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

POSTING DATE: 11/19/2025

AGENDA
UNIFORM BUILDING CODE APPEALS BOARD
NOVEMBER 26, 2025

REGULAR SESSION - 1:30 P.M., COUNCIL CHAMBERS, MUNICIPAL BUILDING, 229. W. OKMULGEE AVENUE, MUSKOGEE, OKLAHOMA

ROLL CALL

1. Consider approval of the Uniform Building Code Appeals Board meeting minutes of September 24, 2025, or take other necessary action. (Sarah Winkle)

2. Hold a public hearing and make a determination on the appeal of the findings of PNRC that the structure at 313 N. 14 is dilapidated and has become detrimental to the health, safety, or welfare of the general public as to constitute a public nuisance; and that the property creates a fire hazard which is dangerous to other property; and that the building is abandoned; and that the property should be demolished; or take other necessary action (11 O.S. 22-112 (C); 11 O.S. 22-112.4). (Sarah Winkle)

3. Hold a public hearing and make a determination on the appeal of the findings of PNRC that the structure at 910 Louisiana is dilapidated and has become detrimental to the health, safety, or welfare of the general public as to constitute a public nuisance; and that the property creates a fire hazard which is dangerous to other property; and that the building is abandoned; and that the property should be demolished; or take other necessary action (11 O.S. 22-112 (C); 11 O.S. 22-112.4). (Sarah Winkle)

4. Hold a public hearing and make a determination on the appeal of the findings of PNRC that the structure at 26 W Broadway, AKA 26 E Broadway, is dilapidated and has become detrimental to the health, safety, or welfare of the general public as to constitute a public nuisance; and that the property creates a fire hazard which is dangerous to other property; and that the building is abandoned; and that the property 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 make a determination on the appeal of the findings of PNRC that the structure at 1206 Gulick is dilapidated and has become detrimental to the health, safety, or welfare of the general public as to constitute a public nuisance; and that the property creates a fire hazard which is dangerous to other property; and that the building is abandoned; and that the property 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 make a determination on the appeal of the findings of PNRC that the structure at 1028 Terrace Blvd, including the Accessory Building, is dilapidated and has become detrimental to the health, safety, or welfare of the general public as to constitute a public nuisance; and that the property creates a fire hazard which is dangerous to other property; and that the building is abandoned; and that the property 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 make a determination on the appeal of the findings of PNRC that the structure at 3300 Harris is dilapidated and has become detrimental to the health, safety, or welfare of the general public as to constitute a public nuisance; and that the property creates a fire hazard which is dangerous to other property; and that the building is abandoned; and that the property should be demolished; or take other necessary action (11 O.S. 22-112 (C); 11 O.S. 22-112.4). (Sarah Winkle)

ADJOURN

Uniform Building Code Appeals Board Agenda **1.**

Meeting Date: 11/26/2025

Initiator: Sarah Winkle, Director of Planning and Community Development

---

AGENDA ITEM TITLE:

Consider approval of the Uniform Building Code Appeals Board meeting minutes of September 24, 2025, or take other necessary action. (Sarah Winkle)

BACKGROUND:

Consider approval of the Uniform Building Code Appeals Board meeting minutes of September 24, 2025.

RECOMMENDED STAFF ACTION:

Approve the minutes.

Fiscal Impact

Attachments

Minutes

MINUTES
OF THE UNIFORM BUILDING CODE APPEALS BOARD
OF THE CITY OF MUSKOGEE, OKLAHOMA
MET IN REGULAR SESSION
IN COUNCIL CHAMBERS OF CITY HALL
SEPTEMBER 24, 2025

The Uniform Building Code Appeals Board of the City of Muskogee, Oklahoma, met in Regular Session at 1:30 p.m., on September 24, 2025, in the Council Chambers, Municipal Building, 229 W. Okmulgee Ave., Muskogee, Oklahoma.

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

Present:	Dennis Moore, Chairperson; MeKeion Payne, Vice Chairperson; Tim Hollifield, Board Member; Art Smith, Board Member; Lake Moore, Board Member; Thomas Horton, Board Member
Staff Present:	Aaron Mayhugh, Fire Marshal
Attendees:	Ernest Norfleet, 909 W Okmulgee

1 Consider approval of the Uniform Building Code Appeals Board meeting minutes of August 27, 2025, or take other necessary action. (Sarah Winkle)

Motion was made by Board Member Lake Moore, seconded by Board Member Tim Hollifield that the Uniform Building Code Appeals Board meeting minutes of August 27, 2025 should be approved.

AYE: Chairperson Dennis Moore, Vice Chairperson MeKeion Payne, Board Member Tim Hollifield, Board Member Lake Moore, Board Member Thomas Horton

Carried - Unanimously

2 Hold a public hearing and make a determination on the appeal of the findings of PNRC that the structure at 630 S 22nd, including the Accessory Building, is dilapidated and has become detrimental to the health, safety, or welfare of the general public as to constitute a public nuisance; and that the property creates a fire hazard which is dangerous to other property; and that the building is abandoned; and that the property should be demolished; or take other necessary action (11 O.S. 22-112 (C); 11 O.S. 22-112.4). (Sarah Winkle)

City Inspector presented a property description and justification for defining the

dilapidated structure.

Motion was made by Chairperson Dennis Moore, seconded by Board Member Tim Hollifield that the structures at 630 S 22nd, including the accessory building, are dilapidated constituting a public nuisance, are a fire hazard, are abandoned, and should be demolished.

AYE: Chairperson Dennis Moore, Vice Chairperson MeKeion Payne, Board Member Tim Hollifield, Board Member Lake Moore, Board Member Thomas Horton

Carried - Unanimously

3 Hold a public hearing and make a determination on the appeal of the findings of PNRC that the structure at 822 S. 21st is dilapidated and has become detrimental to the health, safety, or welfare of the general public as to constitute a public nuisance; and that the property creates a fire hazard which is dangerous to other property; and that the building is abandoned; and that the property should be demolished; or take other necessary action (11 O.S. 22-112 (C); 11 O.S. 22-112.4). (Sarah Winkle)

City Inspector presented a property description and justification for defining the dilapidated structure.

Motion was made by Board Member Tim Hollifield, seconded by Board Member Lake Moore that the structure at 822 S 21st is dilapidated constituting a public nuisance, is a fire hazard, is abandoned, and should be demolished.

AYE: Chairperson Dennis Moore, Vice Chairperson MeKeion Payne, Board Member Tim Hollifield, Board Member Lake Moore, Board Member Thomas Horton

Carried - Unanimously

4 Hold a public hearing and make a determination on the appeal of the findings of PNRC that the structure at 909 W. Okmulgee is dilapidated and has become detrimental to the health, safety, or welfare of the general public as to constitute a public nuisance; and that the property creates a fire hazard which is dangerous to other property; and that the building is abandoned; and that the property should be demolished; or take other necessary action (11 O.S. 22-112 (C); 11 O.S. 22-112.4). (Sarah Winkle)

Item was previously tabled for 6 months until July 30, 2025 to pull a permit within 60 days (no permit was pulled).

Aaron Mayhugh, Fire Marshal, provided a description of the structure and its dilapidated state, in addition to the fire that occurred within the structure.

Earnest Norfleet provided rebuttal to the recommended action, notated concern regarding the previous alleged arson damage to the structure, and testimony regarding personal hardship in regards to repairing the structure.

Motion was made by Chairperson Dennis Moore, seconded by Board Member Thomas Horton that the structure at 909 W Okmulgee is dilapidated constituting a public nuisance, is a fire hazard, is abandoned and should be demolished.

AYE: Chairperson Dennis Moore, Vice Chairperson MeKeion Payne, Board Member Tim Hollifield, Board Member Lake Moore, Board Member Thomas Horton

Carried - Unanimously

There being no further business, the meeting was adjourned.

_____ _____

Sarah Winkle, Secretary Dennis Moore, Chairperson

Uniform Building Code Appeals Board Agenda **2.**

Meeting Date: 11/26/2025

Initiator: Codale Ford, Interim Code Enforcement Supervisor

AGENDA ITEM TITLE:

Hold a public hearing and make a determination on the appeal of the findings of PNRC that the structure at 313 N. 14 is dilapidated and has become detrimental to the health, safety, or welfare of the general public as to constitute a public nuisance; and that the property creates a fire hazard which is dangerous to other property; and that the building is abandoned; and that the property should be demolished; or take other necessary action (11 O.S. 22-112 (C); 11 O.S. 22-112.4). (Sarah Winkle)

BACKGROUND:

PNRC was held on July 31, 2025, and the findings were that the building is dilapidated and has become detrimental to the health, safety, or welfare of the general public as to constituting a public nuisance; and that the property creates a fire hazard which is dangerous to other property; and that the building is abandoned; and that the property should be demolished.

An exterior inspection of the property and structure occurred on 7/10/2025 by the City Building Inspector. These are the findings from those inspections:

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

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

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 shall 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 STAFF ACTION:
Uphold the findings of the PNRC.

Fiscal Impact

Attachments

Complete ubcab case file

MUSKOGEE
Code Enforcement
229 W. Okmulgee
Muskogee, OK 74401
(918) 684-6285

Dilapidated Structures Checklist

Case Open Date: 7-15-25

Case Number: 25-77080

Address: 313 N 14st

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)
- 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: 7-15-25

- ☑ 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: 7-17-25

- ☑ Affidavit of Publication

Reviewed By[1]:

Codale Ford

Codale Ford, Chief Code Officer — 7-17-25 Date

Sarah Winkle

Sarah Winkle, ~~Acting~~ Director of Planning & Comm. Dev. — 7-21-25 Date

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

7-31-25

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

CITY OF MUSKOGEE Code Enforcement

Date of the PNRC Hearing: 7-31-25

Date of PNRC Determination/UBCAB Notice Letter: 8-8-25

- ☑ 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~~): 11-26-25

Date of Publication in the Muskogee Phoenix: 9-11-25

- ☑ Affidavit of Publication

Date of UBCAB Hearing: 11-26-25

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, [redacted] Director of Planning & Comm. Dev. — Date

☐ UBCAB Decision Appealed

☐ Copy of Appeal Stamped by City Clerk Attached

11-26-25

[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-2024-003567 Book 4898 Pg 557
04/19/2024 1:18pm Pg 0557-0562
Fee: $28.00 Doc: $1.50
POLLY IRVING - Muskogee County Clerk
State of OK



QUIT-CLAIM DEED

THIS INDENTURE, Made on the 2nd day of April A.D. 2024 by and between **THE GRANTOR** DEUTSCHE BANK NATIONAL TRUST COMPANY, as Trustee for SECURITIZED ASSET BACKED RECEIVABLES LLC TRUST 2007-NC1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-NC1, whose mailing address is C/O PHH Mortgage Corporation, 1661 Worthington Road, Suite 100, West Palm Beach, Florida 33409 party of the first part, and **THE GRANTEE Innomax Home Solutions 401k Plan,** party of the second part, whose address is **2647 Gateway Road, Suite 105-137, Carlsbad, CA 92009** where to mail future tax bills.

WITNESSETH, that the said part of the first part, in consideration of the sum of Seven Hundred Seventy Five Dollars and No Cents ($775.00) Dollars, to be paid by the said party of the second part (the receipt of which is hereby acknowledged) does by these presents REMISE, RELEASE AND FOREVER QUIT CLAIM unto the said party of the second part the following described lots, tracts or parcels of land, lying, being and situate in the County of Muskogee and state of OK, to wit :

SEE ATTACHED EXHIBIT "A"

Commonly known as: 313 North 14th Street, Muskogee, OK 74401

AND BEING the same property conveyed to the Grantor herein by virtue of that certain Deed Recorded on January 16, 2024, in Instrument # I-2024-000451 among the aforesaid land records.

6

I-2024-003567 Book 4898 Pg 558
04/19/2024 1:18pm Pg 0557-0562
Fee: $28.00 Doc: $1.50
POLLY IRVING - Muskogee County Clerk
State of OK

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and seal on the day and year above written

---

Deed Prepared by:	Record & Return To:	Sent Tax Bills To:
Premium Title Services, Inc. **7730 Market Center Ave,** **Suite 100, El Paso, TX 79912**	**Innomax Home Solutions 401k Plan** **2647 Gateway Road, Suite 105-137** **Carlsbad, CA 92009**	**Innomax Home** **Solutions 401k Plan** **2647 Gateway Road,** **Suite 105-137** **Carlsbad, CA 92009**

I-2024-003567 Book 4898 Pg 559
04/19/2024 1:18pm Pg 0557-0562
Fee: $28.00 Doc: $1.50
POLLY IRVING - Muskogee County Clerk
State of OK

THIS INSTRUMENT IS BEING RECORDED AS AN ACCOMMODATION ONLY, with no Representation as to its effect upon title, NO TITLE INSURANCE ISSUED!

DEUTSCHE BANK NATIONAL TRUST COMPANY, as Trustee for SECURITIZED ASSET BACKED RECEIVABLES LLC TRUST 2007-NC1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-NC1, by its attorney-in-fact PHH Mortgage Corporation

Witness Lisa Silva

By: _____ 4-2-2024

Name: Carlene Reid
Title: Contract Management Coordinator

ACKNOWLEDGEMENT

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of ☒Physical Presence or ☐Online Notarization, on this 2 day of April, 2024, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared Carlene Reid, Title: Contract Management Coordinator of PHH Mortgage Corporation its Attorney-in-Fact for DEUTSCHE BANK NATIONAL TRUST COMPANY, as Trustee for SECURITIZED ASSET BACKED RECEIVABLES LLC TRUST 2007-NC1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-NC1, **whose name is subscribed to the within instrument , and acknowledged the foregoing deed to be her act under the authority of the Grantor and also certify, under penalties of perjury, that she is duly authorized to execute same and that the consideration recited herein is true and correct.**

4-2-2024 **Personally known to me**

Debra Best
Notary Public

My term expires:

DEBRA BEST
Notary Public - State of Florida
Commission # HH 073837
My Comm. Expires Dec 20, 2024
Bonded through National Notary Assn.

I-2024-003567 Book 4898 Pg 560
04/19/2024 1:18pm Pg 0557-0562
Fee: $28.00 Doc: $1.50
POLLY IRVING - Muskogee County Clerk
State of OK

EXHIBIT "A"

LEGAL DESCRIPTION

THE NORTH 50 FEET OF LOT 2 IN BLOCK 204 IN THE CITY OF MUSKOGEE, ACCORDING TO THE OFFICIAL PLAT THEREOF, MUSKOGEE COUNTY, STATE OF OKLAHOMA.

Tax ID: 4610-26-204-002-1-002-20

I-2024-003567 Book 4888 Pg 561
04/19/2024 1:18pm Pg 0557-0562
Fee: $28.00 Doc: $1.50
POLLY IRVING - Muskogee County Clerk
State of OK

Exhibit to Deed

AFFIDAVIT OF LAND OR MINERAL OWNERSHIP: BUSINESS OR TRUST

STATE OF ~~OKLAHOMA~~ Florida (MF)
)
) ss.
COUNTY OF Miami-Dade)

TO: THE ATTORNEY GENERAL OF THE STATE OF OKLAHOMA

Before me, the undersigned JON K. KEL (list legal name and any aliases) (the "Affiant"), who, having been first duly sworn, deposes and states:

1. I am eighteen (18) years of age or older and have personal knowledge of the statements made herein.

2. I am a/an Manager (role, such as titled officer or trustee) of INNOMAX Home Solutions 401 K Plan (legal name, along with any trade or fictitious names, of business, trust, or other legal entity) (referred to herein as the "Entity"). I am duly authorized to record this Affidavit on behalf of the Entity, which is taking title to the real property identified in the Deed to which this Affidavit is attached (the "Property"), and to bind the Entity for the consequences of any false statements in this Affidavit.

3. This Affidavit is executed in accordance with and pursuant to 60 O.S. § 121, which provides in part as follows:

> No alien or any person who is not a citizen of the United States shall acquire title to or own land in this state either directly or indirectly through a business entity or trust, except as hereinafter provided, but he or she shall have and enjoy in this state such rights as to personal property as are, or shall be accorded a citizen of the United States under the laws of the nation to which such alien belongs, or by the treaties of such nation with the United States, except as the same may be affected by the provisions of Section 121 et seq. of this title or the Constitution of this state. Provided, however, the requirements of this subsection shall not apply to a business entity that is engaged in regulated interstate commerce in accordance with federal law.

4. The Entity acquired title to the Property in compliance with the requirements of 60 O.S. § 121 and no funding source was used in the sale or transfer of the Property in violation of section 121 or any other state or federal law.

5. If the Entity is a trust, its grantor(s), trustees and all direct and contingent beneficiaries are United States citizens or bona fide residents of the State of Oklahoma. If the Entity is a business, its direct and indirect owner(s) is/are United States citizens(s) or bona fide residents of the State of Oklahoma.

I-2024-003567 Book 4898 Pg 562
04/19/2024 1:18pm Pg 0557-0562
Fee: $28.00 Doc: $1.50
POLLY IRVING - Muskogee County Clerk
State of OK

6. I acknowledge and understand that making or causing to be made a false statement in this affidavit may subject me to criminal prosecution for perjury and/or subject me and/or the Entity to being liable for actual damages suffered or incurred by any person or other entity as a result or consequence of the making of or reliance upon such false statement.

FURTHER AFFIANT SAYETH NOT.

Jon Kikel — 4-9-24

AFFIANT, individually and as authorized agent of the Entity — Date

The foregoing instrument was acknowledged before me this 9 day of April, 2024 by Jon Kikel.

Milan Ivory

NOTARY PUBLIC

My Commission Expires: 03-23-2025

My Commission Number: HH106420

MILAN IVORY
Notary Public - State of Florida
Commission # HH 106420
My Comm. Expires Mar 23, 2025
Bonded through National Notary Assn.

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

INNOMAX HOME SOLUTIONS 401K PLAN
2647 GATEWAY RD. SUITE 105-137
CARLSBAD CA 92009-0000

Taxroll Information

Tax Year :	2024
Property ID :	4610-26-204-002-1-002-20
Location :	313 N 14 MUS
School District :	20A MUSKOGEE Mills : 108.96
Type of Tax :	Real Estate
Tax ID :	2363

Legal Description and Other Information:

MUSKOGEE OT N50 LOT 2 BLOCK 204

Assessed Valuations	Amount
Land	385
Improvements	3885
Net Assessed	4270

Tax Values	Amount
Base Tax	465.00
Penalty	0.00
Fees	0.00

Tax Values	Amount
Payments	**0.00**
Total Paid	**0.00**
Total Due	**465.00**

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

Login (build: 27443:20241120.3)

© 2020 All Rights Reserved. Powered by TM Consulting, Inc.

Parcel: 4610-26-204-002-1-002-20
As of: 11/26/2024

Muskogee County Report

ID: 510002363

Property Owner

Name: INNOMAX HOME SOLUTIONS 401K PLAN

Mailing Address: 2647 GATEWAY RD. SUITE 105-137 CARLSBAD, CA 92009-

Type: (RI) Res. Improv.

Tax Dist: (32) 20A-MUSKOGEE

Size (Acres): 0.000

Extended Legal: MUSKOGEE OT N50 LOT 2 BLOCK 204

Property Information

Physical Address: 313 N 14

Subdivision: MUSKOGEE OT

Block / Lot: 0204 / 0002

S-T-R: N/A

Market and Assessed Values:

	Fair Cash	Taxable Fair Cash	Full Assessed (11.00% Market Value)
Land:	$3,500	$3,500	$385
Building:	35,316	35,316	3,885
Total:	$38,816	$38,816	$4,270

Land:

Land Use	Size	Units
LOT AREA	7000.00	SQFT

Deed Transfers:

Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantor	Code	Type
4/2/2024	4898	557	Q	1.50	$1,000	DEUTSCHE BANK NATIONAL TRUST CO	B	
1/5/2024	4886	240	Succession	0.00	$0	BUTLER, RONALD E & LONDA	I	
9/6/2001	2872	255	W	81.00	$54,000	MUSKOGEE HOUSING ASSIST CORP	Valid	
7/13/2000	2747	15	Q	0.00	$0	CITY OF MUSKOGEE		
6/26/2000	2742	209	W	0.00	$0	H U D		
9/8/1998	2567	361	Succession	0.00	$0	HARRIS, JAMES B & LINDA F		
5/1/1985	1796	116	W	53.25	$35,500	ABBOTT, CATHY JEAN M	Valid	

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

Details for Residential Card 1:

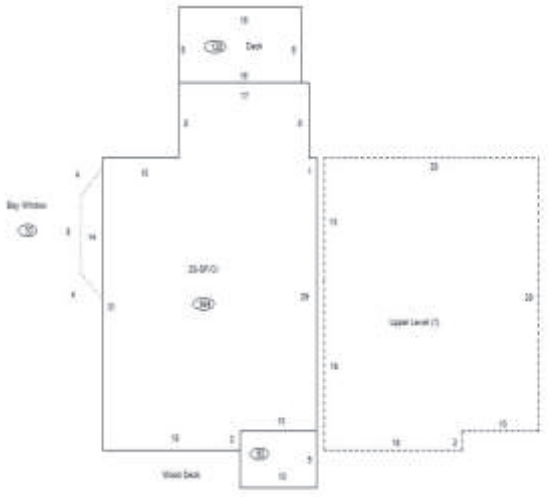
Occupancy	Story	Construction	Total Liv	Grade	Year Built	Age	Condition	Beds
Single Family	TWO	Frame, Siding, Wood	1,832	3	1920	105	Low	4

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

Outbuildings and Yard Improvements:

Item	Size/Dim	Quality	Age
Wood Deck - Covered	60		
DECK	128		
Fireplace - Residential 2 Story	1		

Sketches



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

Photos















Map:



Search results in Muskogee County

Your search: "Addition: MUSKOGEE OT, Block: 204, Lot: 2" | Monitor

24 results (1.26 seconds) Modify search Next

INDEXED DATA FROM February, 2007

SCANNED IMAGES FROM January, 1990

COUNTY	RECORDED	INSTRUMENT	TYPE	BOOK	PAGE(S)	GRANTOR	GRANTEE	LEGAL DESCRIPTION	IMAGES
Muskogee	04/19/2024	2024-003567	Deed	004898	0557 - 0562	SECURITIZED ASSET BACKED RECEIVABLES LLC PHH MORTGAGE CORPORATION DEUTSCHE BANK NATIONAL TRUST COMPANY	INNOMAX HOME SOLUTIONS	MUSKOGEE OT B204 L2 Partial	6 : View

California
Secretary of State

Business UCC

Login

Home

Search

Forms

Help

Business Search

*The California Business Search provides access to available information for **corporations**, **limited liability companies** and **limited partnerships** of record with the California Secretary of State, with **free PDF copies** of over 17 million imaged business entity documents, including the most recent imaged Statements of Information filed for Corporations and Limited Liability Companies.*

*Currently, information for Limited Liability Partnerships (e.g. law firms, architecture firms, engineering firms, public accountancy firms, and land survey firms), General Partnerships, and other entity types are **not contained** in the California Business Search. If you wish to obtain information about LLPs and GPs, submit a Business Entities Order paper form to request copies of filings for these entity types. Note: This search is not intended to serve as a name reservation search. To reserve an entity name, select Forms on the left panel and select Entity Name Reservation ? Corporation, LLC, LP.*

Basic Search

*A Basic search can be performed using an entity name or entity number. When conducting a search by an entity number, where applicable, **remove "C"** from the entity number. Note, **a basic search** will search **only ACTIVE entities** (Corporations, Limited Liability Companies, Limited Partnerships, Cooperatives, Name Reservations, Foreign Name Reservations, Unincorporated Common Interest Developments, and Out of State Associations). The basic search performs a contains ?keyword? search. The Advanced search allows for a ?starts with? filter. To search entities that have a status other than active or to refine search criteria, use the **Advanced** search feature.*

Advanced Search

An Advanced search is required when searching for publicly traded disclosure information or a status other than active.

INNOMAX HOME SOLUTIONS, LLC (201306810526)

Request Certificate

Initial Filing Date	02/06/2013
Status	Terminated
Standing - SOS	Good
Standing - FTB	Good
Standing - Agent	Good
Standing - VCFCF	Good
Inactive Date	07/22/2022
Formed In	CALIFORNIA
Entity Type	Limited Liability Company - CA
Principal Address	2647 GATEWAY ROAD SUITE 105-137 CARLSBAD, CA 92009
Mailing Address	2647 GATEWAY ROAD SUITE 105-137 CARLSBAD,CA92009
Agent	1505 Corporation LEGALZOOM.COM, INC.
CA Registered Corporate (1505) Agent Authorized Employee(s)	JOYCE YI 500 N BRAND BLVD, GLENDALE, CA SANDRA MENJIVAR 500 N BRAND BLVD, GLENDALE, CA Jesse Camarena 500 N BRAND BLVD, GLENDALE, CA Arielle Devay 500 N BRAND BLVD, GLENDALE, CA

View History

Request Access

Business UCC

Home

Search

Forms

Help

Corporations) as well as searching by ? begins with? specific search criteria.

Disclaimer: *Search results are limited to the 500 entities closest matching the entered search criteria. If your desired search result is not found within the 500 entities provided, please refine the search criteria using the Advanced search function for additional results/entities. The California Business Search is updated as documents are approved. The data provided is not a complete or certified record.*

Although every attempt has been made to ensure that the information contained in the database is accurate, the Secretary of State's office is not responsible for any loss, consequence, or damage resulting directly or indirectly from reliance on the accuracy, reliability, or timeliness of the information that is provided. All such information is provided "as is." To order certified copies or certificates of status, (1) locate an entity using the search; (2)select Request Certificate in the right-hand detail drawer; and (3) complete your request online.

INNOMAX HOME S

Advanced

Results: 1

Entity Information	Initial Filing Date	Status
INNOMAX HOME SOLUTIONS, LLC (201306810526)	02/06/2013	Termina

INNOMAX HOME SOLUTIONS, LLC (201306810526)

Request Certificate

Initial Filing Date	02/06/2013
Status	Terminated
Standing - SOS	Good
Standing - FTB	Good
Standing - Agent	Good
Standing - VCFCF	Good
Inactive Date	07/22/2022
Formed In	CALIFORNIA
Entity Type	Limited Liability Company - CA
Principal Address	2647 GATEWAY ROAD SUITE 105-137 CARLSBAD, CA 92009
Mailing Address	2647 GATEWAY ROAD SUITE 105-137 CARLSBAD,CA92009
Agent	1505 Corporation LEGALZOOM.COM, INC.
CA Registered Corporate (1505) Agent Authorized Employee(s)	JOYCE YI 500 N BRAND BLVD, GLENDALE, CA SANDRA MENJIVAR 500 N BRAND BLVD, GLENDALE, CA Jesse Camarena 500 N BRAND BLVD, GLENDALE, CA Arielle Devay 500 N BRAND BLVD, GLENDALE, CA

View History Request Access


313
2025/07/15


2025/07/15


2025/07/15


2025/07/15


2025/07/15


2025/07/15

Building Inspector's Dilapidated Structure Checklist

Case Open Date: 7-15-25 Case Number: 25-77080

Address: 313 N 14st

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: Padlocks on entry doors

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: 10

Location of Broken/Open Windows: Total Exterior

Exterior Doors Secured ☒Yes ☐ No

Hazardous Materials on Site ☒Yes ☐ No

Conditions present that require immediate action: Burnt Structure

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
Appear Unsafe and/or Dangerous	☐ Yes	☐ No

CITY OF MUSKOGEE Permits & Inspections

Building Inspector's Dilapidated Structure Checklist

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

HO pulled a permit #24-1156 and as of 7/10/2025 No work has been done

Inspector's Signature: _____

Inspector's Name: Brent Roberts Date of Inspection: 7/10/2025

CITY OF MUSKOGEE
Permits & Inspections

MUSKOGEE
Code Enforcement

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

07/15/2025

SANDRA MENJIVAR
JOYCE YI
JESSE CAMARENA
INNOMAX HOME SOLUTIONS 401K PLAN
ARIELLE DEVAY
500 N BRAND BLVD,
GLENDALE, CA 91203
HEATHER KIKEL
JON KIKEL
2647 GSTEWAY RD # 105-237
CARLSBAD, CA 92009

Case Number: 25-77080
Street Address: 313 N.14th
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 **07/10/2025** 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,

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

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

You are hereby directed to appear at a hearing to be held on July 31, 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 31, 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.

