email Sent to Contractor for Demolition to be Scheduled

I-2009-012053 Book 4026 Pg: 97
10/21/200911:04 am Pg 0097-0097
Fee: $ 13.00 Doc: $ 60.00
Karen Anderson - Muskogee County Clerk
State of Oklahoma

----------[Space Above This Line for Recording Data]----------

Mailing Address:
Property Address:

State of Oklahoma
Muskogee County
Documentary Stamps $ 60.00

WARRANTY DEED
(Individual Form)

KNOW ALL MEN BY THESE PRESENTS:

That Billye J Lackey, Trustee of the Billye J Lackey Trust of Muskogee County, State of Oklahoma, parties of the first part, in consideration of the sum of TEN DOLLARS AND 00 CENTS and other valuable considerations in hand paid, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey unto Charles Herri Gaye, part___ of the second part, the following described real property and premises situated in Muskogee, State of Oklahoma, to-wit:

For South half of Lot 6, Block 203, City of Muskogee, Ok, Muskogee County, Oklahoma
and North half of Lot 6, Block 203, City of Muskogee, Ok, Muskogee County, Oklahoma
304 North 16th Street West

304 N 16th Muskogee Ok 74401

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 10-20-2009.

X Billye J Lackey

****

STATE OF OKLAHOMA
SS:
COUNTY OF Muskogee

INDIVIDUAL ACKNOWLEDGMENT
Oklahoma Form

Before me, the undersigned, a Notary Public in and for said County and State on this 10-21-2009, personally appeared CHARLES Gaye to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same as his 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:
4-13-10

Notary Public

NOTARY PUBLIC IN AND FOR STATE OF OKLAHOMA
Earl Eugene Points II
Muskogee County
Comm. Exp. 04-13-10
#06003795

Documentary Stamp Tax
Exemption No.
Title 63 o.s. § 3102
Date 10/21/09 Purchase Price 40,000.00
Claimant Signature

Tax Roll Inquiry

Muskogee County Treasurer

Shelly Sumpter, Treasurer
400 West Broadway, Rm 220 Muskogee, OK 74401
Phone: 918-682-0811
Fax: 918-682-8907
E-Mail: donotreply@muskogeetreasurer.org



Owner Name and Address

GAYE, CHARLES HERRI
304 N 16TH
MUSKOGEE OK 74401-0000

Taxroll Information

Tax Year :	2024
Property ID :	4610-26-203-006-1-002-11
Location :	304 N 16 MUS
School District :	20A MUSKOGEE Mills : 108.96
Type of Tax :	Real Estate
Tax ID :	2357

Legal Description and Other Information:

MUSKOGEE OT LOT 6 BLOCK 203

Assessed Valuations	Amount
Land	770
Improvements	2008
Exemptions	2778

Tax Values	Amount
Base Tax	0.00
Penalty	0.00
Fees	0.00

Tax Values	Amount
Payments	**0.00**
Total Paid	**0.00**
Total Due	**0.00**

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

Login (build: 26925:20241004.7)

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Parcel: 4610-26-203-006-1-002-11
As of: 10/25/2024

Muskogee County Report

ID: 510002357

Property Owner

Name: GAYE, CHARLES HERRI

Mailing Address: 304 N 16TH
MUSKOGEE, OK 74401

Type: (RI) Res. Improv.

Tax Dist: (32) 20A-MUSKOGEE

Size (Acres): 0.000

Extended Legal: MUSKOGEE OT LOT 6 BLOCK 203

Property Information

Physical Address: 304 N 16

Subdivision: MUSKOGEE OT

Block / Lot: 0203 / 0006

S-T-R: N/A

Market and Assessed Values:

	Fair Cash	Taxable Fair Cash	Full Assessed (11.00% Market Value)
Land:	$7,000	$7,000	$770
Building:	18,251	18,251	2,008
Total:	$25,251	$25,251	$2,778

Land:

Land Use	Size	Units
LOT AREA	14000.00	SQFT

Deed Transfers:

Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantor	Code	Type
10/21/2009	4028	97	W	60.00	$40,000	LACKEY, BILLYE J TRUST	Governm ent	
6/25/2008	3855	7	Succession	0.00	$0	JEWELL, PAMELA ETAL		
6/7/2002	2970	57	W	45.00	$30,000	LACKEY, BILLYE J TRUST	Valid	
6/7/2002	2970	54	A	0.00	$0	LACKEY, I J & BILLIE JR		
1/1/1900	1148	123		0.00	$0		Unval.	

Not a Legal Document.
Subject to terms and conditions.
www.actdatascout.com

Details for Residential Card 1:

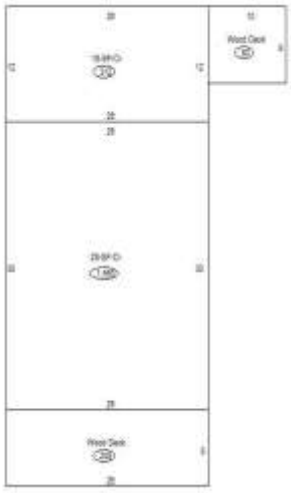
Occupancy	Story	Construction	Total Liv	Grade	Year Built	Age	Condition	Beds
Single Family	TWO	Frame, Siding, Vinyl	1,872	3	1910	115	Low	4

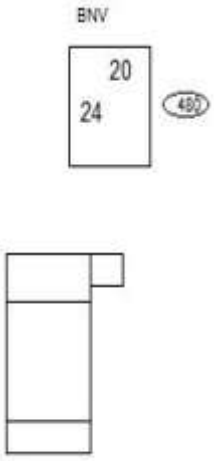
Exterior Wall: Frame, Siding,
Heat / Cool: Central
Roof Cover: Composition Shingle
Year Remodeled:

Outbuildings and Yard Improvements:

Item	Size/Dim	Quality	Age
Garage - Detached	480	A	
Fireplace - Residential 2 Story	1		
Wood Deck - Covered	208		
Wood Deck - Covered	80		

Sketches





Not a Legal Document.
Subject to terms and conditions.
www.actdatascout.com

Photos







Map:



Not a Legal Document.
Subject to terms and conditions.
www.actdatascout.com

1	Muskogee	12/01/2020	2020-012439	Notice	004714	0687	CITY OF MUSKOGEE	GAYE, CHARLES HERRI	MUSKOGEE OT B203 L6	1 : View
1	Muskogee	08/31/2020	2020-008905	Notice	004702	0082	CITY OF MUSKOGEE	GAYE, CHARLES HERRI	MUSKOGEE OT B203 L6	1 : View
1	Muskogee	06/12/2020	2020-005806	Notice	004690	0491	CITY OF MUSKOGEE	GAYE, CHARLES HERRI	MUSKOGEE OT B203 L6	1 : View
1	Muskogee	02/05/2020	2020-001239	Notice	004673	0862	CITY OF MUSKOGEE	GAYE, CHARLES HERRI	CROMWELL HEIGHTS B13 L22 CROMWELL HEIGHTS B13 L23	1 : View
1	Muskogee	01/15/2020	2020-000422	Notice	004671	0165	CITY OF MUSKOGEE	GAYE, CHARLES HERRI	CROMWELL HEIGHTS B13 L22 CROMWELL HEIGHTS B13 L23	1 : View
1	Muskogee	11/25/2019	2019-013278	Notice	004664	0847	CITY OF MUSKOGEE	GAYE, CHARLES HERRI	CROMWELL HEIGHTS B13 L22 CROMWELL HEIGHTS B13 L23	1 : View
1	Muskogee	10/21/2009	2009-012053	Deed	004026	0097	LACKEY, BILLYE J TRUST	GAYE, CHARLES HERRI	MUSKOGEE OT B203 L6 Partial	1 : View


2025/05/27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2025/05/27

Building Inspector's Dilpaidated Structure Checklist

Case Open Date: ~~2025~~ 5-27-25 Case Number: 25-76754

Address: 304 N 16th and accessory Building

Code Officer: CFord

Accessory Bldg. on Property: ☑ Yes ☐ No

Condition of Accessory Bldg.: ☑ Dilapidated ☐ Good

Primary Structure Security

Secure	☐ Yes	☑ No
Signs of Recent Entry	☐ Yes	☑ No

What are the signs: _____

Utilities

Active	☐ Yes	☑ No		
If Yes,	☐ Gas	☐ Electric	☐ Water	

Construction/Status of the Structure

Number of Floors: 3

Basement ☐ Yes ☐ No ✱ Unknown

Exterior ☐ Block ☐ Brick ☑ Wood ☐ Metal ☑ Vinyl

Other: _____

Roof ☑ Shingle ☐ Metal ☐ Other: _____

Roof Exposed	☑ Yes	☐ No
Open to the Elements	☑ Yes	☐ No
Windows Broken/Open	☑ Yes	☐ No

How many windows are Open/Broken: 13

Location of Broken/Open Windows: 5 West / 3 North / 4 South / 1 East

Exterior Doors Secured	☐ Yes	☑ No
Hazardous Materials on Site	☐ Yes	☐ No

Conditions present that require immediate action: _____

Potential Fire Risk ☐ Low ☐ Moderate ☑ High

CITY OF MUSKOGEE Permits & Inspection

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

Accessory Bldg. Security

Secure	☐ Yes	☑ No
Signs of Recent Entry	☐ Yes	☑ No

What are the signs: _____

Utilities

Active	☐ Yes	☑ No	☐ Not Sure	
If Yes,	☐ Gas	☐ Electric		☐ Water

Construction/Status of the Accessory Building

Number of Floors: 1

Basement		☐ Yes	☑ No		
Exterior	☐ Block	☐ Brick	☑ Wood	☐ Metal	☐ Vinyl
	Other: _____				
Roof	☑ Shingle	☐ Metal	☐ Other: _____		
Roof Exposed		☑ Yes	☐ No		
Open to the Elements		☑ Yes	☐ No		
Windows Broken/Open		☑ Yes	☐ No	☐ No Windows	

How many windows are Open/Broken: Unable to get close

Location of Broken/Open Windows: _____

Exterior Doors Secured	☐ Yes	☑ No
Hazardous Materials on Site	☐ Yes	☑ No

Conditions present that require immediate action: _____

Potential Fire Risk	☐ Low	☐ Moderate	☑ High

In the opinion of the Inspector, is the accessory building:

Abandoned	☑ Yes	☐ No
Unfit for Human Habitation	☑ Yes	☐ No
Appears Unsafe and/or Dangerous	☑ Yes	☐ No

CITY OF MUSKOGEE Permits & Inspections

Building Inspector's Dilpaidated Structure Checklist

Other Notes or Comments Helpful to the Code Officer or Case:

Primary Structure unsafe to enter!!!
Heavy Vegetation making it impossible to see the East side of structure.

Inspector's Signature: _____

Inspector's Name: Brent Roberts Date of Inspection: 5/27/25

Date Received Back by the Code Officer: _____

CITY OF MUSKOGEE
Permits & Inspections

MUSKOGEE
Code Enforcement

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

05/27/2025

GAYE, CHARLES HERRI
304 N 16TH
MUSKOGEE OK 74401-0000

Case Number: 25-76754
Street Address: 304 N. 16TH AND ACCESSORRY BUILDING
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 **05/27/2025** 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 unsecure. *108.1.5 IPMC
- The structure is abandoned as defined by Oklahoma Statute Title 11 Section 22-112.4. *108.2 IPMC
    - Is detrimental to the public health, safety or welfare of the inhabitants of and visitors to the municipality;
    - Causes increased municipal regulatory costs and increased municipal police and fire protection costs; and
    - Devalues abutting and nearby real properties
- Unfit for human habitation / unsafe and dangerous as defined by Oklahoma Statute Title 11 Section 22-112(C) and permits and repairs must be made to make this safe and fit for habitation and occupancy. *108.1.3 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.

MUSKOGEE
Code Enforcement

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

You are hereby directed to appear at a hearing to be held on June 26, 2025 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:

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 June 26, 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

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: For South half of Lot 6, Block 203, City of Muskogee, ok, Muskogee County, Oklahoma and North half of Lot 6, Block 203, city of Muskogee, ok, Muskogee County, Oklahoma 304 North 16th Street West

MUSKOGEE
Code Enforcement

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

05/27/2025

GAYE, CHARLES HERRI
304 N 16TH
MUSKOGEE OK 74401-0000

Case Number: 25-76754
Street Address: 304 N. 16TH AND ACCESSORRY BUILDING
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 **05/27/2025** 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 unsecure. *108.1.5 IPMC
- The structure is abandoned as defined by Oklahoma Statute Title 11 Section 22-112.4. *108.2 IPMC
  - Is detrimental to the public health, safety or welfare of the inhabitants of and visitors to the municipality;
  - Causes increased municipal regulatory costs and increased municipal police and fire protection costs; and
  - Devalues abutting and nearby real properties
- Unfit for human habitation / unsafe and dangerous as defined by Oklahoma Statute Title 11 Section 22-112(C) and permits and repairs must be made to make this safe and fit for habitation and occupancy. *108.1.3 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.

MUSKOGEE
Code Enforcement
229 W. Okmulgee

2025/05/27

masonry, stucco shall be repaired. Pest problems shall be abated.

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MUSKOGEE
Code Enforcement

229 W. Okmulgee
Muskogee, OK 74401
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1) Whether your property is dilapidated and has become detrimental to the health, safety, or welfare of the general public and the community as to constitute a public nuisance, and/or
2) If the property creates a fire hazard which is dangerous to other property.
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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

www.muskogeeonline.org
planning@muskogeeonline.org

MUSKOGEE
Code Enforcement

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

2025/05/27

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Codale Ford
Code Enforcement Supervisor
City of Muskogee

IPMC References

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MUSKOGEE
Code Enforcement

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(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: For South half of Lot 6, Block 203, City of Muskogee, ok, Muskogee County, Oklahoma and North half of Lot 6, Block 203, city of Muskogee, ok, Muskogee County, Oklahoma 304 North 16th Street West

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2025/05/27

AFFIDAVIT OF PUBLICATION

County of Muskogee,

State of Oklahoma

Muskogee Phoenix

214 Wall St

Muskogee, Ok 74401

918-684-2810

Case:

PNRC DS

6.26.25

I, Charlie Meggyes, of lawful age, being duly sworn upon oath, deposes and says that I am the Composing Manager of Muskogee Phoenix a daily/weekly publication that is a "legal newspaper" as the phrase is defined in 25 O.S. 106 for the City of Muskogee, for the County of Muskogee, in the State of Oklahoma, and that 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:

PUBLICATION DATES: 06/01/2025

Charlie Meggyes (Signature)

Signed and sworn to before me this 02 day of JUN 2025

Kevin Kizzia, Notary Public

My Commission expires: 29 January, 2029

Commission# 25001121

(Seal)

Notary Public State of Oklahoma
Kevin Wayne Kizzia
My Commission # 25001121
Expires 1/29/2029

Account: 10417

Fee: $ 82.60

Published In The Muskogee Phoenix on June 1, 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 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: June 26, 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.

304 N. 16th

For South half of Lot 6, Block 203, City of Muskogee, ok, Muskogee County, Oklahoma and North half of Lot 6, Block 203, city of Muskogee, ok, Muskogee County, Oklahoma 304 North 16th Street West

311 N. 16th

The South 33 1/3 feet of the North 50 feet of Lot 2 in Block 202 of the City of Muskogee, Muskogee County, Oklahoma; and the North 16.66 feet of Lot 2and the South 16.66 feet of Lot 3 in Block 202 0f the City of Muskogee County, Oklahoma,

2022 Carolyn

Lot 8 in Block 1 in Garrett Heights 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 MUSKOGEE, MUSKOGEE COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT FILED IN BOOK 2 PAGE 64.

Public Nuisance Review Committee **6.**

Meeting Date: 06/26/2025

AGENDA ITEM TITLE

Hold a Public Hearing and determine if the property located at 311 N.16th 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

The South 33 1/3 feet of the North 50 feet of Lot 2 in Block 202 of the City of Muskogee, Muskogee County, Oklahoma; and the North 16.66 feet of Lot 2and the South 16.66 feet of Lot 3 in Block 202 0f the City of Muskogee County, Oklahoma,

An exterior inspection of the property and structures you own at the aforementioned address occurred on 05/27/2025 by the City of Muskogee Building Inspector.
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
    - It is detrimental to the public health, safety or welfare of the inhabitants of, and visitors to, the municipality;
    - Causing 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 it 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; the 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, in good repair, and weather tight. Doors should provide for the security of occupants within, equipped with a deadbolt lock. Interior doors should fit reasonably well within the frame, capable of being opened and closed, as intended by the manufacturer. The interior should be brought into good repair, structurally sound and in a sanitary condition. Stairs, landings, balconies and similar walking surfaces, which are not properly anchored, should be secured. Accumulated rubbish, trash and debris, including all non-working equipment, should be removed. Any fractures in concrete, masonry,

or stucco should be repaired. Pest problems should be abated.

RECOMMENDED ACTION

Make a determination as to the condition of the property and recommend action to the Uniform Building Code of Appeals Board.

Fiscal Impact

Attachments

Complete Case File

MUSKOGEE
Code Enforcement

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

Dilapidated Structures Checklist

Case Open Date: 5-27-25

Case Number: 25- 76756

Address: 311 N 16th

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)
- N/A ☐ Copy of any SOS Listings (as needed)
- N/A ☐ Copy of any Death Certificates, Probate, and/or Trust Documents (as needed)
- N/A ☐ Copy of the Fire Damage Report (as needed)

Date PNRC Hearing Notice Letter to all Stakeholders: 5-27-25

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

Date of Publication in the Muskogee Phoenix: 6-1-25

- ☑ Affidavit of Publication

Reviewed By[1]:

CFord
Codale Ford, Chief Code Officer — 5-29-25 Date

Sarah Winkle
Sarah Winkle, Acting Director of Planning & Comm. Dev. — 6-11-25 Date

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

6-26-25

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

CITY OF MUSKOGEE Code Enforcement

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]:

_____ _____

Codale Ford, Chief Code Officer Date

_____ _____

Sarah Winkle, Acting Director of Planning & Comm. Dev. 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:

Codale Ford, Chief Code Officer

_____ _____

Signature Date Approved

Sarah Winkle, Acting Director of Planning & Community Development

_____ _____

Signature Date Approved

CITY OF MUSKOGEE Code Enforcement

Katrina Bodenhamer, City Attorney

_____ _____

Signature Date Approved

☐ Email Sent to Contractor for Demolition to be Scheduled

W1 2943

IN THE DISTRICT COURT IN AND FOR MUSKOGEE COUNTY

STATE OF OKLAHOMA

IN RE THE MARRIAGE OF	)	
	)	
JAMES COWLES,	)	
Petitioner,	)	Case No. FD-2017-104
and	)	
	)	
PENELOPE COWLES,	)	
Respondent.	)	

I-2019-004658 Book 4637 Pg: 130
05/01/2019 3:55 pm Pg 0130-0139
Fee: $ 31.00 Doc: $ 0.00
Dianna Cope - Muskogee County Clerk
State of Oklahoma

COUNTY OF MUSKOGEE STATE OF OKLAHOMA
2019 APR 29 AM 11:15
STATE OF OKLAHOMA COUNTY OF MUSKOGEE

DECREE OF DIVORCE AND DISSOLUTION OF MARRIAGE

On March 18, 2019, this matter regularly came on for decision. Petitioner, James Cowles, appeared in person and by attorney Steve Scherer. Respondent, Penelope Cowles, appeared in person and by attorney D. D. Hayes. Each party announced ready for trial. Whereupon, the Court proceeded to review the court file, hear the opening statements of counsel, and receive the evidence of the parties. Each party rested and the Court heard the argument of counsel. On March 18, 2019, being fully advised in the premises, the Court found, ordered, adjudged and decreed as follows:

1. Petitioner and Respondent were lawfully married on March 2, 2009 and have ever since been husband and wife. The parties have no minor children and Respondent is not pregnant.

2. Both parties were bona fide residents of this state for more than six consecutive months prior to the filing of this action. The Court has subject matter jurisdiction concerning this action and venue is proper in this county.

3. The parties' marriage should be dissolved and a divorce should be awarded to both parties by reason of the incompatibility of each party to the other.

4. She requesting the same, Respondent should be restored to her former last name, to wit: Penelope Payne.

5. Petitioner should be set aside as separate property, and not as part of the parties' marital estate, and free and clear of all right, title or interest of Respondent, the following property, to wit:
McIntosh County. Lot 48 in Block 45 of Oakwood Harbor Section #5 according to the official plat thereof, said plat appearing of record in the County Clerk's office, McIntosh County, Oklahoma. Subject to all easements, mineral reservations and restrictions of record;
McIntosh County. Lot 49 in Block 45 of Oakwood Harbor Section #5 according to the official plat thereof, said plat appearing of record in the County Clerk's office, McIntosh County, Oklahoma. Subject to all easements, mineral reservations and restrictions of record;
2103 W. Okmulgee, Muskogee. The East 75 feet of Lot 1 in Block 2 of The Highlands Addition to the City of Muskogee, Muskogee County, Oklahoma; and the adjacent vacated alley;

Vacant lot West of 2103 W. Okmulgee, Muskogee. The West 25 feet of Lot 1 and the East 50 feet of Lot 2 in Block 2 of The Highlands Addition to the City of Muskogee, Muskogee County, Oklahoma; and the adjacent vacated alley;

2115 W. Okmulgee, Muskogee. The West 50 feet of Lot 2 in Block 2 of The Highlands Addition to the City of Muskogee, Muskogee County, Oklahoma; and the adjacent vacated alley;

2121 W. Okmulgee, Muskogee. The East 50 feet of Lot 3 in Block 2 of The Highlands Addition to the City of Muskogee, Muskogee County, Oklahoma; and the adjacent vacated alley;

2123 W. Okmulgee, Muskogee. The West 50 feet of Lot 3 in Block 2 of The Highlands Addition to the City of Muskogee, Muskogee County, Oklahoma; and the adjacent vacated alley;

Farm. A life estate interest in and to the Southwest Quarter of the Southwest Quarter of Section 32, Township 15 North, Range 16 East of the Indian Base and Meridian, Muskogee County, Oklahoma, less .78 acre for highway;

Meredith Lease. That certain oil and gas lease known as the "Meredith Lease", described as follows: The East Half of the Southeast Quarter of Section 5, Township 14 North, Range 18 East of the Indian Base and Meridian, Muskogee County, Oklahoma;

Warner Lease. That certain oil and gas lease known as the "Warner Lease", described as follows: The East Half of the Southeast Quarter of Section 4, Township 14 North, Range 18 East of the Indian Base and Meridian, Muskogee County, Oklahoma;

Dover Lease. That certain oil and gas lease known as the "Dover Lease", described as follows: The Northwest Quarter of the Southwest Quarter of Section 4, Township 14 North, Range 18 East of the Indian Base and Meridian, Muskogee County, Oklahoma;

Coburn Lease. That certain oil and gas lease known as the "Coburn Lease", described as follows: The Southeast Quarter of the Southwest Quarter of Section 4, Township 14 North, Range 18 East of the Indian Base and Meridian, Muskogee County, Oklahoma;

Cemetery Lot. In the Council Hill Cemetery.

