

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: 07/22/2025

AGENDA
PUBLIC NUISANCE REVIEW COMMITTEE
JULY 24, 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 July 17, 2025, or take other necessary action. (Sarah Winkle)
2. Hold a Public Hearing and determine if the personal property located at 821 N. B., including RV, 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 1033 S. C., including RV, 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 property located at 803 S. 22, 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)

5. Hold a Public Hearing and determine if the property located at 1111 Independence, 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)

ADJOURN

Public Nuisance Review Committee

1.

Meeting Date: 07/24/2025

AGENDA ITEM TITLE

Consider approval of the Public Nuisance Review Committee Meeting Minutes of July 17, 2025, or take other necessary action. (Sarah Winkle)

BACKGROUND

Consider approval of the Public Nuisance Review Committee Meeting Minutes of July 17, 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
JULY 17, 2025

The Public Nuisance Review Committee of the City of Muskogee, Oklahoma, met in a Regular Schedule Meeting at 11:00 a.m., on JULY 17, 2025, at 229 W. Okmulgee Ave., 3rd Floor, Council Chambers, Muskogee, Oklahoma.

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

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

Staff Present: Morgan Waters, Secretary

1. Consider approval of the Public Nuisance Review Committee Meeting Minutes of July 10, 2025, or take other necessary action. (Sarah Winkle)

Motion was made by Committee Member Codale Ford, seconded by Committee Member Brent Roberts to approve the Public Nuisance Review Committee Meeting Minutes of July 10, 2025.

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

Carried - Unanimously

2. Hold a Public Hearing and determine if the property located at 1308 Frankfort 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 1308 Frankfort is dilapidated constituting a public nuisance, is a fire hazard, is abandoned and should be demolished.

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

Carried - Unanimously

3. Hold a Public Hearing and determine if the property located at 1009 Mill, 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 1009 Mill, including the Accessory Building, is dilapidated constituting a public nuisance, is a fire hazard, is abandoned and should be demolished.

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

Carried - Unanimously

4. Hold a Public Hearing and determine if the property located at 573 N. 9th, 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 573 N. 9th, including the accessory building, is dilapidated constituting a public nuisance, is a fire hazard, is abandoned and should be demolished.

AYE: Chairperson 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: 07/24/2025

AGENDA ITEM TITLE

Hold a Public Hearing and determine if the personal property located at 821 N. B., including RV, 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 40 feet of Lot 15 in Block 36 in the City of Muskogee, Muskogee County, Oklahoma.

An exterior inspection of the property at the aforementioned address occurred on 6/30/25 by a City of Muskogee Code Official.

VIOLATIONS FOUND:

- **A dilapidated RV on the property at 821 N B St. This RV has been involved in a fire incident and has visible fire damage, being lived in by numerous individuals in public view. Also on the property, plastic sheathing, bicycle parts, shopping carts, children's toys, bedding, plastic milk crates, household furniture, plastic buckets, laundry baskets, clothing, plastic bags with unknown contents, mattresses, cardboard boxes and other miscellaneous items, trash and debris, etcetera. .**

CORRECTIVE ACTION REQUESTED:

REMOVE ITEMS FROM PUBLIC VIEW BY 7/15/25

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
- 7 property pic



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: 6/30/25
Officer: Watkins

Location: 821 N. B St.

☒ Accumulation of trash, debris, or high grass/weeds
Sec. 38-38

☒ Dilapidated personal property
Sec. 38-64

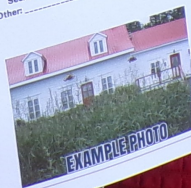
☒ Unenclosed bodies of water that harbor mosquitoes
Sec. 38-2(1) & Sec. 38-2(12)

☐ Unattractive Nuisance
Sec. 38-2(15)

☐ Unregistered vehicle
Sec. 38-2(19)

☐ Inoperable vehicle
Sec. 38-2(20)

☐ Other:



R & D. CAMPERLAND
4600 SOUTH BROADWAY - WICHITA, KS 67216

06/30/2025
10:51



06/30/2025
10:43



06/30/2025
10:41



06/30/2025
10:44



06/30/2025
10:51



06/30/2025
10:52



06/30/2025
10:49

Public Nuisance Review Committee

3.

Meeting Date: 07/24/2025

AGENDA ITEM TITLE

Hold a Public Hearing and determine if the personal property located at 1033 S. C., including RV, 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 309 in 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 7/1/25 by a City of Muskogee Code Official.

VIOLATIONS FOUND:

A dilapidated burned RV on the property at 1033 S C St. This RV has been involved in a fire incident and has visible fire damage, and was being lived in by numerous individuals in public view. Also on the property, bicycle parts, mattresses, bedding, a large plastic tote (200 gals.), shopping carts, children's toys, plastic milk crates, household furniture, plastic buckets, laundry baskets, clothing, boats, tires, gas cans, old lumber, wooden pallets, blue tarps, old kitchen appliances, plastic barrels, steel barrels, plastic bags with unknown contents, cardboard boxes and miscellaneous other items, trash and debris, etcetera.