MUSKOGEE
Code Enforcement

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

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 50 FEET OF LOT 2 IN BLOCK 204 IN 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

07/15/2025

ARIELLE DEVAY
500 N BRAND BLVD,
GLENDALE, CA 91203

Case Number: 25-77080
Street Address: 313 N.14th
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 **07/10/2025** 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 July 31, 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 31, 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 NORTH 50 FEET OF LOT 2 IN BLOCK 204 IN 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

07/15/2025

HEATHER KIKEL
2647 GSTEWAY RD # 105-237
CARLSBAD, CA 92009

Case Number: 25-77080
Street Address: 313 N.14th
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 **07/10/2025** 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 July 31, 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 31, 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 NORTH 50 FEET OF LOT 2 IN BLOCK 204 IN 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

07/15/2025

INNOMAX HOME SOLUTIONS 401K PLAN
2647 GATEWAY RD. SUITE 105-137
CARLSBAD CA 92009-0000

Case Number: 25-77080
Street Address: 313 N.14th
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 **07/10/2025** 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 July 31, 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 31, 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 NORTH 50 FEET OF LOT 2 IN BLOCK 204 IN 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

07/15/2025

JESSE CAMARENA
500 N BRAND BLVD,
GLENDALE, CA 91203

Case Number: 25-77080
Street Address: 313 N.14th
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 **07/10/2025** 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 July 31, 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 31, 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 NORTH 50 FEET OF LOT 2 IN BLOCK 204 IN 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

07/15/2025

JON KIKEL
2647 GSTEWAY RD # 105-237
CARLSBAD, CA 92009

Case Number: 25-77080
Street Address: 313 N.14th
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 **07/10/2025** 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 July 31, 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 31, 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 NORTH 50 FEET OF LOT 2 IN BLOCK 204 IN 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

07/15/2025

JOYCE YI
500 N BRAND BLVD,
GLENDALE, CA 91203

Case Number: 25-77080
Street Address: 313 N.14th
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 **07/10/2025** 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 July 31, 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 31, 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 NORTH 50 FEET OF LOT 2 IN BLOCK 204 IN 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

07/15/2025

SANDRA MENJIVAR
500 N BRAND BLVD,
GLENDALE, CA 91203

Case Number: 25-77080
Street Address: 313 N.14th
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 **07/10/2025** 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 July 31, 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 31, 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 NORTH 50 FEET OF LOT 2 IN BLOCK 204 IN 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

07/15/2025

SANDRA MENJIVAR
JOYCE YI
JESSE CAMARENA
INNOMAX HOME SOLUTIONS 401K PLAN
ARIELLE DEVAY
500 N BRAND BLVD,
GLENDALE, CA 91203
HEATHER KIKEL
JON KIKEL
2647 GSTEWAY RD # 105-237
CARLSBAD, CA 92009

Case Number: 25-77080
Street Address: 313 N.14th
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 **07/10/2025** 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

2025/07/15

www.muskogeeonline.org

MUSKOGEE
Code Enforcement

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

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

You are hereby directed to appear at a hearing to be held on July 31, 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 31, 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 [illegible] Codale Ford, Code

MUSKOGEE
Code Enforcement

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

2025/07/15

Codale Ford
Code Enforcement Supervisor
of Muskogee

...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 31, 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

MUSKOGEE
Code Enforcement

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

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 50 FEET OF LOT 2 IN BLOCK 204 IN THE CITY OF MUSKOGEE, ACCORDING TO THE OFFICIAL PLAT THEREOF, MUSKOGEE COUNTY, STATE OF OKLAHOMA.

2025/07/15


2025/07/15

AFFIDAVIT OF PUBLICATION

County of Muskogee,

State of Oklahoma

Muskogee Phoenix **Case:**

214 Wall St

Muskogee, Ok 74401

PNRC DS
7.31.25 (003)

918-684-2810

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: 7/17/2025

Charlie Meggyes (Signature)

Signed and sworn to before me this 17 day of JL 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: $ 98.70

Published in The Muskogee Phoenix on July 17, 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 31, 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.

313 N 14th

THE NORTH 50 FEET OF LOT 2 IN BLOCK 204 IN THE CITY OF MUSKOGEE, ACCORDING TO THE OFFICIAL PLAT THEREOF, MUSKOGEE COUNTY, STATE OF OKLAHOMA.

910 Louisiana

Lots 16, 17 and 18 in Block 21 in ROBISON'S AMENDED ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, State of Oklahoma.

1206 Gulick

LOTS SEVEN (7) AND EIGHT (8), LESS THE SOUTH 130 FEET OF WEST 100 FEET ALL IN BLOCK ONE (I), WILLJAMS ADDITION TO THE CITY OF MUSKOGEE, MUSKOGEE COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF

1611 Avondale

RIDGECREST LOT 15 BLOCK 9 In the County of MUSKOGEE State of Oklahoma.

2821 Garland

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

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: 07/30/2025

AGENDA
PUBLIC NUISANCE REVIEW COMMITTEE
JULY 31, 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 24, 2025, or take other necessary action. (Sarah Winkle)

2. Hold a Public Hearing and determine if the property located at 313 N 14th 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)

3. Hold a Public Hearing and determine if the property located at 910 Louisiana 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)

4. Hold a Public Hearing and determine if the property located at 1206 Gulick 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 1611 Avondale 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 personal property located at 810 Talladega is dilapidated as to constitute a public nuisance, or take other necessary action (City Codes Sec. 38-62). (Sarah Winkle)

ADJOURN

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 31, 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 31, 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:	Marshall Rawlson, 313 N. 14 St Mark Hughes, 313 N. 14 St Cedric Brown, 2021 Garland

1. Consider approval of the Public Nuisance Review Committee Meeting Minutes of July 24, 2025, or take other necessary action. (Sarah Winkle)

   Motion was made by Committee Member Codale Ford, seconded by Committee Chair Sarah Winkle to approve the Public Nuisance Review Committee Meeting Minutes of July 24, 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 313 N 14th 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)

Marshall Rawlson addressed the committee regarding the property. He presented photographs showing the interior condition of the structure and explained the work he has undertaken to address the issues.. Mr. Rawlson stated that he intends to return ownership of the property back to the financing party, who will either renovate the structure or sell it. He requested an extension.

Motion was made by Committee Member Brent Roberts, seconded by Committee Member Codale Ford that the property located at 313 N. 14th is dilapidated constituting a public nuisance, 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 910 Louisiana 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)

Committee Member, Codale Ford, did speak to the owners of this property, and stated that they had requested an extension.

Motion was made by Committee Member Brent Roberts, seconded by Committee Member Codale Ford the the property located at 910 Louisiana is dilapidated constituting a public nuisance, 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 1206 Gulick 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)

Committee Member, Codale Ford, stated that he has spoke to the property owner who said that the siding had been repaired and the property had been cleaned up some. Property owner informed Codale that she also wants this property demolished, however the current structure is hiding dilapidated property behind it so if it were demolished, that would still be an issue.

Motion was made by Committee Member Brent Roberts, seconded by Committee Member Codale Ford the the property located at 1206 Gulick is dilapidated constituting a public nuisance, 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

5. Hold a Public Hearing and determine if the property located at 1611 Avondale 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)

Committee Member, Codale Ford, has spoken to this property owner and confirmed that they have purchased roofing permits on this property. He stated that they are in communications with him consistently and are working towards a resolution to fix this property.

Motion was made by Committee Chair Sarah Winkle, seconded by Committee Member Codale Ford to table this item for 6 months from todays meeting and re-evaluate this property on 1/29/2026.

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

Carried - Unanimously

6. Hold a Public Hearing and determine if the personal property located at 810 Talladega 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 810 Talladega is dilapidated and constitutes 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.

MORGAN WATERS, SECRETARY

SARAH WINKLE, COMMITTEE CHAIR

NOTICE OF DILAPIDATION AND LIEN

STATE OF OKLAHOMA)
)
COUNTY OF MUSKOGEE)

I-2025-008587 Book 4973 Pg 557
08/15/2025 3:10pm Pg 0557-0557
Fee: $18.00 Doc. $0.00
POLLY IRVING - Muskogee County Clerk
State of OK

KNOW ALL MEN BY THESE PRESENTS

That the City of Muskogee, in Muskogee County, State of Oklahoma, pursuant to a finding of the building official has determined that the following described dilapidated and has become detrimental to the health, safety, or welfare of the public and the community or that said property creates a fire hazard to other property, and that the condition of the following described property a detriment or a hazard and that the property would be benefited by the removal of such conditions and that the municipal governing body may cause the dilapidated buildings to be torn down and removed. Said property being listed on the current tax rolls in the office of the County Treasurer as being owned by:

INNOMAX HOME SOLUTIONS 401K PL and located at 313 N 14TH ST
MUSKOGEE OK 74401
Land ID#: 000065882

Said property being legally described as follows, to-wit:

MUSKOGEE OT
MUSKOGEE OT
N50 LOT 2 BLOCK 204

And that pursuant to the findings of the municipal officials of the City of Muskogee, Oklahoma claims a lien on said property for the destruction and removal costs and that such costs are the personal obligation of the property owner from and after the date of filing of said notice, according to the laws of the State of Oklahoma.

Tammy L. Tracy, City Clerk

CERTIFICATE OF CITY CLERK

I, Tammy L. Tracy, the undersigned, the duly qualified and performing as the City of Muskogee, Oklahoma, do hereby certify that the above owner has to file a written notice of appeal from the order of the Building Official twenty (20) days from the receipt of the Notice/Order letter. I am required to file this Notice of Dilapidation and Lien to be recorded in the office of the County Clerk of Muskogee County for the above property.

WITNESS my hand as City Clerk and the Seal of the City of Muskogee, Oklahoma, this August 15, 2025.

Tammy L. Tracy, City Clerk

Ford, Codale
Code Enforcement Officer

Case Number: 25-00077080

MUSKOGEE
Code Enforcement

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

8-8-25

SANDRA MENJIVAR
JESSE CAMARENA
INNOMAX HOME SOLUTIONS 401K PLAN
ARIELLE DEVAY
500 N BRAND BLVD,
GLENDALE, CA 91203
HEATHER KIKEL
JON KIKEL
2647 GSTEWAY RD # 105-237
CARLSBAD, CA 92009

Case Number: 25-77080
Street Address: 313 N.14th
Legal Description: SEE BELOW

DETERMINATION OF THE PUBLIC NUISANCE REVIEW COMMITTEE FOR A DILAPIDATED STRUCTURE

The property at the aforementioned address was reviewed by the Public Nuisance Review Committee on **July 31, 2025** and determined:

1) That 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) That the property creates a fire hazard which is dangerous to other property.
3) That the building is abandoned as set out above.

You are hereby notified that The City of Muskogee has granted you an automatic appeal to the Uniform Building Codes Appeals Board to be heard on the following month November 26, 2025 at 1:30 P.M. The hearing will held at 229 W. Okmulgee 3rd Floor, City Council Chamber, Muskogee, Oklahoma 74401 to determine whether the corrective action has made sufficient progress to no longer be deemed dilapidated or to uphold the findings of the Public Nuisance Review Committee as mentioned above. You must attend the hearing or take corrective action on your property by November 25, 2025.

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 serves basis. If you are interested in signing up for the program, please contact Codale Ford, Code Enforcement Supervisor for more information.

Codale Ford
Code Enforcement Supervisor

Legal Description: THE NORTH 50 FEET OF LOT 2 IN BLOCK 204 IN 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

8-8-25

ARIELLE DEVAY
500 N BRAND BLVD,
GLENDALE, CA 91203

Case Number: 25-77080
Street Address: 313 N.14th
Legal Description: SEE BELOW

DETERMINATION OF THE PUBLIC NUISANCE REVIEW COMMITTEE FOR A DILAPIDATED STRUCTURE

The property at the aforementioned address was reviewed by the Public Nuisance Review Committee on **July 31, 2025** and determined:

1) That 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) That the property creates a fire hazard which is dangerous to other property.
3) That the building is abandoned as set out above.

You are hereby notified that The City of Muskogee has granted you an automatic appeal to the Uniform Building Codes Appeals Board to be heard on the following month November 26, 2025 at 1:30 P.M. The hearing will held at 229 W. Okmulgee 3rd Floor, City Council Chamber, Muskogee, Oklahoma 74401 to determine whether the corrective action has made sufficient progress to no longer be deemed dilapidated or to uphold the findings of the Public Nuisance Review Committee as mentioned above. You must attend the hearing or take corrective action on your property by November 25, 2025.

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 serves basis. If you are interested in signing up for the program, please contact Codale Ford, Code Enforcement Supervisor for more information.

Codale Ford
Code Enforcement Supervisor

Legal Description: THE NORTH 50 FEET OF LOT 2 IN BLOCK 204 IN 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

8-8-25

HEATHER KIKEL
2647 GATEWAY RD # 105-237
CARLSBAD, CA 92009

Case Number: 25-77080
Street Address: 313 N.14th
Legal Description: SEE BELOW

DETERMINATION OF THE PUBLIC NUISANCE REVIEW COMMITTEE FOR A DILAPIDATED STRUCTURE

The property at the aforementioned address was reviewed by the Public Nuisance Review Committee on **July 31, 2025** and determined:

1) That 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) That the property creates a fire hazard which is dangerous to other property.
3) That the building is abandoned as set out above.

You are hereby notified that The City of Muskogee has granted you an automatic appeal to the Uniform Building Codes Appeals Board to be heard on the following month November 26, 2025 at 1:30 P.M. The hearing will held at 229 W. Okmulgee 3rd Floor, City Council Chamber, Muskogee, Oklahoma 74401 to determine whether the corrective action has made sufficient progress to no longer be deemed dilapidated or to uphold the findings of the Public Nuisance Review Committee as mentioned above. You must attend the hearing or take corrective action on your property by November 25, 2025.

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 serves basis. If you are interested in signing up for the program, please contact Codale Ford, Code Enforcement Supervisor for more information.

Codale Ford
Code Enforcement Supervisor

Legal Description: THE NORTH 50 FEET OF LOT 2 IN BLOCK 204 IN 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

8-8-25

INNOMAX HOME SOLUTIONS 401K PLAN
2647 GATEWAY RD. SUITE 105-137
CARLSBAD CA 92009-0000

Case Number: 25-77080
Street Address: 313 N.14th
Legal Description: SEE BELOW

DETERMINATION OF THE PUBLIC NUISANCE REVIEW COMMITTEE FOR A DILAPIDATED STRUCTURE

The property at the aforementioned address was reviewed by the Public Nuisance Review Committee on **July 31, 2025** and determined:

1) That 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) That the property creates a fire hazard which is dangerous to other property.
3) That the building is abandoned as set out above.

You are hereby notified that The City of Muskogee has granted you an automatic appeal to the Uniform Building Codes Appeals Board to be heard on the following month November 26, 2025 at 1:30 P.M. The hearing will held at 229 W. Okmulgee 3rd Floor, City Council Chamber, Muskogee, Oklahoma 74401 to determine whether the corrective action has made sufficient progress to no longer be deemed dilapidated or to uphold the findings of the Public Nuisance Review Committee as mentioned above. You must attend the hearing or take corrective action on your property by November 25, 2025.

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 serves basis. If you are interested in signing up for the program, please contact Codale Ford, Code Enforcement Supervisor for more information.

Codale Ford
Code Enforcement Supervisor

Legal Description: THE NORTH 50 FEET OF LOT 2 IN BLOCK 204 IN 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

8-8-25

JESSE CAMARENA
500 N BRAND BLVD,
GLENDALE, CA 91203

Case Number: 25-77080
Street Address: 313 N.14th
Legal Description: SEE BELOW

DETERMINATION OF THE PUBLIC NUISANCE REVIEW COMMITTEE FOR A DILAPIDATED STRUCTURE

The property at the aforementioned address was reviewed by the Public Nuisance Review Committee on **July 31, 2025** and determined:

1) That 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) That the property creates a fire hazard which is dangerous to other property.
3) That the building is abandoned as set out above.

You are hereby notified that The City of Muskogee has granted you an automatic appeal to the Uniform Building Codes Appeals Board to be heard on the following month November 26, 2025 at 1:30 P.M. The hearing will held at 229 W. Okmulgee 3rd Floor, City Council Chamber, Muskogee, Oklahoma 74401 to determine whether the corrective action has made sufficient progress to no longer be deemed dilapidated or to uphold the findings of the Public Nuisance Review Committee as mentioned above. You must attend the hearing or take corrective action on your property by November 25, 2025.

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 serves basis. If you are interested in signing up for the program, please contact Codale Ford, Code Enforcement Supervisor for more information.

Codale Ford
Code Enforcement Supervisor

Legal Description: THE NORTH 50 FEET OF LOT 2 IN BLOCK 204 IN 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

8-8-25

JON KIKEL
2647 GATEWAY RD # 105-237
CARLSBAD, CA 92009

Case Number: 25-77080
Street Address: 313 N.14th
Legal Description: SEE BELOW

DETERMINATION OF THE PUBLIC NUISANCE REVIEW COMMITTEE FOR A DILAPIDATED STRUCTURE

The property at the aforementioned address was reviewed by the Public Nuisance Review Committee on **July 31, 2025** and determined:

1) That 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) That the property creates a fire hazard which is dangerous to other property.
3) That the building is abandoned as set out above.

You are hereby notified that The City of Muskogee has granted you an automatic appeal to the Uniform Building Codes Appeals Board to be heard on the following month November 26, 2025 at 1:30 P.M. The hearing will held at 229 W. Okmulgee 3rd Floor, City Council Chamber, Muskogee, Oklahoma 74401 to determine whether the corrective action has made sufficient progress to no longer be deemed dilapidated or to uphold the findings of the Public Nuisance Review Committee as mentioned above. You must attend the hearing or take corrective action on your property by November 25, 2025.

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 serves basis. If you are interested in signing up for the program, please contact Codale Ford, Code Enforcement Supervisor for more information.

Codale Ford
Code Enforcement Supervisor

Legal Description: THE NORTH 50 FEET OF LOT 2 IN BLOCK 204 IN 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

8-8-25

SANDRA MENJIVAR
500 N BRAND BLVD,
GLENDALE, CA 91203

Case Number: 25-77080
Street Address: 313 N.14th
Legal Description: SEE BELOW

DETERMINATION OF THE PUBLIC NUISANCE REVIEW COMMITTEE FOR A DILAPIDATED STRUCTURE

The property at the aforementioned address was reviewed by the Public Nuisance Review Committee on **July 31, 2025** and determined:

1) That 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) That the property creates a fire hazard which is dangerous to other property.
3) That the building is abandoned as set out above.

You are hereby notified that The City of Muskogee has granted you an automatic appeal to the Uniform Building Codes Appeals Board to be heard on the following month November 26, 2025 at 1:30 P.M. The hearing will held at 229 W. Okmulgee 3rd Floor, City Council Chamber, Muskogee, Oklahoma 74401 to determine whether the corrective action has made sufficient progress to no longer be deemed dilapidated or to uphold the findings of the Public Nuisance Review Committee as mentioned above. You must attend the hearing or take corrective action on your property by November 25, 2025.

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 serves basis. If you are interested in signing up for the program, please contact Codale Ford, Code Enforcement Supervisor for more information.

Codale Ford
Code Enforcement Supervisor

Legal Description: THE NORTH 50 FEET OF LOT 2 IN BLOCK 204 IN 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

8-8-25

SANDRA MENJIVAR
JESSE CAMARENA
INNOMAX HOME SOLUTIONS 401K PLAN
ARIELLE DEVAY
500 N BRAND BLVD,
GLENDALE, CA 91203
HEATHER KIKEL
JON KIKEL
2647 GSTEWAY RD # 105-237
CARLSBAD, CA 92009

Case Number: 25-77080
Street Address: 313 N.14th
Legal Description: SEE BELOW

DETERMINATION OF THE PUBLIC NUISANCE REVIEW COMMITTEE FOR A DILAPIDATED STRUCTURE

The property at the aforementioned address was reviewed by the Public Nuisance Review Committee on **July 31, 2025** and determined:

1) That 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) That the property creates a fire hazard which is dangerous to other property.
3) That the building is abandoned as set out above.

You are hereby notified that The City of Muskogee has granted you an automatic appeal to the Uniform Building Codes Appeals Board to be heard on the following month November 26, 2025 at 1:30 P.M. The hearing will held at 229 W. Okmulgee 3rd Floor, City Council Chamber, Muskogee, Oklahoma 74401 to determine whether the corrective action has made sufficient progress to no longer be deemed dilapidated or to uphold the findings of the Public Nuisance Review Committee as mentioned above. You must attend the hearing or take corrective action on your property by November 25, 2025.

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 serves basis. If you are interested in signing up for the program, please contact Codale Ford, Code Enforcement Supervisor for more information.

Codale Ford
Code Enforcement Supervisor

Legal Description: THE NORTH 50 FEET OF LOT 2 IN BLOCK 204 IN THE CITY OF MUSKOGEE, ACCORDING TO THE OFFICIAL PLAT THEREOF, MUSKOGEE COUNTY, STATE OF OKLAHOMA.

www.muskogeeonline.org
planning@muskogeeonline.org

2025/08/07


2025/08/07


313
2025/08/07

AFFIDAVIT OF PUBLICATION

County of Muskogee,

State of Oklahoma

Muskogee Phoenix **Case:**

214 Wall St

Muskogee, Ok 74401

UBCAB
11.26.25

918-684-2810

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: 9/11/2025

Charlie Meggyes

Charlie Meggyes (Signature)

Signed and sworn to before me this 12 day of SEP 2025

Kevin W. Kizzia

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: $ 126.70

Published in The Muskogee Phoenix on September 11, 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 Uniform Building Code Appeals Board 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 Uniform Building Code Appeals Board on the: November 26, 2025 at 1:30 P.M. in the City Council Chambers on the third floor of the City Hall at 229 West Okmulgee, Muskogee OK, 74401. 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 (916) 684-6235.

313 N 14th

THE NORTH 50 FEET OF LOT 2 IN BLOCK 204 IN THE CITY OF MVSKOGEE, ACCORDING TO THE OFFICIAL PLAT THEREOF, MUSKOGEE COUNTY, STATE OF OKLAHOMA.

910 Louisiana

Lots 16, 17 and 18 in Block 21 in ROBISON'S AMENDED ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, State of Oklahoma.

1206 Gulick

LOTS SEVEN (7) AND EIGHT (8), LESS THE SOUTH 130 FEET OF WEST 100 FEET ALL IN BLOCK ONE (I), WILLJAMS ADDITION TO THE CITY OF MUSKOGEE, MUSKOGEE COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF

26 E Broadway

A portion of Lot 1 in Block 2 in the City of Muskogee, State of Oklahoma, according to the official plat thereof approved by theSecretary of the Interior on June 4, 1900, More particularly bounded and described as follows:-

Beginning at the Southwest Corner of said Lot 1; Thence Northerly along the Westerly line of said Lot 1 for a distance of 77.93 feet; Thence in an Easterly direction to a point in the Easterly line of said Lot 1 a distance of 78.1 feet Northerly from the Southeast corner of said Lot 1; Thence in a Southerly direction along the Easterly line of said Lot 1 to the Southeast corner of said Lot 1; Thence in a Westerly direction along the Southerly line of said Lot 1 to the Point of Beginning.

1028 Terrace

Lots 4, 5, 6, and 7 in HANER'S Subdivision of a part of Block 265 in the City of Muskogee, Muskogee County, Oklahoma

3300 Harris

Lots 7 and the South 10 feet of Lot 6 in Block 2 in the AMENDED PLAT OF SUROYA HEIGHTS NO. 4 ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, State of Oklahoma.

Uniform Building Code Appeals Board Agenda **3.**

Meeting Date: 11/26/2025

Initiator: Codale Ford, Interim Code Enforcement Supervisor

AGENDA ITEM TITLE:

Hold a public hearing and make a determination on the appeal of the findings of PNRC that the structure at 910 Louisiana is dilapidated and has become detrimental to the health, safety, or welfare of the general public as to constitute a public nuisance; and that the property creates a fire hazard which is dangerous to other property; and that the building is abandoned; and that the property should be demolished; or take other necessary action (11 O.S. 22-112 (C); 11 O.S. 22-112.4). (Sarah Winkle)

BACKGROUND:

PNRC was held on July 31, 2025, and the findings were that the building is dilapidated and has become detrimental to the health, safety, or welfare of the general public as to constituting a public nuisance; and that the property creates a fire hazard which is dangerous to other property; and that the building is abandoned; and that the property should be demolished.

An exterior inspection of the property and structure occurred on 7/15/2025 by the City Building Inspector. These are the findings from those inspections:

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

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

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 shall 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 STAFF ACTION:
Uphold the findings of the PNRC.

Fiscal Impact

Attachments

Complete ubcab case file

MUSKOGEE
Code Enforcement

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

Dilapidated Structures Checklist

Case Open Date: 7-15-25

Case Number: 25-77077

Address: 910 Louisiana

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)
- 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: 7-15-25

- ☑ 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: 7-17-25

- ☑ Affidavit of Publication

Reviewed By[1]:

Codale Ford, Chief Code Officer — 7-17-25 Date

Sarah Winkle, ~~Acting~~ Director of Planning & Comm. Dev. — 7-21-25 Date

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

7-31-25

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

CITY OF MUSKOGEE Code Enforcement

Date of the PNRC Hearing: 7-31-25

Date of PNRC Determination/UBCAB Notice Letter: 8-8-25

☑ 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~~): 11-26-25

Date of Publication in the Muskogee Phoenix: 9-11-25

☑ Affidavit of Publication

Date of UBCAB Hearing: 11-26-25

SW

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 — 11-7-25

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

☐ UBCAB Decision Appealed

☐ Copy of Appeal Stamped by City Clerk Attached

11-26-25

[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

#1/3 os WF

I-2017-014658 Book 4571 Pg: 433
12/15/2017 9:16 am Pg 0433-0433
Fee: $ 13.00 Doc: $ 0.00
Dianna Cope - Muskogee County Clerk
State of Oklahoma

(Individual form)

QUIT CLAIM DEED

Son to Mother

KNOW ALL MEN BY THESE PRESENTS:

That **Waylon E. Carson, a single person** party 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 **Shelia Easterling** party of the second part, in the following described real property and premises situate in Muskogee County, State of Oklahoma, to-wit:

Lots 16, 17 and 18 in Block 21 in ROBISON'S AMENDED ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, State of Oklahoma.

20855 Highway 80 Hulbert OK 74441

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

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

Signed and delivered this **15th** day of **December, 2017.**

Waylon E. Carson
Waylon E. Carson

INDIVIDUAL ACKNOWLEDGMENT

STATE OF OKLAHOMA
COUNTY OF MUSKOGEE

Before me, a Notary Public in and for said County and State, on this **15th** day of **December, 2017** personally appeared **Waylon E. Carson, a single person** 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.