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1966 Buick Wildcat
2004 Dodge Pickup,
Grasshopper riding lawn mower
1985 Chevrolet 1-ton pickup,
1963 Thunderbird;
18' carhauler trailer;
20' carhauler trailer;
Secat Pac welder;
Hand tools and power tools;
Tool box, DeWalt battery powered drills and saws
Case 380 tractor w/front end loader, box blade, and brushog;
1994 Pontiac Sunbird convertible;
1976 Chevrolet Corvette automobile;
1968 ¾-ton truck
1984 School Bus;.
Power washer w/ Honda engine;
Man's dinner ring, gold w/5 diamonds;
Man's dinner ring, gold w/10 diamonds;
The glass China Cabinet and the contents of the glass China Cabinet

The office furniture, equipment, and furnishings located in the building at 2103 W. Okmulgee, Muskogee, OK
The household furniture, appliances, and furnishings located in the home at 2121 W. Okmulgee, Muskogee, OK.
Smart Bonding Company, LLC;
James Cowles Bonding, LLC;
James Cowles Oilfield, LLC

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Safe Deposit Box No. 201000223 with Firstar Bank, Muskogee, OK;
James Cowles Bonding, LLC, checking account No. 710172 with Firstar Bank, Muskogee, OK,
The Smart Bonding Company, LLC, checking account no. 703400 with Firstar Bank, Muskogee, OK;
The James Cowles Oil Field, LLC, checking account no. 1019015 with Firstar Bank, Muskogee, OK;
The Betty Campbell Smart Estate checking account no. 40012353 with Firstar Bank, Muskogee, OK;
James C. Cowles Escrow Accont no. 1018965 with Firstar Bank, Muskogee, OK;
The James Cowles Farm checking account no. 1693453 with Mabrey Bank, Muskogee, OK;
Petitioner's Individual Retirement Account No. 40159 with Mabrey Bank, Muskogee, OK;
Petitioner's Certificate Of Deposit no. 84107 with Firstar Bank, Muskogee, OK; Petitioner opened said CD on October 24, 2006; current value - $20,000.00;
Petitioner's Certificate Of Deposit no. 86520 with Firstar Bank, Muskogee, OK; Petitioner
Petitioner's Certificate Of Deposit no. 86521 with Firstar Bank, Muskogee, OK; Petitioner
Petitioner's Certificate Of Deposit no. 86522 with Firstar Bank, Muskogee, OK; Petitioner
Petitioner's Certificate Of Deposit no. 86523 with Firstar Bank, Muskogee, OK; Petitioner
Petitioner's Certificate Of Deposit no. 86524 with Firstar Bank, Muskogee, OK; Petitioner
Petitioner's Certificate Of Deposit no. 86649 with Firstar Bank, Muskogee, OK; Petitioner

6. Respondent should be set aside as separate property, and not as part of the parties' marital estate, and free and clear of all right, title or interest of Petitioner, the following property, to wit: **3244 S. Cherokee, Muskogee.** A tract of land in the SW/4 of the SW/4 of Section 2, Township 14 North, Range 18 East, Muskogee County, Oklahoma, more particularly described as follows Beginning at a point in the East right-of-way of U.S. Highway 64 a distance of 222 feet Northeasterly along said East right-of-way line a distance of 88 feet; thence Southeasterly a distance of 61 feet to a point that is 29 feet North and 81 feet East of the point of beginning; and thence South 29 feet; and thence West 81 feet to the point of beginning;
1718 Locust, Muskogee. All of the Block 4 in Cromwell Heights Addition to the City of Muskogee, Muskogee County, Oklahoma.
305 W. Gentry, Checotah. The East 48.25 feet of the West 95.20 feet of Lots 3, 4, and 5 in Block 67 of the City of Checotah, McIntosh County, Oklahoma,
3232 S. Cherokee, Muskogee. A tract of land located in the SW/4 of the SW/4 of Section 2, Township 14 North, Range 18 East of the Indian Meridian, Muskogee County, Oklahoma, more particularly described as follows, to-wit: Commencing at a point on the East right of way of U.S. Highway #64 that is 222 feet Northeasterly from the intersection of said East right-of-way and the South boundary line of said Section 2; thence East 202 feet; thence North 17° East 23 feet to the true point of beginning; thence continuing North 17° East a distance of 54 feet to a

point; thence North 15° West a distance of 65 feet; thence North 57° West a distance of 103 feet more or less to the Easterly right-of-way of Highway #64; thence Southwesterly along said right-of-way a distance of 87 feet to a point; thence South 54° East a distance of 162.40 feet to the point of beginning;

Southside Parking Lot. A tract of land located in the Southwest Quarter of the Southwest Quarter of Section 2, Township 14 North, Range 18 East of the Indian Base and Meridian, Muskogee County, State of Oklahoma, more particularly described as follows, to-wit: Beginning at a point in the East right of way of Highway #64 that is 222 feet Northeasterly from the intersection of said East right-of-way line and the South boundary line of said Section 2; thence East 81 feet to the true Point of Beginning; thence East 121 feet; thence N 17°00' E for 23 feet; thence N 54°00' W for 162.4 feet more or less to the East right-of-way of Highway #64; thence Southwesterly along said right-of-way line of U.S. Highway #64 for 54 feet; thence Southeasterly 61 feet to a point that is 29 feet North of the true Point of Beginning; thence South 29 feet to the true Point of Beginning, LESS the South 1.4 feet thereof;

602 Arthur, Muskogee. Lot 1 in Block 1 of Griffith Heights Addition to the City of Muskogee, Muskogee County, Oklahoma,.

The Boom A Rang Dinner limited liability companies and all assets and liabilities associated therewith.

7. Respondent should be ordered to pay, and to indemnify and hold Petitioner harmless from all claim, loss, demand and liability from, the following separate, non-marital, debts of Respondent, to wit: All debts associated with the Boom A Rang Dinners.

8. As equitable division of the parties' marital estate, Petitioner should be awarded all the parties' right, title and/or interest in the following property, to wit:

16th Street, Muskogee. The South 33⅓ feet of the North 50 feet of Lot 2 in Block 202 of the City of Muskogee, Muskogee Country, Oklahoma; and the North 16.66 feet of Lot 2 and the South 16.66 feet of Lot 3 in Block 202 of the City of Muskogee, Muskogee County, Oklahoma,

Husqvarna 3200 psi power washer;
Stihl weedeater/edger;
2010 Chevrolet Corvette
2008 Dodge Pickup

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Petitioner's Individual Retirement Account No. 40159 with Mabrey Bank, Muskogee, OK;
Petitioner's Individual Retirement Account No. 85468 with Firstar Bank, Muskogee, OK;

9. Additionally, as part of equitable division of the parties' marital estate, Petitioner should be awarded a property division alimony judgment against Respondent, which Respondent should be ordered to pay to Petitioner, to wit: $46,000 payable in 10 days from entry of decree.

10. As equitable division of the parties' marital assets, Respondent should be awarded all the parties' right, title and/or interest in the following real and personal property, to wit:

100 Ramona Drive, Muskogee (marital home). Lots 1, 2 and 3 in Block 2 in Indian Drive Subdivision, an addition to the City of Muskogee, Muskogee County, Oklahoma,
EXmark Pioneer zero turn mower,
2016 GMC Denali
2011 Toyota Avalon
2013 Nissan Altima
1965 Ford Mustang
1961 Ford Thunderbird;
Safe Deposit Box No. 70112 with Armstrong Bank, Muskogee, OK;
Checking account no. 60446552 with Armstrong Bank, Muskogee, OK;
Draft account (CA#26305-3) and share account (SA#26305-3) at Muskogee Federal Credit Union, Muskogee, OK;

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Household contents in her possession not awarded to Petitioner.

11. As equitable division of the parties' marital debts, Respondent should be ordered to pay, and to indemnify and hold Petitioner harmless from all claim, loss, demand and liability from, the following marital, debts, to wit: The debt on the marital residence and any debt on property awarded to her.

12. As equitable division of the parties' marital debts, Petitioner should be ordered to pay, and to indemnify and hold Respondent harmless from all claim, loss, demand and liability from, the following marital, debts, to wit: Any debt on property awarded to him.

IT IS, THEREFORE, ORDERED, ADJUDGED AND DECREED on March 18, 2019, that:

1. The parties are divorced and their marital relation is terminated and dissolved, which decree is final on this date. The parties are admonished to be in compliance with the law of this state prohibiting remarriage of the parties (except to each other) until six months pass from this date.

2. Respondent is restored to her former last name, to wit: Penelope Payne, which order is immediately effective.

3. Petitioner is awarded, as separate property, free and clear of all right, title, interest or claim of Respondent, the following property, to wit:
McIntosh County. Lot 48 in Block 45 of Oakwood Harbor Section #5 according to the official plat thereof, said plat appearing of record in the County Clerk's office, McIntosh County, Oklahoma. Subject to all easements, mineral reservations and restrictions of record;
McIntosh County. Lot 49 in Block 45 of Oakwood Harbor Section #5 according to the official plat thereof, said plat appearing of record in the County Clerk's office, McIntosh County, Oklahoma. Subject to all easements, mineral reservations and restrictions of record;
2103 W. Okmulgee, Muskogee. The East 75 feet of Lot 1 in Block 2 of The Highlands Addition to the City of Muskogee, Muskogee County, Oklahoma; and the adjacent vacated alley;

Vacant lot West of 2103 W. Okmulgee, Muskogee. The West 25 feet of Lot 1 and the East 50 feet of Lot 2 in Block 2 of The Highlands Addition to the City of Muskogee, Muskogee County, Oklahoma; and the adjacent vacated alley;

2115 W. Okmulgee, Muskogee. The West 50 feet of Lot 2 in Block 2 of The Highlands Addition to the City of Muskogee, Muskogee County, Oklahoma; and the adjacent vacated alley;

2121 W. Okmulgee, Muskogee. The East 50 feet of Lot 3 in Block 2 of The Highlands Addition to the City of Muskogee, Muskogee County, Oklahoma; and the adjacent vacated alley;

2123 W. Okmulgee, Muskogee. The West 50 feet of Lot 3 in Block 2 of The Highlands Addition to the City of Muskogee, Muskogee County, Oklahoma; and the adjacent vacated alley;

Farm. A life estate interest in and to the Southwest Quarter of the Southwest Quarter of Section 32, Township 15 North, Range 16 East of the Indian Base and Meridian, Muskogee County, Oklahoma, less .78 acre for highway;

Meredith Lease. That certain oil and gas lease known as the "Meredith Lease", described as follows: The East Half of the Southeast Quarter of Section 5, Township 14 North, Range 18 East of the Indian Base and Meridian, Muskogee County, Oklahoma;

Warner Lease. That certain oil and gas lease known as the "Warner Lease", described as follows: The East Half of the Southeast Quarter of Section 4, Township 14 North, Range 18 East of the Indian Base and Meridian, Muskogee County, Oklahoma;

Dover Lease. That certain oil and gas lease known as the "Dover Lease", described as follows: The Northwest Quarter of the Southwest Quarter of Section 4, Township 14 North, Range 18 East of the Indian Base and Meridian, Muskogee County, Oklahoma;

Coburn Lease. That certain oil and gas lease known as the "Coburn Lease", described as follows: The Southeast Quarter of the Southwest Quarter of Section 4, Township 14 North, Range 18 East of the Indian Base and Meridian, Muskogee County, Oklahoma;

Cemetery Lot. In the Council Hill Cemetery.

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1966 Buick Wildcat
2004 Dodge Pickup,
1985 Chevrolet 1-ton pickup,
1963 Thunderbird;
18' carhauler trailer;
20' carhauler trailer;
Secat Pac welder;
Hand tools and power tools;
Tool box, DeWalt battery powered drills and saws
Case 380 tractor w/front end loader, box blade, and brushog;
1994 Pontiac Sunbird convertible;
1976 Chevrolet Corvette automobile;
1968 ¾-ton truck
1984 School Bus;.
Power washer w/ Honda engine;
Man's dinner ring, gold w/5 diamonds;
Man's dinner ring, gold w/10 diamonds;
The glass China Cabinet and the contents of the glass China Cabinet
The office furniture, equipment, and furnishings located in the building at 2103 W. Okmulgee, Muskogee, OK

The household furniture, appliances, and furnishings located in the home at 2121 W. Okmulgee, Muskogee, OK.

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Smart Bonding Company, LLC;
James Cowles Bonding, LLC;
James Cowles Oilfield, LLC
Safe Deposit Box No. 201000223 with Firstar Bank, Muskogee, OK;
James Cowles Bonding, LLC, checking account No. 710172 with Firstar Bank, Muskogee, OK,
The Smart Bonding Company, LLC, checking account no. 703400 with Firstar Bank, Muskogee, OK;
The James Cowles Oil Field, LLC, checking account no. 1019015 with Firstar Bank, Muskogee, OK;
The Betty Campbell Smart Estate checking account no. 40012353 with Firstar Bank, Muskogee, OK;
James C. Cowles Escrow Accont no. 1018965 with Firstar Bank, Muskogee, OK;
The James Cowles Farm checking account no. 1693453 with Mabrey Bank, Muskogee, OK;
Petitioner's Individual Retirement Account No. 40159 with Mabrey Bank, Muskogee, OK;
Petitioner's Certificate Of Deposit no. 84107 with Firstar Bank, Muskogee, OK; Petitioner opened said CD on October 24, 2006; current value - $20,000.00;
Petitioner's Certificate Of Deposit no. 86520 with Firstar Bank, Muskogee, OK; Petitioner
Petitioner's Certificate Of Deposit no. 86521 with Firstar Bank, Muskogee, OK; Petitioner
Petitioner's Certificate Of Deposit no. 86522 with Firstar Bank, Muskogee, OK; Petitioner
Petitioner's Certificate Of Deposit no. 86523 with Firstar Bank, Muskogee, OK; Petitioner
Petitioner's Certificate Of Deposit no. 86524 with Firstar Bank, Muskogee, OK; Petitioner
Petitioner's Certificate Of Deposit no. 86649 with Firstar Bank, Muskogee, OK; Petitioner

4. Respondent is awarded, as separate property, free and clear of all right, title, interest or claim of Petitioner, the following property, to wit:

3244 S. Cherokee, Muskogee A tract of land in the SW/4 of the SW/4 of Section 2, Township 14 North, Range 18 East, Muskogee County, Oklahoma, more particularly described as follows Beginning at a point in the East right-of-way of U.S. Highway 64 a distance of 222 feet Northeasterly along said East right-of-way line a distance of 88 feet; thence Southeasterly a distance of 61 feet to a point that is 29 feet North and 81 feet East of the point of beginning; and thence South 29 feet; and thence West 81 feet to the point of beginning;

1718 Locust, Muskogee. All of the Block 4 in Cromwell Heights Addition to the City of Muskogee, Muskogee County, Oklahoma.

602 Arthur, Muskogee. Lot 1 in Block 1 of Griffith Heights Addition to the City of Muskogee, Muskogee County, Oklahoma,

305 W. Gentry, Checotah. The East 48.25 feet of the West 95.20 feet of Lots 3, 4, and 5 in Block 67 of the City of Checotah, McIntosh County, Oklahoma,

3232 S. Cherokee, Muskogee. A tract of land located in the SW/4 of the SW/4 of Section 2, Township 14 North, Range 18 East of the Indian Meridian, Muskogee County, Oklahoma, more particularly described as follows, to-wit: Commencing at a point on the East right of way of U.S. Highway #64 that is 222 feet Northeasterly from the intersection of said East right-of-

way and the South boundary line of said Section 2; thence East 202 feet; thence North 17° East 23 feet to the true point of beginning; thence continuing North 17° East a distance of 54 feet to a point; thence North 15° West a distance of 65 feet; thence North 57° West a distance of 103 feet more or less to the Easterly right-of-way of Highway #64; thence Southwesterly along said right-of-way a distance of 87 feet to a point; thence South 54° East a distance of 162.40 feet to the point of beginning;

Southside Parking Lot. A tract of land located in the Southwest Quarter of the Southwest Quarter of Section 2, Township 14 North, Range 18 East of the Indian Base and Meridian, Muskogee County, State of Oklahoma, more particularly described as follows, to-wit: Beginning at a point in the East right of way of Highway #64 that is 222 feet Northeasterly from the intersection of said East right-of-way line and the South boundary line of said Section 2; thence East 81 feet to the true Point of Beginning; thence East 121 feet; thence N 17°00' E for 23 feet; thence N 54°00' W for 162.4 feet more or less to the East right-of-way of Highway #64; thence Southwesterly along said right-of-way line of U.S. Highway #64 for 54 feet; thence Southeasterly 61 feet to a point that is 29 feet North of the true Point of Beginning; thence South 29 feet to the true Point of Beginning, LESS the South 1.4 feet thereof;

The Boom A Rang Diner limited liability companies and all assets and liabilities associated therewith.

5. Respondent is ordered to pay, and to indemnify and hold Petitioner harmless from all claim, demand and liability from, the following following separate, non-marital, debts of Respondent, to wit: All debt associated with the Boom A Rang Dinner limited liability companies.

6. Petitioner is awarded all the parties' right, title and interest in and to the following real and personal property, to wit:

16th Street, Muskogee. The South 33⅓ feet of the North 50 feet of Lot 2 in Block 202 of the City of Muskogee, Muskogee Country, Oklahoma; and the North 16.66 feet of Lot 2 and the South 16.66 feet of Lot 3 in Block 202 of the City of Muskogee, Muskogee County, Oklahoma,

Husqvarna 3200 psi power washer;
Grasshopper riding lawn mower,
Stihl weedeater/edger;
2010 Chevrolet Corvette
2008 Dodge Pickup

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Petitioner's Individual Retirement Account No. 40159 with Mabrey Bank, Muskogee, OK;
Petitioner's Individual Retirement Account No. 85468 with Firstar Bank, Muskogee, OK;

7. Petitioner is awarded judgment against Respondent, and Respondent is ordered to pay to Petitioner, as property division alimony and not as alimony for support, as follows, to wit: $46,000 payable in 10 days from entry of decree.

8. Respondent is awarded all the parties' right, title and interest in and to the following real and personal property, to wit:

100 Ramona Drive, Muskogee (marital home). Lots 1, 2 and 3 in Block 2 in Indian Drive Subdivision, an addition to the City of Muskogee, Muskogee County, Oklahoma,.

EXmark Pioneer zero turn mower
2016 GMC Denali
2011 Toyota Avalon
2013 Nissan Altima
1965 Ford Mustang
1961 Ford Thunderbird;
Safe Deposit Box No. 70112 with Armstrong Bank, Muskogee, OK;
Checking account no. 60446552 with Armstrong Bank, Muskogee, OK;
Draft account (CA#26305-3) and share account (SA#26305-3) at Muskogee Federal Credit Union, Muskogee, OK;

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Household contents in her possession not awarded to Petitioner.

9. Respondent is ordered to pay, and to indemnify and hold Petitioner harmless from all claim, loss, demand and liability from, the following marital debts, to wit: The debt on the marital residence and any debt on property awarded to her.

10. As equitable division of the parties' marital debts, Petitioner should be ordered to pay, and to indemnify and hold Respondent harmless from all claim, loss, demand and liability from, the following marital, debts, to wit: Any debt on property awarded to him.

11. As to each and all of the foregoing awards and orders pertaining to real and/or personal property, each party is ordered, on this date, to execute and deliver to the other all such good, sufficient and acknowledged documents of title, transfer and delivery as are necessary to accomplish and effectuate conveyance, transfer of title and delivery of each and all of the foregoing awards and orders of real and/or personal property to each respective party. In the event that either party fails to do so, and on this date, this Decree of Divorce and Dissolution of Marriage shall fully operate as such execution, conveyance, transfer of title and delivery as to each and all of the foregoing orders and awards.

12. Each party shall pay his/her own attorney fees, litigation expenses and costs.

Signed on _____, 2019.

JUDGE OF THE DISTRICT COURT

CERTIFICATE OF TRUE COPY
STATE OF OKLAHOMA } SS IN THE
MUSKOGEE COUNTY } DISTRICT COURT
I hereby certify that the annexed instrument is a true and correct copy of the original on file in my office
ATTEST
PAULA SEXTON
COURT CLERK
MUSKOGEE COUNTY, OKLAHOMA
By _____ Deputy Clerk
Date 4-29-19

Approved For Entry:

Steve Scherer OBA #7952
Muskogee, Oklahoma 74401
Attorney for Petitioner

D. D. Hayes OBA #4002
P. O. Box 1389
222 N. 4th Street
Muskogee, Oklahoma 74402
Telephone (918) 681-0529
Fax (918) 681-0533
Attorney for Respondent

James Coleman Cowles

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Tax Roll Inquiry

Muskogee County Treasurer

Shelly Sumpter, Treasurer
400 West Broadway, Rm 220 Muskogee, OK 74401
Phone: 918-682-0811
Fax: 918-682-8907
E-Mail: donotreply@muskogeetreasurer.org



Owner Name and Address

COWLES, JAMES
2103 W OKMULGEE
MUSKOGEE OK 74401-0000

Taxroll Information

Tax Year :	2024
Property ID :	4610-26-202-002-1-001-21
Location :	311 N 16 MUS
School District :	20A MUSKOGEE Mills : 108.96
Type of Tax :	Real Estate
Tax ID :	2340

Legal Description and Other Information:

MUSKOGEE OT N16.66 LOT 2 & S16.66 LOT 3 BLOCK 202

Assessed Valuations	Amount
Land	218
Improvements	11
Net Assessed	229

Tax Values	Amount
Base Tax	25.00
Penalty	0.00
Fees	0.00

Tax Values	Amount
Payments	**0.00**
Total Paid	**0.00**
Total Due	**25.00**

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

Login (build: 26925:20241004.7)

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Parcel: 4610-26-202-002-1-001-21
As of: 10/25/2024

Muskogee County Report

ID: 510002340

Property Owner

Name: COWLES, JAMES

Mailing Address: 2103 W OKMULGEE
MUSKOGEE, OK 74401

Type: (RI) Res. Improv.

Tax Dist: (32) 20A-MUSKOGEE

Size (Acres): 0.000

Property Information

Physical Address: 311 N 16

Subdivision: MUSKOGEE OT

Block / Lot: 0202 / 0002

S-T-R: N/A

Extended Legal: MUSKOGEE OT N16.66 LOT 2 &; S16.66 LOT 3 BLOCK 202

Market and Assessed Values:

	Fair Cash	Taxable Fair Cash	Full Assessed (11.00% Market Value)
Land:	$2,310	$1,982	$218
Building:	17,570	97	11
Total:	$19,880	$2,079	$229

Land:

Land Use	Size	Units
LOT AREA	4620.00	SQFT

Deed Transfers:

Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantor	Code	Type
5/1/2019	4637	130	D	0.00	$0	COWLES, JAMES COLMEN		
9/12/2006	3609	134	D	0.00	$0	COWLES, JAMES COLMEN		
5/14/2002	2961	302	W	0.00	$0	COWLES, ERNEST H JR		
12/4/1997	2494	169	Q	0.00	$0	COWLES, E H & JANET		
4/1/1991	2084	60	W	0.00	$0	SMART, BETTY C	Unval.	
10/1/1990	2063	390	W	10.50	$7,000	FEDERAL S&L INSURANCE CORP	Valid	

Not a Legal Document.
Subject to terms and conditions.
www.actdatascout.com

Details for Residential Card 1:

Occupancy	Story	Construction	Total Liv	Grade	Year Built	Age	Condition	Beds
Single Family	TWO	Frame, Siding, Vinyl	2,040	3	1910	115	Low	4

Exterior Wall: Frame, Siding,
Roof Cover: Composition Shingle
Heat / Cool: Central
Year Remodeled:

Outbuildings and Yard Improvements:

Item	Size/Dim	Quality	Age
Patio - Covered	24		

Sketches



Not a Legal Document.
Subject to terms and conditions.
www.actdatascout.com

Photos









Map:



Not a Legal Document.
Subject to terms and conditions.
www.actdatascout.com

Decree	004637	0130 - 0139	COWLES, JAMES	COWLES, PENELOPE
Notice	004619	0254	CITY OF MUSKOGEE	COWLES, JAMES COLMEN


2025/05/27


2025/03/26


2025/03/26


311
2025/03/26


311
2025/05/27


2025/05/27


311
2025/05/27


2025/05/27


2025/05/27


2025/05/27


2025/05/27


2025/05/27

Building Inspector's Dilpaidated Structure Checklist

Case Open Date: 5-27-25 Case Number: 25-76756

Address: 311 N 16th

Code Officer: CFord

Accessory Bldg. on Property: ☐Yes ☑No

Condition of Accessory Bldg.: ☐ Dilapidated ☐ Good

Primary Structure Security

Secure	☐ Yes	☑ No
Signs of Recent Entry	☐ Yes	☑ No

What are the signs: _____

Utilities

Active	☐ Yes	☑ No		
If Yes,	☐ Gas	☐ Electric	☐ Water	

Construction/Status of the Structure

Number of Floors: 2

Basement	☐ Yes	☐ No			
Exterior	☐ Block	☐ Brick	☑ Wood	☐ Metal	☑ Vinyl
	Other: _____				
Roof	☑ Shingle	☐ Metal	☐ Other: _____		
Roof Exposed	☐ Yes	☑ No			
Open to the Elements	☐ Yes	☑ No			
Windows Broken/Open	☑ Yes	☐ No			

How many windows are Open/Broken: 17

Location of Broken/Open Windows: 5 South / 4 east / 1 North / 6 West

Exterior Doors Secured	☐ Yes	☑ No
Hazardous Materials on Site	☐ Yes	☑ No

Conditions present that require immediate action: _____

Potential Fire Risk ☐ Low ☐ Moderate ☑ High

CITY OF MUSKOGEE Permits & Inspections

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

Accessory Bldg. Security

Secure	☐ Yes	☐ No
Signs of Recent Entry	☐ Yes	☐ No

What are the signs: _____

Utilities

Active	☐ Yes	☐ No	☐ Not Sure	
If Yes,	☐ Gas	☐ Electric		☐ Water

Construction/Status of the Accessory Building

Number of Floors: _____

Basement		☐ Yes	☐ No		
Exterior	☐ Block	☐ Brick	☐ Wood	☐ Metal	☐ Vinyl
	Other: _____				
Roof	☐ Shingle	☐ Metal	☐ Other: _____		
Roof Exposed		☐ Yes	☐ No		
Open to the Elements		☐ Yes	☐ No		
Windows Broken/Open		☐ Yes	☐ No	☐ No Windows	

How many windows are Open/Broken: _____

Location of Broken/Open Windows: _____

Exterior Doors Secured	☐ Yes	☐ No
Hazardous Materials on Site	☐ Yes	☐ No

Conditions present that require immediate action: _____

Potential Fire Risk	☐ Low	☐ Moderate	☐ High

In the opinion of the Inspector, is the accessory building:

Abandoned	☐ Yes	☐ No
Unfit for Human Habitation	☐ Yes	☐ No
[illegible]	☐ Yes	☐ No

CITY OF MUSKOGEE Permits & Inspections

Building Inspector's Dilpaidated Structure Checklist

Other Notes or Comments Helpful to the Code Officer or Case:
Ivy Growth on North + Westside presently further inspection.