CORRECTIVE ACTION REQUESTED:

REMOVE ITEMS FROM PUBLIC VIEW BY 7/17/25

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

7 property pic



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: 7/1/25

Officer: Watkins

Location: 1033 S.C

- ☒ Accumulation of trash, debris, or high grass/woods
Sec. 36-36
- ☒ Dilapidated personal property
Sec. 36-46
- ☐ Unenclosed bodies of water that harbor mosquitoes
Sec. 36-2(11) & Sec. 36-2(12)
- ☐ Attractive Nuisance
Sec. 36-2(15)
- ☐ Unregistered vehicle
Sec. 36-2(18)
- ☐ Inoperable vehicle
Sec. 36-2(20)
- ☐ Other: _____



07/01/2025
11:22

EXIT



07/01/2025
11:21





EXIT

WELL HOUSE
BUILT IN THE USA SINCE 1892
FURNISHED BY
SPECIALTIES OF
KANSAS CITY, MO

07/01/2025
11:22



07/01/2025
11:23



07/01/2025
11:23



07/01/2025
11:25



06/30/2025
16:45

Meeting Date: 07/24/2025

AGENDA ITEM TITLE

Hold a Public Hearing and determine if the property located at 803 S. 22, 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 2 in Block 11 of 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 07/3/2025 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
- The structure has an exposed roof. *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

Dilapidated Structures Checklist

Case Open Date: 7-3-25Case Number: 25-77071Address: 803 S. 22ndOfficer: C Ford

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

Date PNRC Hearing Notice Letter to all Stakeholders: 7-3-25

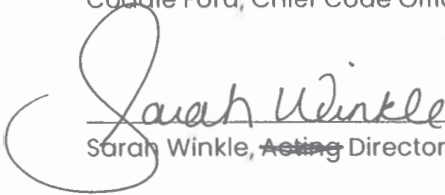
- ☒ Certified Mailing Receipt attached to a copy of the letter(s)
- ☒ Building Inspector's Report
- ☒ Images of Notice Posted on Structure for PNRC Hearing

Date of Publication in the Muskogee Phoenix: 7-8-25☒ Affidavit of Publication

Reviewed By:



Codale Ford, Chief Code Officer

7-9-25
Date

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

7-11-25
Date☐ **Waivers:** (If checked at any point does not need to proceed through the process below).7-24-25¹ 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 By²:

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

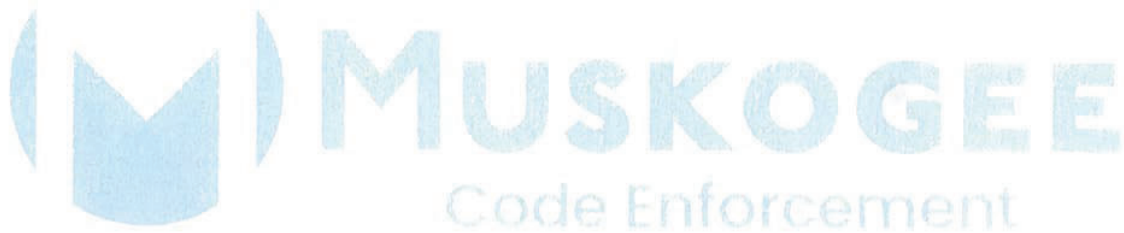
Signature

Date Approved

Sarah Winkle, Acting Director of Planning & Community Development

Signature

Date Approved



Katrina Bodenhamer, City Attorney

Signature

Date Approved

☐ Email Sent to Contractor for Demolition to be Scheduled

I-2024-010580 Book 4927 Pg 53
10/18/2024 10:02am Pg 0053-0054
Fee: \$20.00 Doc: \$4.50
POLLY IRVING - Muskogee County Clerk
State of OK



-----[Space Above This Line for Recording Data]-----
Mailing Address: _____

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:

That **Jason Mitchell**, 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 **Robert Eidson**, the following described real property and premises situate in Muskogee County, State of Oklahoma, to-wit:

Lot 2 in Block 11 of 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 his hands this 18th day of October, 2024.



Jason Mitchell

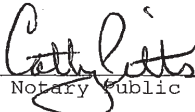
STATE OF Oklahoma :
SS:
COUNTY OF Muskogee:

ACKNOWLEDGMENT
Form

Before me, the undersigned, a Notary Public in and for said County and State on this 18th day of October, 2024, personally appeared **Jason Mitchell**, a single person, to me known to be the identical persons 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: _____



Notary Public



Documentary Stamp Tax

Exemption No. _____

Title 68 o.s. § 3201 or 3202

Date 10-18-2024 Purchase Price 3.00

Claimant Signature: _____

OAG 2024-1 – INDIVIDUAL

Exhibit to Deed

AFFIDAVIT OF LAND OR MINERAL OWNERSHIP: INDIVIDUAL

STATE OF Oklahoma)

COUNTY OF Muskogee)

TO: THE ATTORNEY GENERAL OF THE STATE OF OKLAHOMA

SS.