HOLLY PITTS NOTARY PUBLIC # 17004440 EXP. 05-10-2021 IN AND FOR MUSKOGEE COUNTY STATE OF OKLAHOMA

Holly Pitts
Notary Public

Documentary Stamp Tax
Exemption No.
Title 63 o.s. § 3102
Date 12-15-17 Purchase Price 0
Claimant Signature Shelia Easterling

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

EASTERLING, SHEILA
20855 HWY 80
HULBERT OK 74441-0000

Taxroll Information

Tax Year :	2024
Property ID :	5765-36-021-016-2-110-14
Location :	910 LOUISIANA MUS
School District :	20A MUSKOGEE Mills : 108.96
Type of Tax :	Real Estate
Tax ID :	19174

Legal Description and Other Information:

ROBISON LOTS 16 THRU 18 BLOCK 21

Assessed Valuations	Amount
Land	713
Improvements	5
Net Assessed	718

Tax Values	Amount
Base Tax	78.00
Penalty	0.00
Fees	0.00

Tax Values	Amount
Payments	**0.00**
Total Paid	**0.00**
Total Due	**78.00**

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: 5765-36-021-016-2-110-14
As of: 12/4/2024

Muskogee County Report

ID: 510019174

Property Owner

Name: EASTERLING, SHEILA

Mailing Address: 20855 HWY 80
HULBERT, OK 74441

Type: (RI) Res. Improv.

Tax Dist: (32) 20A-MUSKOGEE

Size (Acres): 0.000

Extended Legal: ROBISON LOTS 16 THRU 18 BLOCK 21

Property Information

Physical Address: 910 LOUISIANA

Subdivision: ROBISON

Block / Lot: 0021 / 0016

S-T-R: N/A

Market and Assessed Values:

	Fair Cash	Taxable Fair Cash	Full Assessed (11.00% Market Value)
Land:	$17,063	$6,484	$713
Building:	608	45	5
Total:	$17,671	$6,529	$718

Land:

Land Use	Size	Units
LOT AREA	20250.00	SQFT

Deed Transfers:

Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantor	Code	Type
12/15/2017	4571	433	Q	0.00	$0	CARSON, WAYLON E		
12/30/2016	4522	577	Q	0.00	$0	EASTERLING, SHEILA		
12/29/2016	4522	574	A	0.00	$0	MILLER, MARGARET I ETAL		
4/4/2006	3541	169	Judgement	0.00	$0	MILLER, MARGARET I & JOHN E	Title(?)	
12/1/1994	2296	360	Q	0.00	$0	AYERS, MILDRED ETAL 1/4 EACH	Valid	
3/1/1992	2127	264	D	0.00	$0	HOOS, JOHN	Unval.	

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

Details for Residential Card 1:

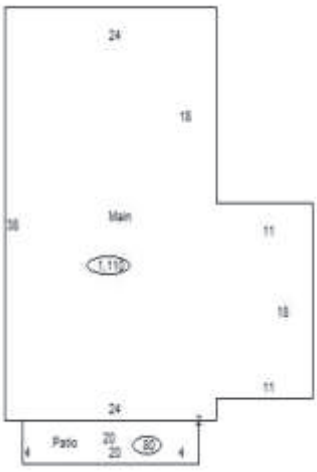
Occupancy	Story	Construction	Total Liv	Grade	Year Built	Age	Condition	Beds
Single Family	ONE	Frame, Siding, Metal	1,110	3	1940	85	Average	3

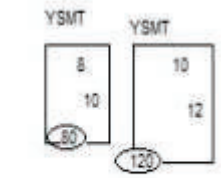
Exterior Wall: Frame, Siding,
Heat / Cool:
Roof Cover: Composition Shingle
Year Remodeled:

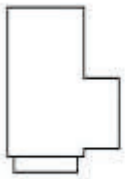
Outbuildings and Yard Improvements:

Item	Size/Dim	Quality	Age
Yard Shed - Metal	120	L	35
Patio - Covered	80		
Yard Shed - Metal	80	L	35
Shed - Small	80	A	30
Building No Value	48		

Sketches







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

Photos

















Map:



Search results in Muskogee County

Your search: "Book: 4571, Page: 433" | Monitor

1 result (0.04 seconds) Modify search

INDEXED DATA FROM November, 1997

SCANNED IMAGES FROM January, 1990

COUNTY	RECORDED	INSTRUMENT	TYPE	BOOK	PAGE(S)	GRANTOR	GRANTEE	LEGAL DESCRIPTION	IMAGES
Muskogee	12/15/2017	2017-014658	Deed	004571	0433	CARSON, WAYLON E	EASTERLING, SHELIA	ROBISONS AMENDED B21 L16 ROBISONS AMENDED B21 L17 *1 more...*	1 : View


STAY
OUT
2025/07/15


2025/07/15

Building Inspector's Dilpaidated Structure Checklist

Case Open Date: 7/15-25 Case Number: 25-77077

Address: 910 Louisiana

Code Officer: Ctrl

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: 14

Location of Broken/Open Windows: 6 West / 1 South / 1 North / 6 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 & 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

* Poorly Maved

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
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:

Inspector's Signature: _____

Inspector's Name: Brent Roberts Date of Inspection: 7/15/25

Date Received Back by the Code Officer: _____

CITY OF MUSKOGEE
Permits & Inspections

MUSKOGEE
Code Enforcement

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

07/15/2025

EASTERLING, SHEILA
20855 HWY 80
HULBERT OK 74441-0000

Case Number: 25-77077
Street Address: 910 LOUISIANA
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 **07/15/2025** 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 July 31, 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 31, 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.

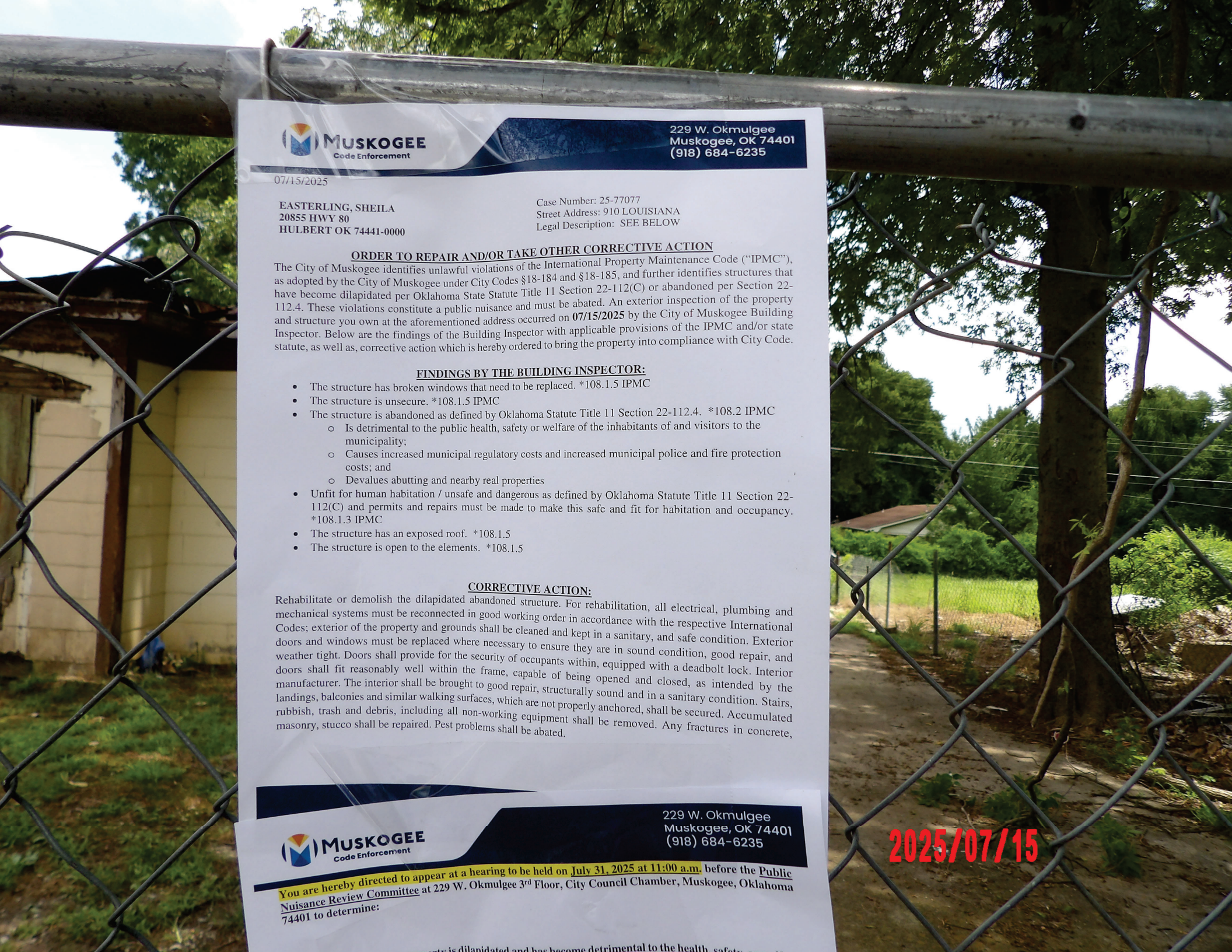
Codale Ford
Code Enforcement Supervisor
City of Muskogee

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: Lots 16, 17 and 18 in Block 21 in ROBISON'S AMENDED 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
07/15/2025
EASTERLING, SHEILA
20855 HWY 80
HULBERT OK 74441-0000
Case Number: 25-77077
Street Address: 910 LOUISIANA
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 07/15/2025 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 July 31, 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:
2025/07/15

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 July 31, 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 31, 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

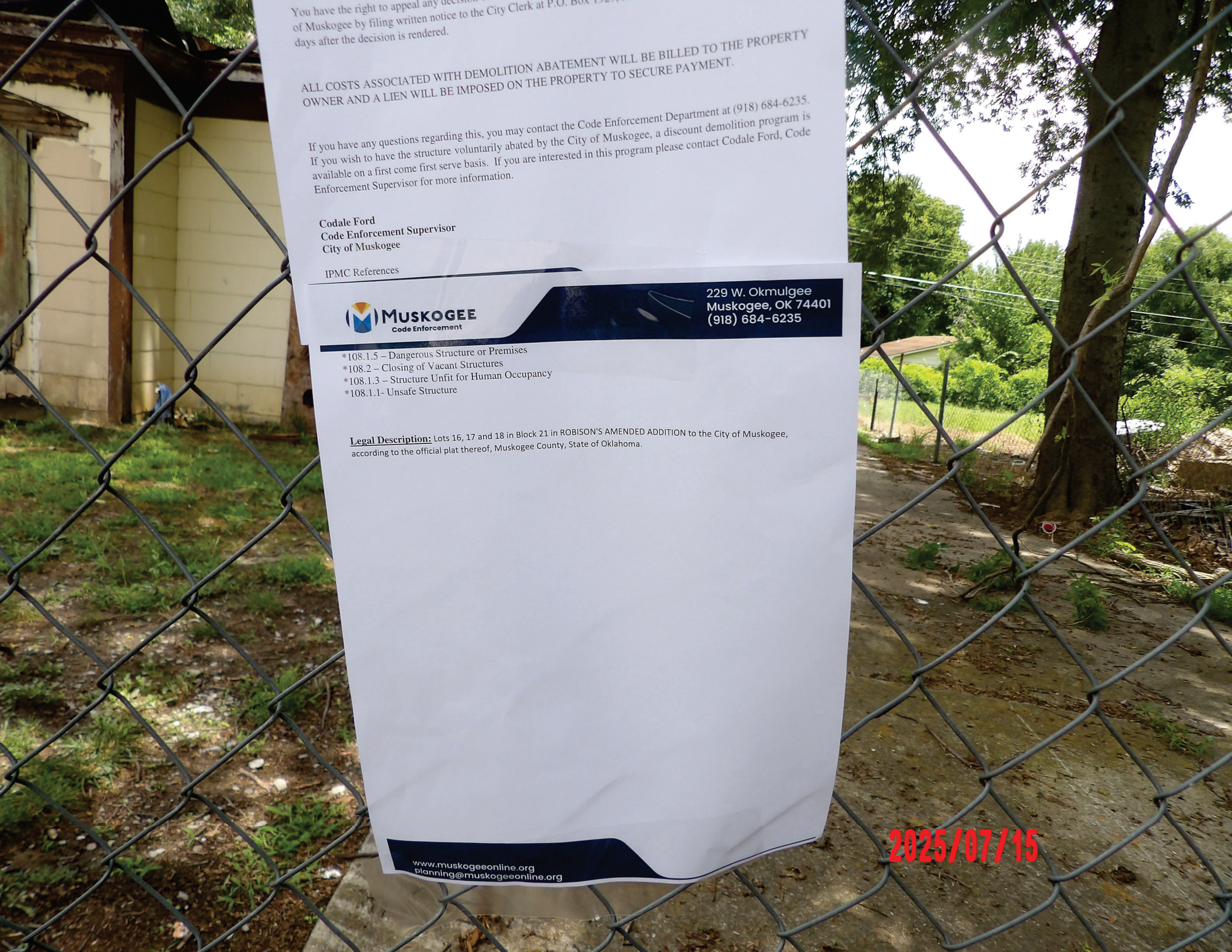
IPMC References

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

2025/07/15


You have the right to appeal any decision
of Muskogee by filing written notice to the City Clerk at P.O. Box
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: Lots 16, 17 and 18 in Block 21 in ROBISON'S AMENDED ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, State of Oklahoma.
www.muskogeeonline.org
planning@muskogeeonline.org
2025/07/15


STAY
OUT
MUSKOGEE
229 W. Okmulgee
Muskogee, OK 74401
(918) 684-6278
EASTERLING, SHEILA
20055 HWY 80
HULBERT OK 74441-8000
Case Number: 2575727
Street Address: 1115 S 40TH AVE
Legal Description: NW SE LOT 7
ORDER TO REPAIR AND/OR TAKE OTHER CORRECTIVE ACTION
FINDING BY THE BUILDING INSPECTOR:
CORRECTIVE ACTION:
MUSKOGEE
229 W. Okmulgee
Muskogee, OK 74401
(918) 684-6278
MUSKOGEE
229 W. Okmulgee
Muskogee, OK 74401
(918) 684-6278
2025/07/15

AFFIDAVIT OF PUBLICATION

County of Muskogee,

State of Oklahoma

Muskogee Phoenix **Case:**

214 Wall St

Muskogee, Ok 74401

PNRC DS
7.31.25 (003)

918-684-2810

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: 7/17/2025

Charlie Meggyes (Signature)

Signed and sworn to before me this 17 day of JL 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: $ 98.70

Published in The Muskogee Phoenix on July 17, 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 31, 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.

313 N 14th

THE NORTH 50 FEET OF LOT 2 IN BLOCK 204 IN THE CITY OF MUSKOGEE, ACCORDING TO THE OFFICIAL PLAT THEREOF, MUSKOGEE COUNTY, STATE OF OKLAHOMA.

910 Louisiana

Lots 16, 17 and 18 in Block 21 in ROBISON'S AMENDED ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, State of Oklahoma.

1206 Gulick

LOTS SEVEN (7) AND EIGHT (8), LESS THE SOUTH 130 FEET OF WEST 100 FEET ALL IN BLOCK ONE (I), WILLJAMS ADDITION TO THE CITY OF MUSKOGEE, MUSKOGEE COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF

1611 Avondale

RIDGECREST LOT 15 BLOCK 9 In the County of MUSKOGEE State of Oklahoma.

2821 Garland

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

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: 07/30/2025

AGENDA
PUBLIC NUISANCE REVIEW COMMITTEE
JULY 31, 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 24, 2025, or take other necessary action. (Sarah Winkle)

2. Hold a Public Hearing and determine if the property located at 313 N 14th 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)

3. Hold a Public Hearing and determine if the property located at 910 Louisiana 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)

4. Hold a Public Hearing and determine if the property located at 1206 Gulick 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 1611 Avondale 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 personal property located at 810 Talladega is dilapidated as to constitute a public nuisance, or take other necessary action (City Codes Sec. 38-62). (Sarah Winkle)

ADJOURN

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 31, 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 31, 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:	Marshall Rawlson, 313 N. 14 St Mark Hughes, 313 N. 14 St Cedric Brown, 2021 Garland

1. Consider approval of the Public Nuisance Review Committee Meeting Minutes of July 24, 2025, or take other necessary action. (Sarah Winkle)

   Motion was made by Committee Member Codale Ford, seconded by Committee Chair Sarah Winkle to approve the Public Nuisance Review Committee Meeting Minutes of July 24, 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 313 N 14th 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)

Marshall Rawlson addressed the committee regarding the property. He presented photographs showing the interior condition of the structure and explained the work he has undertaken to address the issues.. Mr. Rawlson stated that he intends to return ownership of the property back to the financing party, who will either renovate the structure or sell it. He requested an extension.

Motion was made by Committee Member Brent Roberts, seconded by Committee Member Codale Ford that the property located at 313 N. 14th is dilapidated constituting a public nuisance, 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 910 Louisiana 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)

Committee Member, Codale Ford, did speak to the owners of this property, and stated that they had requested an extension.

Motion was made by Committee Member Brent Roberts, seconded by Committee Member Codale Ford the the property located at 910 Louisiana is dilapidated constituting a public nuisance, 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 1206 Gulick 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)

Committee Member, Codale Ford, stated that he has spoke to the property owner who said that the siding had been repaired and the property had been cleaned up some. Property owner informed Codale that she also wants this property demolished, however the current structure is hiding dilapidated property behind it so if it were demolished, that would still be an issue.

Motion was made by Committee Member Brent Roberts, seconded by Committee Member Codale Ford the the property located at 1206 Gulick is dilapidated constituting a public nuisance, 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

5. Hold a Public Hearing and determine if the property located at 1611 Avondale 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)

Committee Member, Codale Ford, has spoken to this property owner and confirmed that they have purchased roofing permits on this property. He stated that they are in communications with him consistently and are working towards a resolution to fix this property.

Motion was made by Committee Chair Sarah Winkle, seconded by Committee Member Codale Ford to table this item for 6 months from todays meeting and re-evaluate this property on 1/29/2026.

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

Carried - Unanimously

6. Hold a Public Hearing and determine if the personal property located at 810 Talladega 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 810 Talladega is dilapidated and constitutes 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.

MORGAN WATERS, SECRETARY

SARAH WINKLE, COMMITTEE CHAIR

NOTICE OF DILAPIDATION AND LIEN

STATE OF OKLAHOMA)
)
COUNTY OF MUSKOGEE)

I-2025-008590 Book 4973 Pg 560
08/15/2025 3:10pm Pg 0560-0560
Fee: $18.00 Doc $0.00
POLLY IRVING - Muskogee County Clerk
State of OK

KNOW ALL MEN BY THESE PRESENTS

That the City of Muskogee, in Muskogee County, State of Oklahoma, pursuant to a finding of the building official has determined that the following described dilapidated and has become detrimental to the health, safety, or welfare of the public and the community or that said property creates a fire hazard to other property, and that the condition of the following described property a detriment or a hazard and that the property would be benefited by the removal of such conditions and that the municipal governing body may cause the dilapidated buildings to be torn down and removed. Said property being listed on the current tax rolls in the office of the County Treasurer as being owned by:

SHEILA EASTERLING and located at 910 LOUISIANA AVE
MUSKOGEE OK 74401
Land ID#: 000098560

Said property being legally described as follows, to-wit:

ROBISON
ROBISON
LOTS 16 THRU 18 BLOCK 21

And that pursuant to the findings of the municipal officials of the City of Muskogee, Oklahoma claims a lien on said property for the destruction and removal costs and that such costs are the personal obligation of the property owner from and after the date of filing of said notice, according to the laws of the State of Oklahoma.

Tammy L. Tracy, City Clerk

CERTIFICATE OF CITY CLERK

I, Tammy L. Tracy, the undersigned, the duly qualified and performing as the City of Muskogee, Oklahoma, do hereby certify that the above owner has to file a written notice of appeal from the order of the Building Official twenty (20) days from the receipt of the Notice/Order letter. I am required to file this Notice of Dilapidation and Lien to be recorded in the office of the County Clerk of Muskogee County for the above property.

WITNESS my hand as City Clerk and the Seal of the City of Muskogee, Oklahoma, this August 15, 2025.

Tammy L. Tracy, City Clerk

Ford, Codale
Code Enforcement Officer

Case Number: 25-00077077

MUSKOGEE
Code Enforcement

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

8-8-25

EASTERLING, SHEILA
20855 HWY 80
HULBERT OK 74441-0000

Case Number: 25-77077
Street Address: 910 LOUISIANA
Legal Description: SEE BELOW

DETERMINATION OF THE PUBLIC NUISANCE REVIEW COMMITTEE FOR A DILAPIDATED STRUCTURE

The property at the aforementioned address was reviewed by the Public Nuisance Review Committee on **July 31, 2025** and determined:

1) That 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) That the property creates a fire hazard which is dangerous to other property.
3) That the building is abandoned as set out above.

You are hereby notified that The City of Muskogee has granted you an automatic appeal to the Uniform Building Codes Appeals Board to be heard on the following month November 26, 2025 at 1:30 P.M. The hearing will held at 229 W. Okmulgee 3rd Floor, City Council Chamber, Muskogee, Oklahoma 74401 to determine whether the corrective action has made sufficient progress to no longer be deemed dilapidated or to uphold the findings of the Public Nuisance Review Committee as mentioned above. You must attend the hearing or take corrective action on your property by November 25, 2025.

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 serves basis. If you are interested in signing up for the program, please contact Codale Ford, Code Enforcement Supervisor for more information.

Codale Ford
Code Enforcement Supervisor

Legal Description: Lots 16, 17 and 18 in Block 21 in ROBISON'S AMENDED ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, State of Oklahoma.

AFFIDAVIT OF PUBLICATION

County of Muskogee,

State of Oklahoma

Muskogee Phoenix **Case:**

214 Wall St

Muskogee, Ok 74401

UBCAB
11.26.25

918-684-2810

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: 9/11/2025

Charlie Meggyes (Signature)

Signed and sworn to before me this 12 day of SEP 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: $ 126.70

Published in The Muskogee Phoenix on September 11, 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 Uniform Building Code Appeals Board 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 Uniform Building Code Appeals Board on the: November 26, 2025 at 1:30 P.M. in the City Council Chambers on the third floor of the City Hall at 229 West Okmulgee, Muskogee OK, 74401. 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 (916) 684-6235.

313 N 14th

THE NORTH 50 FEET OF LOT 2 IN BLOCK 204 IN THE CITY OF MVSKOGEE, ACCORDING TO THE OFFICIAL PLAT THEREOF, MUSKOGEE COUNTY, STATE OF OKLAHOMA.

910 Louisiana

Lots 16, 17 and 18 in Block 21 in ROBISON'S AMENDED ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, State of Oklahoma.

1206 Gulick

LOTS SEVEN (7) AND EIGHT (8), LESS THE SOUTH 130 FEET OF WEST 100 FEET ALL IN BLOCK ONE (I), WILLJAMS ADDITION TO THE CITY OF MUSKOGEE, MUSKOGEE COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF

26 E Broadway

A portion of Lot 1 in Block 2 in the City of Muskogee, State of Oklahoma, according to the official plat thereof approved by theSecretary of the Interior on June 4, 1900, More particularly bounded and described as follows:-

Beginning at the Southwest Corner of said Lot 1; Thence Northerly along the Westerly line of said Lot 1 for a distance of 77.93 feet; Thence in an Easterly direction to a point in the Easterly line of said Lot 1 a distance of 78.1 feet Northerly from the Southeast corner of said Lot 1; Thence in a Southerly direction along the Easterly line of said Lot 1 to the Southeast corner of said Lot 1; Thence in a Westerly direction along the Southerly line of said Lot 1 to the Point of Beginning.

1028 Terrace

Lots 4, 5, 6, and 7 in HANER'S Subdivision of a part of Block 265 in the City of Muskogee, Muskogee County, Oklahoma

3300 Harris

Lots 7 and the South 10 feet of Lot 6 in Block 2 in the AMENDED PLAT OF SUROYA HEIGHTS NO. 4 ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, State of Oklahoma.

Uniform Building Code Appeals Board Agenda **4.**

Meeting Date: 11/26/2025

Initiator: Codale Ford, Interim Code Enforcement Supervisor

AGENDA ITEM TITLE:

Hold a public hearing and make a determination on the appeal of the findings of PNRC that the structure at 26 W Broadway, AKA 26 E Broadway, is dilapidated and has become detrimental to the health, safety, or welfare of the general public as to constitute a public nuisance; and that the property creates a fire hazard which is dangerous to other property; and that the building is abandoned; and that the property should be demolished; or take other necessary action (11 O.S. 22-112 (C); 11 O.S. 22-112.4). (Sarah Winkle)

BACKGROUND:

PNRC was held on August 14, 2025, and the findings were that the building is dilapidated and has become detrimental to the health, safety, or welfare of the general public as to constituting a public nuisance; and that the property creates a fire hazard which is dangerous to other property; and that the building is abandoned; and that the property should be demolished.

An exterior inspection of the property and structure occurred on 7/23/2025 by the City Building Inspector. These are the findings from those inspections:

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

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

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 shall 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 STAFF ACTION:
Uphold the findings of the PNRC.

Fiscal Impact

Attachments

Complete ubcab case file

MUSKOGEE
Code Enforcement

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

Dilapidated Structures Checklist

Case Open Date: 7-23-25

Case Number: 25-77287

Address: 26 W. Broadway

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: 7-24-25

- ☑ 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: 7-26-25

- ☑ Affidavit of Publication

Reviewed By[1]:

Codale Ford, Chief Code Officer — Date: 7-25-25

Sarah Winkle, Director of Planning & Comm. Dev. — Date: 8-1-25

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

8-14-25

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

Date of the PNRC Hearing: 8-14-25

Date of PNRC Determination/UBCAB Notice Letter: 8-15-25

- ☑ 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~~): 11-26-25

Date of Publication in the Muskogee Phoenix: 9-11-25

- ☑ Affidavit of Publication

Date of UBCAB Hearing: 11-26-25

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]:

CFord — 11-7-25

Codale Ford, Chief Code Officer — Date

Sarah Winkle — 11-7-25

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

- ☐ UBCAB Decision Appealed
- ☐ Copy of Appeal Stamped by City Clerk Attached

11-26-25

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

Final Review By:

Codale Ford, Chief Code Officer

Signature

11-7-25
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

$13.00
MT
8812

I-2015-014021 Book 4469 Pg: 356
12/15/2015 3:37 pm Pg 0356-0356
Fee: $ 13.00 Doc: $ 0.00
Dianna Cope - Muskogee County Clerk
State of Oklahoma

STATE OF OKLAHOMA ★ COUNTY OF MUSKOGEE ★

[Space Above This Line for Recording Data]

Mailing Address: P.O. Box 3083, Muskogee, OK 74402
Property Address: 26 East Broadway, Muskogee, OK 74403

WARRANTY DEED
(Individual Form)

KNOW ALL MEN BY THESE PRESENTS:

That McKibban, LLC, an Oklahoma limited liability company, of Muskogee County, State of Oklahoma, party of the first part, in consideration of the sum of ONE 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 Spark Redevelopment, LLC, an Oklahoma limited liability company, party of the second part, the following described real property and premises situated in Muskogee, State of Oklahoma, to-wit:

A portion of Lot 1 in Block 2 in the City of Muskogee, State of Oklahoma, according to the official plat thereof approved by theSecretary of the Interior on June 4, 1900, More particularly bounded and described as follows:-

Beginning at the Southwest Corner of said Lot 1; Thence Northerly along the Westerly line of said Lot 1 for a distance of 77.93 feet; Thence in an Easterly direction to a point in the Easterly line of said Lot 1 a distance of 78.1 feet Northerly from the Southeast corner of said Lot 1; Thence in a Southerly direction along the Easterly line of said Lot 1 to the Southeast corner of said Lot 1; Thence in a Westerly direction along the Southerly line of said Lot 1 to the Point of Beginning.