Inspector's Signature: _____

Inspector's Name: Brent Roberts Date of Inspection: 5/27/25

Date Received Back by the Code Officer: _____

CITY OF
MUSKOGEE
Permits & Inspections

MUSKOGEE
Code Enforcement

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

05/27/2025

COWLES, JAMES
2103 W OKMULGEE
MUSKOGEE OK 74401-0000

Case Number: 25-76756
Street Address: 311 N. 16TH
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 **05/27/2025** 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 unsecure. *108.1.5 IPMC
- The structure is abandoned as defined by Oklahoma Statute Title 11 Section 22-112.4. *108.2 IPMC
    - Is detrimental to the public health, safety or welfare of the inhabitants of and visitors to the municipality;
    - Causes increased municipal regulatory costs and increased municipal police and fire protection costs; and
    - Devalues abutting and nearby real properties
- Unfit for human habitation / unsafe and dangerous as defined by Oklahoma Statute Title 11 Section 22-112(C) and permits and repairs must be made to make this safe and fit for habitation and occupancy. *108.1.3 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.

MUSKOGEE
Code Enforcement

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

You are hereby directed to appear at a hearing to be held on June 26, 2025 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:

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 June 26, 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

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: The South 33 1/3 feet of the North 50 feet of Lot 2 in Block 202 of the City of Muskogee, Muskogee County, Oklahoma; and the North 16.66 feet of Lot 2and the South 16.66 feet of Lot 3 in Block 202 0f the City of Muskogee County, Oklahoma,

MUSKOGEE
Code Enforcement

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

05/27/2025

COWLES, JAMES
2103 W OKMULGEE
MUSKOGEE OK 74401-0000

Case Number: 25-76756
Street Address: 311 N. 16TH
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 **05/27/2025** 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 unsecure. *108.1.5 IPMC
- The structure is abandoned as defined by Oklahoma Statute Title 11 Section 22-112.4. *108.2 IPMC
  - Is detrimental to the public health, safety or welfare of the inhabitants of and visitors to the municipality;
  - Causes increased municipal regulatory costs and increased municipal police and fire protection costs; and
  - Devalues abutting and nearby real properties
- Unfit for human habitation / unsafe and dangerous as defined by Oklahoma Statute Title 11 Section 22-112(C) and permits and repairs must be made to make this safe and fit for habitation and occupancy. *108.1.3 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 June 26, 2025 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:

2025/05/27

You are hereby directed to appear at a hearing to be held on June 26, 2025 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:

MUSKOGEE
Code Enforcement

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

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 June 26, 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

2025/05/27

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

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

MUSKOGEE
Code Enforcement

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

*108.1.1- Unsafe Structure

Legal Description: The South 33 1/3 feet of the North 50 feet of Lot 2 in Block 202 of the City of Muskogee, Muskogee County, Oklahoma; and the North 16.66 feet of Lot 2and the South 16.66 feet of Lot 3 in Block 202 0f the City of Muskogee County, Oklahoma,

2025/05/27


2025/05/27

AFFIDAVIT OF PUBLICATION

County of Muskogee,

State of Oklahoma

Muskogee Phoenix

214 Wall St

Muskogee, Ok 74401

918-684-2810

Case:

PNRC DS

6.26.25

I, Charlie Meggyes, of lawful age, being duly sworn upon oath, deposes and says that I am the Composing Manager of Muskogee Phoenix a daily/weekly publication that is a "legal newspaper" as the phrase is defined in 25 O.S. 106 for the City of Muskogee, for the County of Muskogee, in the State of Oklahoma, and that 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:

PUBLICATION DATES: 06/01/2025

Charlie Meggyes (Signature)

Signed and sworn to before me this 02 day of JUN 2025

Kevin Kizzia, Notary Public

My Commission expires: 29 January, 2029

Commission# 25001121

(Seal)

Notary Public State of Oklahoma
Kevin Wayne Kizzia
My Commission # 25001121
Expires 1/29/2029

Account: 10417

Fee: $ 82.60

Published in The Muskogee Phoenix on June 1, 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 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: June 26, 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.

304 N. 16th

For South half of Lot 6, Block 203, City of Muskogee, ok, Muskogee County, Oklahoma and North half of Lot 6, Block 203, city of Muskogee, ok, Muskogee County, Oklahoma 304 North 16th Street West

311 N. 16th

The South 33 1/3 feet of the North 50 feet of Lot 2 in Block 202 of the City of Muskogee, Muskogee County, Oklahoma; and the North 16.66 feet of Lot 2and the South 16.66 feet of Lot 3 in Block 202 0f the City of Muskogee County, Oklahoma,

2022 Carolyn

Lot 8 in Block 1 in Garrett Heights 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 MUSKOGEE, MUSKOGEE COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT FILED IN BOOK 2 PAGE 64.

Public Nuisance Review Committee **7.**

Meeting Date: 06/26/2025

AGENDA ITEM TITLE

Hold a Public Hearing and determine if the property located at 712 N. N. 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

The Southerly 60 feet of Block 468, (measured on the West Side) in the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma.

An exterior inspection of the property and structures you own at the aforementioned address occurred on 05/7/2025 by the City of Muskogee Building Inspector.

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
    - It is detrimental to the public health, safety or welfare of the inhabitants of, and visitors to, the municipality;
    - Causing 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 it 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; the 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, in good repair, and weather tight. Doors should provide for the security of occupants within, equipped with a deadbolt lock. Interior doors should fit reasonably well within the frame, capable of being opened and closed, as intended by the manufacturer. The interior should be brought into good repair, structurally sound and in a sanitary condition. Stairs, landings, balconies and similar walking surfaces, which are not properly anchored, should be secured. Accumulated rubbish, trash and debris, including all non-working equipment, should be removed. Any fractures in concrete, masonry,

or stucco should be repaired. Pest problems should be abated.

RECOMMENDED ACTION

Make a determination as to the condition of the property and recommend action to the Uniform Building Code of Appeals Board.

Fiscal Impact

Attachments

1 complete pnrc case file

MUSKOGEE
Code Enforcement

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

Dilapidated Structures Checklist

Case Open Date: 5-8-25

Case Number: 25-76612

Address: 712 N.N ST

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: 5-8-25

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

Date of Publication in the Muskogee Phoenix: 5-11-25 / 6-1-25

- ☑ Affidavit of Publication

Reviewed By[1]:

CFord — 5-8-25

Codale Ford, Chief Code Officer — Date

Sarah Winkle SW — 5-19-25 6/9/25

Sarah Winkle, Acting Director of Planning & Comm. Dev. — Date

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

5-29-25 / 6-26-25

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

Didn't MAKE 5-29-25 PNRC so RE lettered for 6-26-25

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

Date to Demo Structure Reflected in Determination Letter: _____

☐ UBCAB Agenda & Approved Minutes

Reviewed By[2]:

_____ _____

Codale Ford, Chief Code Officer Date

_____ _____

Sarah Winkle, Acting Director of Planning & Comm. Dev. 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:

Codale Ford, Chief Code Officer

_____ _____

Signature Date Approved

Sarah Winkle, Acting Director of Planning & Community Development

_____ _____

Signature Date Approved

CITY OF MUSKOGEE Code Enforcement

Katrina Bodenhamer, City Attorney

_____ _____

Signature Date Approved

☐ Email Sent to Contractor for Demolition to be Scheduled

I-2008-002008 Book 3812 Pg: 67
02/25/2008 2:59 pm Pg 0067-0067
Fee: $ 13.00 Doc: $ 94.50
Karen Anderson - Muskogee County Clerk
State of Oklahoma

$13 cc mtc

$94 50 RS

----------[Space Above This Line for Recording Data]----------
Mailing Address: 712 N. "N" Street, Muskogee, OK. 74403
Property Address: 712 N. "N" Street, Muskogee, OK. 74403

1999

JOINT TENANCY WARRANTY DEED
(Individual Form)

State of Oklahoma
Muskogee County
Documentary Stamps $ 94 50

KNOW ALL MEN BY THESE PRESENTS:

That **Joann Smith, a single person**, 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 **Gregory James Mitchum and Catherine N. Mitchum, Husband and Wife**, as joint tenants and not as tenant in common, with the right of survivorship, the whole estate to vest in the survivor in event of the death of either, parties of the second part, the following described real property and premises situated in Muskogee, State of Oklahoma, to-wit:

The Southerly 60 feet of Block 468, (measured on the West Side) in the City of Muskogee, according to the official plat thereof, Muskogee County, 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, as such joint tenants, and to the heirs and assigns of the survivor, 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 **February 22nd, 2008.**

Joann Smith

****

STATE OF OKLAHOMA
SS:
COUNTY OF Muskogee

INDIVIDUAL ACKNOWLEDGMENT
Oklahoma Form

Before me, the undersigned, a Notary Public in and for said County and State on this February 22nd, 2008, personally appeared **Joann Smith, a single person** 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:

Maria Maxwell
Notary Public

MARIA MAXWELL NOTARY PUBLIC Commission # 97017359 My Commission EXPIRES 11-03-2011 STATE OF OKLAHOMA

GF #080162
Prepared By: Muskogee Abstract & Title Company 326 Court, Muskogee, OK 74401
Phone 918-682-7727 Fax 918-682-7729

COUNTY OF MUSKOGEE

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

MITCHUM, GREGORY J & CATHERINE
712 N N
MUSKOGEE OK 74403-0000

Taxroll Information

Tax Year :	2024
Property ID :	4610-26-468-000-1-205-28
Location :	712 N N MUS
School District :	20A MUSKOGEE Mills : 108.96
Type of Tax :	Real Estate
Tax ID :	5669

Legal Description and Other Information:

MUSKOGEE OT S60 MEAS ON W BLOCK 468

Assessed Valuations	Amount
Land	240
Improvements	3010
Net Assessed	3250

Tax Values	Amount
Base Tax	354.00
Penalty	0.00
Fees	0.00

Tax Values	Amount
Payments	**354.00**
Total Paid	**354.00**
Total Due	**0.00**

Date	Receipt	Paid With	Payment For	Amount	Paid By
12/30/2024	**29520**	**Check**	**Taxes**	**354.00**	**MCT CHECK FOR CORELOGIC->Check# 868**

Login (build: 29894:20250422.5)
© 2020 All Rights Reserved. Powered by TM Consulting, Inc.

Parcel: 4610-26-468-000-1-205-28

Muskogee County Report

ID: 510005669

As of: 5/1/2025

Property Owner

Name: MITCHUM, GREGORY J & CATHERINE

Mailing Address: 712 N N
MUSKOGEE, OK 74403

Type: (RI) Res. Improv.

Tax Dist: (32) 20A-MUSKOGEE

Size (Acres): 0.000

Extended Legal: MUSKOGEE OT S60 MEAS ON W BLOCK 468

Property Information

Physical Address: 712 N N

Subdivision: MUSKOGEE OT

Block / Lot: 0468 / 0000

S-T-R:

Market and Assessed Values:

	Estimated Market Value	Full Assessed (11.00% Market Value)	Taxable Value
Land:	$2,185	$437	$240
Building:	28835	5767	3172
Total:	$31,020	$6,204	$3,412

Taxes:

Estimated Taxes: $371

Homestead Credit: $0

Note: Tax amounts are estimates only. Contact the county tax collector for exact amounts.

Land:

Land Use	Size	Units
LOT AREA	4370.00	SQFT

Deed Transfers:

Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
2/25/2008	3812	67	JW	94.50	$62,900	SMITH, JOANN	Valid	
1/4/2008	3795	396	Q	0.00	$0	SMITH, JOANN		
2/21/2006	3521	154	Judgement	0.00	$0	SMITH, JOANN		
2/7/2006	3515	94	D	0.00	$0	SMITH, JAMES E		
1/1/1900	1111	97		0.00	$0		Unval.	

Details for Residential Card 1:

Occupancy	Story	Construction	Total Liv	Grade	Year Built	Age	Condition	Beds
Single Family	ONE	Frame, Siding, Vinyl	1,176	3	1935	90	Fair	2

Not a Legal Document.
Subject to terms and conditions.
www.datascoutpro.com

Exterior Wall: Frame, Siding,
Heat / Cool: Central
Plumbing: Full: 1
Foundation: Concrete Block
Floor Struct:
Insulation: N/A
Basement:

Roof Cover: Composition Shingle
Year Remodeled:
Fireplace: N/A
Roof Type:
Floor Cover:
Style:
Basement Area:

Base Structure:

Item	Label	Description	Area
1	Patio - Covered	Patio - Covered	24
2	Patio - Covered	Patio - Covered	120

Outbuildings and Yard Improvements:

Item	Type	Size/Dim	Unit Multi.	Quality	Age
Carport - Detached		240		A	35
Patio - Covered		24			
Utility Building		252		A	75
Patio - Covered		120			

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Map:



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COUNTY	RECORDED	INSTRUMENT	TYPE	BOOK	PAGE(S)	GRANTOR	GRANTEE	LEGAL DESCRIPTION
Muskogee	05/08/2025	2025-004740	Notice	004957	0269	CITY OF MUSKOGEE	MITCHUM, CATHERINE MITCHUM, GREGORY J	MUSKOGEE OT B468 Partial
Muskogee	02/24/2025	2025 001647	Release	004944	0174	ARMSTRONG BANK	MITCHUM, GREGORY JAMES MITCHUM, CATHERINE	MUSKOGEE OT B468 Partial
Muskogee	01/05/2024	2024-000145	Phy Lien Rel	004885	0169	MUSKOGEE COUNTY EMS	MITCHUM, GREGORY	NO LEGAL
Muskogee	12/27/2023	2023-013212	Notice	004883	0868 - 0869	WELLS FARGO BANK	MITCHUM, GREGORY JAMES MITCHUM, CATHERINE MUSKOGEE COUNTY EMS UNITED STATES EX REL DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT 1 more	MUSKOGEE OT B468 Partial
Muskogee	11/21/2022	2022-014318	Mortgage	004830	0785 - 0792	MITCHUM, GREGORY JAMES MITCHUM, CATHERINE N	SECRETARY OF HOUSING AND URBAN DEVELOPMENT	MUSKOGEE OT B468 Partial
Muskogee	11/02/2021	2021-013986	Phy Lien	004770	0290 - 0291	MUSKOGEE COUNTY EMS	MITCHUM, GREGORY	NO LEGAL
Muskogee	02/12/2020	2020-001455	Notice	004674	0657 - 0658	WELLS FARGO BANK	MITCHUM, GREGORY JAMES MITCHUM, GREGORY J MITCHUM, GREGORY MITCHUM, CATHERINE 2 more	MUSKOGEE OT B468 Partial
Muskogee	03/14/2018	2018-002618	Release	004582	0712 - 0713	WELLS FARGO BANK	MITCHUM, GREGORY MITCHUM, GREGORY JAMES MITCHUM, CATHERINE N OKLAHOMA TAX COMMISSION	MUSKOGEE OT B468 Partial
Muskogee	01/29/2018	2018-000952	Notice	004577	0184 - 0185	WELLS FARGO BANK	MITCHUM, GREGORY JAMES MITCHUM, GREGORY MITCHUM, CATHERINE N MITCHUM, CATHERINE 1 more	MUSKOGEE OT B468 Partial
Muskogee	04/07/2017	2017-003947	Otc Lien	004536	0049	OTC 269795328 RELEASE	MITCHUM, GREGORY J MITCHUM, CATHERINE N	No Legal
Muskogee	01/03/2017	2017-000012	MTG	004523	0018 - 0028	MITCHUM, GREGORY JAMES MITCHUM, CATHERINE N	WELLS FARGO BANK	MUSKOGEE OT B468 Partial
Muskogee	10/18/2016	2016-012704	Otc Lien	004512	0601	OTC IIT1269414202	MITCHUM, GREGORY J	no legal
Muskogee	05/17/2016	2016-005634	Otc Lien	004490	0100	OTC 1248378880 RELEASE	MITCHUM, GREGORY J MITCHUM, CATHERINE N	no legal
Muskogee	02/18/2016	2016-001754	Otc Lien	004477	0393	OTC IIT1261070602	MITCHUM, GREGORY J MITCHUM, CATHERINE N	NO LEGAL
Muskogee	10/16/2014	2014-016620	Otc Lien	004414	0389	OTC IIT1261070602	MITCHUM, GREGORY J MITCHUM, CATHERINE N	NO LEGAL

pg1

COUNTY	RECORDED	INSTRUMENT	TYPE	BOOK	PAGE(S)	GRANTOR	GRANTEE	LEGAL DESCRIPTION
Muskogee	03/26/2012	2012-003272	Assignment Mortgage #2 ✓	004264	0631	MITCHUM, GREGORY JAMES MITCHUM, CATHERINE MERS INC ARMSTRONG BANK	WELLS FARGO BANK	MUSKOGEE OT B468 Partial
Muskogee	02/25/2008	2008-002009	Mortgage #1 ✓	003812	0068 - 0075	MITCHUM, GREGORY JAMES MITCHUM, CAHTERINE	ARMSTRONG BANK	MUSKOGEE OT B468 Partial
Muskogee	02/25/2008	2008-002008	Deed	003812	0067	SMITH, JOANN	MITCHUM, CATHERINE N MITCHUM, GREGORY JAMES	MUSKOGEE OT B468 Partial SOUTHERLY 60

pg 2

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.

WELLS FARGO BROKERAGE SERVICES, LLC

Details

Filing Number:	3712171556
Name Type:	Legal Name
Status:	Withdrawn
Corp type:	Foreign Limited Liability Company
Jurisdiction:	DELAWARE, USA
Formation Date:	3 Mar 2008

Registered Agent Information

Name:	SECRETARY OF STATE
Effective:	4 Feb 2010
Address:	421 NW 13th St, Suite 210
City, State , ZipCode:	OKLAHOMA CITY OK 73103

View Entity Detail | File a Document | Order Documents | New Search

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Search Corporation Entities

The Business Entities Search Page provides you with a preliminary search for a business with a particular name.

To view detailed information for a business, click on the hyperlinked filing number.

Business Entities Search All

Enter Name and Click on the 'Search' Button

Entity Name: secretary of housing and urban development

Advanced Search>>

- (●) Search All
- ( ) Filing Number Search
- ( ) Search Active
- ( ) Name Availability
- ( ) Search Banks
- ( ) Search Churches
- ( ) Search Domestic Cooperatives
- ( ) Search Registered Agent
- ( ) Search by Name of Person

Search

Success!

CLOUDFLARE

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Filing Number	Name	Entity Type	Registered Agent	Name Type & Status
No results found for criteria				

1

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Search Corporation Entities

The Business Entities Search Page provides you with a preliminary search for a business with a particular name.

To view detailed information for a business, click on the hyperlinked filing number.

Business Entities Search All

Enter Name and Click on the 'Search' Button

Entity Name wells fargo bank

Advanced Search>>

- (●) Search All
- ( ) Filing Number Search
- ( ) Search Active
- ( ) Name Availability
- ( ) Search Banks
- ( ) Search Churches
- ( ) Search Domestic Cooperatives
- ( ) Search Registered Agent
- ( ) Search by Name of Person

Search

Success!

CLOUDFLARE

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Total Results: 2

Filing Number	Name	Entity Type	Registered Agent	Name Type & Status
2300482129	WELLS FARGO BUSINESS CREDIT, INC.	Foreign For Profit Business Corporation	SECRETARY OF STATE OKLAHOMA CITY OK	Legal *Expired*
3712171556	WELLS FARGO BROKERAGE SERVICES, LLC	Foreign Limited Liability Company	SECRETARY OF STATE OKLAHOMA CITY OK	Legal *Inactive*

1

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TREASURER ENDORSEMENT
I hereby certify that I received $ 0
and issued receipt No. 929 therefore
in payment of mortgage Tax on the within mortgage.
Dated this 21 day of November 2022
Muskogee County Treasurer
By Wanda D. Tidwell, Deputy

COUNTY OF MUSKOGEE
STATE OF OKLAHOMA

I-2022-014318 | Book 4830 Pg 785
11/21/2022 3:30pm | Pg 0785-0792
Fee: $32.00 Doc: $0.00
POLLY IRVING - Muskogee County Clerk
State of OK

This Document Prepared By:
MEGHANA BUSIREDDY
WELLS FARGO BANK, N.A.
1 HOME CAMPUS
DES MOINES, IA 50328
(800) 416-1472

When recorded mail to: **14607241**
FAMS-DTO Rec
3 First American Way
Santa Ana, CA 92707
WELLS F | 1079.24 | PC REC
X-OK JAMES MIT | E-Record

Tax/Parcel #: 4610-26-468-000-1-205-28
_____[Space Above This Line for Recording Data]_____

FHA Case No.: 703 422-281425 3
Loan No: (scan barcode)

PARTIAL CLAIMS MORTGAGE

THIS SUBORDINATE MORTGAGE ("Security Instrument") is given on **APRIL 11, 2022**. The mortgagor is **GREGORY JAMES MITCHUM MARRIED, CATHERINE N MITCHUM MARRIED** ("Borrower"), whose address is **712 NORTH N ST, MUSKOGEE, OKLAHOMA 74403**. This Security Instrument is given to the Secretary of **Housing and Urban Development**, whose address is **451 Seventh Street SW, Washington, DC 20410** ("Lender"). Borrower owes Lender the principal sum of **TWELVE THOUSAND SEVEN HUNDRED FIFTY-EIGHT DOLLARS AND 41 CENTS** Dollars (U.S. **$12,758.41**). This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for the full debt, if not paid earlier, due and payable on **NOVEMBER 1, 2046**.