1-2024-010580 Book 4927 Pg 54
10/18/2024 10:02am Pg 0053-0054
Fee: \$20.00 Doc: \$4.50
POLLY IRVING - Muskogee County Clerk
State of OK

Before me, the undersigned Robert Eidson
(list legal name and any aliases) (the "Affiant"), who, having been first duly sworn, deposes and states as of the date of this Affidavit:

1. I am eighteen (18) years of age or older and have personal knowledge of the statements made herein.
2. I have personal knowledge of the statements made herein.
3. I am:
☒ a citizen of the United States; or
☐ not a citizen of the United States, but an alien who is or shall become a bona fide resident of the State of Oklahoma.
4. I acquired title to the real property identified in the Deed to which this Affidavit is attached (the "Property").
5. This Affidavit is executed in accordance with and pursuant to 60 O.S. § 121, which provides in part as follows:
No alien or any person who is not a citizen of the United States shall acquire title to or own land in this state either directly or indirectly through a business entity or trust, except as hereinafter provided, but he or she shall have and enjoy in this state such rights as to personal property as are, or shall be accorded a citizen of the United States under the laws of the nation to which such alien belongs, or by the treaties of such nation with the United States, except as the same may be affected by the provisions of Section 121 et seq. of this title or the Constitution of this state. Provided, however, the requirements of this subsection shall not apply to a business entity that is engaged in regulated interstate commerce in accordance with federal law.
6. I acknowledge and understand that section 121 generally prohibits an alien or person who is not a citizen of the United States from acquiring title to or owning land in the State of Oklahoma. I further acknowledge and understand that section 121 does not prohibit an alien who is or who shall become a bona fide resident of the State of Oklahoma from acquiring title to or owning land in the State of Oklahoma.
7. I acquired title to the Property in compliance with the requirements of 60 O.S. § 121 and no funding source was used in the sale or transfer of the Property in violation of section 121 or any other state or federal law.
8. I acknowledge and understand that making or causing to be made a false statement in this affidavit may subject me to criminal prosecution for perjury and/or being liable for actual damages suffered or incurred by any person or other entity as a result or consequence of the making of or reliance upon such false statement.

FURTHER AFFIANT SAYETH NOT.

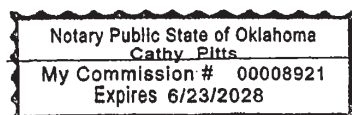
AFFIANT

Date

The foregoing instrument was subscribed and sworn to before me this 18th day of October, 2024, by Robert Eidson.

My Commission Expires:

My Commission Number:



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

MITCHELL, JASON
1175 LIVE OAK ST
MUSKOGEE OK 74403-0000

Taxroll Information

Tax Year : 2024
Property ID : 2120-27-011-002-3-013-02
Location : 803 S 22 MUS
School District : 20A MUSKOGEE Mills : 108.96
Type of Tax : Real Estate
Tax ID : 8775

Legal Description and Other Information:

GARRETT HTS LOT 2 BLOCK 11

Assessed Valuations	Amount
Land	0
Improvements	0
Tax Values	Amount
Base Tax	0.00
Penalty	0.00
Fees	0.00
Payments	0.00

Tax Values	Amount
Total Paid	0.00
Total Due	0.00

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

[Login](#) (build: 31762:20250627.2)
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Property Owner

Name: EIDSON, ROBERT

Property Information

Physical Address: 803 22 S

Mailing Address: 803 S 22ND ST
MUSKOGEE, OK 74403

Subdivision: GARRETT HTS

Block / Lot: 0011 / 0002

Type: (RI) Res. Improv.

S-T-R: --

Tax Dist: (32) 20A-MUSKOGEE

Size (Acres):

Extended Legal: GARRETT HTS LOT 2 BLOCK 11

Market and Assessed Values:

	Estimated Market Value	Full Assessed (11.00% Market Value)	Taxable Value
Land:	\$1,650	\$330	\$182
Building:	0	0	0
Total:	\$1,650	\$330	\$182

Taxes:

Estimated Taxes:	\$20
Homestead Credit:	\$0

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

Land:

Land Use	Size	Units
w50 x d132	6600.000	Sq.Ft

Deed Transfers:

Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
10/18/2024	4927	53	Q	4.50	\$3,000	EIDSON, ROBERT	Unval.	Land Only
9/9/2024	4920	487	Leaves	0.00	\$0	MITCHELL, JASON	Unval.	Land Only
6/12/2023	4858	71	Leaves	0.00	\$0	MUSKOGEE COUNTY-MC-RES		Improved
3/11/2015	4691	508	Q	0.75	\$500	HERMON, SHERWIN	Unval.	Improved
1/8/2010	4050	382	W	0.00	\$0		Unval.	
8/27/2004	3291	135	W	18.00	\$12,000		Valid	
10/30/2001	2889	221	Q	4.50	\$3,000		Valid	
1/1/1900	2041	189		0.00	\$0			

Details for Residential Card 1:

Occupancy	Story	Construction	Total Liv	Grade	Year Built	Age	Condition	Beds
Single Family	2.0S	Vinyl Sidg	1,372	3	1910	161	Low	3

Exterior Wall:

Heat / Cool: ElecBasebd

Plumbing: Full: 1 Half: 1

Foundation: Convention

Floor Struct: Wood with subfloor

Insulation: N/A

Basement:

Roof Cover: Comp Shing

Year Remodeled:

Fireplace: N/A

Roof Type: Hip

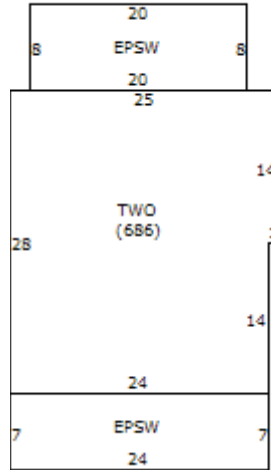
Floor Cover:

Style: TRAD

Basement Area:



DataScout, LLC



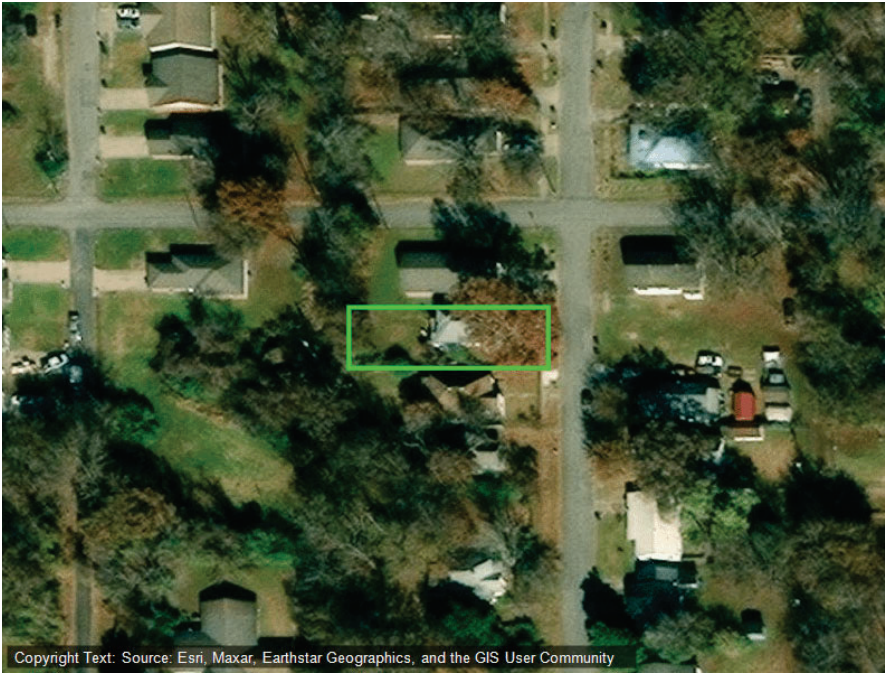
Base Structure:

Item	Label	Description	Area
A	TWO	TWO	686
B	EPSW	EPSW	168
C	EPSW	EPSW	160

Other Adjustments:

Code	Type	Quantity
HTAC	15	1

Map:



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

COUNTY	RECORDED	INSTRUMENT	TYPE	BOOK	PAGE(S)	GRANTOR	GRANTEE	LEGAL DESCRIPTION	IMAGES
Muskogee	10/18/2024	2024-010580	Deed	004927	0053 - 0054	MITCHELL, JASON	EIDSON, ROBERT	GARRETT HEIGHTS B11 L2	2 : View



2025/07/03



2025/07/03



2025/07/03



2025/07/03



2025/07/03



2025/07/03



2025/07/03

Building Inspector's Dilapidated Structure

Checklist

Case Open Date: 7-3-25 Case Number: 25-77071
Address: 803 S. 22nd
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: _____

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

Building Inspector's Dilapidated Structure

Checklist

In the opinion of the Inspector, is the structure:

Abandoned	<input checked="" type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Unfit for Human Habitation	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Appear Unsafe and/or Dangerous	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No

Several Vehicles in Yard

Accessory Bldg. Security

Secure	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Signs of Recent Entry	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

What are the signs: _____

Utilities

Active	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Not Sure
If Yes,	<input type="checkbox"/> Gas	<input type="checkbox"/> Electric	<input type="checkbox"/> Water

Construction/Status of the Accessory Building

Number of Floors: 1

Basement	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No			
Exterior	<input type="checkbox"/> Block	<input type="checkbox"/> Brick	<input checked="" type="checkbox"/> Wood	<input type="checkbox"/> Metal	<input type="checkbox"/> Vinyl

Other: _____

Roof	<input checked="" type="checkbox"/> Shingle	<input type="checkbox"/> Metal	<input type="checkbox"/> Other: _____
------	---	--------------------------------	---------------------------------------

Roof Exposed	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
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Open to the Elements	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
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Windows Broken/Open	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> No Windows
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How many windows are Open/Broken: Usine due to vegetation

Location of Broken/Open Windows: ↗

Exterior Doors Secured	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------	------------------------------	--

Hazardous Materials on Site	<input type="checkbox"/> Yes	<input type="checkbox"/> No
-----------------------------	------------------------------	-----------------------------

Conditions present that require immediate action: _____

Potential Fire Risk	<input type="checkbox"/> Low	<input checked="" type="checkbox"/> Moderate	<input type="checkbox"/> High
---------------------	------------------------------	--	-------------------------------

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

Abandoned	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Unfit for Human Habitation	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Appear Unsafe and/or Dangerous	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No

Building Inspector's Dilapidated Structure Checklist

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

Severely vehicle & trailers in yard

Inspector's Signature: *Brent Roberts*

Inspector's Name: Brent Roberts Date of Inspection: 7/3/25



07/3/2025

MITCHELL, JASON
1175 LIVEOAK ST
EIDSON, ROBERT
803 S 22ND ST
MUSKOGEE, OK74403

Case Number: 25-77071
Street Address: 803 S. 22/ 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 **07/3/2025** 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.