(NO CONSIDERATION-CHANGING ENTITY NAME ONLY)

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 15th day of December, 2015.

MCKIBBAN, LLC, an Oklahoma limited liability company

Ronald L, Armstrong-Manager

Gregory S. Armstrong-Manager

STATE OF Oklahoma

County OF Muskogee

I, ~~Cathy Pitts~~ Liz Berry, a Notary Public for the County of Muskogee and State of Oklahoma, do hereby certify that Ronald L. Armstrong and Gregory S. Armstrong, both managers of McKibban, LLC, an Oklahoma limited liability company personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 15th of December, 2015.

Liz Berry

Notary Public

My Commission Expires:

(SEAL)

LIZ BERRY NOTARY #15008829 EXP. 09/18/2019 PUBLIC STATE OF OKLAHOMA

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

SPARK REDEVELOPMENT LLC
1181 MOCKING BIRD LN
MUSKOGEE OK 74401-0000

Taxroll Information

Tax Year :	2024
Property ID :	4610-26-002-001-1-001-14
Location :	26 E BROADWAY MUS
School District :	20A MUSKOGEE Mills : 108.96
Type of Tax :	Real Estate
Tax ID :	5

Legal Description and Other Information:

MUSKOGEE OT S78 LOT 1 BLOCK 2

Assessed Valuations	Amount
Land	2934
Improvements	0
Net Assessed	2934

Tax Values	Amount
Base Tax	320.00
Penalty	0.00
Fees	0.00

Tax Values	Amount
Payments	**320.00**
Total Paid	**334.40**
Total Due	**0.00**

Date	Receipt	Paid With	Payment For	Amount	Paid By
04/15/2025	49082	Check	Taxes	320.00	ARMSTRONG PROPERTIES LLC->Check# 2364
04/15/2025	49082	Check	Penalty	14.40	

Login (build: 32385:20250716.2)

© 2020 All Rights Reserved. Powered by TM Consulting, Inc.

Parcel: 4610-26-002-001-1-001-14

Muskogee County Report

ID: 510000005

As of: 7/23/2025

Property Owner

Name: SPARK REDEVELOPMENT LLC

Mailing Address: 1181 MOCKING BIRD LN
MUSKOGEE, OK 74401

Type: (CI) Comm. Impr.

Tax Dist: (32) 20A-MUSKOGEE

Size (Acres): 0.306

Extended Legal: MUSKOGEE OT S78 LOT 1 BLOCK 2

Property Information

Physical Address: 26 BROADWAY E

Subdivision: MUSKOGEE OT

Block / Lot: 0002 / 0001

S-T-R: --

Market and Assessed Values:

	Estimated Market Value	Full Assessed (11.00% Market Value)	Taxable Value
Land:	$26,676	$5,335	$2,934
Building:	0	0	0
Total:	$26,676	$5,335	$2,934

Taxes:

Estimated Taxes: $320

Homestead Credit: $0

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

Land:

Land Use	Size	Units
w78 x d171	13338.000	Sq.Ft

Deed Transfers:

Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
12/15/2015	4469	356	W	0.00	$0		Unval.	
10/9/2015	4460	858	W	113.25	$75,500		Valid	
9/20/2007	3760	37	W	112.50	$75,000			
12/18/2003	3192	197	W	75.00	$50,000		Valid	
1/1/1989	1983	240	W	127.50	$85,000		Valid	

Details for Commercial Card 1:

Business Name(s):

Number of Units:

Site Work: N/A

Total Floor Area:

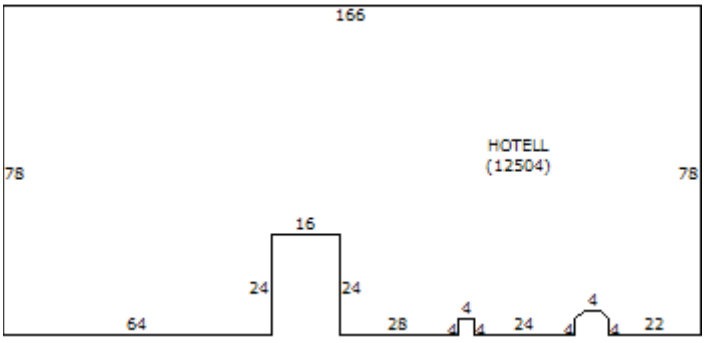
Floor Cover:

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

Foundation:		**Ceilings:**	
Floor Struct:		**Interior Finish:**	
Struct. Frame:		**Insulation:**	N/A
Exterior Walls:	N/A	**Appliances:**	
Ext. Wall Load:		**Plumbing:**	
Roof Struct.:		**Electric:**	
Roof Cover:		**Misc:**	



DataScout, LLC



Building: 1

Age/YC	Condition	Effective Age	Stories	Grade
1935	Low	126	4	C3

Avg. Floor Area:	40656	**Common Wall:**	
Avg. Perimeter:	576	**Total Floor Area:**	162624
No. Floors:	4	**Total Height:**	10
Avg. Floor Hgt:	10	**Unit Multiplier:**	

	Occupancy	Heating/Cooling	Sprinkler
Primary	Hotel - limited services (100%)	No HVAC (100%)	N/A
Secondary	N/A	N/A	N/A

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

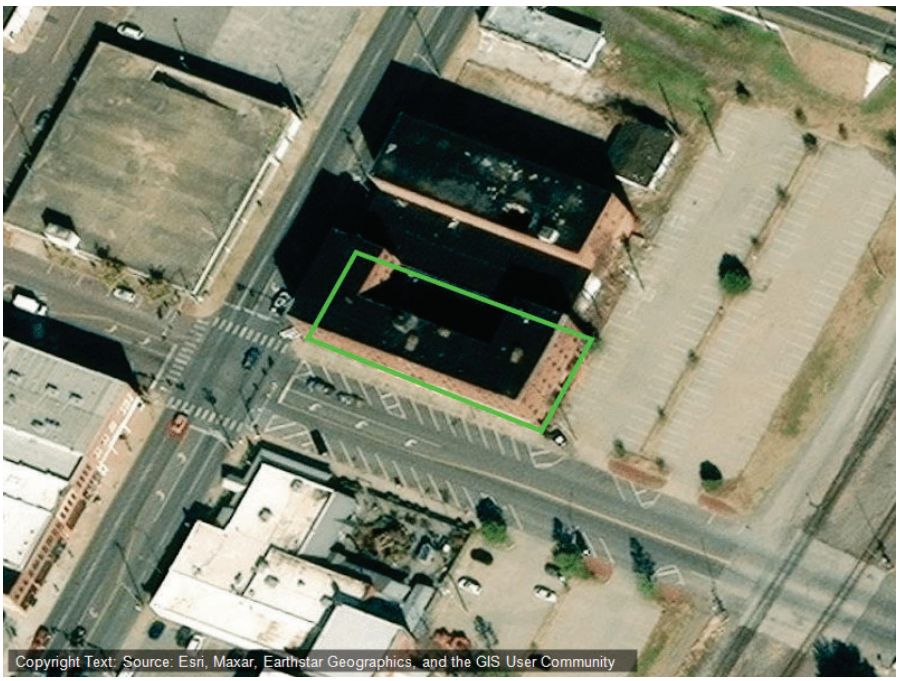
Outbuildings and Yard Improvements:

Item	Type	Size/Dim	Unit Multi.	Quality	Age
CNCM		402			
PRCH		16			
PRCH		44			
PRCH		468			
EPSW		384			

Misc. Buildings:

Item	Type	Size/Dim	Misc. Desc.
N/A			

Map:



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

RANK	COUNTY	RECORDED	INSTRUMENT	TYPE	BOOK	PAGE(S)	GRANTOR	GRANTEE	LEGAL DESCRIPTION	IMAGES
1	Muskogee	03/29/2019	2019-003152	Modification Of Mortgage	004632	0189 - 0191	SPARK REDEVELOPMENT LLC	AMERICAN BANK OF OKLAHOMA	MUSKOGEE OT B2 L1 Partial	3 : View
1	Muskogee	01/26/2016	2016-000787	Mortgage	004474	0521 - 0528	SPARK REDEVELOPMENT LLC	AMERICAN BANK OF OKLAHOMA	MUSKOGEE OT B2 L1 Partial	8 : View
2	Muskogee	12/15/2015	2015-014021	DEED	004469	0356	MCKIBBAN LLC	SPARK REDEVELOPMENT LLC	MUSKOGEE OT B2 L1 Partial	1 : 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.

SPARK REDEVELOPMENT, LLC

Details

Filing Number:	3512525949
Name Type:	Legal Name
Status:	Cancelled
Corp type:	Domestic Limited Liability Company
Jurisdiction:	Oklahoma
Formation Date:	20 Oct 2015

Registered Agent Information

Name:	GREG S ARMSTRONG
Effective:	20 Oct 2015
Address:	700 S BACONE ST
City, State , ZipCode:	MUSKOGEE OK 74403

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

Copyright © 2021 Oklahoma Secretary of State

I-2019-003152 Book 4632 Pg: 189
03/29/201911:04 am Pg 0189-0191
Fee: $ 17.00 Doc: $ 0.00
Dianna Cope - Muskogee County Clerk
State of Oklahoma

TREASURER'S ENDORSEMENT
I hereby certify that I received $ 67.00 and issued receipt No. 143.2 in payment of mortgage tax on the within Mortgage, Dated this 29 day of March 2019
Muskogee County Treasurer
By Brenda S. Tullewood Deputy

Space Above This Line For Recording Data

When recorded return to Loan Department, American Bank of Oklahoma, P.O. Box 7009, Muskogee, OK 74402

MODIFICATION OF MORTGAGE

DATE AND PARTIES. The date of this Real Estate Modification (Modification) is March 8, 2019. The parties and their addresses are:

MORTGAGOR:
SPARK REDEVELOPMENT, LLC
An Oklahoma Limited Liability Company
P.O. Box 330217
Tulsa, OK 74133

LENDER:
AMERICAN BANK OF OKLAHOMA
Organized and existing under the laws of Oklahoma
3300 West Broadway
P.O. Box 7009
Muskogee, OK 74402

1. BACKGROUND. Mortgagor and Lender entered into a security instrument dated 01/22/2016 and recorded on 01/26/2016 (Security Instrument). The Security Instrument was recorded in the records of Muskogee County, Oklahoma at Book #4474, Page(s) : 0521-0528 and covered the following described Property:

A portion of Lot 1 in Block 2 in the City of Muskogee, State of Oklahoma, according to the official plat thereof approved by the Secretary of the Interior on June 4, 1990, more particularly bounded and described as follows: Beginning at the Southwest Corner of said Lot 1; thence Northerly along the Westerly line of said Lot 1 for a distance of 77.93 feet; thence in a Easterly direction to a point in the Easterly line of said Lot 1 a distance of 78.1 feet Northerly from the Southeast Corner of said Lot 1; thence in a Southerly direction along the Easterly line of said Lot 1 to the Southeast Corner of said Lot 1; thence in a westerly direction along the Southerly line of said Lot 1 to the Point of Beginning.

The property is located in Muskogee County at 26 E. Broadway St., Muskogee, Oklahoma 74403.

2. MODIFICATION. For value received, Mortgagor and Lender agree to modify the Security Instrument as provided for in this Modification.

The Security Instrument is modified as follows:

A. Secured Debt. The secured debt provision of the Security Instrument is modified to read:

(1) Secured Debts. The term "Secured Debts" includes and this Security Instrument will secure each of the following:

(a) Specific Debts. The following debts and all extensions, renewals, refinancings, modifications and replacements. A promissory note or other agreement, No. 54898700, dated January 22, 2016, from Mortgagor to Lender, with a modified loan amount of $67,130.14 and maturing on March 8, 2031.

(b) Sums Advanced. All sums advanced and expenses incurred by Lender under the terms of this Security Instrument.

3. WARRANTY OF TITLE. Mortgagor covenants that Mortgagor continues to be lawfully seized of the estate conveyed by the Security Instrument and has the right to grant, bargain, convey, sell, and mortgage, with the power of sale, the Property and warrants that the Property is unencumbered, except for encumbrances of record.

4. CONTINUATION OF TERMS. Except as specifically amended in this Modification, all of the terms of the Security Instrument shall remain in full force and effect.

5. ADDITIONAL TERMS. The purpose of this modification is to extend maturity date. Mortgage is security for a Promissory $77,979.72.

SIGNATURES. By signing, Mortgagor agrees to the terms and covenants contained in this Modification. Mortgagor also acknowledges receipt of a copy of this Modification.

MORTGAGOR:

Spark Redevelopment, LLC

By_____
Ronald L. Armstrong, Managing Member

By_____
Gregory S. Armstrong, Member

By_____
Jonathan W Burns, Member

I-2019-003152 Book 4632 Pg: 190
03/29/201911:04 am Pg 0189-0191
Fee: $ 17.00 Doc: $ 0.00
Dianna Cope - Muskogee County Clerk
State of Oklahoma

I-2019-003152 Book 4632 Pg: 191
03/29/201911:04 am Pg 0189-0191
Fee: $ 17.00 Doc: $ 0.00
Dianna Cope - Muskogee County Clerk
State of Oklahoma

LENDER:

American Bank of Oklahoma

By _____
Gabe Mosteller, VP/Lender

ACKNOWLEDGMENT.

State OF Oklahoma County OF Muskogee ss.

This instrument was acknowledged before me this 8th day of March 2019 by Ronald L. Armstrong, Gregory S. Armstrong and Jonathan W Burns as Managing Member, Member and Member of Spark Redevelopment, LLC.

My commission expires:

Commission number:

_____
(Notary Public)

JUDY L. TURNER NOTARY #01013786 My Comm. Expires October 21, 2021 PUBLIC STATE OF OKLAHOMA

(Lender Acknowledgment)

State OF Oklahoma County OF Muskogee ss.

This instrument was acknowledged before me this 8th day of March 2019 by Gabe Mosteller as VP/Lender of American Bank of Oklahoma.

My commission expires:

Commission number:

_____
(Notary Public)

JUDY L. TURNER NOTARY #01013786 My Comm. Expires October 21, 2021 PUBLIC STATE OF OKLAHOMA

Wolters Kluwer Financial Services ©1996, 2019 Bankers Systems™

LM
572

TREASURER'S ENDORSEMENT
I hereby certify that I received $ 76.00
and issued receipt No. 1168 therefore
in payment of mortgage Tax on the within
Mortgage, Dated this 26 day of
January, 2016
Muskogee County Treasurer
By Joyce Nelson, Deputy

I-2016-000787 Book 4474 Pg: 521
01/26/2016 11:22 am Pg 0521-0528
Fee: $ 27.00 Doc: $ 0.00
Dianna Cope - Muskogee County Clerk
State of Oklahoma

COUNTY OF MUSKOGEE STATE OF OKLAHOMA

Space Above This Line For Recording Data

When recorded return to Loan Department, American Bank of Oklahoma, P.O. Box 7009, Muskogee, OK 74402

MORTGAGE

DATE AND PARTIES. The date of this Mortgage (Security Instrument) is January 22, 2016. The parties and their addresses are:

MORTGAGOR:
SPARK REDEVELOPMENT, LLC
An Oklahoma Limited Liability Company
P.O. Box 330217
Tulsa, OK 74133

LENDER:
AMERICAN BANK OF OKLAHOMA
Organized and existing under the laws of Oklahoma
3300 West Broadway
P.O. Box 7009
Muskogee, OK 74402

1. DEFINITIONS. For the purposes of this document, the following term has the following meaning.

A. Loan. "Loan" refers to this transaction generally, including obligations and duties arising from the terms of all documents prepared or submitted for this transaction.

2. CONVEYANCE. For good and valuable consideration, the receipt and sufficiency of which is acknowledged, and to secure the Secured Debts and Mortgagor's performance under this Security Instrument, Mortgagor does hereby grant, bargain, convey, sell and mortgage to Lender, with the power of sale, the following described property:

A portion of Lot 1 in Block 2 in the City of Muskogee, State of Oklahoma, according to the official plat thereof approved by the Secretary of the Interior on June 4, 1990, more particularly bounded and described as follows: Beginning at the Southwest Corner of said Lot 1; thence Northerly along the Westerly line of said Lot 1 for a distance of 77.93 feet; thence in a Easterly direction to a point in the Easterly line of said Lot 1 a distance of 78.1 feet Northerly from the Southeast Corner of said Lot 1; thence in a Southerly direction along the Easterly line of said Lot 1 to the Southeast Corner of said Lot 1; thence in a westerly direction along the Southerly line of said Lot 1 to the Point of Beginning.

The property is located in Muskogee County at 26 E. Broadway St., Muskogee, Oklahoma 74403.

Together with all rights, easements, appurtenances, royalties, mineral rights, oil and gas rights, crops, timber, all diversion payments or third party payments made to crop producers, all existing and future improvements, structures, fixtures, and replacements that may now, or at any time in the future, be part of the real estate described (all referred to as Property). The term Property also includes, but is not limited to, any and all water wells, water, ditches, reservoirs, reservoir sites and dams located on the real estate and all riparian and water rights associated with the Property, however established. This Security Instrument will remain in effect until the Secured Debts and all underlying agreements have been terminated in writing by Lender.

3. SECURED DEBTS. The term "Secured Debts" includes and this Security Instrument will secure each of the following:

A. Specific Debts. The following debts and all extensions, renewals, refinancings, modifications and replacements. A promissory note or other agreement, No. 54898700, dated January 22, 2016, from Mortgagor to Lender, with a loan amount of $77,979.72 and maturing on January 22, 2019.

B. Sums Advanced. All sums advanced and expenses incurred by Lender under the terms of this Security Instrument.

4. LIMITATIONS ON CROSS-COLLATERALIZATION. The Loan is not secured by a previously executed security instrument if Lender fails to fulfill any necessary requirements or fails to conform to any limitations of the Truth in Lending Act, (Regulation Z), that are required for loans secured by the Property.

5. PAYMENTS. Mortgagor agrees that all payments under the Secured Debts will be paid when due and in accordance with the terms of the Secured Debts and this Security Instrument.

6. WARRANTY OF TITLE. Mortgagor covenants that Mortgagor is lawfully seized of the estate conveyed by this Mortgage and has the right to grant, bargain, convey, sell, and mortgage, with the power of sale, the Property and warrants that the Property is unencumbered, except for encumbrances of record.

7. PRIOR SECURITY INTERESTS. With regard to any other mortgage, deed of trust, security agreement or other lien document that created a prior security interest or encumbrance on the Property, Mortgagor agrees:

A. To make all payments when due and to perform or comply with all covenants.

B. To promptly deliver to Lender any notices that Mortgagor receives from the holder.

C. Not to allow any modification or extension of, nor to request any future advances under any note or agreement secured by the lien document without Lender's prior written consent.

8. CLAIMS AGAINST TITLE. Mortgagor will pay all taxes, assessments, liens, encumbrances, lease payments, ground rents, utilities, and other charges relating to the Property when due. Lender may require Mortgagor to provide to Lender copies of all notices that such amounts are due and the receipts evidencing Mortgagor's payment. Mortgagor will defend title to the Property against any claims that would impair the lien of this Security Instrument. Mortgagor agrees to assign to Lender, as requested by Lender, any rights, claims or defenses Mortgagor may have against parties who supply labor or materials to maintain or improve the Property.

9. DUE ON SALE OR ENCUMBRANCE. Lender may, at its option, declare the entire balance of the Secured Debt to be immediately due and payable upon the creation of, or contract for the creation of, any lien, encumbrance, transfer or sale of all or any part of the Property. This right is subject to the restrictions imposed by federal law, as applicable.

10. TRANSFER OF AN INTEREST IN THE MORTGAGOR. If Mortgagor is an entity other than a natural person (such as a corporation, partnership, limited liability company or other organization), Lender may demand immediate payment if:

A. A beneficial interest in Mortgagor is sold or transferred.

B. There is a change in either the identity or number of members of a partnership or similar entity.

C. There is a change in ownership of more than 25 percent of the voting stock of a corporation, partnership, limited liability company or similar entity.

However, Lender may not demand payment in the above situations if it is prohibited by law as of the date of this Security Instrument.

11. WARRANTIES AND REPRESENTATIONS. Mortgagor makes to Lender the following warranties and representations which will continue as long as this Security Instrument is in effect:

A. Power. Mortgagor is duly organized, and validly existing and in good standing in all jurisdictions in which Mortgagor operates. Mortgagor has the power and authority to enter into this transaction and to carry on Mortgagor's business or activity as it is now being conducted and, as applicable, is qualified to do so in each jurisdiction in which Mortgagor operates.

B. Authority. The execution, delivery and performance of this Security Instrument and the obligation evidenced by this Security Instrument are within Mortgagor's powers, have been duly authorized, have received all necessary governmental approval, will not violate any provision of law, or order of court or governmental agency, and will not violate any agreement to which Mortgagor is a party or to which Mortgagor is or any of Mortgagor's property is subject.

C. Name and Place of Business. Other than previously disclosed in writing to Lender, Mortgagor has not changed Mortgagor's name or principal place of business within the last 10 years and has not used any other trade or fictitious name. Without Lender's prior written consent, Mortgagor does not and will not use any other name and will preserve Mortgagor's existing name, trade names and franchises.

12. PROPERTY CONDITION, ALTERATIONS, INSPECTION, VALUATION AND APPRAISAL. Mortgagor will keep the Property in good condition and make all repairs that are reasonably necessary. Mortgagor will not commit or allow any waste, impairment, or deterioration of the Property. Mortgagor will keep the Property free of noxious weeds and grasses. Mortgagor agrees that the nature of the occupancy and use will not substantially change without Lender's prior written consent. Mortgagor will not permit any change in any license, restrictive covenant or easement without Lender's prior written consent. Mortgagor will notify Lender of all demands, proceedings, claims, and actions against Mortgagor, and of any loss or damage to the Property.

No portion of the Property will be removed, demolished or materially altered without Lender's prior written consent except that Mortgagor has the right to remove items of personal property comprising a part of the Property that become worn or obsolete, provided that such personal property is replaced with other personal

property at least equal in value to the replaced personal property, free from any title retention device, security agreement or other encumbrance. Such replacement of personal property will be deemed subject to the security interest created by this Security Instrument. Mortgagor will not partition or subdivide the Property without Lender's prior written consent.

Lender or Lender's agents may, at Lender's option, enter the Property at any reasonable time and frequency for the purpose of inspecting, valuating, or appraising the Property. Lender will give Mortgagor notice at the time of or before an on-site inspection, valuation, or appraisal for on-going due diligence or otherwise specifying a reasonable purpose. Any inspection, valuation or appraisal of the Property will be entirely for Lender's benefit and Mortgagor will in no way rely on Lender's inspection, valuation or appraisal for its own purpose, except as otherwise provided by law.

13. AUTHORITY TO PERFORM. If Mortgagor fails to perform any duty or any of the covenants contained in this Security Instrument, Lender may, without notice, perform or cause them to be performed. Mortgagor appoints Lender as attorney in fact to sign Mortgagor's name or pay any amount necessary for performance. Lender's right to perform for Mortgagor will not create an obligation to perform, and Lender's failure to perform will not preclude Lender from exercising any of Lender's other rights under the law or this Security Instrument. If any construction on the Property is discontinued or not carried on in a reasonable manner, Lender may take all steps necessary to protect Lender's security interest in the Property, including completion of the construction.

14. ASSIGNMENT OF LEASES AND RENTS. Mortgagor assigns, grants, bargains, conveys and mortgages to Lender as additional security all the right, title and interest in the following (Property).

A. Existing or future leases, subleases, licenses, guaranties and any other written or verbal agreements for the use and occupancy of the Property, including but not limited to any extensions, renewals, modifications or replacements (Leases).

B. Rents, issues and profits, including but not limited to security deposits, minimum rents, percentage rents, additional rents, common area maintenance charges, parking charges, real estate taxes, other applicable taxes, insurance premium contributions, liquidated damages following default, cancellation premiums, "loss of rents" insurance, guest receipts, revenues, royalties, proceeds, bonuses, accounts, contract rights, general intangibles, and all rights and claims which Mortgagor may have that in any way pertain to or are on account of the use or occupancy of the whole or any part of the Property (Rents).

In the event any item listed as Leases or Rents is determined to be personal property, this Assignment will also be regarded as a security agreement. Mortgagor will promptly provide Lender with copies of the Leases and will certify these Leases are true and correct copies. The existing Leases will be provided on execution of the Assignment, and all future Leases and any other information with respect to these Leases will be provided immediately after they are executed. Mortgagor may collect, receive, enjoy and use the Rents so long as Mortgagor is not in default. Mortgagor will not collect in advance any Rents due in future lease periods, unless Mortgagor first obtains Lender's written consent. Upon default, Mortgagor will receive any Rents in trust for Lender and Mortgagor will not commingle the Rents with any other funds. When Lender so directs, Mortgagor will endorse and deliver any payments of Rents from the Property to Lender. Mortgagor agrees that this Security Instrument is immediately effective between Mortgagor and Lender and effective as to third parties on the Mortgagor's default when Lender takes the affirmative action required by the law where the Property is located. Amounts collected will be applied at Lender's discretion to the Secured Debts, the cost of managing, protecting and preserving the Property, and other necessary expenses. This Security Instrument does not apply when it secures an extension of credit related to a consumer loan or made primarily for an agricultural purpose where Mortgagor is either a natural person or a farm or ranching business corporation. As long as this Assignment is in effect, Mortgagor warrants and represents that no default exists under the Leases, and the parties subject to the Leases have not violated any applicable law on leases, licenses and landlords and tenants. Mortgagor, at its sole cost and expense, will keep, observe and perform, and require all other parties to the Leases to comply with the Leases and any applicable law. If Mortgagor or any party to the Lease defaults or fails to observe any applicable law, Mortgagor will promptly notify Lender. If Mortgagor neglects or refuses to enforce compliance with the terms of the Leases, then Lender may, at Lender's option, enforce compliance. Mortgagor will not sublet, modify, extend, cancel, or otherwise alter the Leases, or accept the surrender of the Property covered by the Leases (unless the Leases so require) without Lender's consent. Mortgagor will not assign, compromise, subordinate or encumber the Leases and Rents without Lender's prior written consent. Lender does not assume or become liable for the Property's maintenance, depreciation, or other losses or damages when Lender acts to manage, protect or preserve the Property, except for losses and damages due to Lender's gross negligence or intentional torts. Otherwise, Mortgagor will indemnify Lender and hold Lender harmless for all liability, loss or damage that Lender may incur when Lender opts to exercise any of its remedies against any party obligated under the Leases. This section does not secure any extension of credit made primarily for personal, family or household purposes.

15. DEFAULT. Mortgagor will be in default if any of the following events (known separately and collectively as an Event of Default) occur:

A. Payments. Mortgagor fails to make a payment in full when due.

B. Insolvency or Bankruptcy. The death, dissolution or insolvency of, appointment of a receiver by or on behalf of, application of any debtor relief law, the assignment for the benefit of creditors by or on behalf of, the voluntary or involuntary termination of existence by, or the commencement of any proceeding under any present or future federal or state insolvency, bankruptcy, reorganization, composition or debtor relief law by

or against Mortgagor, Borrower, or any co-signer, endorser, surety or guarantor of this Security Instrument or any other obligations Borrower has with Lender.

C. Business Termination. Mortgagor merges, dissolves, reorganizes, ends its business or existence, or a partner or majority owner dies or is declared legally incompetent.