(8)

I-2022-014318 Book 4830 Pg 786
11/21/2022 3:30pm Pg 0785-0792
Fee: $32.00 Doc: $0.00
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State of OK

This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, and all renewals, extensions and modifications of the Note; (b) the payment of all other sums, advanced under Paragraph 7 to protect the security of this Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, warrant, grant and convey to the Lender, with power of sale, the following described property located in the County of **MUSKOGEE**, State of **OKLAHOMA**:

which has the address of, **712 NORTH N ST, MUSKOGEE, OKLAHOMA 74403** (herein "Property Address"):

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF:

Tax Parcel No. **4610-26-468-000-1-205-28**

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

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

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

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

1. Payment of Principal. Borrower shall pay when due the principal of the debt evidenced by the Note.

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

I-2022-014318
11/21/2022 3:30pm
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State of OK
Book 4830 Pg 787
Pg 0785-0792

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

4. Notices. Any notice to Borrower provided for in this Security Instrument shall be given by delivering it or by mailing it by first class mail unless applicable law requires use of another method. The notice shall be directed to the Property Address or any other address Borrower designates by notice to Lender. Any notice to Lender shall be given by first class mail to: Department of Housing and Urban Development, Attention: Single Family Notes Branch, 451 Seventh Street SW, Washington, DC 20410 or any address Lender designates by notice to Borrower. Any notice provided for in this Security Instrument shall be deemed to have been given to Borrower or Lender when given as provided in this paragraph.

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

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

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

7. Acceleration; Remedies. Lender shall give notice to Borrower prior to acceleration following Borrower's breach of any covenant or agreement in this Security Instrument. The notice shall specify: (a) the default; (b) the action required to cure the default; (c) a date, not less than 30 days from the date the notice is given to Borrower, by which the default must be cured; and (d) that failure to cure the default on or before the date specified in the notice may result in acceleration of the sums secured by this Security Instrument and sale of the Property. The notice shall further inform Borrower of the right to reinstate after acceleration and the right to bring a court action to assert the non-existence of a default or any other defense of Borrower to acceleration and sale. If the default is not cured on or before the date specified in the notice, Lender at its option may require

I-2022-014318 Book 4830 Pg 788
11/21/2022 3:30pm Pg 0785-0792
Fee: $32.00 Doc: $0.00
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State of OK

immediate payment in full of all sums secured by this Security Instrument without further demand and may invoke any other remedies permitted by Applicable Law. Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this Section 7, including, but not limited to, reasonable attorneys' fees and costs of title evidence.

If the Lender's interest in this Security Instrument is held by the Secretary and the Secretary requires immediate payment in full under Paragraph 4 of the Subordinate Note, the Secretary may invoke the non-judicial power of sale provided in the Single Family Mortgage Foreclosure Act of 1994 ("Act") (12 U.S.C. § 3751 *et seq.*) by requesting a foreclosure commissioner designated under the Act to commence foreclosure and to sell the Property as provided by the Act. Nothing in the preceding sentence shall deprive the Secretary of any rights otherwise available to a Lender under this Paragraph or applicable law.

8. Borrower's Right to Reinstate. Borrower has no right to reinstate the loan after Lender has accelerated the sums secured hereby. Lender may allow Borrower to reinstate the loan providing that:

(a) Borrower pays Lender all sums which would be then due under this Security Instrument and the Note had no acceleration occurred; (b) Borrower cures all breaches of any other covenants or agreements of Borrower contained in this Security Instrument; (c) Borrower pays all reasonable expenses incurred by Lender and Trustee in enforcing the covenants and agreements of Borrower contained in this Security Instrument, and in enforcing Lender's and Trustee's remedies as provided in paragraph 7 thereof, including, but not limited to, reasonable attorneys' fees and expenses; and (d) Borrower takes such action as Lender may reasonably require to assure that the lien of this Security Instrument shall continue unimpaired. Upon such payment and cure by Borrower, this Security Instrument and the obligation secured hereby shall remain in full force and effect as if no acceleration had occurred.

9. Subrogation. Any of the proceeds of the Note used to take up outstanding liens against all or any part of the Property have been advanced by Lender at Borrower's request and upon Borrower's representation that such amounts are due and are secured by valid liens against the Property. Lender shall be subrogated to any and all rights, superior titles, liens and equities owed or claimed by any owner or holder of any owner or holder of any outstanding liens and debts, regardless of whether said liens or debts are acquired by Lender by assignments or are released by the holder thereof upon payment.

10. Partial Invalidity. In event any portion of the sums intended to be secured by this Security Instrument cannot be lawfully secured hereby, payments in reduction of such sums shall be applied first to those portions not secured hereby. In the event that any applicable law limiting the amount of interest or other charges permitted to be collected is

I-2022-014318 Book 4830 Pg 789
11/21/2022 3:30pm Pg 0785-0792
Fee: $32.00 Doc: $0.00
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State of OK

interpreted so that any charge provided for in this Security Instrument or in the Note, whether considered separately or together with other charges that are considered

A part of this Security Instrument and Note transaction, violates such law by reason, such charge is hereby reduced to the extent necessary to eliminate such violation. The amounts of such interest or other charges previously paid to Lender in excess of the amounts permitted by applicable law shall be applied by lender to reduce the principal of the indebtedness evidenced by the Note, or, at Lender's option, be refunded.

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

12. Borrower's Authorization for Disclosure of Financial Information. Borrower hereby authorizes the holder of any mortgage, deed of trust or other encumbrance with a lien that has a priority over this Security Instrument to disclose any financial information requested in writing by the above-named Lender regarding Borrower's loan. Such information may include, but shall not be limited to, the following information: current loan balance, loan status, delinquency notices, tax and insurance receipts, hazard insurance policies and flood insurance policies, and any other information deemed necessary in its sole discretion by Lender.

To the extent the lender may elect to do so, from time to time, the Borrower hereby authorizes Lender to cure wholly or in part any default or failure of performance under the terms of the prior Note and Security Instrument. The Borrower hereby indemnifies and agrees to hold harmless any Lender acting in reliance upon this provision from any and all liability and causes of action arising from actions taken pursuant to this provision, including, but not limited to, all attorney fees, costs and expenses incurred for any reason. This provision cannot be amended, revoked, superseded, or canceled prior to payment in full of the subordinate debt without the express written consent of the Lender. This provision of the Security Instrument may be continually used from time to time, and shall inure to the benefit of the Lender, its successors and assigns.

13. Wavier of Notice of Intention and Accelerate. Borrower waives the right to notice of intention to require payment in full of all sums secured by this Security Instrument except as provided in paragraph 7.

I-2022-014318 Book 4830 Pg 790
11/21/2022 3:30pm Pg 0785-0792
Fee: $32.00 Doc: $0.00
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State of OK

Borrower must deliver to Wells Fargo Home Mortgage a properly signed HUD Partial Claim package, which includes, Partial Claims Promissory Note, Subordinate Deed of Trust, Notice of No Oral Agreements, and Errors and Omissions Compliance Agreement by **APRIL 26, 2022**. If Borrower does not return a properly signed HUD Partial Claim package by this date Wells Fargo Home Mortgage may deny or cancel the Partial Claim Agreement. If the Borrower returns a properly signed HUD Partial Claim package by said date, payments pursuant to the Partial Claim Agreement are due as outlined in this HUD Partial Claim package. Wells Fargo Home Mortgage may deny or cancel the Partial Claims Promissory Note if Borrower fails to make the first payment due as outlined in this HUD Partial Claim package.

I-2022-014318 Book 4830 Pg 791
11/21/2022 3:30pm Pg 0785-0792
Fee: $32.00 Doc: $0.00
POLLY IRVING - Muskogee County Clerk
State of OK

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument..

Gregory James Mitchum 5-26-22

Borrower: GREGORY JAMES MITCHUM Date

CATHERINE N MITCHUM 5-26-22

CATHERINE N MITCHUM *signing solely to acknowledge this Agreement, but not to incur any personal liability for the debt Date

[Space Below This Line for Acknowledgments]

BORROWER ACKNOWLEDGMENT

STATE OF Oklahoma
COUNTY OF Muskogee

This instrument was acknowledged before me on 05/26/2022 by **GREGORY JAMES MITCHUM, CATHERINE N MITCHUM** (name(s) of person(s)).

Rebecca L. Mitchum
Notary Public

Printed Name: Rebecca L. Mitchum

My commission expires: 03/05/24

REBECCA L MITCHUM NOTARY PUBLIC STATE OF OKLAHOMA #20002725 EXP. 03/05/24

I-2022-014318 Book 4830 Pg 792
11/21/2022 3:30pm Pg 0785-0792
Fee: $32.00 Doc: $0.00
POLLY IRVING - Muskogee County Clerk
State of OK

EXHIBIT A

BORROWER(S): GREGORY JAMES MITCHUM MARRIED, CATHERINE N MITCHUM MARRIED

LOAN NUMBER: (scan barcode)

LEGAL DESCRIPTION:

The land referred to in this document is situated in the CITY OF MUSKOGEE, COUNTY OF MUSKOGEE, STATE OF OKLAHOMA, and described as follows:

THE SOUTHERLY 60 FEET OF BLOCK 468, (MEASURED ON THE WEST SIDE) IN THE CITY OF MUSKOGEE, ACCORDING TO THE OFFICIAL PLAT THEREOF, MUSKOGEE COUNTY, OKLAHOMA.

ALSO KNOWN AS: 712 NORTH N ST, MUSKOGEE, OKLAHOMA 74403

M
10

TREASURER'S ENDORSEMENT
I hereby certify that I received $ 7.00
and issued receipt No. 1092 therefore
in payment of mortgage tax on the within
Mortgage, Dated this 19th day of
Dec 20 16
Muskogee County Treasurer
By Jennifer Miller Deputy

I-2017-000012 Book 4523 Pg: 18
01/03/2017 10:23 am Pg 0018-0028
Fee: $ 33.00 Doc: $ 0.00
Dianna Cope - Muskogee County Clerk
State of Oklahoma

This Document Prepared By:
CAROL TAWANDA ELLIOTT
WELLS FARGO BANK, N.A.
3476 STATEVIEW BLVD, MAC# X7801-03K
FORT MILL, SC 29715
(800) 416-1472

When recorded mail to: #:10276392
First American Title [redacted]
Loss Mitigation Title Services 1079.12
P.O. Box 27670
Santa Ana, CA 92799
RE: MITCHUM - PR DOCS

Tax/Parcel #: 0002 0205 28

_____ **[Space Above This Line for Recording Data]** _____

Original Principal Amount: $62,371.00
Unpaid Principal Amount: $54,863.81
New Principal Amount $57,743.49
Total Cap Amount: $2,879.68

Investor Loan No. [redacted]
Loan No: (scan barcode)

HOME AFFORDABLE MODIFICATION AGREEMENT (MORTGAGE)

Executed on this day: **OCTOBER 3, 2016**
Borrower ("I"):[1] **GREGORY JAMES MITCHUM AND CATHERINE N MITCHUM, HUSBAND AND WIFE**
Borrower Mailing Address: **712 NORTH N ST, MUSKOGEE, OKLAHOMA 74403**
Lender or Servicer ("Lender"): **WELLS FARGO BANK, N.A.**
Lender or Servicer Address: **3476 STATEVIEW BLVD, MAC# X7801-03K, FORT MILL, SC 29715**
Date of first lien mortgage, deed of trust, or security deed ("Mortgage") **FEBRUARY 22, 2008** and the Note ("Note") date of **FEBRUARY 22, 2008**

Property Address ("Property"): **712 NORTH N ST, MUSKOGEE, OKLAHOMA 74403**

[1] If there is more than one Borrower or Mortgagor executing this document, each is referred to as "I." For purposes of this document words signifying the singular (such as "I") shall include the plural (such as "we") and vice versa where appropriate.

(11)

I-2017-000012 Book 4523 Pg: 19
01/03/201710:23 am Pg 0018-0028
Fee: $ 33.00 Doc: $ 0.00
Dianna Cope - Muskogee County Clerk
State of Oklahoma

Legal Description:

THE SOUTHERLY 60 FEET OF BLOCK 468, (MEASURED ON THE WEST SIDE) IN THE CITY OF MUSKOGEE, ACCORDING TO THE OFFICIAL PLAT THEREOF, MUSKOGEE COUNTY OKLAHOMA.

Prior instrument reference: Recorded on FEBRUARY 25, 2008 in BOOK 3812 PAGE 68, of the Official Records of MUSKOGEE COUNTY, OKLAHOMA

This FHA Home Affordable Modification Agreement ("Agreement") is made on **OCTOBER 3, 2016** by and between Borrower, as obligor(s), or as title holder(s) to the Property, as the context may require, and Lender. Borrower's obligations under the Note are secured by a properly recorded Mortgage, dated the same date as the Note encumbering the Property. Borrower agrees that, except as expressly modified in this Agreement, the Note and the Mortgage remain in full force and effect and are valid, binding obligations upon Borrower, except as discharged in Bankruptcy, and are properly secured by the Property. Nothing in this Agreement shall be understood or construed to be a satisfaction or release, in whole or in part of the Borrower's obligations under the Loan Documents.

If my representations in Section 1, Borrower Representations, continue to be true in all material respects, then this Agreement will, as set forth in Section 3, amend and supplement (1) the Mortgage on the Property, and (2) the Note secured by the Mortgage. The Mortgage and Note together, as they may previously have been amended, are referred to as the "Loan Documents." Capitalized terms used in this Agreement and not defined have the meaning given to them in the Loan Documents.

1. **Borrower Representations.**

I certify, represent to Lender and agree:

A. I am experiencing a financial hardship, and as a result, (i) I am in default under the terms of the Loan Documents, and (ii) I do not have sufficient income or access to sufficient liquid assets to make the monthly mortgage payments now or in the near future; I did not intentionally or purposefully default on the terms of the Loan Documents in order to obtain a loan modification;

B. I certify the Property is not condemned and is not vacant without the intent to re-occupy;

C. There has been no impermissible change in the ownership of the Property since I signed the Loan Documents;

D. I have provided documentation for **all** income that I receive (and I understand that I am not required to disclose child support or alimony unless I chose to rely on such income when requesting to qualify for the FHA Home Affordable Modification Program ("Program"));

E. Under penalty of perjury, all documents and information I have provided to Lender in connection with this Agreement, including the documents and information regarding my eligibility for the Program, are true and correct;

F. If Lender requires me to obtain credit counseling in connection with the Program, I will do so; and,

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2. **Acknowledgements and Preconditions to Modification.**

I understand and acknowledge that:

A. If prior to the Modification Effective Date as set forth in Section 3 the Lender determines that my representations in Section 1 are no longer true and correct, the Loan Documents will not be modified and this Agreement will terminate. In this event, the Lender will have all of the rights and remedies provided by the Loan Documents; and

B. I understand that the Loan Documents will not be modified unless and until (i) I receive from the Lender a copy of this Agreement signed by the Lender, and (ii) the Modification Effective Date (as defined in Section 3) has occurred. I further understand and agree that the Lender will not be obligated or bound to make any modification of the Loan Documents if I fail to meet any one of the requirements under this Agreement.

C. If included, the undersigned borrower(s) acknowledges receipt and acceptance of the Notice of Special Flood Hazard disclosure.

3. **The Modification.**

If my representations in Section 1 continue to be true in all material respects and all preconditions to the modification set forth in Section 2 have been met, the Loan Documents will automatically become modified on **DECEMBER 1, 2016** (the "Modification Effective Date") and all unpaid late charges that remain unpaid will be waived. I understand that if I have failed to make all required payments as a precondition to this modification under a workout plan or trial period plan, the Lender has the right to reject this Agreement even if I have signed and returned this Agreement. The first modified payment will be due on **DECEMBER 1, 2016**.

A. The new Maturity Date will be: **NOVEMBER 1, 2046**.

B. The modified principal balance of my Note will include amounts and arrearages that will be past due as of the Modification Effective Date. This does not include unpaid late charges, valuation, property preservation and other charges not permitted under the terms of the FHA Home Affordable Modification Program. Permitted amounts and arrearages may include unpaid and deferred interest, fees, escrow advances and other costs less any amounts paid to the Lender but not previously credited to my Loan, collectively "Unpaid Amounts"; the portion of Unpaid Amounts capitalized is **$2,879.68**. The new principal balance of my Note will be **$57,743.49** (the "New Principal Balance") which includes the capitalized Unpaid Amounts. I understand that by agreeing to add the Unpaid Amounts to the outstanding principal balance, the added Unpaid Amounts accrue interest based on the interest rate in effect under this Agreement. I also understand that this means interest will now accrue on the unpaid Interest that is added to the outstanding principal balance, which would not happen without this Agreement.

C. Interest at the rate of **3.7500%** will begin to accrue on the Interest Bearing Principal Balance as of **NOVEMBER 1, 2016** and the first new monthly payment on the Interest Bearing Principal Balance will be due on **DECEMBER 1, 2016**. Interest due on each monthly payment will be calculated by multiplying the New Principal/Interest Bearing Principal Balance and the interest rate in effect at the time of calculation and dividing the result by twelve (12). My payment schedule for the

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modified Loan is as follows:

Months	Interest Rate	Interest Rate Change Date	Monthly Principal and Interest Payment	Monthly Escrow Payment Amount*	Total Monthly Payment*	Payment Begins On
360	3.7500%	11/01/2016	$267.42	$286.68	$554.10	12/01/2016

***After your modification is complete, escrow payments adjust at least annually in accordance with applicable law therefore, the total monthly payment may change accordingly.**

The above terms shall supersede any provisions to the contrary in the Loan Documents, including but not limited to, provisions for an adjustable or step interest rate.

I understand that, if I have a pay option adjustable rate mortgage loan, upon modification, the minimum monthly payment option, the interest-only or any other payment options will no longer be offered and that the monthly payments described in the above payment schedule for my modified loan will be the minimum payment that will be due each month for the remaining term of the loan. My modified loan will not have a negative amortization feature that would allow me to pay less than the interest due resulting in any unpaid interest to be added to the outstanding principal balance.

D. I will be in default if I do not comply with the terms of the Loan Documents, as modified by this Agreement.

E. If a default rate of interest is permitted under the Loan Documents, then in the event of default under the Loan Documents, as amended, the interest that will be due will be the rate set forth.

4. **Additional Agreements.**

I agree to the following:

A. That all persons who signed the Loan Documents or their authorized representative(s) have signed this Agreement, unless (i) a borrower or co-borrower is deceased; (ii) the borrower and co-borrower are divorced and the property has been transferred to one spouse in the divorce decree, the spouse who no longer has an interest in the property need not sign this Agreement (although the non-signing spouse may continue to be held liable for the obligation under the Loan Documents); or (iii) the Lender has waived this requirement in writing.

B. That this Agreement shall supersede the terms of any modification, forbearance, Trial Period Plan or Mortgage Assistance that I previously entered into with Lender.

C. To comply, except to the extent that they are modified by this Agreement, with all covenants, agreements, and requirements of Loan Documents including my agreement to make all payments of taxes, insurance premiums, assessments, Escrow Items, impounds, and all other payments, the amount of which may change periodically over the term of my Loan.

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D. That this Agreement constitutes notice that the Lender's waiver as to payment of Escrow Items, if any, has been revoked, and I have been advised of the amount needed to fully fund my escrow account.

E. **Funds for Escrow Items.** I will pay to Lender on the day payments are due under the Loan Documents as amended by this Agreement, until the Loan is paid in full, a sum (the "Funds") to provide for payment of amounts due for: (a) taxes and assessments and other items which can attain priority over the Mortgage as a lien or encumbrance on the Property; (b) leasehold payments or ground rents on the Property, if any; (c) premiums for any and all insurance required by Lender under the Loan Documents; (d) mortgage insurance premiums, if any, or any sums payable to Lender in lieu of the payment of mortgage insurance premiums in accordance with the Loan Documents; and (e) any community association dues, fees, and assessments that Lender requires to be escrowed. These items are called "Escrow Items." I shall promptly furnish to Lender all notices of amounts to be paid under this section. I shall pay Lender the Funds for Escrow Items unless Lender waives my obligation to pay the Funds for any or all Escrow Items. Lender may waive my obligation to pay to Lender Funds for any or all Escrow Items at any time. Any such waiver may only be in writing. In the event of such waiver, I shall pay directly, when and where payable, the amounts due for any Escrow Items for which payment of Funds has been waived by Lender and, if Lender requires, shall furnish to Lender receipts evidencing such payment within such time period as Lender may require. My obligation to make such payments and to provide receipts shall for all purposes be deemed to be a covenant and agreement contained in the Loan Documents, as the phrase "covenant and agreement" is used in the Loan Documents. If I am obligated to pay Escrow Items directly, pursuant to a waiver, and I fail to pay the amount due for an Escrow Item, Lender may exercise its rights under the Loan Documents and this Agreement and pay such amount and I shall then be obligated to repay to Lender any such amount. Lender may revoke the waiver as to any or all Escrow Items at any time by a notice given in accordance with the Loan Documents, and, upon such revocation, I shall pay to Lender all Funds, and in such amounts, that are then required under this section.

Lender may, at any time, collect and hold Funds in an amount (a) sufficient to permit Lender to apply the Funds at the time specified under the Real Estate Settlement Procedures Act ("RESPA"), and (b) not to exceed the maximum amount a lender can require under RESPA. Lender shall estimate the amount of Funds due on the basis of current data and reasonable estimates of expenditures of future Escrow Items or otherwise in accordance with applicable law.

The Funds shall be held in an institution whose deposits are insured by a federal agency, instrumentality, or entity (including Lender, if Lender is an institution whose deposits are so insured) or in any Federal Home Loan Bank. Lender shall apply the Funds to pay the Escrow Items no later than the time specified under RESPA. Lender shall not charge me for holding and applying the Funds, annually analyzing the escrow account, or verifying the Escrow Items, unless Lender pays me interest on the Funds and applicable law permits Lender to make such a charge. Unless an agreement is made in writing or applicable law requires interest to be paid on the Funds, Lender shall not be required to pay me any interest or earnings on the Funds. Lender and I can agree in writing, however, that interest shall be paid on the Funds. Lender shall provide me, without charge, an annual accounting of the Funds as required by RESPA.

If there is a surplus of Funds held in escrow, as defined under RESPA, Lender shall account to me for the excess Funds in accordance with RESPA. If there is a shortage of Funds held in escrow, as defined under RESPA, Lender shall notify me as required by RESPA, and I shall pay to Lender the

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amount necessary to make up the shortage in accordance with RESPA, but in no more than 12 monthly payments. If there is a deficiency of Funds held in escrow, as defined under RESPA, Lender shall notify me as required by RESPA, and I shall pay to Lender the amount necessary to make up the deficiency in accordance with RESPA, but in no more than 12 monthly payments.

Upon payment in full of all sums secured by the Loan Documents, Lender shall promptly refund to me any Funds held by Lender.

F. That the Loan Documents are composed of duly valid, binding agreements, enforceable in accordance with their terms and are hereby reaffirmed.

G. That all terms and provisions of the Loan Documents, except as expressly modified by this Agreement, remain in full force and effect; nothing in this Agreement shall be understood or construed to be a satisfaction or release in whole or in part of the obligations contained in the Loan Documents; and that except as otherwise specifically provided in, and as expressly modified by, this Agreement, the Lender and I will be bound by, and will comply with, all of the terms and conditions of the Loan Documents.

H. That, as of the Modification Effective Date, notwithstanding any other provision of the Loan Documents, I agree as follows: If all or any part of the Property or any interest in it is sold or transferred without Lender's prior written consent, Lender may, at its option, require immediate payment in full of all sums secured by the Mortgage. However, Lender shall not exercise this option if federal law prohibits the exercise of such option as of the date of such sale or transfer. If Lender exercises this option, Lender shall give me notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is delivered or mailed within which I must pay all sums secured by the Mortgage. If I fail to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by the Mortgage without further notice or demand on me.

I. That, as of the Modification Effective Date, I understand that the Lender may only allow the transfer and assumption of the Loan, including this Agreement, to a transferee of my property as permitted under the Garn St. Germain Act, 12 U.S.C. Section 1701j-3. A buyer or transferee of the Property will not be permitted, under any other circumstance, to assume the Loan. Except as noted herein, this Agreement may not be assigned to, or assumed by, a buyer or transferee of the Property.

J. That, as of the Modification Effective Date, if any provision in the Note or in any addendum or amendment to the Note allowed for the assessment of a penalty for full or partial prepayment of the Note, such provision is null and void.