You are hereby directed to appear at a hearing to be held on July 24, 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.

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

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

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

Codale Ford
Code Enforcement Supervisor
City of Muskogee

IPMC References

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

Legal Description: Lot 2 in Block 11 of Garrett Heights Addition to the City of Muskogee, according to the official plat thereof, Muskogee County, State of Oklahoma.

07/3/2025

MITCHELL, JASON
1175 LIVEOAK ST
MUSKOGEE OK 74403-0000Case Number: 25-77071
Street Address: 803 S. 22 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 **07/3/2025** 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 has an exposed roof. *108.1.5
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CORRECTIVE ACTION:

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

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Codale Ford
Code Enforcement Supervisor
City of Muskogee

IPMC References

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07/3/2025

EIDSON, ROBERT
803 S 22ND ST
MUSKOGEE, OK 74403Case Number: 25-77071
Street Address: 803 S. 22
Legal Description: SEE BELOW**ORDER TO REPAIR AND/OR TAKE OTHER CORRECTIVE ACTION**

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07/3/2025

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2025/07/03



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

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Codale Ford
Code Enforcement Supervisor
City of Muskogee

2025/07/03

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

OWNER AND A LIEN WILL BE IMPOSED ON THE PROPERTY TO SECURE THE

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City of Muskogee



229 W. Okmulgee
Muskogee, OK 74401
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Legal Description: Lot 2 in Block 11 of Garrett Heights Addition to the City of Muskogee, according to the official plat thereof, Muskogee County, State of Oklahoma.

2025/07/03



8
3

NOTICE OF RIGHTS
If you are a tenant, you have certain rights under the law. This notice explains some of those rights. It is important that you read this notice carefully and understand what it says. If you do not understand this notice, you should ask a lawyer or a tenant advocate for help. You have the right to ask for a copy of this notice in Spanish or another language. If you need a copy, please contact the Housing Department at (202) 697-2000.

RIGHT TO BE HEARD
If you are a tenant, you have the right to be heard in any action brought against you by a landlord. This means that you have the right to appear in court and tell the judge what you think about the case. You also have the right to be heard in any action brought against you by a landlord in a housing court. This means that you have the right to appear in court and tell the judge what you think about the case.

RIGHT TO A Fair Hearing
If you are a tenant, you have the right to a fair hearing. This means that you have the right to a hearing that is fair and impartial. You also have the right to a hearing that is held in a public place. This means that you have the right to a hearing that is held in a place where anyone can go and watch. You also have the right to a hearing that is held at a reasonable time. This means that you have the right to a hearing that is held at a time that is convenient for you.

RIGHT TO A Fair Trial
If you are a tenant, you have the right to a fair trial. This means that you have the right to a trial that is fair and impartial. You also have the right to a trial that is held in a public place. This means that you have the right to a trial that is held in a place where anyone can go and watch. You also have the right to a trial that is held at a reasonable time. This means that you have the right to a trial that is held at a time that is convenient for you.

RIGHT TO A Fair Appeal
If you are a tenant, you have the right to a fair appeal. This means that you have the right to an appeal that is fair and impartial. You also have the right to an appeal that is held in a public place. This means that you have the right to an appeal that is held in a place where anyone can go and watch. You also have the right to an appeal that is held at a reasonable time. This means that you have the right to an appeal that is held at a time that is convenient for you.

2025/07/03

A white, six-panel door with a semi-circular transom window at the top. The door shows signs of wear, including peeling paint and a small dark mark. Two silver doorknobs are visible on the left side.

[illegible]

2025/07/03

AFFIDAVIT OF PUBLICATION

County of Muskogee,

State of Oklahoma

Muskogee Phoenix

214 Wall St

Muskogee, Ok 74401

918-684-2810

Case:

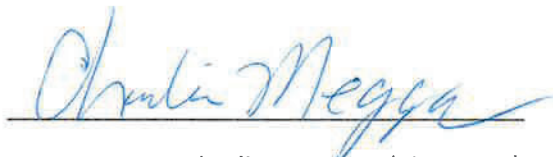
PNRC DS

7.24.25.003

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:

7/08/2025



Charlie Meggyes (Signature)

Signed and sworn to before me this 9th day of JUL 2025



Kevin Kizzia, Notary Public

My Commission expires: 29 January, 2029

Commission# 25001121

(Seal)



Account: 10417

Fee: \$ 77.70

**Published in The
Muskogee Phoenix
on July 8, 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: July 24, 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.

1111 Independence

The North 100 feet of the West 90 feet of Lot 2 in Block 323, in the CITY OF MUSKOGEE, according to the official plat thereof, Muskogee County, State of Oklahoma.

803 S. 22

Lot 2 in Block 11 of Garrett Heights Addition to the City of Muskogee, according to the official plat thereof, Muskogee County, State of Oklahoma.