D. Failure to Perform. Mortgagor fails to perform any condition or to keep any promise or covenant of this Security Instrument.

E. Other Documents. A default occurs under the terms of any other document relating to the Secured Debts.

F. Other Agreements. Mortgagor is in default on any other debt or agreement Mortgagor has with Lender.

G. Misrepresentation. Mortgagor makes any verbal or written statement or provides any financial information that is untrue, inaccurate, or conceals a material fact at the time it is made or provided.

H. Judgment. Mortgagor fails to satisfy or appeal any judgment against Mortgagor.

I. Forfeiture. The Property is used in a manner or for a purpose that threatens confiscation by a legal authority.

J. Name Change. Mortgagor changes Mortgagor's name or assumes an additional name without notifying Lender before making such a change.

K. Property Transfer. Mortgagor transfers all or a substantial part of Mortgagor's money or property. This condition of default, as it relates to the transfer of the Property, is subject to the restrictions contained in the DUE ON SALE section.

L. Property Value. Lender determines in good faith that the value of the Property has declined or is impaired.

M. Material Change. Without first notifying Lender, there is a material change in Mortgagor's business, including ownership, management, and financial conditions.

N. Insecurity. Lender determines in good faith that a material adverse change has occurred in Mortgagor's financial condition from the conditions set forth in Mortgagor's most recent financial statement before the date of this Security Instrument or that the prospect for payment or performance of the Secured Debts is impaired for any reason.

16. REMEDIES. On or after the occurrence of an Event of Default, Lender may use any and all remedies Lender has under state or federal law or in any document relating to the Secured Debts, including without limitation, the power to sell the Property. Any amounts advanced on Mortgagor's behalf will be immediately due and may be added to the balance owing under the Secured Debts. Lender may make a claim for any and all insurance benefits or refunds that may be available on Mortgagor's default.

Subject to any right to cure, required time schedules or any other notice rights Mortgagor may have under federal and state law, Lender may make all or any part of the amount owing by the terms of the Secured Debts immediately due and foreclose this Security Instrument in a manner provided by law upon the occurrence of an Event of Default or anytime thereafter.

Lender has the power to sell the Property. If Lender invokes the power of sale, Lender will give notice in the manner required by applicable law to Mortgagor and any other persons prescribed by law. Lender will also publish the notice of sale, and the Property will be sold, as prescribed by applicable law. Upon any sale of the Property, Lender will make and deliver a deed without warranty or appropriate deed required by applicable law that conveys all right, title and interest to the Property that was sold to the purchaser(s).

All remedies are distinct, cumulative and not exclusive, and Lender is entitled to all remedies provided at law or equity, whether or not expressly set forth. The acceptance by Lender of any sum in payment or partial payment on the Secured Debts after the balance is due or is accelerated or after foreclosure proceedings are filed will not constitute a waiver of Lender's right to require full and complete cure of any existing default. By not exercising any remedy, Lender does not waive Lender's right to later consider the event a default if it continues or happens again.

17. COLLECTION EXPENSES AND ATTORNEYS' FEES. On or after the occurrence of an Event of Default, to the extent permitted by law, Mortgagor agrees to pay all expenses of collection, enforcement, valuation, appraisal or protection of Lender's rights and remedies under this Security Instrument or any other document relating to the Secured Debts. Mortgagor agrees to pay expenses for Lender to inspect, valuate, appraise and preserve the Property. Expenses include, but are not limited to, attorneys' fees, court costs and other legal expenses. These expenses are due and payable immediately. If not paid immediately, these expenses will bear interest from the date of payment until paid in full at the highest interest rate in effect as provided for in the terms of the Secured Debts. In addition, to the extent permitted by the United States Bankruptcy Code, Mortgagor agrees to pay the reasonable attorneys' fees incurred by Lender to protect Lender's rights and interests in connection with any bankruptcy proceedings initiated by or against Mortgagor.

18. ENVIRONMENTAL LAWS AND HAZARDOUS SUBSTANCES. As used in this section, (1) Environmental Law means, without limitation, the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA, 42 U.S.C. 9601 et seq.), all other federal, state and local laws, regulations, ordinances, court orders, attorney general opinions or interpretive letters concerning the public health, safety, welfare, environment or a hazardous substance; and (2) Hazardous Substance means any toxic, radioactive or hazardous material, waste, pollutant or contaminant which has characteristics which render the substance dangerous or potentially

dangerous to the public health, safety, welfare or environment. The term includes, without limitation, any substances defined as "hazardous material," "toxic substance," "hazardous waste," "hazardous substance," or "regulated substance" under any Environmental Law.

Mortgagor represents, warrants and agrees that:

A. Except as previously disclosed and acknowledged in writing to Lender, no Hazardous Substance has been, is, or will be located, transported, manufactured, treated, refined, or handled by any person on, under or about the Property, except in the ordinary course of business and in strict compliance with all applicable Environmental Law.

B. Except as previously disclosed and acknowledged in writing to Lender, Mortgagor has not and will not cause, contribute to, or permit the release of any Hazardous Substance on the Property.

C. Mortgagor will immediately notify Lender if (1) a release or threatened release of Hazardous Substance occurs on, under or about the Property or migrates or threatens to migrate from nearby property; or (2) there is a violation of any Environmental Law concerning the Property. In such an event, Mortgagor will take all necessary remedial action in accordance with Environmental Law.

D. Except as previously disclosed and acknowledged in writing to Lender, Mortgagor has no knowledge of or reason to believe there is any pending or threatened investigation, claim, or proceeding of any kind relating to (1) any Hazardous Substance located on, under or about the Property; or (2) any violation by Mortgagor or any tenant of any Environmental Law. Mortgagor will immediately notify Lender in writing as soon as Mortgagor has reason to believe there is any such pending or threatened investigation, claim, or proceeding. In such an event, Lender has the right, but not the obligation, to participate in any such proceeding including the right to receive copies of any documents relating to such proceedings.

E. Except as previously disclosed and acknowledged in writing to Lender, Mortgagor and every tenant have been, are and will remain in full compliance with any applicable Environmental Law.

F. Except as previously disclosed and acknowledged in writing to Lender, there are no underground storage tanks, private dumps or open wells located on or under the Property and no such tank, dump or well will be added unless Lender first consents in writing.

G. Mortgagor will regularly inspect the Property, monitor the activities and operations on the Property, and confirm that all permits, licenses or approvals required by any applicable Environmental Law are obtained and complied with.

H. Mortgagor will permit, or cause any tenant to permit, Lender or Lender's agent to enter and inspect the Property and review all records at any reasonable time to determine (1) the existence, location and nature of any Hazardous Substance on, under or about the Property; (2) the existence, location, nature, and magnitude of any Hazardous Substance that has been released on, under or about the Property; or (3) whether or not Mortgagor and any tenant are in compliance with applicable Environmental Law.

I. Upon Lender's request and at any time, Mortgagor agrees, at Mortgagor's expense, to engage a qualified environmental engineer to prepare an environmental audit of the Property and to submit the results of such audit to Lender. The choice of the environmental engineer who will perform such audit is subject to Lender's approval.

J. Lender has the right, but not the obligation, to perform any of Mortgagor's obligations under this section at Mortgagor's expense.

K. As a consequence of any breach of any representation, warranty or promise made in this section, (1) Mortgagor will indemnify and hold Lender and Lender's successors or assigns harmless from and against all losses, claims, demands, liabilities, damages, cleanup, response and remediation costs, penalties and expenses, including without limitation all costs of litigation and attorneys' fees, which Lender and Lender's successors or assigns may sustain; and (2) at Lender's discretion, Lender may release this Security Instrument and in return Mortgagor will provide Lender with collateral of at least equal value to the Property without prejudice to any of Lender's rights under this Security Instrument.

L. Notwithstanding any of the language contained in this Security Instrument to the contrary, the terms of this section will survive any foreclosure or satisfaction of this Security Instrument regardless of any passage of title to Lender or any disposition by Lender of any or all of the Property. Any claims and defenses to the contrary are hereby waived.

19. CONDEMNATION. Mortgagor will give Lender prompt notice of any pending or threatened action by private or public entities to purchase or take any or all of the Property through condemnation, eminent domain, or any other means. Mortgagor authorizes Lender to intervene in Mortgagor's name in any of the above described actions or claims. Mortgagor assigns to Lender the proceeds of any award or claim for damages connected with a condemnation or other taking of all or any part of the Property. Such proceeds will be considered payments and will be applied as provided in this Security Instrument. This assignment of proceeds is subject to the terms of any prior mortgage, deed of trust, security agreement or other lien document.

20. INSURANCE. Mortgagor agrees to keep the Property insured against the risks reasonably associated with the Property. Mortgagor will maintain this insurance in the amounts Lender requires. This insurance will last until the Property is released from this Security Instrument. What Lender requires pursuant to the preceding two sentences can change during the term of the Secured Debts. Mortgagor may choose the insurance company, subject to Lender's approval, which will not be unreasonably withheld.

All insurance policies and renewals shall include a standard "mortgage clause" (or "lender loss payable clause") endorsement that names Lender as "mortgagee" and "loss payee". If required by Lender, all insurance policies and renewals will also include an "additional insured" endorsement that names Lender as an "additional insured". If required by Lender, Mortgagor agrees to maintain comprehensive general liability insurance and rental loss or business interruption insurance in amounts and under policies acceptable to Lender. The comprehensive general liability insurance must name Lender as an additional insured. The rental loss or business interruption insurance must be in an amount equal to at least coverage of one year's debt service, and required escrow account deposits (if agreed to separately in writing).

Mortgagor will give Lender and the insurance company immediate notice of any loss. All insurance proceeds will be applied to restoration or repair of the Property or to the Secured Debts, at Lender's option. If Lender acquires the Property in damaged condition, Mortgagor's rights to any insurance policies and proceeds will pass to Lender to the extent of the Secured Debts.

Mortgagor will immediately notify Lender of cancellation or termination of insurance. If Mortgagor fails to keep the Property insured, Lender may obtain insurance to protect Lender's interest in the Property and Mortgagor will pay for the insurance on Lender's demand. Lender may demand that Mortgagor pay for the insurance all at once, or Lender may add the insurance premiums to the balance of the Secured Debts and charge interest on it at the rate that applies to the Secured Debts. This insurance may include lesser or greater coverages than originally required of Mortgagor, may be written by a company other than one Mortgagor would choose, and may be written at a higher rate than Mortgagor could obtain if Mortgagor purchased the insurance. Mortgagor acknowledges and agrees that Lender or one of Lender's affiliates may receive commissions on the purchase of this insurance.

21. ESCROW FOR TAXES AND INSURANCE. Mortgagor will not be required to pay to Lender funds for taxes and insurance in escrow.

22. WAIVER OF APPRAISEMENT. Appraisement of the Property is waived or not waived at Lender's option, which shall be exercised before or at the time judgment is entered in any foreclosure.

23. APPLICABLE LAW. This Security Instrument is governed by the laws of Oklahoma, the United States of America, and to the extent required, by the laws of the jurisdiction where the Property is located, except to the extent such state laws are preempted by federal law.

24. JOINT AND INDIVIDUAL LIABILITY AND SUCCESSORS. Each Mortgagor's obligations under this Security Instrument are independent of the obligations of any other Mortgagor. Lender may sue each Mortgagor individually or together with any other Mortgagor. Lender may release any part of the Property and Mortgagor will still be obligated under this Security Instrument for the remaining Property. Mortgagor agrees that Lender and any party to this Security Instrument may extend, modify or make any change in the terms of this Security Instrument or any evidence of debt without Mortgagor's consent. Such a change will not release Mortgagor from the terms of this Security Instrument. The duties and benefits of this Security Instrument will bind and benefit the successors and assigns of Lender and Mortgagor.

25. AMENDMENT, INTEGRATION AND SEVERABILITY. This Security Instrument may not be amended or modified by oral agreement. No amendment or modification of this Security Instrument is effective unless made in writing and executed by Mortgagor and Lender. This Security Instrument and any other documents relating to the Secured Debts are the complete and final expression of the agreement. If any provision of this Security Instrument is unenforceable, then the unenforceable provision will be severed and the remaining provisions will still be enforceable.

26. INTERPRETATION. Whenever used, the singular includes the plural and the plural includes the singular. The section headings are for convenience only and are not to be used to interpret or define the terms of this Security Instrument.

27. NOTICE, ADDITIONAL DOCUMENTS AND RECORDING FEES. Unless otherwise required by law, any notice will be given by delivering it or mailing it by first class mail to the appropriate party's address listed in the DATE AND PARTIES section, or to any other address designated in writing. Notice to one Mortgagor will be deemed to be notice to all Mortgagors. Mortgagor will inform Lender in writing of any change in Mortgagor's name, address or other application information. Mortgagor will provide Lender any other, correct and complete information Lender requests to effectively mortgage or convey the Property. Mortgagor agrees to pay all expenses, charges and taxes in connection with the preparation and recording of this Security Instrument. Mortgagor agrees to sign, deliver, and file any additional documents or certifications that Lender may consider necessary to perfect, continue, and preserve Mortgagor's obligations under this Security Instrument and to confirm Lender's lien status on any Property, and Mortgagor agrees to pay all expenses, charges and taxes in connection with the preparation and recording thereof. Time is of the essence.

28. WAIVER OF JURY TRIAL. All of the parties to this Security Instrument knowingly and intentionally, irrevocably and unconditionally, waive any and all right to a trial by jury in any litigation arising out of or concerning this Security Instrument or any other documents relating to the Secured Debts or related obligation. All of these parties acknowledge that this section has either been brought to the attention of each party's legal counsel or that each party had the opportunity to do so.

I-2016-000787 Book 4474 Pg: 527
01/26/201611:22 am Pg 0521-0528
Fee: $ 27.00 Doc: $ 0.00
Dianna Cope - Muskogee County Clerk
State of Oklahoma

NOTICE TO MORTGAGOR: A POWER OF SALE HAS BEEN GRANTED IN THIS MORTGAGE. A POWER OF SALE MAY ALLOW THE MORTGAGEE TO TAKE THE MORTGAGED PROPERTY AND SELL IT WITHOUT GOING TO COURT IN A FORECLOSURE ACTION UPON DEFAULT BY THE MORTGAGOR UNDER THIS MORTGAGE.

SIGNATURES. By signing, Mortgagor agrees to the terms and covenants contained in this Security Instrument. Mortgagor also acknowledges receipt of a copy of this Security Instrument.

MORTGAGOR:

Spark Redevelopment, LLC

By _____ Date 1-22-16
Ronald L. Armstrong, Member

By _____ Date 1-22-16
Gregory Armstrong, Member

By _____ Date 1-22-16
Jonathon Burns, Member

LENDER:

American Bank of Oklahoma

By _____ Date 1-22-16
Gabe Mosteller, VP/Lender

ACKNOWLEDGMENT.

State of Oklahoma, County of Muskogee ss.

This instrument was acknowledged before me this 22nd day of January 2016 by Ronald L. Armstrong, Gregory Armstrong and Jonathon Burns as Member, Member and Member of Spark Redevelopment, LLC.

My commission expires:

Commission number:

JUDY L. TURNER NOTARY # 01013786 EXP 10/21/17 IN AND FOR PUBLIC STATE OF OKLAHOMA

(Notary Public)

(Lender Acknowledgment)

State OF Oklahoma, County OF Muskogee ss.

This instrument was acknowledged before me this 22nd day of January 2016 by Gabe Mosteller as VP/Lender of American Bank of Oklahoma.

My commission expires:

Commission number:

(Notary Public)

JUDY L. TURNER NOTARY # 01013786 EXP 10/21/17 IN AND FOR PUBLIC STATE OF OKLAHOMA

I-2016-000787 Book 4474 Pg: 528
01/26/201611:22 am Pg 0521-0528
Fee: $ 27.00 Doc: $ 0.00
Dianna Cope - Muskogee County Clerk
State of Oklahoma


ROOF
Muskogee
HOTEL
COFFEE SHOP
BROADWAY AV
2025/07/24


FIREPROOF
Muskogee
HOTEL
COFFEE SHOP
2025/07/24


EPROOF
gee
EL
FEE SHOP
2025/07/24


2025/07/24


FIREPROOF
2025/07/24


FIREPROOF
2025/07/24


2025/07/24


CREST
2025/07/24


2025/07/24


2025/07/24


COFFEE
2025/07/24


2025/07/24


2025/07/24


2025/07/24


2025/07/24


2025/07/24


2025/07/24

Building Inspector's Dilapidated Structure Checklist

Case Open Date: 7-2325 Case Number: 25-77087

Address: 26 W. Broadway

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: Front entry kicked open, clothing

Utilities

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

Construction/Status of the Structure

Number of Floors: 5

Basement	☒Yes	☐ No			
Exterior	☐ Block	☒ Brick	☐ Wood	☐ Metal	☐ Vinyl
	Other:				
Roof	☒ Shingle	☐ Metal	☐ Other: TPO - Rolled Roofing		
Roof Exposed	☒ Yes	☐ No			
Open to the Elements	☒Yes	☐ No			
Windows Broken/Open	☒ Yes	☐ No			

How many windows are Open/Broken: 77

Location of Broken/Open Windows: Total Exterior

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

Conditions present that require immediate action: Burnt Structure

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
Appear Unsafe and/or Dangerous	☐ Yes	☐ No

CITY OF MUSKOGEE Permits & Inspections

Building Inspector's Dilapidated Structure Checklist

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

Inspector's Signature: _____

Inspector's Name: Brent Bobcats Date of Inspection: 7/23/25

CITY OF MUSKOGEE
Permits & Inspections

MUSKOGEE
Code Enforcement

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

07/24/2025

GREG S ARMSTRONG
700 S BACONE ST
MUSKOGEE OK 74403
AMERICAN BANK OF OKLAHOMA
3300 West Broadway
P.O. Box 7009
Muskogee, OK 74402
SPARK REDEVELOPMENT LLC
1181 MOCKING BIRD LN
MUSKOGEE, OK 74401

Case Number: 25-77287
Street Address: 26 W. Broadway
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 **07/23/2025** 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

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

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 August 14, 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 August 14, 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

MUSKOGEE
Code Enforcement

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

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: Muskogee, State of Oklahoma, to-wit:

A portion of Lot 1 in Block 2 in the City of Muskogee, State of Oklahoma, according to the official plat thereof approved by the Secretary of the Interior on June 4, 1900, More particularly bounded and described as follows:-

Beginning at the Southwest Corner of said Lot 1; Thence Northerly along the Westerly line of said Lot 1 for a distance of 77.93 feet; Thence in an Easterly direction to a point in the Easterly line of said Lot 1 a distance of 78.1 feet Northerly from the Southeast corner of said Lot 1; Thence in a Southerly direction along the Easterly line of said Lot 1 to the Southeast corner of said Lot 1; Thence in a Westerly direction along the Southerly line of said Lot 1 to the Point of Beginning.

MUSKOGEE
Code Enforcement

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

07/24/2025

AMERICAN BANK OF OKLAHOMA
3300 West Broadway
P.O. Box 7009
Muskogee, OK 74402

Case Number: 25-77287
Street Address: 26 W. Broadway
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 **07/23/2025** 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 August 14, 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 August 14, 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: Muskogee, State of Oklahoma, to-wit:

A portion of Lot 1 in Block 2 in the City of Muskogee, State of Oklahoma, according to the official plat thereof approved by the Secretary of the Interior on June 4, 1900, More particularly bounded and described as follows:-

Beginning at the Southwest Corner of said Lot 1; Thence Northerly along the Westerly line of said Lot 1 for a distance of 77.93 feet; Thence in an Easterly direction to a point in the Easterly line of said Lot 1 a distance of 78.1 feet Northerly from the Southeast corner of said Lot 1; Thence in a Southerly direction along the Easterly line of said Lot 1 to the Southeast corner of said Lot 1; Thence in a Westerly direction along the Southerly line of said Lot 1 to the Point of Beginning.

MUSKOGEE
Code Enforcement

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

07/24/2025

GREG S ARMSTRONG
700 S BACONE ST
MUSKOGEE OK 74403

Case Number: 25-77287
Street Address: 26 W. Broadway
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 **07/23/2025** 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 August 14, 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 August 14, 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: Muskogee, State of Oklahoma, to-wit:

A portion of Lot 1 in Block 2 in the City of Muskogee, State of Oklahoma, according to the official plat thereof approved by the Secretary of the Interior on June 4, 1900, More particularly bounded and described as follows:-

Beginning at the Southwest Corner of said Lot 1; Thence Northerly along the Westerly line of said Lot 1 for a distance of 77.93 feet; Thence in an Easterly direction to a point in the Easterly line of said Lot 1 a distance of 78.1 feet Northerly from the Southeast corner of said Lot 1; Thence in a Southerly direction along the Easterly line of said Lot 1 to the Southeast corner of said Lot 1; Thence in a Westerly direction along the Southerly line of said Lot 1 to the Point of Beginning.

MUSKOGEE
Code Enforcement

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

07/24/2025

SPARK REDEVELOPMENT LLC
1181 MOCKING BIRD LN
MUSKOGEE, OK 74401

Case Number: 25-77287
Street Address: 26 W. Broadway
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 **07/23/2025** 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 August 14, 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 August 14, 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: Muskogee, State of Oklahoma, to-wit:

A portion of Lot 1 in Block 2 in the City of Muskogee, State of Oklahoma, according to the official plat thereof approved by the Secretary of the Interior on June 4, 1900, More particularly bounded and described as follows:-

Beginning at the Southwest Corner of said Lot 1; Thence Northerly along the Westerly line of said Lot 1 for a distance of 77.93 feet; Thence in an Easterly direction to a point in the Easterly line of said Lot 1 a distance of 78.1 feet Northerly from the Southeast corner of said Lot 1; Thence in a Southerly direction along the Easterly line of said Lot 1 to the Southeast corner of said Lot 1; Thence in a Westerly direction along the Southerly line of said Lot 1 to the Point of Beginning.

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

07/24/2025

GREG S ARMSTRONG
700 S BACONE ST
MUSKOGEE OK 74403
AMERICAN BANK OF OKLAHOMA
3300 West Broadway
P.O. Box 7009
Muskogee, OK 74402
SPARK REDEVELOPMENT LLC
1181 MOCKING BIRD LN
MUSKOGEE, OK 74401

Case Number: 25-77287
Street Address: 26 W. Broadway
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 **07/23/2025** 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

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

2025/07/24

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.

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

www.muskogeeonline.org

MUSKOGEE
Code Enforcement

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

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 August 14, 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 August 14, 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

MUSKOGEE
Code Enforcement

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

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: Muskogee, State of Oklahoma, to-wit:

2025/07/24

dispute the Order to Repair and/or Take Corrective Action ordered [illegible] directed to appear at a hearing to be held on August 14, 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

MUSKOGEE
Code Enforcement

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

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

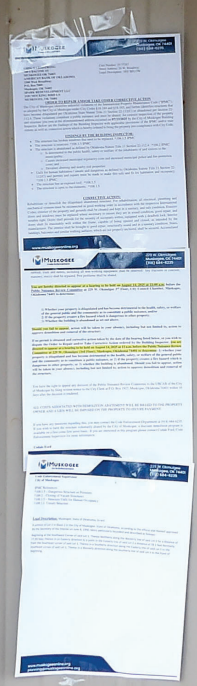
Legal Description: Muskogee, State of Oklahoma, to-wit:

A portion of Lot 1 in Block 2 in the City of Muskogee, State of Oklahoma, according to the official plat thereof approved by the Secretary of the Interior on June 4, 1900, More particularly bounded and described as follows:-

Beginning at the Southwest Corner of said Lot 1; Thence Northerly along the Westerly line of said Lot 1 for a distance of 77.93 feet; Thence in an Easterly direction to a point in the Easterly line of said Lot 1 a distance of 78.1 feet Northerly from the Southeast corner of said Lot 1; Thence in a Southerly direction along the Easterly line of said Lot 1 to the Southeast corner of said Lot 1; Thence in a Westerly direction along the Southerly line of said Lot 1 to the Point of Beginning.

www.muskogeeonline.org
planning@muskogeeonline.org

2025/07/24



2025/07/24


ROOF
Muskogee
HOTEL
COFFEE SHOP
BROADWAY AV
2025/07/24

AFFIDAVIT OF PUBLICATION

County of Muskogee,

State of Oklahoma

Muskogee Phoenix **Case:**

214 Wall St PNRC DS

Muskogee, Ok 74401 8.14.25 (003)

918-684-2810

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: 7/26/2025

Charlie Meggyes

Charlie Meggyes (Signature)

Signed and sworn to before me this 28 day of JUL 2025

Kevin W. Kizzia

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: $ 112.70

Published in The Muskogee Phoenix on July 26, 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: August 14, 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.

3300 Harris

Lots 7 and the South 10 feet of Lot 6 in Block 2 in the AMENDED PLAT OF SUROYA HEIGHTS NO. 4 ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, State of Oklahoma.

1028 Terrace

Lots 4, 5, 6, and 7 in HANER'S Subdivision of a part of Block 265 in the City of Muskogee, Muskogee County, Oklahoma

26 W. Broadway

Muskogee, State of Oklahoma, to-wit:

A portion of Lot 1 in Block 2 in the City of Muskogee, State of Oklahoma, according to the official plat thereof approved by the Secretary of the Interior on June 4, 1900, More particularly bounded and described as follows:-

Beginning at the Southwest Corner of said Lot 1; Thence Northerly along the Westerly line of said Lot 1 for a distance of 77.93 feet; Thence in an Easterly direction to a point in the Easterly line of said Lot 1 a distance of 78.1 feet Northerly from the Southeast corner of said Lot 1; Thence in a Southerly direction along the Easterly line of said Lot 1 to the Southeast corner of said Lot 1; Thence in a Westerly direction along the Southerly line of said Lot 1 to the Point of Beginning.

2627 W. Broadway

The West 25 feet of Lot Three (3) and the East 25 feet of Lot Four (4), Block One (1) in WESTMORELAND ADDITION to the City of Muskogee, Muskogee County, State of Oklahoma, according to the official plat thereof.
a/k/a 2627 Broadway, Muskogee, OK 74401

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: 08/13/2025

AGENDA
PUBLIC NUISANCE REVIEW COMMITTEE
AUGUST 14, 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 31, 2025, or take other necessary action. (Sarah Winkle)

2. Hold a Public Hearing and determine if the personal property located at 1102 Rutherford 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 729 S. 30th 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 112 E. Martin Luther King is dilapidated as to constitute a public nuisance, or take other necessary action (City Codes Sec. 38-62). (Sarah Winkle)

5. Hold a Public Hearing and determine if the personal property located at 1006 N.G. is dilapidated as to constitute a public nuisance, or take other necessary action (City Codes Sec. 38-62). (Sarah Winkle)

6. Hold a Public Hearing and determine if the property located at 26 W. Broadway is dilapidated and has become detrimental to the health, safety, or welfare of the general public and the community as to constitute a public nuisance; and/or whether the property creates a fire hazard which is dangerous to other property; and/or whether the building is abandoned 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 1028 Terrace, 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)

8. Hold a Public Hearing and determine if the property located at 3300 Harris 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

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
AUGUST 14, 2025

The Public Nuisance Review Committee of the City of Muskogee, Oklahoma, met in a Regular Schedule Meeting at 11:00 a.m., on AUGUST 14, 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:	Kandiace Armstrong, Property Owner for 729 S. 30th William Stacey Burch, Property Owner for 729 S. 30th

1. Consider approval of the Public Nuisance Review Committee Meeting Minutes of July 31, 2025, or take other necessary action. (Sarah Winkle)

   Motion was made by Committee Member Codale Ford, seconded by Committee Chair Sarah Winkle to approve the minutes of the Public Nuisance Review Committee Meeting of July 31, 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 personal property located at 1102 Rutherford 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 1102 Rutherford is dilapidated as to constitute a public nuisance and should be abated.