K. That, I will cooperate fully with Lender in obtaining any title endorsement(s), or similar title insurance product(s), and/or subordination agreement(s) that are necessary or required by the Lender's procedures to ensure that the modified mortgage loan is in first lien position and/or is fully enforceable upon modification and that if, under any circumstance and not withstanding anything else to the contrary in this Agreement, the Lender does not receive such title endorsement(s), title insurance product(s) and/or subordination agreement(s), then the terms of this Agreement will not become effective on the Modification Effective Date and the Agreement will be null and void.

L. That I will execute such other documents as may be reasonably necessary to either (i) consummate the terms and conditions of this Agreement; or (ii) correct the terms and conditions of this Plan if an error is detected after execution of this Agreement. I understand that a corrected Agreement will be

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provided to me and this Agreement will be void and of no legal effect upon notice of such error. If I elect not to sign any such corrected Agreement, the terms of the original Loan Documents shall continue in full force and effect, such terms will not be modified by this Agreement, and I will not be eligible for a modification under the FHA Home Affordable Modification Program.

M. That Lender will collect and record personal information, including, but not limited to, my name, address, telephone number, social security number, credit score, income, payment history, government monitoring information, and information about account balances and activity. In addition, I understand and consent to the disclosure of my personal information and the terms of the Trial Period Plan and this Agreement by Lender to (a) any investor, insurer, guarantor or servicer that owns, insures, guarantees or services my first lien or subordinate lien (if applicable) mortgage loan(s); (b) companies that perform support services for the FHA Home Affordable Modification Program; and (c) any HUD certified housing counselor.

N. I agree, that if any document related to the Loan Documents and/or this Agreement is lost, misplaced, misstated, inaccurately reflects the true and correct terms and conditions of the loan as modified, or is otherwise missing, I will comply with the Lender's request to execute, acknowledge, initial and deliver to the Lender any documentation the Lender deems necessary. If the original promissory note is replaced, the Lender hereby indemnifies me against any loss associated with a demand on the original note. All documents the Lender requests of me under this section shall be referred to as "Documents." I agree to deliver the Documents within fifteen (15) days after I receive the Lender's written request for such replacement.

O. That the mortgage insurance premiums on my Loan, if applicable, may increase as a result of the capitalization which will result in a higher total monthly payment. Furthermore, the date on which I may request cancellation of mortgage insurance may change as a result of the New Principal Balance.

P. CORRECTION AGREEMENT: The undersigned Borrower(s), for and in consideration of the approval, closing and funding of this modification, hereby grants Wells Fargo Home Mortgage , as lender, limited power of attorney to correct and/or initial all typographical or clerical errors discovered in the Agreement required to be signed. In the event this limited power of attorney is exercised, the undersigned will be notified and receive a copy of the document executed or initialed on their behalf. This provision may not be used to modify the interest rate, modify the term, modify the outstanding principal balance or modify the undersigned's monthly principal and interest payments as modified by this Agreement. Any of these specified changes must be executed directly by the undersigned. This limited power of attorney shall automatically terminate in 120 days from the closing date of the undersigned's modification. Borrower agrees to make and execute such other documents or papers as necessary or required to effectuate the terms and conditions of this Agreement which, if approved and accepted by Lender, shall bind and inure to their heirs, executors, administrators, and assigns of the Borrower.

Q. Borrower must deliver to Wells Fargo Home Mortgage a properly signed Modification Agreement by **OCTOBER 19, 2016**. If Borrower does not return a properly signed Modification Agreement by this date and make all payments pursuant to the trial plan agreement or any other required pre-modification payments, Wells Fargo Home Mortgage may deny or cancel the modification. If Borrower returns the properly signed Modification Agreement by said date, payments pursuant to the loan Modification Agreement are due as outlined in this Modification Agreement. Wells Fargo Home Mortgage may deny or cancel this loan Modification Agreement if Borrower fails to make

the first payment due pursuant to this loan Modification Agreement.

All Borrowers are required to sign and date this Agreement in blue or black ink only as the Borrowers' name appears below. If signed using any other color or method, the document may not be accepted and another copy of the Agreement may be sent to the Borrower to be signed.

By signing below, all Borrowers certify they have read this Agreement in its entirety, that all Borrowers know and understand the meaning and intent of this Agreement and that all Borrowers enter into this Agreement knowingly and voluntarily. By signing below, all Borrowers agree to all terms and conditions described on every page of this Agreement.

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State of Oklahoma

In Witness Whereof, I have executed this Agreement.

Gregory James Mitchum
Borrower: GREGORY JAMES MITCHUM — Date: 10/10/16

Catherine N Mitchum
CATHERINE N MITCHUM *signing solely to acknowledge this Agreement, but not to incur any personal liability for the debt — Date: 10/10/16

Borrower: _____ Date: _____

Borrower: _____ Date: _____

[Space Below This Line for Acknowledgments]

BORROWER ACKNOWLEDGMENT

STATE OF ~~OKLAHOMA~~ OKLAHOMA
COUNTY OF ~~MUSKOGEE~~ MUSKOGEE

This instrument was acknowledged before me on Theona Howell 10/10/2016 by GREGORY JAMES MITCHUM, CATHERINE N MITCHUM (name(s) of person(s)).

Theona Howell
Notary Public

Printed Name: Theona Howell

My commission expires: 10/25/2017

THEONA HOWELL
Notary Public, State of Oklahoma
Commission # 05009859
My Commission Expires October 25, 2017

In Witness Whereof, the Lender have executed this Agreement.

WELLS FARGO BANK, N.A.

By _____ (print name) Asnaku Cherenet (title) Vice President Loan Documentation Date 10/26/16

[Space Below This Line for Acknowledgments]

LENDER ACKNOWLEDGMENT

STATE OF MINNESOTA

COUNTY OF DAKOTA

The instrument was acknowledged before me this 10.26.16 by ASNAKU CHERENET, the Vice President Loan Documentation of WELLS FARGO BANK, N.A., a company, on behalf of said company.

Notary Public

ISABEL CRISTINA BROWN
NOTARY PUBLIC - MINNESOTA
MY COMMISSION EXPIRES 01/31/2021

Printed Name: Isabel Cristina Brown

My commission expires: 01.31.21

THIS DOCUMENT WAS PREPARED BY:
CAROL TAWANDA ELLIOTT
WELLS FARGO BANK, N.A.
3476 STATEVIEW BLVD, MAC# X7801-03K
FORT MILL, SC 29715

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State of Oklahoma

Date: **OCTOBER 3, 2016**
Loan Number: **(scan barcode)**
Lender: **WELLS FARGO BANK, N.A.**

Borrower: **GREGORY JAMES MITCHUM, CATHERINE N MITCHUM**

Property Address: **712 NORTH N ST, MUSKOGEE, OKLAHOMA 74403**

NOTICE OF NO ORAL AGREEMENTS

THIS WRITTEN LOAN AGREEMENT REPRESENTS THE FINAL AGREEMENT BETWEEN THE PARTIES AND MAY NOT BE CONTRADICTED BY EVIDENCE OF PRIOR, CONTEMPORANEOUS OR SUBSEQUENT ORAL AGREEMENTS OF THE PARTIES. THERE ARE NO ORAL AGREEMENTS BETWEEN THE PARTIES.

Receipt of Notice. The undersigned hereby admit to having each received and read a copy of this Notice on or before execution of the Loan Agreement. "Loan Agreement" means one or more promises, promissory notes, agreements, undertakings, security agreements, deeds of trust or other documents, or commitments, or any combination of those actions or documents, pursuant to which a financial institution loans or delays repayment of or agrees to loan or delay repayment of money, goods or any other thing of value or to otherwise extend credit or make a financial accommodation.

Gregory James Mitchum 10-10-16
Borrower Date
GREGORY JAMES MITCHUM

Catherine N Mitchum 10-10-16
Date
CATHERINE N MITCHUM *signing solely to acknowledge this Agreement, but not to incur any personal liability for the debt


2025/05/07


712
2025/05/07


712
LINCOLN
2025/05/07


712
LINCOLN
2025/05/07


LINCOLN
2025/05/07


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2025/05/07


2025/05/07

Building Inspector's Dilpaidated Structure Checklist

Case Open Date: 5-8-25 Case Number: 25-76612

Address: 712 N. N. Street

Code Officer: CFord

Accessory Bldg. on Property: ☑ Yes ☐ No

Condition of Accessory Bldg.: ☐ Dilapidated ☑ Good

Primary Structure Security

Secure	☐ Yes	☑ No
Signs of Recent Entry	☐ Yes	☑ No

What are the signs: _____

Utilities

Active	☐ Yes	☑ No		
If Yes,	☐ Gas	☐ Electric	☐ Water	

Construction/Status of the Structure

Number of Floors: 1

Basement	☐ Yes	☑ No			
Exterior	☐ Block	☐ Brick	☑ Wood	☐ Metal	☑ Vinyl
	Other: _____				
Roof	☑ Shingle	☐ Metal	☐ Other: _____		
Roof Exposed	☐ Yes	☑ No			
Open to the Elements	☑ Yes	☐ No			
Windows Broken/Open	☑ Yes	☐ No			

How many windows are Open/Broken: 6

Location of Broken/Open Windows: Perimeter - with exception of south side of structure

Exterior Doors Secured	☐ Yes	☑ No
Hazardous Materials on Site	☐ Yes	☑ No

Conditions present that require immediate action: _____

Potential Fire Risk ☐ Low ☐ Moderate ☑ High

CITY OF MUSKOGEE Permits & Inspections

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

Accessory Bldg. Security

Secure	☐ Yes	☑ No
Signs of Recent Entry	☐ Yes	☑ No

What are the signs: _____

Utilities

Active	☐ Yes	☑ No	☐ Not Sure
If Yes,	☐ Gas	☐ Electric	☐ Water

Construction/Status of the Accessory Building

Number of Floors: 1

Basement		☐ Yes	☑ No		
Exterior	☐ Block	☐ Brick	☑ Wood	☐ Metal	☐ Vinyl
	Other: _____				
Roof	☑ Shingle	☐ Metal	☐ Other: _____		
Roof Exposed		☐ Yes	☑ No		
Open to the Elements		☐ Yes	☑ No		
Windows Broken/Open		☐ Yes	☑ No	☐ No Windows	

How many windows are Open/Broken: NA

Location of Broken/Open Windows: NA

Exterior Doors Secured	☑ Yes	☑ No
Hazardous Materials on Site	☐ Yes	☑ No

Conditions present that require immediate action: _____

Potential Fire Risk	☐ Low	☑ Moderate	☐ High

In the opinion of the Inspector, is the accessory building:

Abandoned	☑ Yes	☐ No
Unfit for Human Habitation	☑ Yes	☐ No
Appear Unsafe and/or Dangerous	☑ Yes	☐ No

CITY OF MUSKOGEE Permits & Inspections

Building Inspector's Dilpaidated Structure Checklist

Other Notes or Comments Helpful to the Code Officer or Case:

Backyard recently mowed.
Evidence of campfire in backyard
Partially burnt structure

Inspector's Signature: _____

Inspector's Name: Brent Roberts Date of Inspection: 5/7/25

Date Received Back by the Code Officer: _____

CITY OF
MUSKOGEE
Permits & Inspections

MUSKOGEE
Code Enforcement

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

05/28/2025

WELLS FARGO BANK N.A
3476 STATEVIEW BLVD, MAC #X7801-03K
FORT MILL, SC 29715
SECRETARY OF STATE
421 NW 13TH ST, SUITE 210
OKLAHOMA CITY, OK 73103
SECRETARY OF HOUSING AND URBAN DEVELOPMENT
451 SEVENTH STREET SW
WASHINGTON, DC 20410
MITCHUM, CATHERINE N
& GREGORY J
712N.N ST
MUSKOGEEOK74403-0000

Case Number: 25-76612
Street Address: 712 N.N
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 **05/7/2025** 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 unsecure. *108.1.5 IPMC
- The structure is abandoned as defined by Oklahoma Statute Title 11 Section 22-112.4. *108.2 IPMC
    - Is detrimental to the public health, safety or welfare of the inhabitants of and visitors to the municipality;
    - Causes increased municipal regulatory costs and increased municipal police and fire protection costs; and
    - Devalues abutting and nearby real properties
- Unfit for human habitation / unsafe and dangerous as defined by Oklahoma Statute Title 11 Section 22-112(C) and permits and repairs must be made to make this safe and fit for habitation and occupancy. *108.1.3 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

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

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 JUNE 26, 2025 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:

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 JUNE 26, 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

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

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: The Southerly 60 feet of Block 468, (measured on the West Side) in the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma.

MUSKOGEE
Code Enforcement

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

05/28/2025

MITCHUM, CATHERINE N
712N.N ST
MUSKOGEEOK74403-0000

Case Number: 25-76612
Street Address: 712 N.N
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 **05/7/2025** 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 unsecure. *108.1.5 IPMC
- The structure is abandoned as defined by Oklahoma Statute Title 11 Section 22-112.4. *108.2 IPMC
    - Is detrimental to the public health, safety or welfare of the inhabitants of and visitors to the municipality;
    - Causes increased municipal regulatory costs and increased municipal police and fire protection costs; and
    - Devalues abutting and nearby real properties
- Unfit for human habitation / unsafe and dangerous as defined by Oklahoma Statute Title 11 Section 22-112(C) and permits and repairs must be made to make this safe and fit for habitation and occupancy. *108.1.3 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.

MUSKOGEE
Code Enforcement

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

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1) Whether your property is dilapidated and has become detrimental to the health, safety, or welfare of the general public and the community as to constitute a public nuisance, and/or
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Codale Ford
Code Enforcement Supervisor
City of Muskogee

IPMC References

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

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MUSKOGEE
Code Enforcement

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

05/28/2025

MITCHUM, GREGORY J
712N.N ST
MUSKOGEEOK74403-0000

Case Number: 25-76612
Street Address: 712 N.N
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 **05/7/2025** 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 unsecure. *108.1.5 IPMC
- The structure is abandoned as defined by Oklahoma Statute Title 11 Section 22-112.4. *108.2 IPMC
    - Is detrimental to the public health, safety or welfare of the inhabitants of and visitors to the municipality;
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    - Devalues abutting and nearby real properties
- 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.

MUSKOGEE
Code Enforcement

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

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Codale Ford
Code Enforcement Supervisor
City of Muskogee

IPMC References

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: The Southerly 60 feet of Block 468, (measured on the West Side) in the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma.

MUSKOGEE
Code Enforcement

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

05/28/2025

SECRETARY OF STATE
421 NW 13TH ST, SUITE 210
OKLAHOMA CITY, OK 73103

Case Number: 25-76612
Street Address: 712 N.N
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 **05/7/2025** 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 unsecure. *108.1.5 IPMC
- The structure is abandoned as defined by Oklahoma Statute Title 11 Section 22-112.4. *108.2 IPMC
    - Is detrimental to the public health, safety or welfare of the inhabitants of and visitors to the municipality;
    - Causes increased municipal regulatory costs and increased municipal police and fire protection costs; and
    - Devalues abutting and nearby real properties
- Unfit for human habitation / unsafe and dangerous as defined by Oklahoma Statute Title 11 Section 22-112(C) and permits and repairs must be made to make this safe and fit for habitation and occupancy. *108.1.3 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.

MUSKOGEE
Code Enforcement

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

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1) Whether your property is dilapidated and has become detrimental to the health, safety, or welfare of the general public and the community as to constitute a public nuisance, and/or
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Codale Ford
Code Enforcement Supervisor
City of Muskogee

IPMC References

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: The Southerly 60 feet of Block 468, (measured on the West Side) in the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma.

MUSKOGEE
Code Enforcement

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

05/28/2025

SECRETARY OF HOUSING AND URBAN DEVELOPMENT
451 SEVENTH STREET SW
WASHINGTON, DC 20410

Case Number: 25-76612
Street Address: 712 N.N
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 **05/7/2025** 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:

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- The structure is unsecure. *108.1.5 IPMC
- The structure is abandoned as defined by Oklahoma Statute Title 11 Section 22-112.4. *108.2 IPMC
    - Is detrimental to the public health, safety or welfare of the inhabitants of and visitors to the municipality;
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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
- 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.

MUSKOGEE
Code Enforcement

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

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Codale Ford
Code Enforcement Supervisor
City of Muskogee

IPMC References

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

*108.1.5 – Dangerous Structure or Premises
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Legal Description: The Southerly 60 feet of Block 468, (measured on the West Side) in the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma.

MUSKOGEE
Code Enforcement

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

05/28/2025

WELLS FARGO BANK N.A
3476 STATEVIEW BLVD, MAC #X7801-03K
FORT MILL, SC 29715

Case Number: 25-76612
Street Address: 712 N.N
Legal Description: SEE BELOW

ORDER TO REPAIR AND/OR TAKE OTHER CORRECTIVE ACTION

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MUSKOGEE
Code Enforcement

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Muskogee, OK 74401
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Codale Ford
Code Enforcement Supervisor
City of Muskogee

IPMC References

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Muskogee, OK 74401
(918) 684-6235

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MUSKOGEE
Code Enforcement

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

05/28/2025

WELLS FARGO BANK N.A
3476 STATEVIEW BLVD, MAC #X7801-03K
FORT MILL, SC 29715
SECRETARY OF STATE
421 NW 13TH ST, SUITE 210
OKLAHOMA CITY, OK 73103
SECRETARY OF HOUSING AND URBAN DEVELOPMENT
451 SEVENTH STREET SW
WASHINGTON, DC 20410
MITCHUM, CATHERINE N
& GREGORY J
712N.N ST
MUSKOGEEOK74403-0000

Case Number: 25-76612
Street Address: 712 N.N
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 **05/7/2025** 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 unsecure. *108.1.5 IPMC
- The structure is abandoned as defined by Oklahoma Statute Title 11 Section 22-112.4. *108.2 IPMC
  - Is detrimental to the public health, safety or welfare of the inhabitants of and visitors to the municipality;
  - Causes increased municipal regulatory costs and increased municipal police and fire protection costs; and
  - Devalues abutting and nearby real properties
- Unfit for human habitation / unsafe and dangerous as defined by Oklahoma Statute Title 11 Section 22-112(C) and permits and repairs must be made to make this safe and fit for habitation and occupancy. *108.1.3 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

2025/05/28

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 [illegible] and

MUSKOGEE
Code Enforcement

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

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 JUNE 26, 2025 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:**

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 JUNE 26, 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

www.muskogeeonline.org
planning@muskogeeonline.org

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You have the right to appeal any decision of the Public Nuisance Review Committee to the [illegible] of the City of Muskogee by filing written notice to the City Clerk at P.O. Box 1927, Muskogee, Oklahoma [illegible] 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

www.muskogeeplanning.com

MUSKOGEE
Code Enforcement

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

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: The Southerly 60 feet of Block 468, (measured on the West Side) in the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma.

2025/05/28


2025/05/28


2025/05/28


2025/05/28


2025/05/28

AFFIDAVIT OF PUBLICATION

County of Muskogee,

State of Oklahoma

Muskogee Phoenix

214 Wall St

Muskogee, Ok 74401

918-684-2810

Case: PNRC DS 6.26.25.2

I, Charlie Meggyes, of lawful age, being duly sworn upon oath, deposes and says that I am the Composing Manager of Muskogee Phoenix a daily/weekly publication that is a "legal newspaper" as the phrase is defined in 25 O.S. 106 for the City of Muskogee, for the County of Muskogee, in the State of Oklahoma, and that 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:

PUBLICATION DATES: 06/01/2025

Charlie Meggyes (Signature)

Signed and sworn to before me this 02 day of JUN 2025

Kevin Kizzia, Notary Public

My Commission expires: 29 January, 2029

Commission# 25001121

(Seal)

Notary Public State of Oklahoma
Kevin Wayne Kizzia
My Commission # 25001121
Expires 1/29/2029

Account: 10417

Fee: $ 85.40

Published In The Muskogee Phoenix on June 1, 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 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: June 26, 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.

712 N.N

The Southerly 60 feet of Block 468, (measured on the West Side) in the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma.

2117 ELGIN

LOT FIVE (5) IN BLOCK ELEVEN (11) IN HIGGINS ADDITION TO THE CITY OF MUSKOGEE, MUSKOGEE. COUNTY, OKLAHOMA, ACCORDING TO THE OFFICIAL PLAT THEREOF. SAME BEING LAID OUT UPON AND A PART OF THE NORTH HALF OF SOUTHWEST QUARTER NORTHWEST QUARTER (N/2 SW/4 NW/4) AND NORTH HALF OF SOUTH HALF OF SOUTHWEST QUARTER OF NORTHWEST QUARTER (N/2 S/2 SW/4 NW/4) OF SECTION TWENTY-SEVEN (27), TOWNSHIP FIFTEEN (15) NORTH, RANGE EIGHTEEN (18) EAST, OF THE INDIAN BASE AND MERIDIAN;

2411 Elgin

The West 70 feet of Lot 1 in Block 2 of JEFFERSON HIGHWAY ADDITION to the City of Muskogee, Muskogee County, Oklahoma.

Public Nuisance Review Committee **8.**

Meeting Date: 06/26/2025

AGENDA ITEM TITLE

Hold a Public Hearing and determine if the property located at 2022 Carolyn 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

Lot 8 in Block 1 in Garrett Heights Addition to the City of Muskogee, according to the official plat thereof, Muskogee County, State of Oklahoma.

An exterior inspection of the property and structures you own at the aforementioned address occurred on 05/27/2025 by the City of Muskogee Building Inspector.
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
    - It is detrimental to the public health, safety or welfare of the inhabitants of, and visitors to, the municipality;
    - Causing 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 it 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; the 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, in good repair, and weather tight. Doors should provide for the security of occupants within, equipped with a deadbolt lock. Interior doors should fit reasonably well within the frame, capable of being opened and closed, as intended by the manufacturer. The interior should be brought into good repair, structurally sound and in a sanitary condition. Stairs, landings, balconies and similar walking surfaces, which are not properly anchored, should be secured. Accumulated rubbish, trash and debris, including all non-working equipment, should be removed. Any fractures in concrete, masonry, or stucco should be repaired. Pest problems should be abated.

RECOMMENDED ACTION

Make a determination as to the condition of the property and recommend action to the Uniform Building Code of Appeals Board.

Fiscal Impact

Attachments

Complete Case File

MUSKOGEE
Code Enforcement

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

Dilapidated Structures Checklist

Case Open Date: 5-27-25

Case Number: 25-74753

Address: 2022 [redacted] Carolyn

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)
- N/A ☐ Copy of any SOS Listings (as needed)
- N/A ☐ Copy of any Death Certificates, Probate, and/or Trust Documents (as needed)
- N/A ☐ Copy of the Fire Damage Report (as needed)

Date PNRC Hearing Notice Letter to all Stakeholders: 5-27-25

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

Date of Publication in the Muskogee Phoenix: 6-1-25

- ☑ Affidavit of Publication

Reviewed By[1]:

CFord — 5-29-25

Codale Ford, Chief Code Officer — Date

Sarah Winkle — 6-11-25

Sarah Winkle, Acting Director of Planning & Comm. Dev. — Date

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

6-26-25

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

CITY OF MUSKOGEE Code Enforcement

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]:

_____ _____

Codale Ford, Chief Code Officer Date

_____ _____

Sarah Winkle, Acting Director of Planning & Comm. Dev. 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:

Codale Ford, Chief Code Officer

_____ _____

Signature Date Approved

Sarah Winkle, Acting Director of Planning & Community Development

_____ _____

Signature Date Approved

CITY OF MUSKOGEE Code Enforcement

Katrina Bodenhamer, City Attorney

_____ _____

Signature Date Approved

☐ Email Sent to Contractor for Demolition to be Scheduled

I-2021-012948 Book 4766 Pg: 671
10/12/2021 3:52 pm Pg 0671-0671
Fee: $ 18.00 Doc: $ 2.25
Polly Irving - Muskogee County Clerk
State of Oklahoma

COUNTY OF MUSKOGEE STATE OF OKLAHOMA

$18.00

----------[Space Above This Line for Recording Data]----------
Mailing Address: 2000 Carolyn Ave Muskogee OK 74401

QUIT CLAIM DEED
(Individual Form)

KNOW ALL MEN BY THESE PRESENTS:

That **Delphia J. Webb, a single person**, parties of the first part, in consideration of the sum of TEN DOLLARS AND 00 CENTS and other valuable considerations in hand paid, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey unto Juan Pacheco & Karen Pacheco, the following described real property and premises situate in Muskogee County, State of Oklahoma, to-wit:

Lot 8 in Block 1 in Garrett Heights Addition to the City of Muskogee, according to the official plat thereof, Muskogee County, State of Oklahoma.