Meeting Date: 07/24/2025

AGENDA ITEM TITLE

Hold a Public Hearing and determine if the property located at 1111 Independence, 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

The North 100 feet of the West 90 feet of Lot 2 in Block 323, in 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 07/3/2025 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
- The structure has an exposed roof. *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

Dilapidated Structures Checklist

Case Open Date: 7-3-25Case Number: 25-7707aAddress: 1111 INDEPENDENCE / ACCESSORY BuildingOfficer: 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)

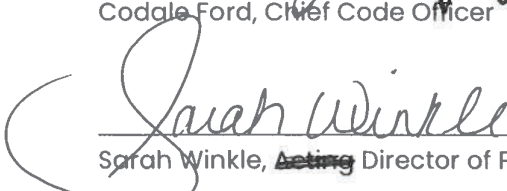
NA ☐ Copy of any SOS Listings (as needed)NA ☐ Copy of any Death Certificates, Probate, and/or Trust Documents (as needed)NA ☐ Copy of the Fire Damage Report (as needed)Date PNRC Hearing Notice Letter to all Stakeholders: 7-3-25

- ☒ 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: 7-8-25

- ☒ Affidavit of Publication

Reviewed By¹:


Codale Ford, Chief Code Officer7-9-25
Date
Sarah Winkle, ~~Acting~~ Director of Planning & Comm. Dev.7-11-25
Date

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

7-24-25

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 By²:

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

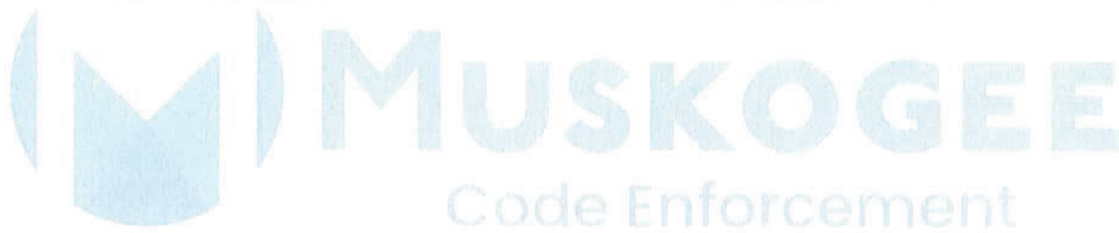
Signature

Date Approved

Sarah Winkle, Acting Director of Planning & Community Development

Signature

Date Approved



Katrina Bodenhamer, City Attorney

Signature

Date Approved

☐ Email Sent to Contractor for Demolition to be Scheduled

2447
2490

1-2019-003766 Book 4634 Pg: 355
04/12/2019 1:41 pm Pg 0355-0355
Fee: \$ 13.00 Doc: \$ 3.00
Dianna Cope - Muskogee County Clerk
State of Oklahoma

JOINT TENANT
QUIT CLAIM DEED



KNOW ALL MEN BY THESE PRESENTS:

That **James Smith and Bonnie Smith, husband and wife** parties of the first part. In consideration of the sum of One and no/100s dollars and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto **Laura Veronica Ollo and Randy Reyes** as joint tenants and not as tenants in common, with the right of survivorship, the whole estate to vest in the survivor, parties of the second part, the following described real property and premises situate in **Muskogee County, State of Oklahoma**, to-wit:

The North 100 feet of the West 90 feet of Lot 2 in Block 323, in the CITY OF MUSKOGEE, according to the official plat thereof, Muskogee County, State of Oklahoma.

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

TO HAVE AND TO HOLD said described premises unto the said parties of the second part, and to the heirs and assigns, forever:

Signed and delivered this **12th** day of **April, 2019**.

James Smith
James Smith

Bonnie Smith
Bonnie Smith

INDIVIDUAL ACKNOWLEDGMENT-OKLAHOMA FORM

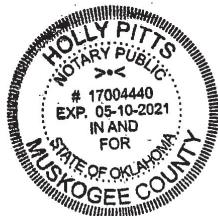
STATE OF OKLAHOMA
COUNTY OF MUSKOGEE, SS.

Before me, a Notary Public in and for said County and State, on this **12th** day of **April, 2019**, personally appeared **James Smith and Bonnie Smith, husband and wife** to me known to be the identical persons who executed the within and foregoing instrument, and acknowledged to me that they executed the same as their 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.

Holly Pitts

Notary Public



State of Oklahoma
Muskogee County
Documentary Stamp \$ 3.00

Documentary Stamp Tax

Exemption No. _____

Title 68 o.s. § 3201 or 3202

Date 4-12-2019 Purchase Price \$ 2,000.00

Claimant Signature Laura Ollo

1005 E. Augusta
Muskogee, OK 74403

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

OLLO, LAURA VERONICA ETAL
3108 S OAK AVE
BROKEN ARROW OK 74012-0000

Taxroll Information

Tax Year : 2024
Property ID : 4610-26-323-002-1-098-03
Location : 1111 INDEPENDENCE MUS
School District : 20A MUSKOGEE Mills : 108.96
Type of Tax : Real Estate
Tax ID : 3770

Legal Description and Other Information:

MUSKOGEE OT N100 W90 LOT 2 BLOCK 323

Assessed Valuations	Amount
Land	274
Improvements	0
Net Assessed	274

Tax Values	Amount
Base Tax	30.00
Penalty	0.00
Fees	0.00

Tax Values					Amount
Payments					30.00
Total Paid					30.00
Total Due					0.00

Date	Receipt	Paid With	Payment For	Amount	Paid By
01/08/2025	38834	Cash	Taxes	30.00	OLLO, LAURA VERONICA ETAL