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

Carried - Unanimously

3. Hold a Public Hearing and determine if the personal property located at 729 S. 30th is dilapidated as to constitute a public nuisance, or take other necessary action (City Codes Sec. 38-62). (Sarah Winkle)

Property owners, Kandiace Armstrong and William Stacey-Burch, were present to speak on behalf of their property. They said the personal property has been abated.

Codale Ford stated that he spoke to Code Officer, Perry Beasley, who confirms that he has went and checked on the property and it has been abated by owner.

Motion was made by Committee Chair Sarah Winkle, seconded by Committee Member Codale Ford that the personal property has been abated by owner, per code officer, and the case will be closed.

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

Carried - Unanimously

4. Hold a Public Hearing and determine if the personal property located at 112 E. Martin Luther King is dilapidated as to constitute a public nuisance, or take other necessary action (City Codes Sec. 38-62). (Sarah Winkle)

Codale Ford stated that he has spoken to the Code Officer on this case who says that the personal property has been abated by owner.

Motion was made by Committee Chair Sarah Winkle, seconded by Committee Member Codale Ford that the personal property has been abated by owner, per code officer, and the case will be closed.

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

Carried - Unanimously

5. Hold a Public Hearing and determine if the personal property located at 1006 N.G. is dilapidated as to constitute a public nuisance, or take other necessary action (City Codes Sec. 38-62). (Sarah Winkle)

Codale Ford stated he has spoke to the Code Officer on this case who says the personal property has been abated.

Motion was made by Committee Chair Sarah Winkle, seconded by Committee Member Codale Ford that the personal property has been abated by owner, per code officer, and the case will be closed.

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 26 W. Broadway is dilapidated and has become detrimental to the health, safety, or welfare of the general public and the community as to constitute a public nuisance; and/or whether the property creates a fire hazard which is dangerous to other property; and/or whether the building is abandoned 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 26 W. Broadway is dilapidated constituting a public nuisance, 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 property located at 1028 Terrace, 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 1028 Terrace, including the accessory building, is dilapidated constituting a public nuisance, 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

8. Hold a Public Hearing and determine if the property located at 3300 Harris 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 3300 Harris is dilapidated constituting a public nuisance, 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

With no further business, the meeting was adjourned.

MORGAN WATERS, SECRETARY

SARAH WINKLE, COMMITTEE CHAIR

NOTICE OF DILAPIDATION AND LIEN

STATE OF OKLAHOMA)
)
COUNTY OF MUSKOGEE)

I-2025-008589 Book 4973 Pg 559
08/15/2025 3:10pm Pg 0559-0559
Fee: $18.00 Doc: $0.00
POLLY IRVING - Muskogee County Clerk
State of OK

KNOW ALL MEN BY THESE PRESENTS

That the City of Muskogee, in Muskogee County, State of Oklahoma, pursuant to a finding of the building official has determined that the following described dilapidated and has become detrimental to the health, safety, or welfare of the public and the community or that said property creates a fire hazard to other property, and that the condition of the following described property a detriment or a hazard and that the property would be benefited by the removal of such conditions and that the municipal governing body may cause the dilapidated buildings to be torn down and removed. Said property being listed on the current tax rolls in the office of the County Treasurer as being owned by:

SPARK REDEVELOPMENT LLC and located at 26 W BROADWAY ST
MUSKOGEE OK 74401
Land ID#: 000120332

Said property being legally described as follows, to-wit:

MUSKOGEE OT
S78 LOT 1 BLOCK 2
MUSKOGEE OT

And that pursuant to the findings of the municipal officials of the City of Muskogee, Oklahoma claims a lien on said property for the destruction and removal costs and that such costs are the personal obligation of the property owner from and after the date of filing of said notice, according to the laws of the State of Oklahoma.

Tammy L. Tracy, City Clerk

CERTIFICATE OF CITY CLERK

I, Tammy L. Tracy, the undersigned, the duly qualified and performing as the City of Muskogee, Oklahoma, do hereby certify that the above owner has to file a written notice of appeal from the order of the Building Official twenty (20) days from the receipt of the Notice/Order letter. I am required to file this Notice of Dilapidation and Lien to be recorded in the office of the County Clerk of Muskogee County for the above property.

WITNESS my hand as City Clerk and the Seal of the City of Muskogee, Oklahoma, this August 15, 2025.

Tammy L. Tracy, City Clerk

Ford, Codale
Code Enforcement Officer

Case Number: 25-00077287

MUSKOGEE
Code Enforcement

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

8-15-25

GREG S ARMSTRONG
700 S BACONE ST
MUSKOGEE OK 74403
AMERICAN BANK OF OKLAHOMA
3300 West Broadway
P.O. Box 7009
Muskogee, OK 74402
SPARK REDEVELOPMENT LLC
1181 MOCKING BIRD LN
MUSKOGEE, OK 74401

Case Number: 25-77287
Street Address: 26 W. Broadway
Legal Description: SEE BELOW

DETERMINATION OF THE PUBLIC NUISANCE REVIEW COMMITTEE FOR A DILAPIDATED STRUCTURE

The property at the aforementioned address was reviewed by the Public Nuisance Review Committee on **August 14, 2025** and determined:

1) That 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) That the property creates a fire hazard which is dangerous to other property.
3) That the building is abandoned as set out above.

You are hereby notified that The City of Muskogee has granted you an automatic appeal to the Uniform Building Codes Appeals Board to be heard on month November 26, 2025 at 1:30 P.M. The hearing will held at 229 W. Okmulgee 3rd Floor, City Council Chamber, Muskogee, Oklahoma 74401 to determine whether the corrective action has made sufficient progress to no longer be deemed dilapidated or to uphold the findings of the Public Nuisance Review Committee as mentioned above. You must attend the hearing or take corrective action on your property by November 25, 2025.

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 serves basis. If you are interested in signing up for the program, please contact Codale Ford, Code Enforcement Supervisor for more information.

Codale Ford
Code Enforcement Supervisor

Legal Description:

Muskogee, State of Oklahoma, to-wit:

A portion of Lot 1 in Block 2 in the City of Muskogee, State of Oklahoma, according to the official plat thereof approved by the Secretary of the Interior on June 4, 1900, More particularly bounded and described as follows:-

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

Beginning at the Southwest Corner of said Lot 1; Thence Northerly along the Westerly line of said Lot 1 for a distance of 77.93 feet; Thence in an Easterly direction to a point in the Easterly line of said Lot 1 a distance of 78.1 feet Northerly from the Southeast corner of said Lot 1; Thence in a Southerly direction along the Easterly line of said Lot 1 to the Southeast corner of said Lot 1; Thence in a Westerly direction along the Southerly line of said Lot 1 to the Point of Beginning.

MUSKOGEE
Code Enforcement

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

8-15-25

AMERICAN BANK OF OKLAHOMA
3300 West Broadway
P.O. Box 7009
Muskogee, OK 74402

Case Number: 25-77287
Street Address: 26 W. Broadway
Legal Description: SEE BELOW

DETERMINATION OF THE PUBLIC NUISANCE REVIEW COMMITTEE FOR A DILAPIDATED STRUCTURE

The property at the aforementioned address was reviewed by the Public Nuisance Review Committee on **August 14, 2025** and determined:

1) That 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) That the property creates a fire hazard which is dangerous to other property.
3) That the building is abandoned as set out above.

You are hereby notified that The City of Muskogee has granted you an automatic appeal to the Uniform Building Codes Appeals Board to be heard on month November 26, 2025 at 1:30 P.M. The hearing will held at 229 W. Okmulgee 3rd Floor, City Council Chamber, Muskogee, Oklahoma 74401 to determine whether the corrective action has made sufficient progress to no longer be deemed dilapidated or to uphold the findings of the Public Nuisance Review Committee as mentioned above. You must attend the hearing or take corrective action on your property by November 25, 2025.

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 serves basis. If you are interested in signing up for the program, please contact Codale Ford, Code Enforcement Supervisor for more information.

Codale Ford
Code Enforcement Supervisor

Legal Description:

Muskogee, State of Oklahoma, to-wit:

A portion of Lot 1 in Block 2 in the City of Muskogee, State of Oklahoma, according to the official plat thereof approved by the Secretary of the Interior on June 4, 1900, More particularly bounded and described as follows:-

Beginning at the Southwest Corner of said Lot 1; Thence Northerly along the Westerly line of said Lot 1 for a distance of 77.93 feet; Thence in an Easterly direction to a point in the Easterly line of said Lot 1 a distance of 78.1 feet Northerly from the Southeast corner of said Lot 1; Thence in a Southerly direction along the Easterly line of said Lot 1 to the Southeast corner of said Lot 1; Thence in a Westerly direction along the Southerly line of said Lot 1 to the Point of Beginning.

MUSKOGEE
Code Enforcement

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

8-15-25

GREG S ARMSTRONG
700 S BACONE ST
MUSKOGEE OK 74403

Case Number: 25-77287
Street Address: 26 W. Broadway
Legal Description: SEE BELOW

DETERMINATION OF THE PUBLIC NUISANCE REVIEW COMMITTEE FOR A DILAPIDATED STRUCTURE

The property at the aforementioned address was reviewed by the Public Nuisance Review Committee on **August 14, 2025** and determined:

1) That 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) That the property creates a fire hazard which is dangerous to other property.
3) That the building is abandoned as set out above.

You are hereby notified that The City of Muskogee has granted you an automatic appeal to the Uniform Building Codes Appeals Board to be heard on month November 26, 2025 at 1:30 P.M. The hearing will held at 229 W. Okmulgee 3rd Floor, City Council Chamber, Muskogee, Oklahoma 74401 to determine whether the corrective action has made sufficient progress to no longer be deemed dilapidated or to uphold the findings of the Public Nuisance Review Committee as mentioned above. You must attend the hearing or take corrective action on your property by November 25, 2025.

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 serves basis. If you are interested in signing up for the program, please contact Codale Ford, Code Enforcement Supervisor for more information.

Codale Ford
Code Enforcement Supervisor

Legal Description:

Muskogee, State of Oklahoma, to-wit:

A portion of Lot 1 in Block 2 in the City of Muskogee, State of Oklahoma, according to the official plat thereof approved by the Secretary of the Interior on June 4, 1900, More particularly bounded and described as follows:-

Beginning at the Southwest Corner of said Lot 1; Thence Northerly along the Westerly line of said Lot 1 for a distance of 77.93 feet; Thence in an Easterly direction to a point in the Easterly line of said Lot 1 a distance of 78.1 feet Northerly from the Southeast corner of said Lot 1; Thence in a Southerly direction along the Easterly line of said Lot 1 to the Southeast corner of said Lot 1; Thence in a Westerly direction along the Southerly line of said Lot 1 to the Point of Beginning.

MUSKOGEE
Code Enforcement

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

8-15-25

SPARK REDEVELOPMENT LLC
1181 MOCKING BIRD LN
MUSKOGEE, OK 74401

Case Number: 25-77287
Street Address: 26 W. Broadway
Legal Description: SEE BELOW

DETERMINATION OF THE PUBLIC NUISANCE REVIEW COMMITTEE FOR A DILAPIDATED STRUCTURE

The property at the aforementioned address was reviewed by the Public Nuisance Review Committee on **August 14, 2025** and determined:

1) That 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) That the property creates a fire hazard which is dangerous to other property.
3) That the building is abandoned as set out above.

You are hereby notified that The City of Muskogee has granted you an automatic appeal to the Uniform Building Codes Appeals Board to be heard on month November 26, 2025 at 1:30 P.M. The hearing will held at 229 W. Okmulgee 3rd Floor, City Council Chamber, Muskogee, Oklahoma 74401 to determine whether the corrective action has made sufficient progress to no longer be deemed dilapidated or to uphold the findings of the Public Nuisance Review Committee as mentioned above. You must attend the hearing or take corrective action on your property by November 25, 2025.

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 serves basis. If you are interested in signing up for the program, please contact Codale Ford, Code Enforcement Supervisor for more information.

Codale Ford
Code Enforcement Supervisor

Legal Description:

Muskogee, State of Oklahoma, to-wit:

A portion of Lot 1 in Block 2 in the City of Muskogee, State of Oklahoma, according to the official plat thereof approved by the Secretary of the Interior on June 4, 1900, More particularly bounded and described as follows:-

Beginning at the Southwest Corner of said Lot 1; Thence Northerly along the Westerly line of said Lot 1 for a distance of 77.93 feet; Thence in an Easterly direction to a point in the Easterly line of said Lot 1 a distance of 78.1 feet Northerly from the Southeast corner of said Lot 1; Thence in a Southerly direction along the Easterly line of said Lot 1 to the Southeast corner of said Lot 1; Thence in a Westerly direction along the Southerly line of said Lot 1 to the Point of Beginning.

MUSKOGEE
Code Enforcement

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

8-15-25

GREG S ARMSTRONG
700 S BACONE ST
MUSKOGEE OK 74403
AMERICAN BANK OF OKLAHOMA
3300 West Broadway
P.O. Box 7009
Muskogee, OK 74402
SPARK REDEVELOPMENT LLC
1181 MOCKING BIRD LN
MUSKOGEE, OK 74401

Case Number: 25-77287
Street Address: 26 W. Broadway
Legal Description: SEE BELOW

DETERMINATION OF THE PUBLIC NUISANCE REVIEW COMMITTEE FOR A DILAPIDATED STRUCTURE

The property at the aforementioned address was reviewed by the Public Nuisance Review Committee on **August 14, 2025** and determined:

1) That 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) That the property creates a fire hazard which is dangerous to other property.
3) That the building is abandoned as set out above.

You are hereby notified that The City of Muskogee has granted you an automatic appeal to the Uniform Building Codes Appeals Board to be heard on month November 26, 2025 at 1:30 P.M. The hearing will held at 229 W. Okmulgee 3rd Floor, City Council Chamber, Muskogee, Oklahoma 74401 to determine whether the corrective action has made sufficient progress to no longer be deemed dilapidated or to uphold the findings of the Public Nuisance Review Committee as mentioned above. You must attend the hearing or take corrective action on your property by November 25, 2025.

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 serves basis. If you are interested in signing up for the program, please contact Codale Ford, Code Enforcement Supervisor for more information.

Codale Ford
Code Enforcement Supervisor

Legal Description:

Muskogee, State of Oklahoma, to-wit:

A portion of Lot 1 in Block 2 in the City of Muskogee, State of Oklahoma, according to the official plat thereof approved by the Secretary of the Interior on June 4, 1900, More particularly bounded and described as follows:-

www.muskogeeonline.org
planning@muskogeeonline.org

MUSKOGEE
Code Enforcement

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

2025/08/14

Beginning at the Southwest Corner of said Lot 1; Thence Northerly along the Westerly line of said Lot 1 for a distance of 77.93 feet; Thence in an Easterly direction to a point in the Easterly line of said Lot 1 a distance of 78.1 feet Northerly from the Southeast corner of said Lot 1; Thence in a Southerly direction along the Easterly line of said Lot 1 to the

Codale Ford, Code Enforcement Supervisor for more information.

Codale Ford
Code Enforcement Supervisor

Legal Description:

Muskogee, State of Oklahoma, to-wit:

A portion of Lot 1 in Block 2 in the City of Muskogee, State of Oklahoma, according to the official plat thereof approved by the Secretary of the Interior on June 4, 1900, More particularly bounded and described as follows:-

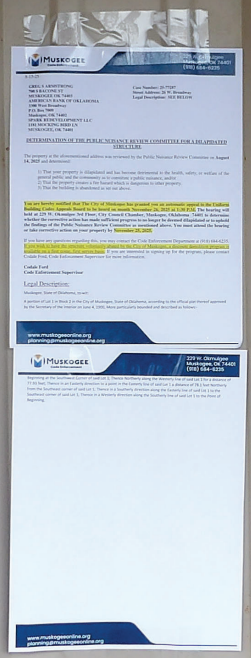
www.muskogeeonline.org
planning@muskogeeonline.org

MUSKOGEE
Code Enforcement

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

Beginning at the Southwest Corner of said Lot 1; Thence Northerly along the Westerly line of said Lot 1 for a distance of 77.93 feet; Thence in an Easterly direction to a point in the Easterly line of said Lot 1 a distance of 78.1 feet Northerly from the Southeast corner of said Lot 1; Thence in a Southerly direction along the Easterly line of said Lot 1 to the Southeast corner of said Lot 1; Thence in a Westerly direction along the Southerly line of said Lot 1 to the Point of Beginning.

2025/08/14



MUSKOGEE
City of Muskogee
229 W. Okmulgee
Muskogee, OK 74401
(918) 684-6225

NOTICE

GREG S ARMSTRONG
7001 EASTONE LC
MUSKOGEE OK 74403
AMERICAN BANK OF OKLAHOMA
4100 WEST SIDE
P O Box 7000
Muskogee, OK 74402
1501 HOCKING DEVELOPMENT LLC
1501 HOCKING, BIRD S
MUSKOGEE, OK 74401

Case Number: 25-77297
Street Address: 28 W Broadway
Legal Description: SEE BELOW

DETERMINATION OF THE PUBLIC NUISANCE REVIEW COMMITTEE FOR A DILAPIDATED STRUCTURE

The property at the aforementioned address was reviewed by the Public Nuisance Review Committee on **August 14, 2025** and determined:

1) That 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) That your property is unfit for human habitation or is dangerous to other property.
3) That the building is abandoned as set out above.

You are hereby notified that The City of Muskogee has granted only an automatic appeal to the Uniform Building Codes Appeals Board to be heard on month November 20, 2025 at 5:30 P.M. The hearing will be held at 229 W. Okmulgee 3rd Floor, City Council Chambers, Muskogee, Oklahoma, 74401 to determine whether the corrective action has made sufficient progress to no longer be deemed dilapidated or to uphold the decision of the Public Nuisance Review Committee. If you do not appeal as stated above, You must attend the hearing or take corrective action on your property by **November 20, 2025.**

If you have any questions regarding this, you may contact the Code Enforcement Department at (918) 684-6225. If you wish to have the property demolished by the City of Muskogee, the Board Demolish program is available. Please contact Code Enforcement Supervisor for more information.

Cedale Ford
Code Enforcement Supervisor

Legal Description:

Muskogee, State of Oklahoma, to-wit:

A portion of Lot 1, in Block 2 in the City of Muskogee, State of Oklahoma, according to the official plat thereof approved by the Secretary of the Interior on June 4, 1900, More particularly bounded and described as follows:

www.muskogeeonline.org
planning@muskogeeonline.org

MUSKOGEE
City of Muskogee
229 W. Okmulgee
Muskogee, OK 74401
(918) 684-6225

Beginning at the Southwest corner of said Lot 1; Thence Northerly along the Westerly line of said Lot 1 for a distance of 71.83 feet; Thence in an Easterly direction to a point in the Easterly line of said Lot 1 a distance of 76.1 feet Northerly from the Southeast corner of said Lot 1; Thence in a Southerly direction along the Easterly line of said Lot 1 to the Southeast corner of said Lot 1; Thence in a Westerly direction along the Southerly line of said Lot 1 to the Point of Beginning.

www.muskogeeonline.org
planning@muskogeeonline.org

2025/08/14


2025/08/14

AFFIDAVIT OF PUBLICATION

County of Muskogee,

State of Oklahoma

Muskogee Phoenix **Case:**

214 Wall St

Muskogee, Ok 74401

UBCAB
11.26.25

918-684-2810

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: 9/11/2025

Charlie Meggyes

Charlie Meggyes (Signature)

Signed and sworn to before me this 12 day of SEP 2025

Kevin W. Kizzia

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: $ 126.70

Published in The Muskogee Phoenix on September 11, 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 Uniform Building Code Appeals Board 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 Uniform Building Code Appeals Board on the: November 26, 2025 at 1:30 P.M. in the City Council Chambers on the third floor of the City Hall at 229 West Okmulgee, Muskogee OK, 74401. 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 (916) 684-6235.

313 N 14th

THE NORTH 50 FEET OF LOT 2 IN BLOCK 204 IN THE CITY OF MVSKOGEE, ACCORDING TO THE OFFICIAL PLAT THEREOF, MUSKOGEE COUNTY, STATE OF OKLAHOMA.

910 Louisiana

Lots 16, 17 and 18 in Block 21 in ROBISON'S AMENDED ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, State of Oklahoma.

1206 Gulick

LOTS SEVEN (7) AND EIGHT (8), LESS THE SOUTH 130 FEET OF WEST 100 FEET ALL IN BLOCK ONE (I), WILLJAMS ADDITION TO THE CITY OF MUSKOGEE, MUSKOGEE COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF

26 E Broadway

A portion of Lot 1 in Block 2 in the City of Muskogee, State of Oklahoma, according to the official plat thereof approved by theSecretary of the Interior on June 4, 1900, More particularly bounded and described as follows:-

Beginning at the Southwest Corner of said Lot 1; Thence Northerly along the Westerly line of said Lot 1 for a distance of 77.93 feet; Thence in an Easterly direction to a point in the Easterly line of said Lot 1 a distance of 78.1 feet Northerly from the Southeast corner of said Lot 1; Thence in a Southerly direction along the Easterly line of said Lot 1 to the Southeast corner of said Lot 1; Thence in a Westerly direction along the Southerly line of said Lot 1 to the Point of Beginning.

1028 Terrace

Lots 4, 5, 6, and 7 in HANER'S Subdivision of a part of Block 265 in the City of Muskogee, Muskogee County, Oklahoma

3300 Harris

Lots 7 and the South 10 feet of Lot 6 in Block 2 in the AMENDED PLAT OF SUROYA HEIGHTS NO. 4 ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, State of Oklahoma.

Uniform Building Code Appeals Board Agenda **5.**

Meeting Date: 11/26/2025

Initiator: Codale Ford, Interim Code Enforcement Supervisor

AGENDA ITEM TITLE:

Hold a public hearing and make a determination on the appeal of the findings of PNRC that the structure at 1206 Gulick is dilapidated and has become detrimental to the health, safety, or welfare of the general public as to constitute a public nuisance; and that the property creates a fire hazard which is dangerous to other property; and that the building is abandoned; and that the property should be demolished; or take other necessary action (11 O.S. 22-112 (C); 11 O.S. 22-112.4). (Sarah Winkle)

BACKGROUND:

PNRC was held on July 31, 2025, and the findings were that the building is dilapidated and has become detrimental to the health, safety, or welfare of the general public as to constituting a public nuisance; and that the property creates a fire hazard which is dangerous to other property; and that the building is abandoned; and that the property should be demolished.

An exterior inspection of the property and structure occurred on 7/15/2025 by the City Building Inspector. These are the findings from those inspections:

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

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

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 shall 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 STAFF ACTION:
Uphold the findings of the PNRC.

Fiscal Impact

Attachments

Complete ubcab case file

MUSKOGEE
Code Enforcement

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

Dilapidated Structures Checklist

Case Open Date: 7-15-25

Case Number: 25-77142

Address: 1206 Gulick

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: 7-15-25

- ☑ 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: 7-17-25

- ☑ Affidavit of Publication

Reviewed By[1]:

Codale Ford, Chief Code Officer — 7-17-25 — Date

Sarah Winkle, ~~Acting~~ Director of Planning & Comm. Dev. — 7-21-25 — Date

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

7-31-25

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

CITY OF MUSKOGEE Code Enforcement

Date of the PNRC Hearing: 7-31-25

Date of PNRC Determination/UBCAB Notice Letter: 8-8-25

☑ 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~~): 11-26-25

Date of Publication in the Muskogee Phoenix: 9-11-25

☑ Affidavit of Publication

Date of UBCAB Hearing: 11-26-25

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, Director of Planning & Comm. Dev. — Date

☐ UBCAB Decision Appealed

☐ Copy of Appeal Stamped by City Clerk Attached

11-26-25

[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

952781

1206 Gulick St.
Muskogee, OK 74403
2024

STATE OF OKLAHOMA
MUSKOGEE COUNTY
FILED & RECORDED
FEB 11 12 07 PM '02

TRUSTEES QUITCLAIM DEED

THIS INDENTURE is made this 24th day of January, 2002 between **DENVER R. CALLAHAN AND CHARLEAN E. CALLAHAN, TRUSTEES OF THE DENVER CALAHAN AND CHARLEAN E. CALLAHAN REVOCABLE LIVING TRUST DATED FEBRUARY 2. 1999** ("Grantor(s)"), and **BARBARA CURTSINGER AND JEFF CURTSINGER** ("Grantee(s)").

WITNESSETH, That, in consideration of the sum of Ten and no/100 ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor(s) do hereby quitclaim, grant, and assigns, all of THEIR right, title and interest in and to the following described real estate situated n MUSKOGEE county, State of Oklahoma, to-wit:

LOTS SEVEN (7) AND EIGHT (8), LESS THE SOUTH 130 FEET OF WEST 100 FEET ALL IN BLOCK ONE (1), WILLIAMS ADDITION TO THE CITY OF MUSKOGEE, MUSKOGEE COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF

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

IN WITNESS WHEREOF, the Grantor(s) has hereunto set his hand the day and year first above written.

Denver R Callahan
DENVER R. CALLAHAN, TRUSTEE

Charlean E Callahan
CHARLEAN E. CALLAHAN
TRUSTEE

BOOK 2928 PAGE 095

TRUSTEE ACKNOWLEDGMENT

STATE OF OKLAHOMA)
) **SS**
COUNTY OF MUSKOGEE)

Before me, the undersigned, a Notary Public, in and for said County and State, on this 24th day of January, personally appeared **DENVER R. CALLAHAN AND CHARLEAN E. CALLAHAN, TRUSTEES OF THE DENVER R. ~~CALLAHN~~ CALLAHAN AND CHRALEAN E. CALLAHAN REVOCABLE LIVING TRUST DATED FEBRUARY 2, 1999**, to me known to be the identical person 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 of office the day and year above written.

*CALLAHAN

Barbara Watkins
Notary Public

My Commission Expires:
3-15-2005
(seal)

BARBARA WATKINS NOTARY PUBLIC IN AND FOR STATE OF OKLAHOMA MUSKOGEE COUNTY

RETURN TO: #967808

STATE OF OKLAHOMA
Muskogee County
Documentary Stamps: $ 2.75

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

CURTSINGER, BARBARA ETAL
140 W. 58TH ST S
MUSKOGEE OK 74401-0000

Taxroll Information

Tax Year :	2024
Property ID :	7140-36-001-007-3-208-12
Location :	1206 S GULICK MUS
School District :	20A MUSKOGEE Mills : 108.96
Type of Tax :	Real Estate
Tax ID :	20737

Legal Description and Other Information:

WILLIAMS LOT 7 & LOT 8 LESS S130 W100 BLOCK 1 8.77 Acres

Assessed Valuations	Amount
Land	3888
Improvements	0
Net Assessed	3888

Tax Values	Amount
Base Tax	424.00
Penalty	0.00
Fees	0.00

Tax Values	Amount
Payments	**424.00**
Total Paid	**424.00**
Total Due	**0.00**

Date	Receipt	Paid With	Payment For	Amount	Paid By
12/26/2024	**22058**	**Check**	**Taxes**	**424.00**	**MCT CHECK FOR LERETA->Check# 864**

Login (build: 31762:20250627.2)
© 2020 All Rights Reserved. Powered by TM Consulting, Inc.

Parcel: 7140-36-001-007-3-208-12

Muskogee County Report

ID: 510020737
As of: 7/2/2025

Property Owner

Name: CURTSINGER, BARBARA ETAL

Mailing Address: 140 W. 58TH ST S
MUSKOGEE, OK 74401

Type: (RI) Res. Improv.