Above legal descriptions provided by Grantor. The accuracy and sufficiency of which are not verified by the preparer. No title opinion requested or provided.

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

TO HAVE AND TO HOLD said described premises unto the said parties of the second part, forever, so that neither the said parties of the first part or any person in their name and behalf, shall or will hereafter claim or demand any right or title to the said premises or any part thereof; but they and everyone of them shall by these presents be excluded and forever barred.

In Witness Whereof, the said parties of the first part have hereunto set her hands this October 7th, 2021.

Delphia J. Webb
Delphia J. Webb

STATE OF Oklahoma :
SS:
COUNTY OF Muskogee :

INDIVIDUAL ACKNOWLEDGMENT
Oklahoma Form

Before me, the undersigned, a Notary Public in and for said County and State on this 7th day of October, 2021, personally appeared **Delphia J. Webb, a single person**, to me known to be the identical persons 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:

LIZ LOONEY NOTARY #15008329 EXP. 09/18/2023 PUBLIC STATE OF OKLAHOMA

L J Looney
Notary Public

Documentary Stamp Tax
Exemption No.
Title 68 o.s. § 8201 or 8202
Date 10-12-21 Purchase Price 1400 00
Claimant Signature

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

PACHECO, JUAN & KAREN
2000 CAROLYN AVE
MUSKOGEE OK 74401-0000

Taxroll Information

Tax Year :	2024
Property ID :	2120-27-001-008-3-107-00
Location :	2022 CAROLYN MUS
School District :	20A MUSKOGEE Mills : 108.96
Type of Tax :	Real Estate
Tax ID :	8660

Legal Description and Other Information:

GARRETT HTS LOT 8 BLOCK 1

Assessed Valuations	Amount
Land	173
Improvements	0
Net Assessed	173

The Penalty for this tax statement is calculated through June 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	19.00
Penalty	1.43

Tax Values	Amount
Fees	**0.00**
Payments	**0.00**
Total Paid	**0.00**
Total Due	**20.43**

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

Login (build: 30231:20250509.1)

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Parcel: 2120-27-001-008-3-107-00
As of: 5/13/2025

Muskogee County Report

ID: 510008660

Property Owner

Name: PACHECO, JUAN & KAREN

Mailing Address: 2000 CAROLYN AVE
MUSKOGEE, OK 74401

Type: (RI) Res. Improv.

Tax Dist: (32) 20A-MUSKOGEE

Size (Acres):

Extended Legal: GARRETT HTS LOT 8 BLOCK 1

Property Information

Physical Address: 2022 CAROLYN
2022 CAROLYN

Subdivision: GARRETT HTS

Block / Lot: 0001 / 0008

S-T-R: N/A

Market and Assessed Values:

	Fair Cash	Taxable Fair Cash	Full Assessed (11.00% Market Value)
Land:	$1,650	$1,575	$173
Building:	0	0	0
Total:	$1,650	$1,575	$173

Land:

Land Use	Size	Units
U FT	6600.000	Sq.Ft

Deed Transfers:

Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantor	Code	Type
10/7/2021	4766	671	Q	2.25	$1,500	PACHECO, JUAN & KAREN	Unval.	Land Only
8/13/1997	2469	221	Q	0.00	$0		Unval.	
6/9/1997	2459	126	Leaves	0.00	$0		Unval.	
1/1/1900	1404	212	D	0.00	$0			

Not a Legal Document.
Subject to terms and conditions.
www.actdatascout.com

Details for Residential Card 1:

Occupancy	Story	Construction	Total Liv	Grade	Year Built	Age	Condition	Beds
Single Family	1.0S	PlyorHardb	1,008	2	1950	105	Low	2

Exterior Wall:
Heat / Cool: ElecBasebd
Roof Cover: Comp Shing
Year Remodeled:

Base Structure:

Item	Label	Description	Area
A	1.0S	1.0S	1008
B	PATC	PATC	72

Other Adjustments:

Code	Type	Quantity
HTAC	15	1

Map:



Not a Legal Document.
Subject to terms and conditions.
www.actdatascout.com

RANK	COUNTY	RECORDED	INSTRUMENT	TYPE	BOOK	PAGE(S)	GRANTOR	GRANTEE	LEGAL DESCRIPTION	IMAGES
0.3	Muskogee	10/16/2024	2024-010250	Otc Lien	004926	0263	OKLAHOMA TAX COMMISSION	PACHECO, JUAN M DEAN, KAREN	NO LEGAL	1 : View
0.5	Muskogee	09/13/2024	2024-008947	Deed	004921	0124 - 0127	BOARD MUSKOGEE COUNTY COMMISSIONERS	PACHECO, KAREN PACHE, JUAN	MIDLAND VALLEY B15 L11 Partial MIDLAND VALLEY B15 L12 Partial	4 : View
1	Muskogee	09/13/2024	2024-008945	Deed	004921	0116 - 0119	BOARD MUSKOGEE COUNTY COMMISSIONERS	PACHECO, KAREN PACHECO, JUAN	GARRETT HEIGHTS B8 L15 Partial GARRETT HEIGHTS B8 L16 Partial	4 : View
1	Muskogee	06/14/2023	2023-005944	Deed	004857	0737 - 0738	MUSKOGEE COUNTY TREASURER	PACHECO, KAREN D PACHECO, JUAN	GARRETT HEIGHTS B8 L1 Partial GARRETT HEIGHTS B8 L2	2 : View
1	Muskogee	06/14/2023	2023-005943	Deed	004857	0735 - 0736	MUSKOGEE COUNTY TREASURER	PACHECO, KAREN D PACHECO, JUAN	GARRETT HEIGHTS B8 L3	2 : View
1	Muskogee	06/14/2023	2023-005941	Deed	004857	0731 - 0732	MUSKOGEE COUNTY TREASURER	PACHECO, KAREN D PACHECO, JUAN	GARRETT HEIGHTS B8 L14 Partial GARRETT HEIGHTS B8 L15 *1 more...*	2 : View
0.2	Muskogee	06/14/2023	2023-005893	Deed	004857	0637 - 0638	MUSKOGEE COUNTY TREASURER	PACHECO, KAREN D PACHECO, JUAN	MUSKOGEE OT B34 L7	2 : View
1	Muskogee	10/12/2021	2021-012948	Deed	004766	0671	WEBB, DELPHIA J	PACHECO, KAREN PACHECO, JUAN	GARRETT HEIGHTS B1 L8	1 : View


2025/05/27


2025/05/27


2025/05/27


VATE
PERTY
ESPASSING
2025/05/27


2025/05/27


2025/05/27


2025/05/27


2025/05/27


2025/05/27

Building Inspector's Dilpaidated Structure Checklist

Case Open Date: 5-27-25 Case Number: 25-76753

Address: 2022 Carolyn

Code Officer: CFord

Accessory Bldg. on Property: ☐Yes ☑No

Condition of Accessory Bldg.: ☐ Dilapidated ☐ Good

Primary Structure Security

Secure	☐ Yes	☑ No
Signs of Recent Entry	☐ Yes	☑ No

What are the signs: _____

Utilities

Active	☐ Yes	☑ No		
If Yes,	☐ Gas	☐ Electric	☐ Water	

Construction/Status of the Structure

Number of Floors: 1

Basement	☐ Yes	☑ No			
Exterior	☐ Block	☐ Brick	☑ Wood	☐ Metal	☐ Vinyl
	Other: _____				
Roof	☑ Shingle	☐ Metal	☐ Other: _____		
Roof Exposed	☑ Yes	☐ No			
Open to the Elements	☑ Yes	☐ No			
Windows Broken/Open	☑ Yes	☐ No			

How many windows are Open/Broken: 5

Location of Broken/Open Windows: 4 South / 1 west /

Exterior Doors Secured	☐ Yes	☑ No
Hazardous Materials on Site	☐ Yes	☑ No

Conditions present that require immediate action: _____

Potential Fire Risk ☐ Low ☑ Moderate ☐ High

CITY OF MUSKOGEE Permits & Inspections

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

Accessory Bldg. Security

Secure	☐ Yes	☒ No
Signs of Recent Entry	☐ Yes	☐ No

What are the signs: _____

Utilities

Active	☐ Yes	☐ No	☐ Not Sure
If Yes,	☐ Gas	☐ Electric	☐ Water

Construction/Status of the Accessory Building

Number of Floors: _____

Basement		☐ Yes		☐ No	
Exterior	☐ Block	☐ Brick	☐ Wood	☐ Metal	☐ Vinyl
	Other: _____				
Roof	☐ Shingle	☐ Metal	☐ Other: _____		
Roof Exposed		☐ Yes		☐ No	
Open to the Elements		☐ Yes		☐ No	
Windows Broken/Open		☐ Yes	☐ No	☐ No Windows	

How many windows are Open/Broken: _____

Location of Broken/Open Windows: _____

Exterior Doors Secured	☐ Yes	☐ No
Hazardous Materials on Site	☐ Yes	☐ No

Conditions present that require immediate action: _____

Potential Fire Risk	☐ Low	☐ Moderate	☐ High

In the opinion of the Inspector, is the accessory building:

Abandoned	☐ Yes	☐ No
Unfit for Human Habitation	☐ Yes	☐ No
[illegible]	☐ Yes	☐ No

CITY OF MUSKOGEE Permits & Inspections

Building Inspector's Dilpaidated Structure Checklist

Other Notes or Comments Helpful to the Code Officer or Case:
Unstable Roof and Walls

Inspector's Signature: [signature]

Inspector's Name: Brent Roberts Date of Inspection: 5/27/25

Date Received Back by the Code Officer: _____

CITY OF MUSKOGEE
Permits & Inspections

MUSKOGEE
Code Enforcement

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

05/27/2025

PACHECO, KAREN
2000 CAROLYN AVE
MUSKOGEE OK 74401-0000

Case Number: 25-76753
Street Address: 2022 Carolyn
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 **05/27/2025** 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 unsecure. *108.1.5 IPMC
- The structure is abandoned as defined by Oklahoma Statute Title 11 Section 22-112.4. *108.2 IPMC
    - Is detrimental to the public health, safety or welfare of the inhabitants of and visitors to the municipality;
    - Causes increased municipal regulatory costs and increased municipal police and fire protection costs; and
    - Devalues abutting and nearby real properties
- Unfit for human habitation / unsafe and dangerous as defined by Oklahoma Statute Title 11 Section 22-112(C) and permits and repairs must be made to make this safe and fit for habitation and occupancy. *108.1.3 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.

MUSKOGEE
Code Enforcement

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

You are hereby directed to appear at a hearing to be held on June 26, 2025 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:

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 June 26, 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.

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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.

Codale Ford
Code Enforcement Supervisor
City of Muskogee

IPMC References

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 8 in Block 1 in Garrett Heights Addition to the City of Muskogee, according to the official plat thereof, Muskogee County, State of Oklahoma.

MUSKOGEE
Code Enforcement

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

05/27/2025

PACHECO, JUAN
2000 CAROLYN AVE
MUSKOGEE OK 74401-0000

Case Number: 25-76753
Street Address: 2022 Carolyn
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 **05/27/2025** 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 unsecure. *108.1.5 IPMC
- The structure is abandoned as defined by Oklahoma Statute Title 11 Section 22-112.4. *108.2 IPMC
    - Is detrimental to the public health, safety or welfare of the inhabitants of and visitors to the municipality;
    - Causes increased municipal regulatory costs and increased municipal police and fire protection costs; and
    - Devalues abutting and nearby real properties
- Unfit for human habitation / unsafe and dangerous as defined by Oklahoma Statute Title 11 Section 22-112(C) and permits and repairs must be made to make this safe and fit for habitation and occupancy. *108.1.3 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.

MUSKOGEE
Code Enforcement

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

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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 June 26, 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

IPMC References

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 8 in Block 1 in Garrett Heights Addition to the City of Muskogee, according to the official plat thereof, Muskogee County, State of Oklahoma.

MUSKOGEE
Code Enforcement

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

05/27/2025

PACHECO, JUAN & KAREN
2000 CAROLYN AVE
MUSKOGEE OK 74401-0000

Case Number: 25-76753
Street Address: 2022 Carolyn
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 **05/27/2025** 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 unsecure. *108.1.5 IPMC
- The structure is abandoned as defined by Oklahoma Statute Title 11 Section 22-112.4. *108.2 IPMC
    - Is detrimental to the public health, safety or welfare of the inhabitants of and visitors to the municipality;
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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.

MUSKOGEE
Code Enforcement

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Codale Ford
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Legal Description: Lot 8 in Block 1 in Garrett Heights Addition to the City of Muskogee, according to the official plat thereof, Muskogee County, State of Oklahoma.

MUSKOGEE
Code Enforcement

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05/27/2025

PACHECO, JUAN & KAREN
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2025/05/27

MUSKOGEE
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Codale Ford
Code Enforcement Supervisor
City of Muskogee

IPMC References

2025/05/27

MUSKOGEE
Code Enforcement

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IPMC References

MUSKOGEE
Code Enforcement

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Legal Description: Lot 8 in Block 1 in Garrett Heights Addition to the City of Muskogee, according to the official plat thereof, Muskogee County, State of Oklahoma.

2025/05/27

AFFIDAVIT OF PUBLICATION

County of Muskogee,

State of Oklahoma

Muskogee Phoenix

214 Wall St

Muskogee, Ok 74401

918-684-2810

Case: PNRC DS 6.26.25.2

I, Charlie Meggyes, of lawful age, being duly sworn upon oath, deposes and says that I am the Composing Manager of Muskogee Phoenix a daily/weekly publication that is a "legal newspaper" as the phrase is defined in 25 O.S. 106 for the City of Muskogee, for the County of Muskogee, in the State of Oklahoma, and that 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:

PUBLICATION DATES: 06/01/2025

Charlie Meggyes (Signature)

Signed and sworn to before me this 02 day of JUN 2025

Kevin Kizzia, Notary Public

My Commission expires: 29 January, 2029

Commission# 25001121

(Seal)

Notary Public State of Oklahoma
Kevin Wayne Kizzia
My Commission # 25001121
Expires 1/29/2029

Account: 10417

Fee: $ 85.40

Published In The Muskogee Phoenix on June 1, 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 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: June 26, 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.

712 N.N

The Southerly 60 feet of Block 468, (measured on the West Side) in the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma.

2117 ELGIN

LOT FIVE (5) IN BLOCK ELEVEN (11) IN HIGGINS ADDITION TO THE CITY OF MUSKOGEE, MUSKOGEE. COUNTY, OKLAHOMA, ACCORDING TO THE OFFICIAL PLAT THEREOF. SAME BEING LAID OUT UPON AND A PART OF THE NORTH HALF OF SOUTHWEST QUARTER NORTHWEST QUARTER (N/2 SW/4 NW/4) AND NORTH HALF OF SOUTH HALF OF SOUTHWEST QUARTER OF NORTHWEST QUARTER (N/2 S/2 SW/4 NW/4) OF SECTION TWENTY-SEVEN (27), TOWNSHIP FIFTEEN (15) NORTH, RANGE EIGHTEEN (18) EAST, OF THE INDIAN BASE AND MERIDIAN;

2411 Elgin

The West 70 feet of Lot 1 in Block 2 of JEFFERSON HIGHWAY ADDITION to the City of Muskogee, Muskogee County, Oklahoma.

Public Nuisance Review Committee **9.**

Meeting Date: 06/26/2025

AGENDA ITEM TITLE

Hold a Public Hearing and determine if the property located at 2117 Elgin, including the Accessory Building, 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

LOT FIVE (5) IN BLOCK ELEVEN (11) IN HIGGINS ADDITION TO THE CITY OF MUSKOGEE, MUSKOGEE. COUNTY, OKLAHOMA, ACCORDING TO THE OFFICIAL PLAT THEREOF. SAME BEING LAID OUT UPON AND A PART OF THE NORTH HALF OF SOUTHWEST QUARTER NORTHWEST QUARTER (N/2 SW/4 NW/4) AND NORTH HALF OF SOUTH HALF OF SOUTHWEST QUARTER OF NORTHWEST QUARTER (N/2 S/2 SW/4 NW/4) OF SECTION TWENTY-SEVEN (27), TOWNSHIP FIFTEEN (15) NORTH, RANGE EIGHTEEN (18) EAST, OF THE INDIAN BASE AND MERIDIAN;

An exterior inspection of the property and structures you own at the aforementioned address occurred on 05/7/2025 by the City of Muskogee Building Inspector.
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
    - It 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 it 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; the 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, in good repair, and weather tight. Doors should provide for the security of occupants

within, equipped with a deadbolt lock. Interior doors should fit reasonably well within the frame, capable of being opened and closed, as intended by the manufacturer. The interior should be brought into good repair, structurally sound and in a sanitary condition. Stairs, landings, balconies and similar walking surfaces, which are not properly anchored, should be secured. Accumulated rubbish, trash and debris, including all non-working equipment, should be removed. Any fractures in concrete, masonry, or stucco should be repaired. Pest problems should be abated.

RECOMMENDED ACTION

Make a determination as to the condition of the property and recommend action to the Uniform Building Code of Appeals Board.

Fiscal Impact

Attachments

1 complete pnrc case file

MUSKOGEE
Code Enforcement

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

Dilapidated Structures Checklist

Case Open Date: 5-8-25

Case Number: 25-76614

Address: 2117 Elgin and Accessory Building

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)
- N/A ☐ Copy of any SOS Listings (as needed)
- N/A ☐ Copy of any Death Certificates, Probate, and/or Trust Documents (as needed)
- N/A ☐ Copy of the Fire Damage Report (as needed)

Date PNRC Hearing Notice Letter to all Stakeholders: 5-8-25

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

Date of Publication in the Muskogee Phoenix: 5-11-25 / 6-1-25

- ☑ Affidavit of Publication

Reviewed By[1]:

CFord
Codale Ford, Chief Code Officer — 5.8.25 Date

Sarah Winkle SW
Sarah Winkle, Acting Director of Planning & Comm. Dev. — 5-19-25/6/11/25 Date

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

5-29-25 / 6-26-25

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

Didn't make 5-29-25 PNRC
Re-lettered for 6-26-25

CITY OF MUSKOGEE Code Enforcement

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]:

_____ _____

Codale Ford, Chief Code Officer Date

_____ _____

Sarah Winkle, Acting Director of Planning & Comm. Dev. 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:

Codale Ford, Chief Code Officer

_____ _____

Signature Date Approved

Sarah Winkle, Acting Director of Planning & Community Development

_____ _____

Signature Date Approved

CITY OF MUSKOGEE Code Enforcement

Katrina Bodenhamer, City Attorney

_____ _____

Signature Date Approved

☐ Email Sent to Contractor for Demolition to be Scheduled

181230

829939

59657

VA Form 26-6434a • SEP 1991
Section 1820, Title 38, U.S.C.

OKLAHOMA

THIS SPACE RESERVED FOR FILING STAMP

STATE OF OKLAHOMA
MUSKOGEE COUNTY
FILED OF
JAN 3 12 48 PM '94
BETTY PAGE
COUNTY CLERK

WARRANTY DEED

SPECIAL FORM

KNOW ALL PERSONS BY THESE PRESENTS:

That the Secretary of Veterans Affairs, an Officer of the United States of America, whose address is Department of Veterans Affairs, Washington, DC 20420, Grantor, in consideration of the sum of ten dollars ($10.00) and other valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey unto

STEVE ALEXANDER, A SINGLE PERSON;

of Muskogee County, State of Oklahoma, Grantee(s)

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

LOT FIVE (5) IN BLOCK ELEVEN (11) IN HIGGINS ADDITION TO THE CITY OF MUSKOGEE, MUSKOGEE COUNTY, OKLAHOMA, ACCORDING TO THE OFFICIAL PLAT THEREOF, SAME BEING LAID OUT UPON AND A PART OF THE NORTH HALF OF SOUTHWEST QUARTER NORTHWEST QUARTER (N/2 SW/4 NW/4) AND NORTH HALF OF SOUTH HALF OF SOUTHWEST QUARTER OF NORTHWEST QUARTER (N/2 S/2 SW/4 NW/4) OF SECTION TWENTY-SEVEN (27), TOWNSHIP FIFTEEN (15) NORTH, RANGE EIGHTEEN (18) EAST, OF THE INDIAN BASE AND MERIDIAN;

NO STAMPS REQUIRED

COUNTY OF MUSKOGEE STATE OF OKLAHOMA

2117 Elgin, Muskogee, OK 74401

together with all the improvements thereon and the appurtenances thereunto belonging.

TO HAVE AND TO HOLD said described premises unto the said Grantee(s) and the heirs or successors and assigns of said Grantee(s) forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature; except outstanding minerals, easements, restrictions and restrictive covenants of record, and unpaid taxes, if any.

Grantor, in the capacity stated, warrants the title to said property against the claims of any and all persons claiming or to claim the same, or any part thereof, by, through or under the Grantor.

IN WITNESS WHEREOF, Grantor on this the 3 day of January, 19 94, has caused this instrument to be executed on Grantor's behalf by the undersigned, being thereunto duly appointed, qualified and acting pursuant to title 38, United States Code, sections 212 and 1820 and title 38, Code of Federal Regulations, sections 36.4342 and 36.4520 pursuant thereto, as amended, and who is authorized to execute this instrument.

BOOK

2237 060

The Secretary of Veterans Affairs

Pursuant to a delegation of authority contained in VA Regulations, 38 CFR 36.4342 and 36.4520.)

By [signature] [SEAL]
J. C. MATHIS

Title Loan Guaranty Officer
VA Regional Office, Muskogee, OK
Telephone: (918) 687-2158

Exempt Documentary Stamp Tax OS Title 68, Article 32, Section 3201 or 3202, Paragraph 12.

Acknowledgement

STATE OF OKLAHOMA }
COUNTY OF MUSKOGEE } ss.

This instrument was acknowledged before me on January 3, 1994, by J. C. MATHIS as Loan Guaranty Officer of the U.S. Department of Veterans Affairs, a department of the U.S. government on behalf of whom instrument was executed.

[Seal]

My commission expires 12-6-97

[signature]
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

ALEXANDER, STEVE
2117 ELGIN
MUSKOGEE OK 74401-0000

Taxroll Information

Tax Year :	2024
Property ID :	2840-27-011-005-2-106-05
Location :	2117 ELGIN MUS
School District :	20A MUSKOGEE Mills : 108.96
Type of Tax :	Real Estate
Tax ID :	10010

Legal Description and Other Information:

HIGGINS LOT 5 BLOCK 11

Assessed Valuations	Amount
Land	182
Improvements	2053
Net Assessed	2235

The Penalty for this tax statement is calculated through May 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	244.00
Penalty	14.64

Tax Values	Amount
Fees	**0.00**
Payments	**0.00**
Total Paid	**0.00**
Total Due	**258.64**

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

Login (build: 29894:20250422.5)

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Parcel: 2840-27-011-005-2-106-05

Muskogee County Report

ID: 510010010

As of: 5/1/2025

Property Owner

Name: ALEXANDER, STEVE

Mailing Address: 2117 ELGIN
MUSKOGEE, OK 74401-0000

Type: (RI) Res. Improv.

Tax Dist: (32) 20A-MUSKOGEE

Size (Acres): 0.000

Extended Legal: HIGGINS LOT 5 BLOCK 11

Property Information

Physical Address: 2117 ELGIN

Subdivision: HIGGINS

Block / Lot: 0011 / 0005

S-T-R:

Market and Assessed Values:

	Estimated Market Value	Full Assessed (11.00% Market Value)	Taxable Value
Land:	$1,734	$347	$191
Building:	19602	3920.4	2156
Total:	$21,336	$4,267	$2,347

Taxes:

Estimated Taxes: $255

Homestead Credit: $0

Note: Tax amounts are estimates only. Contact the county tax collector for exact amounts.