Property Owner**Name:** OLLO, LAURA VERONICA ETAL**Property Information****Physical Address:** 1111 INDEPENDENCE**Mailing Address:** 3108 S OAK AVE
BROKEN ARROW, OK 74012**Subdivision:** MUSKOGEE OT**Block / Lot:** 0323 / 0002**Type:** (RI) Res. Improv.**S-T-R:** --**Tax Dist:** (32) 20A-MUSKOGEE**Size (Acres):****Extended Legal:** MUSKOGEE OT N100 W90 LOT 2 BLOCK 323**Market and Assessed Values:****Taxes:**

	Estimated Market Value	Full Assessed (11.00% Market Value)	Taxable Value	Estimated Taxes:	\$31
Land:	\$2,618	\$524	\$288	Homestead Credit:	\$0
Building:	0	0	0	Note: Tax amounts are estimates only. Contact the county tax collector for exact amounts.	
Total:	\$2,618	\$524	\$288		

Land:

Land Use	Size	Units
w90 x d100	9000.000	Sq.Ft

Deed Transfers:

Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
4/12/2019	4634	355	JQ	3.00	\$2,000		Unval.	
4/5/2019	4633	349	JQ	0.00	\$0		Unval.	
10/28/1996	2417	27	Q	12.75	\$8,500		Valid	
8/20/1996	2407	58	Q	0.00	\$0		Unval.	
7/29/1996	2403	24	Q	0.00	\$0		Unval.	
1/1/1900	1493	68		0.00	\$0			

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	1.0S	Metal Sidg	1,320	3	1920	147	Low	5

Exterior Wall:

Heat / Cool: ElecBasebd

Plumbing: Full: 2

Foundation: Convention

Floor Struct: Wood with subfloor

Insulation: N/A

Basement:

Roof Cover: Pref Metal

Year Remodeled:

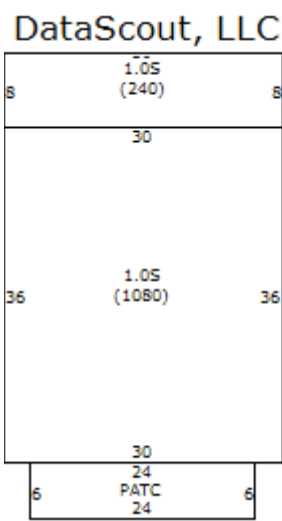
Fireplace: N/A

Roof Type: Hip

Floor Cover:

Style: BNV

Basement Area:



Base Structure:

Item	Label	Description	Area
A	1.0S	1.0S	1080
B	1.0S	1.0S	240
C	PATC	PATC	144

Map:



RANK	COUNTY	RECORDED	INSTRUMENT	TYPE	BOOK	PAGE(S)	GRANTOR	GRANTEE	LEGAL DESCRIPTION	IMAGES
1	Muskogee	04/12/2019	2019-003766	Deed	004634	0355	SMITH, JAMES SMITH, BONNIE	OLLO, LAURA VERONICA REYES, RANDY	MUSKOGEE OT B323 L2 Partial	1 : View



NOTICE
This property is the subject of a foreclosure sale. The sale will take place on the first day of the month following the date of this notice. The property is being sold "as is" and the buyer will be responsible for all taxes and fees. For more information, please contact the lender.

2025/07/03



2025/07/03



2025/07/03



2025/07/03



2025/07/03



2025/07/03

Building Inspector's Dilapidated Structure Checklist

Case Open Date: 7-3-25 Case Number: 25-77072

Address: 1111 INDEPENDENCE

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: 10

Location of Broken/Open Windows: 3 North / 5 South / 2 West

Exterior Doors Secured ☐ Yes ☒ No

Hazardous Materials on Site ☐ Yes ☒ No

Conditions present that require immediate action: _____

Potential Fire Risk ☐ Low ☒ Moderate ☐ High

Building Inspector's Dilapidated Structure

Checklist

In the opinion of the Inspector, is the structure:

Abandoned	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Unfit for Human Habitation	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Appear Unsafe and/or Dangerous	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No

Accessory Bldg. Security

Secure	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Signs of Recent Entry	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

What are the signs: _____

Utilities

Active	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Not Sure
If Yes,	<input type="checkbox"/> Gas	<input type="checkbox"/> Electric	<input type="checkbox"/> Water

Construction/Status of the Accessory Building

Number of Floors: 1

Basement	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No			
Exterior	<input type="checkbox"/> Block	<input type="checkbox"/> Brick	<input checked="" type="checkbox"/> Wood	<input checked="" type="checkbox"/> Metal	<input type="checkbox"/> Vinyl

Other: _____

Roof	<input type="checkbox"/> Shingle	<input checked="" type="checkbox"/> Metal	<input type="checkbox"/> Other: _____
------	----------------------------------	---	---------------------------------------

Roof Exposed	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
--------------	------------------------------	--

Open to the Elements	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
----------------------	------------------------------	--

Windows Broken/Open	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> No Windows
---------------------	------------------------------	--	-------------------------------------

How many windows are Open/Broken: 0

Location of Broken/Open Windows: _____

Exterior Doors Secured	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
------------------------	---	-----------------------------