Tax Dist: (32) 20A-MUSKOGEE

Size (Acres):

Extended Legal: WILLIAMS LOT 7 & LOT 8 LESS S130 W100 BLOCK 1

Property Information

Physical Address: 1206 GULICK S

Subdivision: WILLIAMS

Block / Lot: 0001 / 0007

S-T-R: --

Market and Assessed Values:

	Estimated Market Value	Full Assessed (11.00% Market Value)	Taxable Value
Land:	$37,110	$7,422	$4,082
Building:	0	0	0
Total:	$37,110	$7,422	$4,082

Taxes:

Estimated Taxes: $445

Homestead Credit: $0

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

Land:

Land Use	Size	Units
w8 x d1	8.770	Acres

Deed Transfers:

Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
2/11/2002	2928	95	Q	21.75	$14,500		Valid	
3/15/2001	2815	18	Combination	0.00	$0		Unval.	
2/9/1999	2607	146	Q	0.00	$0		Additional Properties	
1/1/1900	1541	502		0.00	$0			

Details for Residential Card 1:

Occupancy	Story	Construction	Total Liv	Grade	Year Built	Age	Condition	Beds
Mobile Home	SW	Vinyl Sidg	1,064	3	1984	57	Low	3

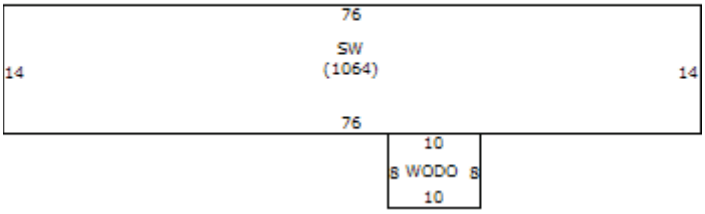
Not a Legal Document.
Subject to terms and conditions.
www.datascoutpro.com

Exterior Wall:
Heat / Cool: WrmCl Air
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: Other
Floor Cover:
Style: SWMH
Basement Area:



DataScout, LLC



Base Structure:

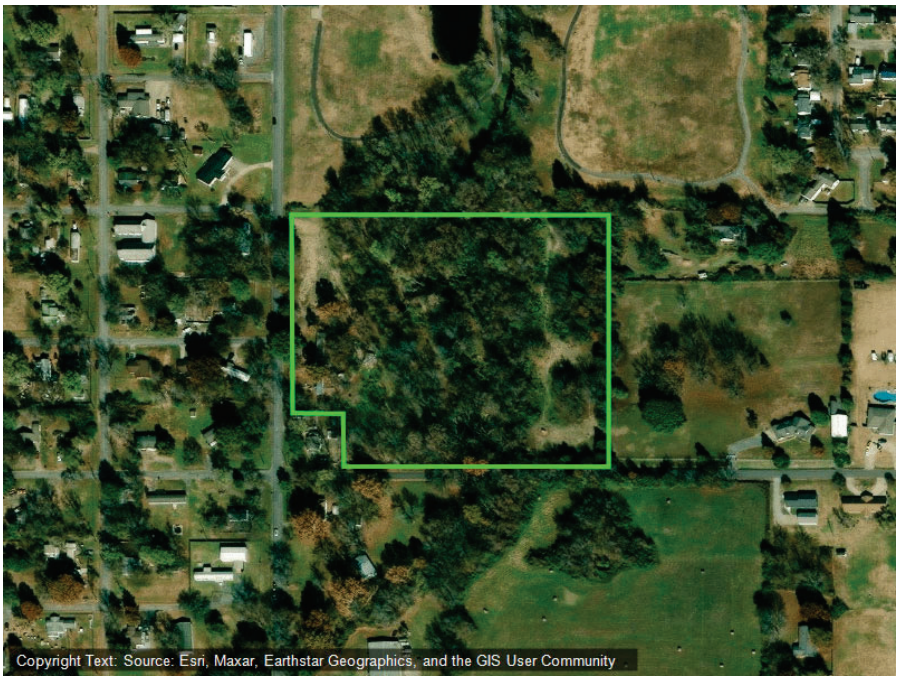
Item	Label	Description	Area
A	SW	SW	1064
B	WODO	WODO	80
C	BNV	BNV	200
D	BNV	BNV	400
E	BNV	BNV	480
F	BNV	BNV	140

Outbuildings and Yard Improvements:

Item	Type	Size/Dim	Unit Multi.	Quality	Age
BNV		200		3	2000
BNV		400		3	2000
BNV		480		3	2000
BNV		140		3	2000

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

RANK	COUNTY	RECORDED	INSTRUMENT	TYPE	BOOK	PAGE(S)	GRANTOR	GRANTEE	LEGAL DESCRIPTION	IMAGES
1	Muskogee	06/18/2025	2025-006556	Phy Lien	004964	0362 - 0366	OGDEN, JIMMY KEITH DC	CURTSINGER, BARBARA	NO LEGAL	5 : View
1	Muskogee	12/16/2024	2024-012357	Phy Lien	004934	0752 - 0755	OAKDEN FAMILY MEDICAL	CURTSINGER, BARBARA	NO LEGAL	4 : View
1	Muskogee	09/01/2022	2022-010816	Assignment Mortgage	004819	0079 - 0081	CURTSINGER, BARBARA CURTSINGER, JEFF COMMUNITY LOAN SERVICING, LLC BAYVIEW LOAN SERVICING, LLC *1 more...*	GREENWICH REVOLVING TRUST	WILLIAMS B1 L7 WILLIAMS B1 L8 Partial	3 : View
1	Muskogee	08/31/2020	2020-008885	Notice	004702	0062	CITY OF MUSKOGEE	CURTSINGER, BARBARA	WILLIAMS B1 L8 Partial WILLIAMS B1 L7	1 : View
1	Muskogee	03/03/2020	2020-002230	Notice	004677	0494	CITY OF MUSKOGEE	CURTSINGER, BARBARA	WILLIAMS B1 L7 WILLIAMS B1 L8 Partial	1 : View
1.3	Muskogee	02/14/2017	2017-001740	Assignment Mortgage	004528	0446 - 0447	CURTSINGER, BARBARA CURTSINGER, JEFF CITIFINANCIAL SERVICING LLC CITIMORTGAGE INC	BAYVIEW LOAN SERVICING LLC	WILLIAMS B1 L8 Partial WILLIAMS B1 L7	2 : View
1	Muskogee	10/26/2015	2015-012142	Assignment Mortgage	004463	0082 - 0083	CURTSINGER, BARBARA CURTSINGER, JEFF CFNA RECEIVABLES MD INC CFNA RECEIVABLES INC *2 more...*	CITIFINANCIAL SERVICING LLC	WILLIAMS B1 L7 Partial WILLIAMS B1 L8 Partial	2 : View
1	Muskogee	07/23/2009	2009-008255	Judgement	003994	0112	ARROW FINANCIAL SERVICES LLC	CURTSINGER, BARBARA	no legal	1 : View
1	Muskogee	07/23/2009	2009-008254	Judgement	003994	0111	CAPITAL ONE BANK	CURTSINGER, BARBARA	no legal	1 : View
1	Muskogee	05/11/2009	2009-005120	Irs Lien	003967	0109	IRS 542463809	CURTSINGER, BARBARA S	NO LEGAL	1 : View
2	Muskogee	02/11/2002	2002-952782	Mortgage	002928	0096 - 0097	CURTSINGER, BARBARA CURTSINGER, JEFF	WASHINGTON MUTUAL FINANCE		2 : View
2	Muskogee	02/11/2002	2002-952781	Deed	002928	0095	CALLAHAN, DENVER R.,TRUSTEE CALLAHAN, CHARLENE E.,TRUSTEE	CURTSINGER, BARBARA CURTSINGER, JEFF		1 : 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.

BAYVIEW LOAN SERVICING LLC

Details

Filing Number:	3712018852
Name Type:	Legal Name
Status:	Cancelled
Corp type:	Foreign Limited Liability Company
Jurisdiction:	DELAWARE, USA
Formation Date:	24 Sep 2003

Registered Agent Information

Name:	THE CORPORATION COMPANY
Effective:	24 Sep 2003
Address:	120 N ROBINSON STE 735
City, State , ZipCode:	OKLAHOMA CITY OK 73102

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

Copyright © 2021 Oklahoma Secretary of State

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.

WASHINGTON MUTUAL FINANCE, LLC

Details

Filing Number:	3700648742
Name Type:	Legal Name
Status:	Withdrawn
Corp type:	Foreign Limited Liability Company
Jurisdiction:	DELAWARE
Formation Date:	20 Jul 2000

Registered Agent Information

Name:	SECRETARY OF STATE
Effective:	9 Nov 2004
Address:	421 NW 13th St, Suite 210
City, State , ZipCode:	OKLAHOMA CITY OK 73103

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

Copyright © 2021 Oklahoma Secretary of State

02/14/2017 01:40 PM Pg 0446-0447
Fee: $15.00 Doc: $0.00
Dianna Cope - Muskogee County Clerk
State of Oklahoma

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

NTC Order # 392891256
Bayview Loan # 1331203

I-2017-001740 Book 4528 Pg: 446
02/14/2017 1:40 pm Pg 0446-0447
Fee: $ 15.00 Doc: $ 0.00
Dianna Cope - Muskogee County Clerk
State of Oklahoma

ASSIGNMENT OF MORTGAGE

FOR GOOD AND VALUABLE CONSIDERATION, the sufficiency of which is hereby acknowledged, the undersigned, **CITIFINANCIAL SERVICING LLC, A DELAWARE LIMITED LIABILITY COMPANY, WHOSE ADDRESS IS C/O CITIMORTGAGE, INC., 1000 TECHNOLOGY DRIVE, O'FALLON, MO 63368, (ASSIGNOR),** by these presents does convey, grant, assign, transfer and set over the described Mortgage with all interest secured thereby, all liens, and any rights due or to become due thereon to **BAYVIEW LOAN SERVICING, LLC, A DELAWARE LIMITED LIABILITY COMPANY, WHOSE ADDRESS IS 4425 PONCE DE LEON BLVD. 5TH FLOOR, ATTN: SAGITTARIUS GROUP, CORAL GABLES, FL 33146 (180)077-1029 x9, ITS SUCCESSORS AND ASSIGNS, (ASSIGNEE).**

Said Mortgage bearing the date 01/24/2002, made by **BARBARA CURTSINGER AND JEFF CURTSINGER** (current owner) to **WASHINGTON MUTUAL FINANCE, LLC**, and recorded in **Book 2928, Page 096 and Instrument # 952782**, in the records of the County Clerk of **MUSKOGEE** County, **Oklahoma**, to wit;
SEE ATTACHED EXHIBIT A

IN WITNESS WHEREOF, CITIFINANCIAL SERVICING LLC, A DELAWARE LIMITED LIABILITY COMPANY has caused these presents to be signed by its VICE PRESIDENT **this 14th day of February in the year 2017.**
CITIFINANCIAL SERVICING LLC, A DELAWARE LIMITED LIABILITY COMPANY

By: _____
PANGSENG KHANG
VICE PRESIDENT

All persons whose signatures appear above have qualified authority to sign and have reviewed this document and supporting documentation prior to signing.

STATE OF FLORIDA
COUNTY OF PINELLAS
The foregoing instrument was acknowledged before me on this 14th day of February in the year 2017, by Pangseng Khang as VICE PRESIDENT of CITIFINANCIAL SERVICING LLC, A DELAWARE LIMITED LIABILITY COMPANY, who, as such VICE PRESIDENT being authorized to do so, executed the foregoing instrument for the purposes therein contained. He/she/they is (are) personally known to me.

_____
DANIELLE KENNEDY - NOTARY PUBLIC
COMM: EXPIRES 06/26/2017

DANIELLE KENNEDY
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF031287
Expires 6/26/2017

Document Prepared By: E.Lance/NTC, 2100 Alt. 19 North, Palm Harbor, FL 34683 (800)346-9152
CF001 392891256 MAS14 DOCR T141702-09:12:05 [C-2] EFRMOK1

D0021842316

02/14/2017 01:40 PM Pg 0446-0447
Fee: $15.00 Doc: $0.00
Dianna Cope - Muskogee County Clerk
State of Oklahoma

EXHIBIT A

LOTS SEVEN (7) AND EIGHT (8), LESS THE SOUTH 130 FEET OF WEST 100 FEET ALL IN BLOCK ONE (1), WILLIAMS ADDITION TO THE CITY OF MUSKOGEE, MUSKOGEE COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF

I-2017-001740 Book 4528 Pg: 447
02/14/2017 1:40 pm Pg 0446-0447
Fee: $ 15.00 Doc: $ 0.00
Dianna Cope - Muskogee County Clerk
State of Oklahoma

7612
M

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

Unique ID CFN36003900001A5CB
Official Unique Id CFN36003900001A5

I-2015-012142 Book 4463 Pg: 82
10/26/2015 9:39 am Pg 0082-0083
Fee: $ 15.00 Doc: $ 0.00
Dianna Cope - Muskogee County Clerk
State of Oklahoma

COUNTY OF MUSKOGEE ★ STATE OF OKLAHOMA ★

ASSIGNMENT OF MORTGAGE

FOR GOOD AND VALUABLE CONSIDERATION, the sufficiency of which is hereby acknowledged, the undersigned, **CFNA RECEIVABLES (MD), INC. F/K/A CITIFINANCIAL, INC., A MARYLAND CORPORATION, SUCCESSOR BY MERGER TO WASHINGTON MUTUAL FINANCE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, WHOSE ADDRESS IS 300 ST. PAUL PLACE, LEGAL DEPARTMENT- 17TH FLOOR, BALTIMORE, MD, 21202, (ASSIGNOR),** by these presents does convey, grant, assign, transfer and set over the described Mortgage with all interest secured thereby, all liens, and any rights due or to become due thereon to **CITIFINANCIAL SERVICING LLC, A DELAWARE LIMITED LIABILITY COMPANY, WHOSE ADDRESS IS 300 ST. PAUL PLACE LEGAL DEPARTMENT- 17TH FLOOR, BALTIMORE, MD 21202 (800)249-2181, ITS SUCCESSORS AND ASSIGNS, (ASSIGNEE).**

Said Mortgage bearing the date 01/24/2002, made by **BARBARA CURTSINGER AND JEFF CURTSINGER** (current owner) to **WASHINGTON MUTUAL FINANCE LLC**, and recorded in **Book 2928, Page 096, and/or Document #** , in the records of the County Clerk of **MUSKOGEE** County, **Oklahoma**, to wit;
SEE ATTACHED EXHIBIT A

IN WITNESS WHEREOF, CFNA RECEIVABLES (MD), INC. F/K/A CITIFINANCIAL, INC., A MARYLAND CORPORATION, SUCCESSOR BY MERGER TO WASHINGTON MUTUAL FINANCE, LLC, A DELAWARE LIMITED LIABILITY COMPANY has caused these presents to be signed by its VICE PRESIDENT **on** 10/16/2015 **(MM/DD/YYYY).**

CFNA RECEIVABLES (MD), INC. F/K/A CITIFINANCIAL, INC., A MARYLAND CORPORATION, SUCCESSOR BY MERGER TO WASHINGTON MUTUAL FINANCE, LLC, A DELAWARE LIMITED LIABILITY COMPANY

By: Susan Schotsch
Susan Schotsch
VICE PRESIDENT

All persons whose signatures appear above have qualified authority to sign and have reviewed this document and supporting documentation prior to signing.

STATE OF FLORIDA
COUNTY OF PINELLAS
The foregoing instrument was acknowledged before me on 10/16/2015 (MM/DD/YYYY), by Susan Schotsch as VICE PRESIDENT of CFNA RECEIVABLES (MD), INC. F/K/A CITIFINANCIAL, INC., A MARYLAND CORPORATION, SUCCESSOR BY MERGER TO WASHINGTON MUTUAL FINANCE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, who, as such VICE PRESIDENT being authorized to do so, executed the foregoing instrument for the purposes therein contained. He/she/they is (are) personally known to me.

Nicole Baldwin
Notary Public State of FLORIDA
Commission expires: 08/05/2016

NOTARY PUBLIC STATE OF FLORIDA

Nicole Baldwin
Notary Public State of Florida
My Commission # EE 222285
Expires August 5, 2016

Document Prepared By: E.Lance/NTC, 2100 Alt. 19 North, Palm Harbor, FL 34683 (800)346-9152
CF001 393188733 *C* -- DEFAULT DOCR T1415103909 [C-1] FRMOK1

D0013121273

I-2015-012142 Book 4463 Pg: 83
10/26/2015 9:39 am Pg 0082-0083
Fee: $ 15.00 Doc: $ 0.00
Dianna Cope - Muskogee County Clerk
State of Oklahoma

EXHIBIT A

LOTS SEVEN (7) AND EIGHT (8), LESS THE SOUTH 130 FEET OF WEST 100 FEET ALL IN BLOCK ONE (1), WILLIAMS ADDITION TO THE CITY OF MUSKOGEE, MUSKOGEE COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF




2025/07/15


2025/07/15


2025/07/15


1206
2025/07/15

Building Inspector's Dilpaidated Structure Checklist

Case Open Date: 7-15-25 Case Number: 25-77142

Address: 1206 Gulick (Mobile Home)

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: Unable to enter back yard. Overgrown Vegetation

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 Overgrown Vegetation

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: Animals in pen. Horses

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: _____

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
Unsafe.. X Yes		

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: [signature]

Inspector's Name: Brent Roberts Date of Inspection: 7/15/25

Date Received Back by the Code Officer: _____

CITY OF MUSKOGEE Permits & Inspections

MUSKOGEE
Code Enforcement

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

07/15/2025

BARBARA CURTSINGER AND JEFF CURTSINGER
140 W. 58TH ST S
MUSKOGEE,OK 74401
THE CORPRATION COMPANY
120 N ROBINSON STE 735
OKLAHOMA CITY, OK 73102
SECRETARY OF STATE
421 NW 13TH ST, SUITE 210
OKLAHOMA CITY, OK 73103
BAYVIEW LOAN SERVICING LLC
4425 PONCE DE LEON BLVD. 5TH FLOOR
CORAL GABLES, FL 33146
WASHINGTON MUTUAL FINANCE LLC
140 W. 58TH ST S
MUSKOGEE, OK 74401

Case Number: 25-77142
Street Address: 1206 GULICK
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 **07/15/2025** 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 July 31, 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 31, 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: LOTS SEVEN (7) AND EIGHT (8), LESS THE SOUTH 130 FEET OF WEST 100 FEET ALL IN BLOCK ONE (I), WILLJAMS ADDITION TO THE CITY OF MUSKOGEE, MUSKOGEE COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF

MUSKOGEE
Code Enforcement

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

07/15/2025

BARBARA CURTSINGER
140 W. 58TH ST S
MUSKOGEE,OK 74401

Case Number: 25-77142
Street Address: 1206 GULICK
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 **07/15/2025** 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 July 31, 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 31, 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: LOTS SEVEN (7) AND EIGHT (8), LESS THE SOUTH 130 FEET OF WEST 100 FEET ALL IN BLOCK ONE (I), WILLJAMS ADDITION TO THE CITY OF MUSKOGEE, MUSKOGEE COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF

MUSKOGEE
Code Enforcement

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

07/15/2025

BAYVIEW LOAN SERVICING LLC
4425 PONCE DE LEON BLVD. 5TH FLOOR
CORAL GABLES, FL 33146

Case Number: 25-77142
Street Address: 1206 GULICK
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 **07/15/2025** 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 July 31, 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 31, 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: LOTS SEVEN (7) AND EIGHT (8), LESS THE SOUTH 130 FEET OF WEST 100 FEET ALL IN BLOCK ONE (I), WILLJAMS ADDITION TO THE CITY OF MUSKOGEE, MUSKOGEE COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF

MUSKOGEE
Code Enforcement

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

07/15/2025

BARBARA CURTSINGER AND JEFF CURTSINGER
140 W. 58TH ST S
MUSKOGEE,OK 74401

Case Number: 25-77142
Street Address: 1206 GULICK
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 **07/15/2025** 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 July 31, 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 31, 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: LOTS SEVEN (7) AND EIGHT (8), LESS THE SOUTH 130 FEET OF WEST 100 FEET ALL IN BLOCK ONE (I), WILLJAMS ADDITION TO THE CITY OF MUSKOGEE, MUSKOGEE COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF

MUSKOGEE
Code Enforcement

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

07/15/2025

THE CORPRATION COMPANY
120 N ROBINSON STE 735
OKLAHOMA CITY, OK 73102

Case Number: 25-77142
Street Address: 1206 GULICK
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 **07/15/2025** 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 July 31, 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 31, 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: LOTS SEVEN (7) AND EIGHT (8), LESS THE SOUTH 130 FEET OF WEST 100 FEET ALL IN BLOCK ONE (I), WILLJAMS ADDITION TO THE CITY OF MUSKOGEE, MUSKOGEE COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF

MUSKOGEE
Code Enforcement

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

07/15/2025

JEFF CURTSINGER
140 W. 58TH ST S
MUSKOGEE,OK 74401

Case Number: 25-77142
Street Address: 1206 GULICK
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 **07/15/2025** 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 July 31, 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 31, 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: LOTS SEVEN (7) AND EIGHT (8), LESS THE SOUTH 130 FEET OF WEST 100 FEET ALL IN BLOCK ONE (I), WILLJAMS ADDITION TO THE CITY OF MUSKOGEE, MUSKOGEE COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF

MUSKOGEE
Code Enforcement

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

07/15/2025

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

Case Number: 25-77142
Street Address: 1206 GULICK
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 **07/15/2025** 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 July 31, 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 31, 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: LOTS SEVEN (7) AND EIGHT (8), LESS THE SOUTH 130 FEET OF WEST 100 FEET ALL IN BLOCK ONE (I), WILLJAMS ADDITION TO THE CITY OF MUSKOGEE, MUSKOGEE COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF

MUSKOGEE
Code Enforcement

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

07/15/2025

WASHINGTON MUTUAL FINANCE LLC
140 W. 58TH ST S
MUSKOGEE, OK 74401

Case Number: 25-77142
Street Address: 1206 GULICK
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 **07/15/2025** 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 July 31, 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 31, 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: LOTS SEVEN (7) AND EIGHT (8), LESS THE SOUTH 130 FEET OF WEST 100 FEET ALL IN BLOCK ONE (I), WILLJAMS ADDITION TO THE CITY OF MUSKOGEE, MUSKOGEE COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF

MUSKOGEE
Code Enforcement

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

07/15/2025

BARBARA CURTSINGER AND JEFF CURTSINGER
140 W. 58TH ST S
MUSKOGEE,OK 74401
THE CORPRATION COMPANY
120 N ROBINSON STE 735
OKLAHOMA CITY, OK 73102
SECRETARY OF STATE
421 NW 13TH ST, SUITE 210
OKLAHOMA CITY, OK 73103
BAYVIEW LOAN SERVICING LLC
4425 PONCE DE LEON BLVD. 5TH FLOOR
CORAL GABLES, FL 33146
WASHINGTON MUTUAL FINANCE LLC
140 W. 58TH ST S
MUSKOGEE, OK 74401

Case Number: 25-77142
Street Address: 1206 GULICK
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 **07/15/2025** 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

2025/07/15

MUSKOGEE
Code Enforcement

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

urity of occupants within, equipped with a deadbolt lock. Interior

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

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 July 31, 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 31, 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

2025/07/15

MUSKOGEE
Code Enforcement

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

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

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: LOTS SEVEN (7) AND EIGHT (8), LESS THE SOUTH 130 FEET OF WEST 100 FEET ALL IN BLOCK ONE (I), WILLIAMS ADDITION TO THE CITY OF MUSKOGEE, MUSKOGEE COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF

2025/07/15

www.muskogeeonline.org
planning@muskogeeonline.org


1206
2025/07/15


206
2025/07/15

AFFIDAVIT OF PUBLICATION

County of Muskogee,

State of Oklahoma

Muskogee Phoenix **Case:**

214 Wall St

Muskogee, Ok 74401

PNRC DS
7.31.25 (003)

918-684-2810

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: 7/17/2025

Charlie Meggyes (Signature)

Signed and sworn to before me this 17 day of JL 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: $ 98.70

Published in The Muskogee Phoenix on July 17, 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 31, 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.

313 N 14th

THE NORTH 50 FEET OF LOT 2 IN BLOCK 204 IN THE CITY OF MUSKOGEE, ACCORDING TO THE OFFICIAL PLAT THEREOF, MUSKOGEE COUNTY, STATE OF OKLAHOMA.

910 Louisiana

Lots 16, 17 and 18 in Block 21 in ROBISON'S AMENDED ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, State of Oklahoma.

1206 Gulick

LOTS SEVEN (7) AND EIGHT (8), LESS THE SOUTH 130 FEET OF WEST 100 FEET ALL IN BLOCK ONE (I), WILLJAMS ADDITION TO THE CITY OF MUSKOGEE, MUSKOGEE COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF

1611 Avondale

RIDGECREST LOT 15 BLOCK 9 In the County of MUSKOGEE State of Oklahoma.

2821 Garland

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

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: 07/30/2025

AGENDA
PUBLIC NUISANCE REVIEW COMMITTEE
JULY 31, 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 24, 2025, or take other necessary action. (Sarah Winkle)

2. Hold a Public Hearing and determine if the property located at 313 N 14th 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)

3. Hold a Public Hearing and determine if the property located at 910 Louisiana 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)

4. Hold a Public Hearing and determine if the property located at 1206 Gulick 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 1611 Avondale 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 personal property located at 810 Talladega is dilapidated as to constitute a public nuisance, or take other necessary action (City Codes Sec. 38-62). (Sarah Winkle)

ADJOURN

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 31, 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 31, 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:	Marshall Rawlson, 313 N. 14 St Mark Hughes, 313 N. 14 St Cedric Brown, 2021 Garland

1. Consider approval of the Public Nuisance Review Committee Meeting Minutes of July 24, 2025, or take other necessary action. (Sarah Winkle)

   Motion was made by Committee Member Codale Ford, seconded by Committee Chair Sarah Winkle to approve the Public Nuisance Review Committee Meeting Minutes of July 24, 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 313 N 14th 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)

Marshall Rawlson addressed the committee regarding the property. He presented photographs showing the interior condition of the structure and explained the work he has undertaken to address the issues.. Mr. Rawlson stated that he intends to return ownership of the property back to the financing party, who will either renovate the structure or sell it. He requested an extension.

Motion was made by Committee Member Brent Roberts, seconded by Committee Member Codale Ford that the property located at 313 N. 14th is dilapidated constituting a public nuisance, 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 910 Louisiana 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)

Committee Member, Codale Ford, did speak to the owners of this property, and stated that they had requested an extension.

Motion was made by Committee Member Brent Roberts, seconded by Committee Member Codale Ford the the property located at 910 Louisiana is dilapidated constituting a public nuisance, 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 1206 Gulick 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)

Committee Member, Codale Ford, stated that he has spoke to the property owner who said that the siding had been repaired and the property had been cleaned up some. Property owner informed Codale that she also wants this property demolished, however the current structure is hiding dilapidated property behind it so if it were demolished, that would still be an issue.

Motion was made by Committee Member Brent Roberts, seconded by Committee Member Codale Ford the the property located at 1206 Gulick is dilapidated constituting a public nuisance, 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

5. Hold a Public Hearing and determine if the property located at 1611 Avondale 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)

Committee Member, Codale Ford, has spoken to this property owner and confirmed that they have purchased roofing permits on this property. He stated that they are in communications with him consistently and are working towards a resolution to fix this property.

Motion was made by Committee Chair Sarah Winkle, seconded by Committee Member Codale Ford to table this item for 6 months from todays meeting and re-evaluate this property on 1/29/2026.