Land:

Land Use	Size	Units
LOT AREA	7500.00	SQFT

Deed Transfers:

Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
1/3/1994	2237	60	W	0.00	$0	SECRETARY OF VETERANS AFFAIRS		
5/1/1993	2198	253	Succession	0.00	$0	BAKER, HAROLD W	Unval.	

Details for Residential Card 1:

Occupancy	Story	Construction	Total Liv	Grade	Year Built	Age	Condition	Beds
Single Family	ONE	Frame, Siding, Vinyl	1,360	3	1945	80	Fair	3

Exterior Wall: Frame, Siding,

Heat / Cool: ElecBase

Plumbing: Full: 1

Roof Cover: Composition Shingle

Year Remodeled:

Fireplace: N/A

Not a Legal Document.
Subject to terms and conditions.
www.datascoutpro.com

Foundation: Concrete Block
Roof Type:
Floor Struct:
Floor Cover:
Insulation: N/A
Style:
Basement:
Basement Area:

Base Structure:

Item	Label	Description	Area
1	FIREPLACE	FIREPLACE	1
2	Wood Deck - Covered	Wood Deck - Covered	100

Outbuildings and Yard Improvements:

Item	Type	Size/Dim	Unit Multi.	Quality	Age
Garage - Detached		225		A	96
FIREPLACE		1			
Wood Deck - Covered		100			

Not a Legal Document.
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Map:



Not a Legal Document.

Subject to terms and conditions.

www.datascoutpro.com

COUNTY	RECORDED	INSTRUMENT	TYPE	BOOK	PAGE(S)	GRANTOR	GRANTEE	LEGAL DESCRIPTION	IMAGES
Muskogee	01/03/1994	1994 829939	DEED	002237	0060	VETERANS AFFAIRS	ALEXANDER, STEVE		1 : View


2117
2025/05/07


2025/05/07


2025/05/07


2025/05/07


2025/05/07


2025/05/07


2025/05/07


2025/05/07
725cc


2025/05/07

Building Inspector's Dilpaidated Structure Checklist

Case Open Date: 5-8-25 Case Number: 25-76614

Address: 2117 Elgin and Accessory Building

Code Officer: CFoed

Accessory Bldg. on Property: ☑ Yes ☐ No

Condition of Accessory Bldg.: ☑ Dilapidated ☐ Good

Primary Structure Security

Secure	☐ Yes	☑ No
Signs of Recent Entry	☐ Yes	☑ No

What are the signs: _____

Utilities

Active	☐ Yes	☑ No		
If Yes,	☐ Gas	☐ Electric	☐ Water	

Construction/Status of the Structure

Number of Floors: 1

Basement	☐ Yes	☑ No			
Exterior	☐ Block	☐ Brick	☐ Wood	☐ Metal	☑ Vinyl
Other: _____					
Roof	☑ Shingle	☐ Metal	☐ Other: _____		
Roof Exposed	☐ Yes	☑ No			
Open to the Elements	☑ Yes	☐ No			
Windows Broken/Open	☑ Yes	☐ No			

How many windows are Open/Broken: 4 on east side

Location of Broken/Open Windows: 1 on all sides | ~~4 on east side~~

Exterior Doors Secured	☐ Yes	☑ No
Hazardous Materials on Site	☑ Yes	☐ No

Conditions present that require immediate action: 55 gal Drums unknown contents

Potential Fire Risk ☐ Low ☑ Moderate ☐ High

CITY OF MUSKOGEE Permits & Inspections

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

Accessory Bldg. Security

Secure	☐ Yes	☑ No
Signs of Recent Entry	☐ Yes	☑ No

What are the signs: _____

Utilities

Active	☐ Yes	☑ No	☐ Not Sure
If Yes,	☐ Gas	☐ Electric	☐ Water

Construction/Status of the Accessory Building

Number of Floors: 1

Basement		☐ Yes	☑ No		
Exterior	☐ Block	☐ Brick	☑ Wood	☐ Metal	☐ Vinyl
	Other: _____				
Roof	☑ Shingle	☐ Metal	☐ Other: _____		
Roof Exposed		☐ Yes	☑ No		
Open to the Elements		☑ Yes	☐ No		
Windows Broken/Open		☐ Yes	☐ No	☑ No Windows	

How many windows are Open/Broken: _____

Location of Broken/Open Windows: _____

Exterior Doors Secured	☐ Yes	☑ No
Hazardous Materials on Site	☑ Yes	☐ No

Conditions present that require immediate action: None

Potential Fire Risk	☐ Low	☑ Moderate	☐ High

In the opinion of the Inspector, is the accessory building:

Abandoned	☑ Yes	☐ No
Unfit for Human Habitation	☑ Yes	☐ No
Appear Unsafe and/or Dangerous	☑ Yes	☐ NO

CITY OF MUSKOGEE Permits & Inspections

Building Inspector's Dilpaidated Structure Checklist

Other Notes or Comments Helpful to the Code Officer or Case:
Burned structure - Lawn mowers + Parts

Inspector's Signature: _____

Inspector's Name: Brent Roberts Date of Inspection: 5/7/25

Date Received Back by the Code Officer: _____

CITY OF MUSKOGEE
Permits & Inspections

MUSKOGEE
Code Enforcement

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

05/28/2025

ALEXANDER, STEVE
2117 ELGIN
MUSKOGEE OK 74401-0000

Case Number: 25-76614
Street Address: 2117 ELGIN AND ACCESSORY BUILDING
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 **05/7/2025** 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 unsecure. *108.1.5 IPMC
- The structure is abandoned as defined by Oklahoma Statute Title 11 Section 22-112.4. *108.2 IPMC
    - Is detrimental to the public health, safety or welfare of the inhabitants of and visitors to the municipality;
    - Causes increased municipal regulatory costs and increased municipal police and fire protection costs; and
    - Devalues abutting and nearby real properties
- Unfit for human habitation / unsafe and dangerous as defined by Oklahoma Statute Title 11 Section 22-112(C) and permits and repairs must be made to make this safe and fit for habitation and occupancy. *108.1.3 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.

MUSKOGEE
Code Enforcement

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

You are hereby directed to appear at a hearing to be held on JUNE 26, 2025 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:

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 JUNE 26, 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

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 FIVE (5) IN BLOCK ELEVEN (11) IN HIGGINS ADDITION TO TH£ CITY OF MUSKOGEE, MUSKOGEE. COUNTY, OKLAHOMA, ACCORDING TO THE OFFICIAL PLAT THEREOF. SAME BEING LAID OUT UPON AND A PART OF THE NORTH HALF OF SOUTIIWEST QUARTER NORTHWEST QUARTER (N/2 SW/4 NW/4) AND NORTH HALF OF SOUTH HALF OF SOUTHWEST QUARTER OF NORTHWEST QUARTER (N/2 S/2 SW/4 NW/4) OF SECTION TWENTY-SEVEN (27), TOWNSHIP FIFTEEN (15) NORTII, RANGE EIGHTEEN (18) EAST, OF THE INDIAN BASE AND MERIDIAN;

MUSKOGEE
Code Enforcement

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

05/28/2025

ALEXANDER, STEVE
2117 ELGIN
MUSKOGEE OK 74401-0000

Case Number: 25-76614
Street Address: 2117 ELGIN AND ACCESSORY BUILDING
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 **05/7/2025** 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 unsecure. *108.1.5 IPMC
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  - 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
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2025/05/28

229 W. Okmulgee

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MUSKOGEE
Code Enforcement

229 W. Okmulgee
Muskogee, OK 74
(918) 684-6235

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Codale Ford
Code Enforcement Supervisor
City of Muskogee

IPMC References

MUSKOGEE
Code Enforcement

eonline.org
ogeeonline.org

*108.1.5 – Dangerous
*108.2 – Closing of V
*108.1.3 – Structure
*108.1.1- Unsafe

2025/05/28

Enforcement Supervisor for more information.

Codale Ford
Code Enforcement Supervisor
City of Muskogee

IPMC References

MUSKOGEE
Code Enforcement

229 W. Okmulgee
Muskogee, OK 7
(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

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www.muskogeeonline.org
planning@muskogeeonline

2025/05/28


MUSKOGEE
Code Enforcement
229 W. Okmulgee
Muskogee, OK 74401
(918) 684-6235
05/28/2025
ALEXANDER, STEVE
2117 ELGIN
MUSKOGEE OK 74401-0000
Case Number: 25-70014
Street Address: 2117 ELGIN AND ACCESSORY BUILDING
Legal Description: SEE BELOW
ORDER TO REPAIR AND/OR TAKE OTHER CORRECTIVE ACTION
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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.
MUSKOGEE
Code Enforcement
229 W. Okmulgee
Muskogee, OK 74401
(918) 684-6235
You are hereby directed to appear at a hearing to be held on JUNE 26, 2025 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:
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 JUNE 26, 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 URCAB 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
MUSKOGEE
Code Enforcement
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 FIVE (5) IN BLOCK ELEVEN (11) IN HIGGINS ADDITION TO THE CITY OF MUSKOGEE, MUSKOGEE COUNTY, OKLAHOMA, ACCORDING TO THE OFFICIAL PLAT THEREOF. SAME BEING LAND OUTLOOK AND A PART OF THE NORTH HALF OF SOUTHWEST QUARTER NORTHWEST QUARTER (NY) SWA SWA (NY) AND NORTH HALF OF SOUTH HALF OF SOUTHWEST QUARTER OF NORTHWEST QUARTER (NY) SO SWA SWA (NY) OF SECTION TWENTY-SEVEN (27), TOWNSHIP FIFTEEN (15) NORTH, RANGE EIGHTEEN (18) EAST, OF THE INDIAN BASE AND MERIDIAN.
www.muskogeeonline.org
planning@muskogeeonline.org
2025/05/28


2117
PRAYER IS THE BEST WAY TO MEET GOD
TRESPASSING IS THE SECOND
2025/05/28

AFFIDAVIT OF PUBLICATION

County of Muskogee,

State of Oklahoma

Muskogee Phoenix

214 Wall St

Muskogee, Ok 74401

918-684-2810

Case: PNRC DS 6.26.25.2

I, Charlie Meggyes, of lawful age, being duly sworn upon oath, deposes and says that I am the Composing Manager of Muskogee Phoenix a daily/weekly publication that is a "legal newspaper" as the phrase is defined in 25 O.S. 106 for the City of Muskogee, for the County of Muskogee, in the State of Oklahoma, and that 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:

PUBLICATION DATES: 06/01/2025

Charlie Meggyes (Signature)

Signed and sworn to before me this 02 day of JUN 2025

Kevin Kizzia, Notary Public

My Commission expires: 29 January, 2029

Commission# 25001121

(Seal)

Notary Public State of Oklahoma
Kevin Wayne Kizzia
My Commission # 25001121
Expires 1/29/2029

Account: 10417

Fee: $ 85.40

Published In The Muskogee Phoenix on June 1, 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 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: June 26, 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.

712 N.N

The Southerly 60 feet of Block 468, (measured on the West Side) in the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma.

2117 ELGIN

LOT FIVE (5) IN BLOCK ELEVEN (11) IN HIGGINS ADDITION TO THE CITY OF MUSKOGEE, MUSKOGEE. COUNTY, OKLAHOMA, ACCORDING TO THE OFFICIAL PLAT THEREOF. SAME BEING LAID OUT UPON AND A PART OF THE NORTH HALF OF SOUTHWEST QUARTER NORTHWEST QUARTER (N/2 SW/4 NW/4) AND NORTH HALF OF SOUTH HALF OF SOUTHWEST QUARTER OF NORTHWEST QUARTER (N/2 S/2 SW/4 NW/4) OF SECTION TWENTY-SEVEN (27), TOWNSHIP FIFTEEN (15) NORTH, RANGE EIGHTEEN (18) EAST, OF THE INDIAN BASE AND MERIDIAN;

2411 Elgin

The West 70 feet of Lot 1 in Block 2 of JEFFERSON HIGHWAY ADDITION to the City of Muskogee, Muskogee County, Oklahoma.

Public Nuisance Review Committee **10.**

Meeting Date: 06/26/2025

AGENDA ITEM TITLE

Hold a Public Hearing and determine if the property located at 2411 Elgin Accessory Building only, 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

The West 70 feet of Lot 1 in Block 2 of JEFFERSON HIGHWAY ADDITION to the City of Muskogee, Muskogee County, Oklahoma.

An exterior inspection of the property and structures you own at the aforementioned address occurred on 05/7/2025 by the City of Muskogee Building Inspector.
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
    - It is detrimental to the public health, safety or welfare of the inhabitants of, and visitors to, the municipality;
    - Causing 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 it 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; the 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, in good repair, and weather tight. Doors should provide for the security of occupants within, equipped with a deadbolt lock. Interior doors should fit reasonably well within the frame, capable of being opened and closed, as intended by the manufacturer. The interior should be brought into good repair, structurally sound and in a sanitary condition. Stairs, landings, balconies and similar walking surfaces, which are not properly anchored, should be secured. Accumulated rubbish, trash and debris, including all non-working equipment, should be removed. Any fractures in concrete, masonry,

or stucco should be repaired. Pest problems should be abated.

RECOMMENDED ACTION

Make a determination as to the condition of the property and recommend action to the Uniform Building Code of Appeals Board.

Fiscal Impact

Attachments

Complete Case File

MUSKOGEE
Code Enforcement

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

Dilapidated Structures Checklist

Case Open Date: 5-8-25

Case Number: 25-76615

Address: 2411 Elgin Accessory Building only

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)
- N/A ☐ Copy of any Death Certificates, Probate, and/or Trust Documents (as needed)
- N/A ☐ Copy of the Fire Damage Report (as needed)

Date PNRC Hearing Notice Letter to all Stakeholders: 5-8-25

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

Date of Publication in the Muskogee Phoenix: 5-11-25 / 6-1-25

- ☑ Affidavit of Publication

Reviewed By[1]:

CFord
Codale Ford, Chief Code Officer — 5-8-25 Date

Sarah Winkle SW
Sarah Winkle, Acting Director of Planning & Comm. Dev. — 5.19.25 6/11/25 Date

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

~~5-29-25~~ / 6-26-25

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

Didn't make 5-29-25 PNRC
Re lettered for 6-26-25

CITY OF MUSKOGEE Code Enforcement

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]:

CITY OF MUSKOGEE Code Enforcement

_____ _____

Codale Ford, Chief Code Officer Date

_____ _____

Sarah Winkle, Acting Director of Planning & Comm. Dev. 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:

Codale Ford, Chief Code Officer

_____ _____

Signature Date Approved

Sarah Winkle, Acting Director of Planning & Community Development

_____ _____

Signature Date Approved

CITY OF MUSKOGEE Code Enforcement

Katrina Bodenhamer, City Attorney

_____ _____

Signature Date Approved

☐ Email Sent to Contractor for Demolition to be Scheduled

I-2022-005259 Book 4798 Pg 856
04/25/2022 10:09am Pg 0856-0857
Fee: $20.00 Doc: $27.00
Polly Irving - Muskogee County Clerk
State of OK

Tax I.D. No.: 3280-28-002-001-1-179-04

Mail Tax Statement To:
1408 S. Denver Ave,
Tulsa, OK 74119

After Recording Return To:
American Eagle Title Group, LLC
7306 South Lewis Avenue
Tulsa, OK 74136

Record and Return To
Buffalo Land Abstract Company
7306 S Lewis Ave
Tulsa OK 74136
2112-0002-02

WARRANTY DEED
(LLC - Individual)

$20.00
$27.00 Doc Stamps

KNOW ALL MEN BY THESE PRESENTS:

That **NFIW Ventures, LLC, a Texas Limited Liability Company**, party of the first part, in consideration of the sum of ***TEN AND NO/100***** dollars and other valuable consideration, in hand paid, the receipt of which is acknowledged, does hereby grant, bargain, sell, and convey unto **Affordable Home Solutionz, LLC**

Whose address is: **2411 Elgin St**
Muskogee, OK 74401

party of the second part, the following described real property and premises situated in **Muskogee** County, State of **Oklahoma**, to wit:

The West 70 feet of Lot 1 in Block 2 of JEFFERSON HIGHWAY ADDITION to the City of Muskogee, Muskogee County, Oklahoma.

Together with all fixtures and improvements, and all appurtenances, subject to existing zoning ordinances, plat or deed restrictions, utility easements serving the property, including all mineral rights owned by party of the first part, which may be subject to lease, and excluding mineral rights previously reserved or conveyed of record, and warrants title to the same.

TO HAVE AND TO HOLD said described premises unto the said parties of the second part, and their heirs and assigns forever, free, clear and discharged of and from all former grants, claims, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature, EXCEPT FOR and SUBJECT TO those exceptions set forth hereinabove.

(4)

COUNTY OF MUSKOGEE
STATE OF OKLAHOMA

I-2022-005259 Book 4798 Pg 857
04/25/2022 10:09am Pg 0856-0857
Fee: $20.00 Doc: $27.00
Polly Irving - Muskogee County Clerk
State of OK

SIGNED AND DELIVERED the date(s) on the acknowledgment(s) below.

NFIW Ventures, LLC, a Texas Limited Liability Company

BY: _____
Jarrod Pettit
Manager

ACKNOWLEDGMENT

State of Texas County of Collin ss:
The foregoing instrument was acknowledged before me on this 8th **day of April, 2022** by **Jarrod Pettit as Manager of NFIW Ventures, LLC, a Texas Limited Liability Company.**

My Commission Expires: _____
Notary Public

Closing Agent: American Eagle Title Group, LLC
File Number: 2112-0002-02
Underwriter: American Eagle Title Insurance Company

KIMBERLY A. RETTMAJER
My Notary ID # 825202
Expires December 16, 2025

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 HOME SOLUTIONS, LLC
1408 S. DENVER AVE.
TULSA OK 74119-0000

Taxroll Information

Tax Year :	2024
Property ID :	4467- - - - - -
Location :	2411 ELGIN MUS
School District :	20A MUSKOGEE Mills : 108.96
Type of Tax :	Real Estate
Tax ID :	10897

Legal Description and Other Information:

JEFFERSON HIGHWAY W70 LOT 1 BLOCK 2

Assessed Valuations	Amount
Land	452
Improvements	1627
Net Assessed	2079

The Penalty for this tax statement is calculated through May 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	227.00
Penalty	13.62

Tax Values	Amount
Fees	**0.00**
Payments	**0.00**
Total Paid	**0.00**
Total Due	**240.62**

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

Login (build: 29894:20250422.5)

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Parcel: 4467- - - - - -

Muskogee County Report

ID: 510010897

As of: 5/1/2025

Property Owner

Name: AFFORDABLE HOME SOLUTIONS, LLC

Mailing Address: 1408 S. DENVER AVE.
TULSA, OK 74119-

Type: (RI) Res. Improv.

Tax Dist: (32) 20A-MUSKOGEE

Size (Acres): 0.000

Extended Legal: JEFFERSON HIGHWAY W70 LOT 1 BLOCK 2

Property Information

Physical Address: 2411 ELGIN

Subdivision: JEFFERSON HIGHWAY

Block / Lot: 0002 / 0001

S-T-R:

Market and Assessed Values:

	Estimated Market Value	Full Assessed (11.00% Market Value)	Taxable Value
Land:	$4,113	$823	$452
Building:	15732	3146.4	1731
Total:	$19,845	$3,969	$2,183

Taxes:

Estimated Taxes: $237

Homestead Credit: $0

Note: Tax amounts are estimates only. Contact the county tax collector for exact amounts.

Land:

Land Use	Size	Units
LOT AREA	8225.00	SQFT

Deed Transfers:

Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
4/8/2022	4798	856	W	27.00	$18,000	NFIW VENTURES LLC	Valid	
4/8/2022	4798	854	Multi Tract Sale	0.00	$0	NFIW VENTURES LLC		
3/5/2020	4677	801	W	0.00	$0	WCRM MANAGEMENT III LLC		
9/28/2016	4509	515	W	0.00	$0	PETTIT, JARROD		
6/23/2016	4495	480	W	21.00	$14,000	MCCUTCHEON, PEARL S TRUST	F	
3/11/2016	4482	443	W	0.00	$0	ALLEY, JOHN P & BRENDA K		
3/26/2014	4385	60	W	1230.00	$820,000	MCCUTCHEON, PEARL S TRUST	Government	
2/10/2014	4378	202	W	0.00	$0	MCCUTCHEON, PEARL ETAL		
12/30/1994	2301	285	W	0.00	$0	MCCUTCHEON, PEARL		
12/1/1989	2024	525	W	22.50	$15,000	PARRIS, DARRELL	Valid	

Not a Legal Document.
Subject to terms and conditions.
www.datascoutpro.com

Details for Residential Card 1:

Occupancy	Story	Construction	Total Liv	Grade	Year Built	Age	Condition	Beds
Single Family	ONE	Frame, Siding, Vinyl	1,267	2	1945	80	Low	3

Exterior Wall:	Frame, Siding,	**Roof Cover:**	Metal, Preformed
Heat / Cool:	Central	**Year Remodeled:**	
Plumbing:	Full: 1	**Fireplace:**	N/A
Foundation:	Concrete Block	**Roof Type:**	
Floor Struct:		**Floor Cover:**	
Insulation:	N/A	**Style:**	
Basement:		**Basement Area:**	

Base Structure:

Item	Label	Description	Area
1	Patio - Covered	Patio - Covered	30

Outbuildings and Yard Improvements:

Item	Type	Size/Dim	Unit Multi.	Quality	Age
Utility Building		484		A	112
Patio - Covered		30			

Not a Legal Document.
Subject to terms and conditions.
www.datascoutpro.com

Map:



Not a Legal Document.

Subject to terms and conditions.

www.datascoutpro.com

1	Muskogee	09/21/2023	2023-009649	Deed	004871	0251 - 0252	SECRETARY OF VETERANS AFFAIRS	AFFORDABLE HOME SOLUTIONZ, LLC	MUSKOGEE OT B121 L7 MUSKOGEE OT B121 L8 Partial	2 : View
1	Muskogee	07/31/2023	2023-007655	Mortgage	004863	0777 - 0788	AFFORDABLE HOME SOLUTIONZ, LLC	MABREY BANK	ELM RIDGE ACRES L13 Partial	12 : View
1	Muskogee	05/04/2023	2023-004460	Deed	004852	0459 - 0460	GONZALES, CHAD	AFFORDABLE HOME SOLUTIONZ LLC	ELM RIDGE ACRES L13 Partial	2 : View
1	Muskogee	12/28/2022	2022-015484	Mortgage	004835	0348 - 0359	AFFORDABLE HOME SOLUTIONZ, LLC	MABREY BANK	WEST VIEW PARK B2 L1 WEST VIEW PARK B2 L2	12 : View
1	Muskogee	12/28/2022	2022-015483	Deed	004835	0347	PEARSON, THEODORE O II PEARSON, THEODORE	AFFORDABLE HOME SOLUTIONZ, LLC	WEST VIEW PARK B2 L1 WEST VIEW PARK B2 L2	1 : View
1	Muskogee	05/31/2022	2022-006830	Mortgage	004804	0487 - 0498	AFFORDABLE HOME SOLUTIONZ, LLC	MABREY BANK	HIGGINS B6 L9	12 : View
2	Muskogee	04/25/2022	2022-005259	Deed	004798	0856 - 0857	NFIW VENTURES, LLC	AFFORDABLE HOME SOLUTIONZ, LLC	JEFFERSON HWY B2 L1 Partial	2 : View

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.

AFFORDABLE HOME SOLUTIONS, L.L.C.