Hazardous Materials on Site	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
-----------------------------	------------------------------	--

Conditions present that require immediate action: _____

Potential Fire Risk	<input checked="" type="checkbox"/> Low	<input type="checkbox"/> Moderate	<input type="checkbox"/> High
---------------------	---	-----------------------------------	-------------------------------

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

Abandoned	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Unfit for Human Habitation	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Unsafe or dangerous	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

Building Inspector's Dilapidated Structure **Checklist**

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

Inspector's Signature:



Inspector's Name:

Brent Roberts

Date of Inspection:

7/3/25

Date Received Back by the Code Officer:



07/3/2025

OLLO, LAURA VERONICA ETAL
Randy Reyes
3108 S OAK AVE
BROKEN ARROW OK 74012-0000

Case Number: 25-77072
Street Address: 1111 Independence 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 **07/3/2025** 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.

You are hereby directed to appear at a hearing to be held on July 24, 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 July 24, 2025 at 11 a.m. before the Public Nuisance Review Committee at 229 W. Okmulgee (3rd Floor), Muskogee, Oklahoma 74401 to determine:** 1) whether your property is dilapidated and has become detrimental to the health, safety, or welfare of the general public and the community as to constitute a public nuisance, or 2) if the property creates a fire hazard which is dangerous to other property, or 3) whether the building is abandoned. Should you fail to appear, action will be taken in your absence, including but not limited to, action to approve demolition and removal of the structure.

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

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

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

Codale Ford
Code Enforcement Supervisor
City of Muskogee

IPMC References

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

Legal Description: The North 100 feet of the West 90 feet of Lot 2 in Block 323, in the CITY OF MUSKOGEE, according to the official plat thereof, Muskogee County, State of Oklahoma.

07/3/2025

Randy Reyes
3108 S OAK AVE
BROKEN ARROW OK 74012-0000Case Number: 25-77072
Street Address: 1111 Independence Accessory Building
Legal Description: SEE BELOW**ORDER TO REPAIR AND/OR TAKE OTHER CORRECTIVE ACTION**

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Codale Ford
Code Enforcement Supervisor
City of Muskogee

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07/3/2025

OLLO, LAURA VERONICA ETAL
3108 S OAK AVE
BROKEN ARROW OK 74012-0000Case Number: 25-77072
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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.

You are hereby directed to appear at a hearing to be held on July 24, 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 July 24, 2025 at 11 a.m. before the Public Nuisance Review Committee at 229 W. Okmulgee (3rd Floor), Muskogee, Oklahoma 74401 to determine:** 1) whether your property is dilapidated and has become detrimental to the health, safety, or welfare of the general public and the community as to constitute a public nuisance, or 2) if the property creates a fire hazard which is dangerous to other property, or 3) whether the building is abandoned. Should you fail to appear, action will be taken in your absence, including but not limited to, action to approve demolition and removal of the structure.

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

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

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

Codale Ford
Code Enforcement Supervisor
City of Muskogee

IPMC References

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

Legal Description: The North 100 feet of the West 90 feet of Lot 2 in Block 323, in the CITY OF MUSKOGEE, according to the official plat thereof, Muskogee County, State of Oklahoma.

07/3/2025

OLLO, LAURA VERONICA ETAL
Randy Reyes
3108 S OAK AVE
BROKEN ARROW OK 74012-0000

Case Number: 25-77072
Street Address: 1111 Independence 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 **07/3/2025** 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.

2025/07/03

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Codale Ford
Code Enforcement Supervisor
City of Muskogee

IPMC References

www.muskogeeonline.org
planning@muskogeeonline.org

2025/07/03

Codale Ford
Code Enforcement Supervisor
City of Muskogee

IPMC References

www.muskogeeonline.org



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

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

Legal Description: The North 100 feet of the West 90 feet of Lot 2 in Block 323, in the CITY OF MUSKOGEE, according to the official plat thereof, Muskogee County, State of Oklahoma.

2025/07/03



AFFIDAVIT OF PUBLICATION

County of Muskogee,

State of Oklahoma

Muskogee Phoenix

214 Wall St

Muskogee, Ok 74401

918-684-2810

Case:

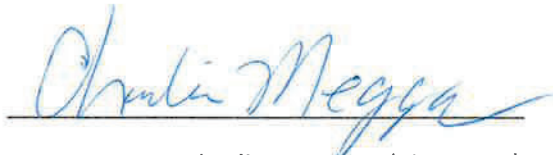
PNRC DS

7.24.25.003

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:

7/08/2025



Charlie Meggyes (Signature)

Signed and sworn to before me this 9th day of JUL 2025



Kevin Kizzia, Notary Public

My Commission expires: 29 January, 2029

Commission# 25001121

(Seal)



Account: 10417

Fee: \$ 77.70

**Published in The
Muskogee Phoenix
on July 8, 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: July 24, 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.

1111 Independence

The North 100 feet of the West 90 feet of Lot 2 in Block 323, in the CITY OF MUSKOGEE, according to the official plat thereof, Muskogee County, State of Oklahoma.

803 S. 22

Lot 2 in Block 11 of Garrett Heights Addition to the City of Muskogee, according to the official plat thereof, Muskogee County, State of Oklahoma.