Details

Filing Number:	3512035049
Name Type:	Legal Name
Status:	Cancelled
Corp type:	Domestic Limited Liability Company
Jurisdiction:	Oklahoma
Formation Date:	9 Apr 2004

Registered Agent Information

Name:	AMY DAILEY
Effective:	9 Apr 2004
Address:	1007 E 34TH ST
City, State , ZipCode:	TULSA OK 74105

View Entity Detail | File a Document | Order Documents | New Search

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1840
WINNEBAGO
2025/05/07


2025/05/07


2025/05/07


2025/05/07


2411
2025/05/07


2025/05/07

Building Inspector's Dilpaidated Structure Checklist

Case Open Date: _____ Case Number: 25-

Address: 2411 Elgin And Accessory Building ONly

Code Officer: CFord

Accessory Bldg. on Property: ☑ Yes ☐ No

Condition of Accessory Bldg.: ☑ Dilapidated ☐ Good

Primary Structure Security

Secure	☑ Yes	☐ No
Signs of Recent Entry	☐ Yes	☑ No

What are the signs: _____

Utilities

Active	☐ Yes	☑ No		
If Yes,	☐ Gas	☐ Electric	☐ Water	

Construction/Status of the Structure

Number of Floors: 1

Basement	☐ Yes	☑ No			
Exterior	☐ Block	☐ Brick	☑ Wood	☐ Metal	☑ Vinyl
	Other: _____				
Roof	☐ Shingle	☑ Metal	☐ Other: _____		
Roof Exposed	☐ Yes	☑ No			
Open to the Elements	☐ Yes	☑ No			
Windows Broken/Open	☑ Yes	☐ No			

How many windows are Open/Broken: One Rear of structure

Location of Broken/Open Windows: _____

Exterior Doors Secured	☑ Yes	☐ No
Hazardous Materials on Site	☐ Yes	☑ No

Conditions present that require immediate action: _____

Potential Fire Risk	☐ Low	☑ Moderate	☐ High

CITY OF MUSKOGEE Permits & Inspections

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

Accessory Bldg. Security

Secure	☐ Yes	☑ No
Signs of Recent Entry	☐ Yes	☑ No

What are the signs: _____

Utilities

Active	☐ Yes	☑ No	☐ Not Sure
If Yes,	☐ Gas	☐ Electric	☐ Water

Construction/Status of the Accessory Building

Number of Floors: 1

Basement		☐ Yes	☑ No		
Exterior	☐ Block	☐ Brick	☑ Wood	☐ Metal	☑ Vinyl
	Other: _____				
Roof	☐ Shingle	☐ Metal	☐ Other: Burned		
Roof Exposed		☑ Yes	☐ No		
Open to the Elements		☑ Yes	☐ No		
Windows Broken/Open		☐ Yes	☐ No	☐ No Windows	

How many windows are Open/Broken: 2

Location of Broken/Open Windows: South + East

Exterior Doors Secured	☐ Yes	☑ No
Hazardous Materials on Site	☐ Yes	☑ No

Conditions present that require immediate action: _____

Potential Fire Risk	☐ Low	☐ Moderate	☑ High

In the opinion of the Inspector, is the accessory building:

Abandoned	☑ Yes	☐ No
Unfit for Human Habitation	☑ Yes	☐ No
Appear Unsafe & Dangerous	☑ Yes	☐ No

CITY OF MUSKOGEE Permits & Inspections

Building Inspector's Dilpaidated Structure Checklist

Other Notes or Comments Helpful to the Code Officer or Case:

Building has burned.

Inspector's Signature: _____

Inspector's Name: Brent Roberts Date of Inspection: 5/7/25

Date Received Back by the Code Officer: _____

CITY OF MUSKOGEE
Permits & Inspections

MUSKOGEE
Code Enforcement

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

05/28/2025

AFFORDABLE HOME SOLUTIONS ,LLC
1408S. DENVER AVE.
TULSA OK 74119-0000

Case Number: 25-76615
Street Address: 2411 ELGIN ACCESSORY BUILDING ONLY
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 unsecure. *108.1.5 IPMC
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- The structure has an exposed roof. *108.1.5
- The structure is open to the elements. *108.1.5

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MUSKOGEE
Code Enforcement

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

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1) Whether your property is dilapidated and has become detrimental to the health, safety, or welfare of the general public and the community as to constitute a public nuisance, and/or
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Codale Ford
Code Enforcement Supervisor
City of Muskogee

IPMC References

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: **The West 70 feet of Lot 1 in Block 2 of JEFFERSON HIGHWAY ADDITION to the City of Muskogee, Muskogee County, Oklahoma.**

MUSKOGEE
Code Enforcement

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

05/28/2025

AMY DAILEY
1007 E 34TH ST
TULSA OK 74105

Case Number: 25-76615
Street Address: 2411 ELGIN ACCESSORY BUILDING ONLY
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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CORRECTIVE ACTION:

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MUSKOGEE
Code Enforcement

229 W. Okmulgee
Muskogee, OK 74401
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Codale Ford
Code Enforcement Supervisor
City of Muskogee

IPMC References

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

*108.1.5 – Dangerous Structure or Premises
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*108.1.3 – Structure Unfit for Human Occupancy
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Legal Description: **The West 70 feet of Lot 1 in Block 2 of JEFFERSON HIGHWAY ADDITION to the City of Muskogee, Muskogee County, Oklahoma.**

MUSKOGEE
Code Enforcement

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

05/28/2025

AFFORDABLE HOME SOLUTIONS ,LLC
1408S. DENVER AVE.
TULSA OK 74119-0000
AMY DAILEY
1007 E 34TH ST
TULSA OK 74105

Case Number: 25-76615
Street Address: 2411 ELGIN ACCESSORY BUILDING ONLY
Legal Description: SEE BELOW

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City of Muskogee

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IPMC References
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MUSKOGEE
Code Enforcement

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05/28/2025

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2025/05/28

229 W. Okmulgee
Muskogee, OK

MUSKOGEE
Code Enforcement

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Codale Ford
Code E

MUSKOGEE
Code Enforcement

229 W. Okmulgee
Muskogee, OK 74401
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2025/05/28

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2025/05/28

MUSKOGEE
Code Enforcement

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Muskogee, OK 74401
(918) 684-6235

05/28/2025

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1408S. DENVER AVE.
TULSA OK 74119-0000
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Case Number: 25-76615
Street Address: 2411 ELGIN ACCESSORY BUILDING ONLY
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2025/05/28

MUSKOGEE
Code Enforcement

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


MUSKOGEE
Code Enforcement
220 W. Okmulgee
Muskogee, OK 74401
(918) 684-6225
ORDER TO REPAIR, AND/OR TAKE OTHER CORRECTIVE ACTION
FINDINGS BY THE BUILDING INSPECTOR:
CORRECTIVE ACTION:
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•IPMC 108.1 - Dangerous Structure or Premises
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www.muskogeeonline.org
planning@muskogeeonline.org
2411
2025/05/28


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AFFIDAVIT OF PUBLICATION

County of Muskogee,

State of Oklahoma

Muskogee Phoenix

214 Wall St

Muskogee, Ok 74401

918-684-2810

Case: PNRC DS 6.26.25.2

I, Charlie Meggyes, of lawful age, being duly sworn upon oath, deposes and says that I am the Composing Manager of Muskogee Phoenix a daily/weekly publication that is a "legal newspaper" as the phrase is defined in 25 O.S. 106 for the City of Muskogee, for the County of Muskogee, in the State of Oklahoma, and that 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:

PUBLICATION DATES: 06/01/2025

Charlie Meggyes (Signature)

Signed and sworn to before me this 02 day of JUN 2025

Kevin Kizzia, Notary Public

My Commission expires: 29 January, 2029

Commission# 25001121

(Seal)

Notary Public State of Oklahoma
Kevin Wayne Kizzia
My Commission # 25001121
Expires 1/29/2029

Account: 10417

Fee: $ 85.40

Published In The Muskogee Phoenix on June 1, 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 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: June 26, 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.

712 N.N

The Southerly 60 feet of Block 468, (measured on the West Side) in the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma.

2117 ELGIN

LOT FIVE (5) IN BLOCK ELEVEN (11) IN HIGGINS ADDITION TO THE CITY OF MUSKOGEE, MUSKOGEE. COUNTY, OKLAHOMA, ACCORDING TO THE OFFICIAL PLAT THEREOF. SAME BEING LAID OUT UPON AND A PART OF THE NORTH HALF OF SOUTHWEST QUARTER NORTHWEST QUARTER (N/2 SW/4 NW/4) AND NORTH HALF OF SOUTH HALF OF SOUTHWEST QUARTER OF NORTHWEST QUARTER (N/2 S/2 SW/4 NW/4) OF SECTION TWENTY-SEVEN (27), TOWNSHIP FIFTEEN (15) NORTH, RANGE EIGHTEEN (18) EAST, OF THE INDIAN BASE AND MERIDIAN;

2411 Elgin

The West 70 feet of Lot 1 in Block 2 of JEFFERSON HIGHWAY ADDITION to the City of Muskogee, Muskogee County, Oklahoma.

Public Nuisance Review Committee **11.**

Meeting Date: 06/26/2025

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 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
All heirs, devisees, legatees, beneficiaries of WILLIAM CHATMAN, DOROTHY CHATMAN, TERELL CHATMAN and all other persons who may claim an interest in
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 structures you own at the aforementioned address occurred on 05/27/2025 by the City of Muskogee Building Inspector.
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
    - It is detrimental to the public health, safety or welfare of the inhabitants of, and visitors to, the municipality;
    - Causing 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 it 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; the 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, in good repair, and weather tight. Doors should provide for the security of occupants within, equipped with a deadbolt lock. Interior doors should fit reasonably well within the frame, capable of being opened and closed, as intended by the manufacturer. The interior should be brought into good repair, structurally sound and in a sanitary condition. Stairs, landings, balconies and similar

walking surfaces, which are not properly anchored, should be secured. Accumulated rubbish, trash and debris, including all non-working equipment, should be removed. Any fractures in concrete, masonry, or stucco should be repaired. Pest problems should be abated.

RECOMMENDED ACTION

Make a determination as to the condition of the property and recommend action to the Uniform Building Code of Appeals Board.

Fiscal Impact

Attachments

Complete Case File

MUSKOGEE
Code Enforcement

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

Dilapidated Structures Checklist

Case Open Date: 5-27-25

Case Number: 25-76759

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)
- N/A ☐ Copy of any SOS Listings (as needed)
- N/A ☐ Copy of any Death Certificates, Probate, and/or Trust Documents (as needed)
- N/A ☐ Copy of the Fire Damage Report (as needed)

Date PNRC Hearing Notice Letter to all Stakeholders: 5-27-25

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

Date of Publication in the Muskogee Phoenix: 6-1-25

- ☑ Affidavit of Publication

Reviewed By[1]:

CFord
Codale Ford, Chief Code Officer — 5-29-25 Date

Sarah Winkle
Sarah Winkle, Acting Director of Planning & Comm. Dev. — 6-11-25 Date

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

6-26-25

[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]:

_____ _____

Codale Ford, Chief Code Officer Date

_____ _____

Sarah Winkle, Acting Director of Planning & Comm. Dev. 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:

Codale Ford, Chief Code Officer

_____ _____

Signature Date Approved

Sarah Winkle, Acting Director of Planning & Community Development

_____ _____

Signature Date Approved

CITY OF MUSKOGEE Code Enforcement

Katrina Bodenhamer, City Attorney

_____ _____

Signature Date Approved

☐ Email Sent to Contractor for Demolition to be Scheduled

Tulsa 2.00

Form 5—Burkhart Printing & Stationery Co., Tulsa, Okla. 588367 (For Filing Only) 231

General Warranty Deed

(Oklahoma Statutory Form)

State of Oklahoma, Muskogee County
I hereby certify that this instrument was Filed for Record in my Office.
AT 2:00 MAR 1 8 1976 P.M.
and Recorded in Book 1416 Page 231
JODY KIRK, County Clerk
By [signature] Deputy

THIS INDENTURE: Made this 28 day of February A. D., 1976,

between JOHN H. WORDLOW single

of MUSKOGEE County, in the State of Oklahoma, party of the first part, hereinafter called party grantor (whether one or more)

and WILLIAM L. CHATMAN AND HIS WIFE DOROTHY L. CHATMAN
534 N Cherokee, Tulsa Oklahoma 74110 party of the second part, party grantee.

WITNESSETH, That in consideration of the sum of TEN AND NO/100 DOLLARS, receipt of which is hereby acknowledged, said party grantor does, by these presents, grant, bargain, sell and convey unto said party grantee, and their heirs and assigns, all of the following described real estate, situated in the County of MUSKOGEE State of Oklahoma, to-wit:

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 21.

1.65

OKLAHOMA 3-18-76 $1.10 DOCUMENTARY 0246718

OKLAHOMA 3-18-76 55c DOCUMENTARY 0374565

TO HAVE AND TO HOLD THE SAME, together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining forever.

And said party grantor JOHN H. WORDLOW heirs, executors and administrators does hereby covenant, promise and agree to and with said party grantee, at the delivery of these presents that he lawfully seized in his own right of an absolute and indefeasible estate of inheritance in fee simple, of and in all and singular the above granted and described premises, with the appurtenances; that the same are free, clear, and discharged and unencumbered of and from all former and other grants, titles, charges, estates, judgments, taxes, assessments and encumbrances, of whatsoever nature and kind, EXCEPT: Easements and building restrictions of record and special assessments not yet due;

and that party grantor will WARRANT AND FOREVER DEFEND the same unto the said party grantee, and their heirs and assigns, against said party grantor, and his heirs or assigns and all and every person or persons whomsoever lawfully claiming or to claim the same.

IN WITNESS WHEREOF, the said party grantor, has hereunto set his hand the day and year above written.

John H. Wordlow

STATE OF OKLAHOMA,
County of Muskogee } ss.

(Oklahoma Form of Acknowledgment)

Before me, the undersigned, a Notary Public, in and for said County and State, on this 28 day of Feb 1976, personally appeared John H. Wordlow single and to me known to be the identical person who executed the within and foregoing instrument, and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

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

[signature]

My commission expires 3-20-77 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

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.

Parcel: 4000-21-002-023-4-240-21
As of: 12/18/2024

Muskogee County Report

ID: 510011656

Property Owner

Name: CHATMAN, WILLIAM L %CHATMAN, TERELL

Mailing Address: 2201 CHICAGO ST
MUSKOGEE, OK 74401-0000

Type: (RI) Res. Improv.

Tax Dist: (32) 20A-MUSKOGEE

Size (Acres): 0.000

Extended Legal: LOVES 2ND LOT 23 BLOCK 2

Property Information

Physical Address: 2804 FINDLAY

Subdivision: LOVES 2ND

Block / Lot: 0002 / 0023

S-T-R: N/A

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.	

Not a Legal Document.
Subject to terms and conditions.
www.actdatascout.com

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,
Heat / Cool: ElecBase
Roof Cover: Composition Shingle
Year Remodeled:

Base Structure:

Item	Label	Description	Area
1	Patio - Covered	Patio - Covered	56

Outbuildings and Yard Improvements:

Item	Size/Dim	Quality	Age
Patio - Covered	56		

Sketches



Photos

















Map:


Copyright Text: Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

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

1 result (0.02 seconds) Modify search

INDEXED DATA FROM February, 2007

SCANNED IMAGES FROM January, 1990

COUNTY	RECORDED	INSTRUMENT	TYPE	BOOK	PAGE(S)	GRANTOR	GRANTEE	LEGAL DESCRIPTION	IMAGES
Muskogee			Non-Indexed Book & Page Record	001416	0231				1 : View


2025/05/27


2804
2025/05/27


2025/05/27


2025/05/27


2025/05/27


2025/05/27

Building Inspector's Dilpaidated Structure Checklist

Case Open Date: 5-27-25 Case Number: 25-76759

Address: 2804 Findlay

Code Officer: Cfoard

Accessory Bldg. on Property: ☐Yes ☑No

Condition of Accessory Bldg.: ☐ Dilapidated ☐ Good

Primary Structure Security

Secure	☐ Yes	☑ No
Signs of Recent Entry	☐ Yes	☑ No

What are the signs: _____

Utilities

Active	☐ Yes	☑ No		
If Yes,	☐ Gas	☐ Electric	☐ Water	

Construction/Status of the Structure

Number of Floors: 1

Basement	☐ Yes	☑ No			
Exterior	☐ Block	☐ Brick	☑ Wood	☐ Metal	☐ Vinyl
	Other: _____				
Roof	☑ Shingle	☐ Metal	☐ Other: _____		
Roof Exposed	☑ Yes	☐ No			
Open to the Elements	☑ Yes	☐ No			
Windows Broken/Open	☑ Yes	☐ No			

How many windows are Open/Broken: 8

Location of Broken/Open Windows: 2 South / 3 East / 1 West / 2 North

Exterior Doors Secured	☐ Yes	☑ No
Hazardous Materials on Site	☐ Yes	☑ No

Conditions present that require immediate action: _____

Potential Fire Risk ☐ Low ☐ Moderate ☑ High

CITY OF MUSKOGEE Permits & Inspections

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

Accessory Bldg. Security

Secure	☐ Yes	☐ No
Signs of Recent Entry	☐ Yes	☐ No

What are the signs: _____

Utilities

Active	☐ Yes	☐ No	☐ Not Sure	
If Yes,	☐ Gas	☐ Electric		☐ Water

Construction/Status of the Accessory Building

Number of Floors: _____

Basement		☐ Yes	☐ No		
Exterior	☐ Block	☐ Brick	☐ Wood	☐ Metal	☐ Vinyl
	Other: _____				
Roof	☐ Shingle	☐ Metal	☐ Other: _____		
Roof Exposed		☐ Yes	☐ No		
Open to the Elements		☐ Yes	☐ No		
Windows Broken/Open		☐ Yes	☐ No	☐ No Windows	

How many windows are Open/Broken: _____

Location of Broken/Open Windows: _____

Exterior Doors Secured	☐ Yes	☐ No
Hazardous Materials on Site	☐ Yes	☐ No

Conditions present that require immediate action: _____

Potential Fire Risk	☐ Low	☐ Moderate	☐ High

In the opinion of the Inspector, is the accessory building:

Abandoned	☐ Yes	☐ No
Unfit for Human Habitation	☐ Yes	☐ No
[illegible]	☐ Yes	☐ No

CITY OF MUSKOGEE Permits & Inspections

Building Inspector's Dilpaidated Structure Checklist

Other Notes or Comments Helpful to the Code Officer or Case:

Inspector's Signature: _____

Inspector's Name: Brent Robert S Date of Inspection: 5/27/25

Date Received Back by the Code Officer: _____

CITY OF MUSKOGEE
Permits & Inspections

MUSKOGEE
Code Enforcement

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

05/27/2025

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

Case Number: 25-76759
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 **05/27/2025** 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 unsecure. *108.1.5 IPMC
- The structure is abandoned as defined by Oklahoma Statute Title 11 Section 22-112.4. *108.2 IPMC
    - Is detrimental to the public health, safety or welfare of the inhabitants of and visitors to the municipality;
    - Causes increased municipal regulatory costs and increased municipal police and fire protection costs; and
    - Devalues abutting and nearby real properties
- Unfit for human habitation / unsafe and dangerous as defined by Oklahoma Statute Title 11 Section 22-112(C) and permits and repairs must be made to make this safe and fit for habitation and occupancy. *108.1.3 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.

MUSKOGEE
Code Enforcement

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

You are hereby directed to appear at a hearing to be held on June 26, 2025 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:

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 June 26, 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

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: **All heirs, devisees, legatees, beneficiaries of WILLIAM CHATMAN, DOROTHY CHATMAN, TERELL CHATMAN and all other persons who may claim an interest in**

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.

MUSKOGEE
Code Enforcement

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

05/27/2025

DOROTHY L CHATMAN
2201 CHICAGO ST
MUSKOGEE OK 74401-0000

Case Number: 25-76759
Street Address: 2804 FINDLAY
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MUSKOGEE
Code Enforcement

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

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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

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: **All heirs, devisees, legatees, beneficiaries of WILLIAM CHATMAN, DOROTHY CHATMAN, TERELL CHATMAN and all other persons who may claim an interest in**

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.

MUSKOGEE
Code Enforcement

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

05/27/2025

CHATMAN TERELL,
2201 CHICAGO ST
MUSKOGEE OK 74401-0000

Case Number: 25-76759
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 **05/27/2025** 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 unsecure. *108.1.5 IPMC
- The structure is abandoned as defined by Oklahoma Statute Title 11 Section 22-112.4. *108.2 IPMC
    - Is detrimental to the public health, safety or welfare of the inhabitants of and visitors to the municipality;
    - Causes increased municipal regulatory costs and increased municipal police and fire protection costs; and
    - Devalues abutting and nearby real properties
- Unfit for human habitation / unsafe and dangerous as defined by Oklahoma Statute Title 11 Section 22-112(C) and permits and repairs must be made to make this safe and fit for habitation and occupancy. *108.1.3 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.

MUSKOGEE
Code Enforcement

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

You are hereby directed to appear at a hearing to be held on June 26, 2025 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:

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 June 26, 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

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: **All heirs, devisees, legatees, beneficiaries of WILLIAM CHATMAN, DOROTHY CHATMAN, TERELL CHATMAN and all other persons who may claim an interest in**

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.

MUSKOGEE
Code Enforcement

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

05/27/2025

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

Case Number: 25-76759
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 **05/27/2025** 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 unsecure. *108.1.5 IPMC
- The structure is abandoned as defined by Oklahoma Statute Title 11 Section 22-112.4. *108.2 IPMC
    - Is detrimental to the public health, safety or welfare of the inhabitants of and visitors to the municipality;
    - Causes increased municipal regulatory costs and increased municipal police and fire protection costs; and
    - Devalues abutting and nearby real properties
- Unfit for human habitation / unsafe and dangerous as defined by Oklahoma Statute Title 11 Section 22-112(C) and permits and repairs must be made to make this safe and fit for habitation and occupancy. *108.1.3 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.

MUSKOGEE
Code Enforcement

229 W. Okmulgee
Muskogee, OK 74401
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Should you fail to appear, action will be taken in your absence, including but not limited to, action to approve demolition and removal of the structure.

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

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

Codale Ford
Code Enforcement Supervisor
City of Muskogee

IPMC References

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

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MUSKOGEE
Code Enforcement

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

05/27/2025

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

Case Number: 25-76759
Street Address: 2804 FINDLAY
Legal Description: SEE BELOW

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2025/05/27

www.muskogeeonline.org
planning@

MUSKOGEE

229 W. Okmulgee
Muskogee, OK
(918)

www.muskogeeonline.org

MUSKOGEE
Code Enforcement

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

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Codale Ford
Code Enforcement Supervisor
City of Muskogee

IPMC References

MUSKOGEE
Code Enforcement

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

5 – Dangerous Structure or Premises
losing of Vacant Structures
ture Unfit for Human Occupancy
ucture

2025/05/27

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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.

2025/05/27


2804
2025/05/27

AFFIDAVIT OF PUBLICATION

County of Muskogee,

State of Oklahoma

Muskogee Phoenix

214 Wall St

Muskogee, Ok 74401

918-684-2810

Case:

PNRC DS

6.26.25

I, Charlie Meggyes, of lawful age, being duly sworn upon oath, deposes and says that I am the Composing Manager of Muskogee Phoenix a daily/weekly publication that is a "legal newspaper" as the phrase is defined in 25 O.S. 106 for the City of Muskogee, for the County of Muskogee, in the State of Oklahoma, and that 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:

PUBLICATION DATES: 06/01/2025

Charlie Meggyes (Signature)

Signed and sworn to before me this 02 day of JUN 2025

Kevin Kizzia, Notary Public

My Commission expires: 29 January, 2029

Commission# 25001121

(Seal)

Notary Public State of Oklahoma
Kevin Wayne Kizzia
My Commission # 25001121
Expires 1/29/2029

Account: 10417

Fee: $ 82.60

Published In The Muskogee Phoenix on June 1, 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 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: June 26, 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.

304 N. 16th

For South half of Lot 6, Block 203, City of Muskogee, ok, Muskogee County, Oklahoma and North half of Lot 6, Block 203, city of Muskogee, ok, Muskogee County, Oklahoma 304 North 16th Street West

311 N. 16th

The South 33 1/3 feet of the North 50 feet of Lot 2 in Block 202 of the City of Muskogee, Muskogee County, Oklahoma; and the North 16.66 feet of Lot 2and the South 16.66 feet of Lot 3 in Block 202 0f the City of Muskogee County, Oklahoma,

2022 Carolyn

Lot 8 in Block 1 in Garrett Heights 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 MUSKOGEE, MUSKOGEE COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT FILED IN BOOK 2 PAGE 64.