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

Carried - Unanimously

6. Hold a Public Hearing and determine if the personal property located at 810 Talladega 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 810 Talladega is dilapidated and constitutes 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.

MORGAN WATERS, SECRETARY

SARAH WINKLE, COMMITTEE CHAIR

NOTICE OF DILAPIDATION AND LIEN

STATE OF OKLAHOMA)
)
COUNTY OF MUSKOGEE)

I-2025-008588 Book 4973 Pg 558
08/15/2025 3:10pm Pg 0558-0558
Fee: $18.00 Doc $0.00
POLLY IRVING - Muskogee County Clerk
State of OK

KNOW ALL MEN BY THESE PRESENTS

That the City of Muskogee, in Muskogee County, State of Oklahoma, pursuant to a finding of the building official has determined that the following described dilapidated and has become detrimental to the health, safety, or welfare of the public and the community or that said property creates a fire hazard to other property, and that the condition of the following described property a detriment or a hazard and that the property would be benefited by the removal of such conditions and that the municipal governing body may cause the dilapidated buildings to be torn down and removed. Said property being listed on the current tax rolls in the office of the County Treasurer as being owned by:

BARBARA ETAL CURTSINGER and located at 1206 GULICK ST
MUSKOGEE OK 74401
Land ID#: 000101642

Said property being legally described as follows, to-wit:

WILLIAMS
LOT 7 & LOT 8 LESS S130 W100
BLOCK 1
WILLIAMS

And that pursuant to the findings of the municipal officials of the City of Muskogee, Oklahoma claims a lien on said property for the destruction and removal costs and that such costs are the personal obligation of the property owner from and after the date of filing of said notice, according to the laws of the State of Oklahoma.

Tammy L. Tracy, City Clerk

CERTIFICATE OF CITY CLERK

I, Tammy L. Tracy, the undersigned, the duly qualified and performing as the City of Muskogee, Oklahoma, do hereby certify that the above owner has to file a written notice of appeal from the order of the Building Official twenty (20) days from the receipt of the Notice/Order letter. I am required to file this Notice of Dilapidation and Lien to be recorded in the office of the County Clerk of Muskogee County for the above property.

WITNESS my hand as City Clerk and the Seal of the City of Muskogee, Oklahoma, this August 15, 2025.

Tammy L. Tracy, City Clerk

Ford, Codale
Code Enforcement Officer

Case Number: 25-00077142

MUSKOGEE
Code Enforcement

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

8-8-25

BARBARA CURTSINGER AND JEFF CURTSINGER
140 W. 58TH ST S
MUSKOGEE,OK 74401
THE CORPRATION COMPANY
120 N ROBINSON STE 735
OKLAHOMA CITY, OK 73102
SECRETARY OF STATE
421 NW 13TH ST, SUITE 210
OKLAHOMA CITY, OK 73103
BAYVIEW LOAN SERVICING LLC
4425 PONCE DE LEON BLVD. 5TH FLOOR
CORAL GABLES, FL 33146
WASHINGTON MUTUAL FINANCE LLC
140 W. 58TH ST S
MUSKOGEE, OK 74401

Case Number: 25-77142
Street Address: 1206 GULICK
Legal Description: SEE BELOW

DETERMINATION OF THE PUBLIC NUISANCE REVIEW COMMITTEE FOR A DILAPIDATED STRUCTURE

The property at the aforementioned address was reviewed by the Public Nuisance Review Committee on **July 31, 2025** and determined:

1) That 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) That the property creates a fire hazard which is dangerous to other property.
3) That the building is abandoned as set out above.

You are hereby notified that The City of Muskogee has granted you an automatic appeal to the Uniform Building Codes Appeals Board to be heard on the following month November 26, 2025 at 1:30 P.M. The hearing will held at 229 W. Okmulgee 3rd Floor, City Council Chamber, Muskogee, Oklahoma 74401 to determine whether the corrective action has made sufficient progress to no longer be deemed dilapidated or to uphold the findings of the Public Nuisance Review Committee as mentioned above. You must attend the hearing or take corrective action on your property by November 25, 2025.

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 serves basis. If you are interested in signing up for the program, please contact Codale Ford, Code Enforcement Supervisor for more information.

Codale Ford
Code Enforcement Supervisor

MUSKOGEE
Code Enforcement

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

Legal Description: LOTS SEVEN (7) AND EIGHT (8), LESS THE SOUTH 130 FEET OF WEST 100 FEET ALL IN BLOCK ONE (I), WILLJAMS ADDITION TO THE CITY OF MUSKOGEE, MUSKOGEE COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF

MUSKOGEE
Code Enforcement

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

8-8-25

BAYVIEW LOAN SERVICING LLC
4425 PONCE DE LEON BLVD. 5TH FLOOR
CORAL GABLES, FL 33146

Case Number: 25-77142
Street Address: 1206 GULICK
Legal Description: SEE BELOW

DETERMINATION OF THE PUBLIC NUISANCE REVIEW COMMITTEE FOR A DILAPIDATED STRUCTURE

The property at the aforementioned address was reviewed by the Public Nuisance Review Committee on **July 31, 2025** and determined:

1) That 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) That the property creates a fire hazard which is dangerous to other property.
3) That the building is abandoned as set out above.

You are hereby notified that The City of Muskogee has granted you an automatic appeal to the Uniform Building Codes Appeals Board to be heard on the following month November 26, 2025 at 1:30 P.M. The hearing will held at 229 W. Okmulgee 3rd Floor, City Council Chamber, Muskogee, Oklahoma 74401 to determine whether the corrective action has made sufficient progress to no longer be deemed dilapidated or to uphold the findings of the Public Nuisance Review Committee as mentioned above. You must attend the hearing or take corrective action on your property by November 25, 2025.

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 serves basis. If you are interested in signing up for the program, please contact Codale Ford, Code Enforcement Supervisor for more information.

Codale Ford
Code Enforcement Supervisor

Legal Description: LOTS SEVEN (7) AND EIGHT (8), LESS THE SOUTH 130 FEET OF WEST 100 FEET ALL IN BLOCK ONE (I), WILLJAMS ADDITION TO THE CITY OF MUSKOGEE, MUSKOGEE COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF

MUSKOGEE
Code Enforcement

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

8-8-25

THE CORPRATION COMPANY
120 N ROBINSON STE 735
OKLAHOMA CITY, OK 73102

Case Number: 25-77142
Street Address: 1206 GULICK
Legal Description: SEE BELOW

DETERMINATION OF THE PUBLIC NUISANCE REVIEW COMMITTEE FOR A DILAPIDATED STRUCTURE

The property at the aforementioned address was reviewed by the Public Nuisance Review Committee on **July 31, 2025** and determined:

1) That 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) That the property creates a fire hazard which is dangerous to other property.
3) That the building is abandoned as set out above.

You are hereby notified that The City of Muskogee has granted you an automatic appeal to the Uniform Building Codes Appeals Board to be heard on the following month November 26, 2025 at 1:30 P.M. The hearing will held at 229 W. Okmulgee 3rd Floor, City Council Chamber, Muskogee, Oklahoma 74401 to determine whether the corrective action has made sufficient progress to no longer be deemed dilapidated or to uphold the findings of the Public Nuisance Review Committee as mentioned above. You must attend the hearing or take corrective action on your property by November 25, 2025.

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 serves basis. If you are interested in signing up for the program, please contact Codale Ford, Code Enforcement Supervisor for more information.

Codale Ford
Code Enforcement Supervisor

Legal Description: LOTS SEVEN (7) AND EIGHT (8), LESS THE SOUTH 130 FEET OF WEST 100 FEET ALL IN BLOCK ONE (I), WILLJAMS ADDITION TO THE CITY OF MUSKOGEE, MUSKOGEE COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF

MUSKOGEE
Code Enforcement

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

8-8-25

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

Case Number: 25-77142
Street Address: 1206 GULICK
Legal Description: SEE BELOW

DETERMINATION OF THE PUBLIC NUISANCE REVIEW COMMITTEE FOR A DILAPIDATED STRUCTURE

The property at the aforementioned address was reviewed by the Public Nuisance Review Committee on **July 31, 2025** and determined:

1) That 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) That the property creates a fire hazard which is dangerous to other property.
3) That the building is abandoned as set out above.

You are hereby notified that The City of Muskogee has granted you an automatic appeal to the Uniform Building Codes Appeals Board to be heard on the following month November 26, 2025 at 1:30 P.M. The hearing will held at 229 W. Okmulgee 3rd Floor, City Council Chamber, Muskogee, Oklahoma 74401 to determine whether the corrective action has made sufficient progress to no longer be deemed dilapidated or to uphold the findings of the Public Nuisance Review Committee as mentioned above. You must attend the hearing or take corrective action on your property by November 25, 2025.

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 serves basis. If you are interested in signing up for the program, please contact Codale Ford, Code Enforcement Supervisor for more information.

Codale Ford
Code Enforcement Supervisor

Legal Description: LOTS SEVEN (7) AND EIGHT (8), LESS THE SOUTH 130 FEET OF WEST 100 FEET ALL IN BLOCK ONE (I), WILLJAMS ADDITION TO THE CITY OF MUSKOGEE, MUSKOGEE COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF

MUSKOGEE
Code Enforcement

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

8-8-25

WASHINGTON MUTUAL FINANCE LLC
140 W. 58TH ST S
MUSKOGEE, OK 74401

Case Number: 25-77142
Street Address: 1206 GULICK
Legal Description: SEE BELOW

DETERMINATION OF THE PUBLIC NUISANCE REVIEW COMMITTEE FOR A DILAPIDATED STRUCTURE

The property at the aforementioned address was reviewed by the Public Nuisance Review Committee on **July 31, 2025** and determined:

1) That 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) That the property creates a fire hazard which is dangerous to other property.
3) That the building is abandoned as set out above.

You are hereby notified that The City of Muskogee has granted you an automatic appeal to the Uniform Building Codes Appeals Board to be heard on the following month November 26, 2025 at 1:30 P.M. The hearing will held at 229 W. Okmulgee 3rd Floor, City Council Chamber, Muskogee, Oklahoma 74401 to determine whether the corrective action has made sufficient progress to no longer be deemed dilapidated or to uphold the findings of the Public Nuisance Review Committee as mentioned above. You must attend the hearing or take corrective action on your property by November 25, 2025.

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 serves basis. If you are interested in signing up for the program, please contact Codale Ford, Code Enforcement Supervisor for more information.

Codale Ford
Code Enforcement Supervisor

Legal Description: LOTS SEVEN (7) AND EIGHT (8), LESS THE SOUTH 130 FEET OF WEST 100 FEET ALL IN BLOCK ONE (I), WILLJAMS ADDITION TO THE CITY OF MUSKOGEE, MUSKOGEE COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF

MUSKOGEE
Code Enforcement

229 W. Okmulgee
Muskogee, OK 7440
(918) 684-6235

8-8-25

BARBARA CURTSINGER AND JEFF CURTSINGER
140 W. 58TH ST S
MUSKOGEE,OK 74401
THE CORPRATION COMPANY
120 N ROBINSON STE 735
OKLAHOMA CITY, OK 73102
SECRETARY OF STATE
421 NW 13TH ST, SUITE 210
OKLAHOMA CITY, OK 73103
BAYVIEW LOAN SERVICING LLC
4425 PONCE DE LEON BLVD. 5TH FLOOR
CORAL GABLES, FL 33146
WASHINGTON MUTUAL FINANCE LLC
140 W. 58TH ST S
MUSKOGEE, OK 74401

Case Number: 25-77142
Street Address: 1206 GULICK
Legal Description: SEE BELOW

DETERMINATION OF THE PUBLIC NUISANCE REVIEW COMMITTEE FOR A DILAPIDATED STRUCTURE

The property at the aforementioned address was reviewed by the Public Nuisance Review Committee on **July 31, 2025** and determined:

1) That 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) That the property creates a fire hazard which is dangerous to other property.
3) That the building is abandoned as set out above.

You are hereby notified that The City of Muskogee has granted you an automatic appeal to the Uniform Building Codes Appeals Board to be heard on the following month November 26, 2025 at 1:30 P.M. The hearing will held at 229 W. Okmulgee 3rd Floor, City Council Chamber, Muskogee, Oklahoma 74401 to determine whether the corrective action has made sufficient progress to no longer be deemed dilapidated or to uphold the findings of the Public Nuisance Review Committee as mentioned above. You must attend the hearing or take corrective action on your property by November 25, 2025.

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 serves basis. If you are interested in signing up for the program, please contact Codale Ford, Code Enforcement Supervisor for more information.

Codale Ford
Code Enforcement Supervisor

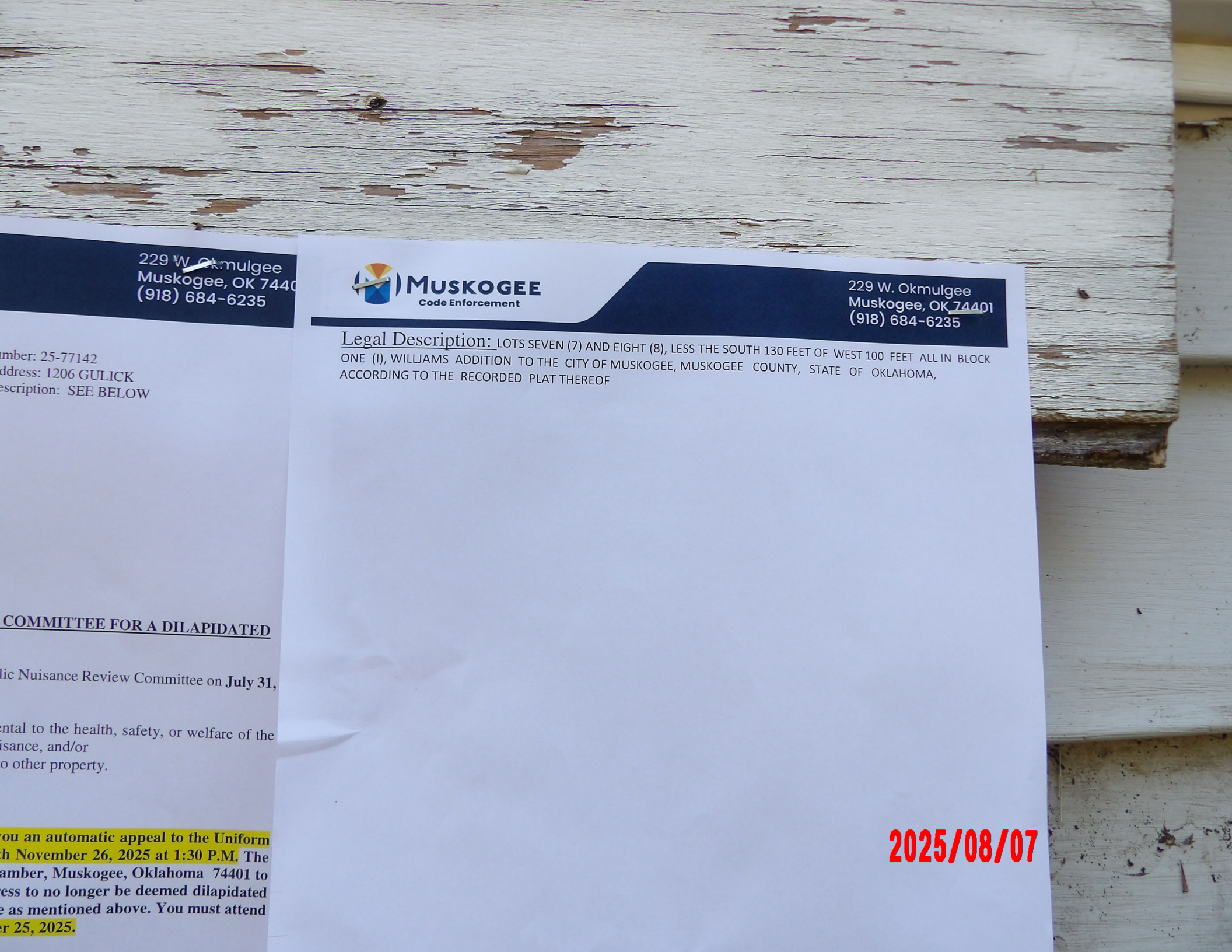
www.muskogeeonline.org
planning@muskogeeonline.org

MUSKOGEE
Code Enforcement

Legal Description: LOTS SEVEN (7) AND EIGHT (8), LESS THE SO
ONE (I), WILLJAMS ADDITION TO THE CITY OF MUSKOGEE, MUSKOGE
ACCORDING TO THE RECORDED PLAT THEREOF

www.muskogeeonline.org
ning@muskogeeonline

2025/08/07



229 W. Okmulgee
Muskogee, OK 7440
(918) 684-6235

mber: 25-77142
ddress: 1206 GULICK
escription: SEE BELOW

COMMITTEE FOR A DILAPIDATED

lic Nuisance Review Committee on **July 31,**

ental to the health, safety, or welfare of the
isance, and/or
o other property.

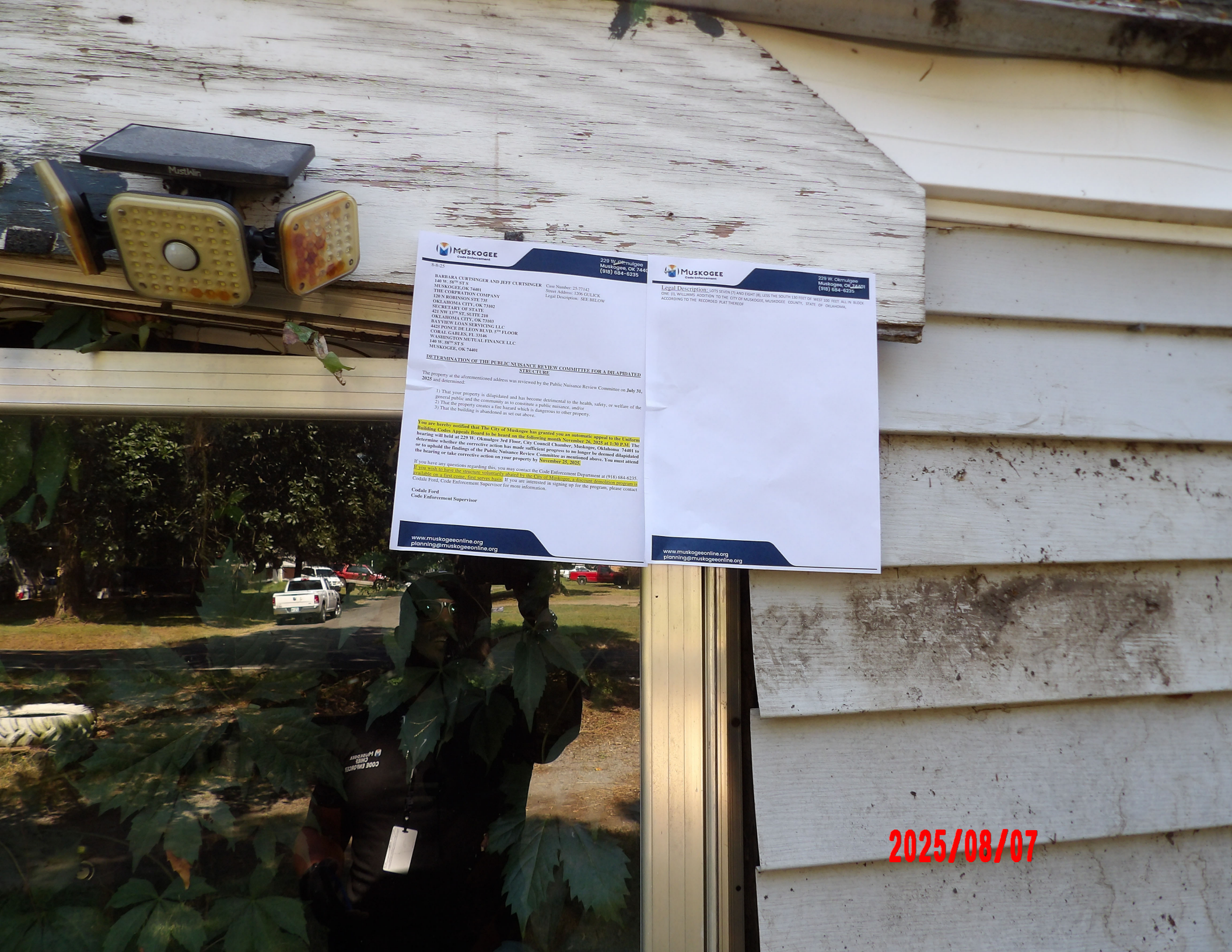
ou an automatic appeal to the Uniform
h November 26, 2025 at 1:30 P.M. The
amber, Muskogee, Oklahoma 74401 to
ess to no longer be deemed dilapidated
e as mentioned above. You must attend
er 25, 2025.

MUSKOGEE
Code Enforcement

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

Legal Description: LOTS SEVEN (7) AND EIGHT (8), LESS THE SOUTH 130 FEET OF WEST 100 FEET ALL IN BLOCK ONE (I), WILLIAMS ADDITION TO THE CITY OF MUSKOGEE, MUSKOGEE COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF

2025/08/07


MUSKOGEE
Code Enforcement
229 W. Okmulgee
Muskogee, OK 74401
(918) 684-6239
8-8-25
BARBARA CURTSINGER AND JEFF CURTSINGER
140 W. 58TH ST S
MUSKOGEE,OK 74401
THE CORPRATION COMPANY
120 N ROBINSON STE 715
OKLAHOMA CITY, OK 73102
SECRETARY OF STATE
421 NW 13TH ST, SUITE 210
OKLAHOMA CITY, OK 73103
BAYVIEW LOAN SERVICING, LLC
4425 PONCE DE LEON BLVD. 5TH FLOOR
CORAL GABLES, FL 33146
WASHINGTON MUTUAL FINANCE LLC
140 W. 58TH ST S
MUSKOGEE, OK 74401
Case Number: 25-77142
Street Address: 1206 GULICK
Legal Description: SEE BELOW
DETERMINATION OF THE PUBLIC NUISANCE REVIEW COMMITTEE FOR A DILAPIDATED STRUCTURE
The property at the aforementioned address was reviewed by the Public Nuisance Review Committee on July 31, 2025 and determined:
1) That 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) That the property creates a fire hazard which is dangerous to other property.
3) That the building is abandoned as set out above.
You are hereby notified that The City of Muskogee has granted you an automatic appeal to the Uniform Building Codes Appeals Board to be heard on the following month November 26, 2025 at 1:30 P.M. The hearing will held at 229 W. Okmulgee 3rd Floor, City Council Chamber, Muskogee, Oklahoma 74401 to determine whether the corrective action has made sufficient progress to no longer be deemed dilapidated or to uphold the findings of the Public Nuisance Review Committee as mentioned above. You must attend the hearing or take corrective action on your property by November 25, 2025
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 serves basis. If you are interested in signing up for the program, please contact Codale Ford, Code Enforcement Supervisor for more information.
Codale Ford
Code Enforcement Supervisor
www.muskogeeonline.org
planning@muskogeeonline.org
MUSKOGEE
Code Enforcement
229 W. Okmulgee
Muskogee, OK 74401
(918) 684-6235
Legal Description: LOTS SEVEN (7) AND EIGHT (8), LESS THE SOUTH 130 FEET OF WEST 100 FEET, ALL IN BLOCK ONE (1), WILLIAMS' ADDITION TO THE CITY OF MUSKOGEE, MUSKOGEE COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF
www.muskogeeonline.org
planning@muskogeeonline.org
2025/08/07


1206
2025/08/07

AFFIDAVIT OF PUBLICATION

County of Muskogee,

State of Oklahoma

Muskogee Phoenix **Case:**

214 Wall St

Muskogee, Ok 74401

UBCAB
11.26.25

918-684-2810

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: 9/11/2025

Charlie Meggyes (Signature)

Signed and sworn to before me this 12 day of SEP 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: $ 126.70

Published in The Muskogee Phoenix on September 11, 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 Uniform Building Code Appeals Board 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 Uniform Building Code Appeals Board on the: November 26, 2025 at 1:30 P.M. in the City Council Chambers on the third floor of the City Hall at 229 West Okmulgee, Muskogee OK, 74401. 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 (916) 684-6235.

313 N 14th

THE NORTH 50 FEET OF LOT 2 IN BLOCK 204 IN THE CITY OF MVSKOGEE, ACCORDING TO THE OFFICIAL PLAT THEREOF, MUSKOGEE COUNTY, STATE OF OKLAHOMA.

910 Louisiana

Lots 16, 17 and 18 in Block 21 in ROBISON'S AMENDED ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, State of Oklahoma.

1206 Gulick

LOTS SEVEN (7) AND EIGHT (8), LESS THE SOUTH 130 FEET OF WEST 100 FEET ALL IN BLOCK ONE (I), WILLJAMS ADDITION TO THE CITY OF MUSKOGEE, MUSKOGEE COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF

26 E Broadway

A portion of Lot 1 in Block 2 in the City of Muskogee, State of Oklahoma, according to the official plat thereof approved by theSecretary of the Interior on June 4, 1900, More particularly bounded and described as follows:-

Beginning at the Southwest Corner of said Lot 1; Thence Northerly along the Westerly line of said Lot 1 for a distance of 77.93 feet; Thence in an Easterly direction to a point in the Easterly line of said Lot 1 a distance of 78.1 feet Northerly from the Southeast corner of said Lot 1; Thence in a Southerly direction along the Easterly line of said Lot 1 to the Southeast corner of said Lot 1; Thence in a Westerly direction along the Southerly line of said Lot 1 to the Point of Beginning.

1028 Terrace

Lots 4, 5, 6, and 7 in HANER'S Subdivision of a part of Block 265 in the City of Muskogee, Muskogee County, Oklahoma

3300 Harris

Lots 7 and the South 10 feet of Lot 6 in Block 2 in the AMENDED PLAT OF SUROYA HEIGHTS NO. 4 ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, State of Oklahoma.

Uniform Building Code Appeals Board Agenda **6.**

Meeting Date: 11/26/2025

Initiator: Codale Ford, Interim Code Enforcement Supervisor

AGENDA ITEM TITLE:

Hold a public hearing and make a determination on the appeal of the findings of PNRC that the structure at 1028 Terrace Blvd, including the Accessory Building, is dilapidated and has become detrimental to the health, safety, or welfare of the general public as to constitute a public nuisance; and that the property creates a fire hazard which is dangerous to other property; and that the building is abandoned; and that the property should be demolished; or take other necessary action (11 O.S. 22-112 (C); 11 O.S. 22-112.4). (Sarah Winkle)

BACKGROUND:

PNRC was held on August 14, 2025, and the findings were that the building is dilapidated and has become detrimental to the health, safety, or welfare of the general public as to constituting a public nuisance; and that the property creates a fire hazard which is dangerous to other property; and that the building is abandoned; and that the property should be demolished.

An exterior inspection of the property and structure occurred on 7/23/2025 by the City Building Inspector. These are the findings from those inspections:

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

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

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 shall 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 STAFF ACTION:
Uphold the findings of the PNRC.

Fiscal Impact

Attachments

Complete ubcab case file

MUSKOGEE
Code Enforcement

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

Dilapidated Structures Checklist

Case Open Date: 7-23-25

Case Number: 25-77288

Address: 1028 TERRACE Blvd / ACCESSORY Building

Officer: CFor

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: 7-24-25

- ☑ ~~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: 7-26-25

- ☑ Affidavit of Publication

Reviewed By[1]:

Codale Ford — 7-25-25

Codale Ford, Chief Code Officer — Date

Sarah Winkle — 8-1-25

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

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

8-14-25

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

Date of the PNRC Hearing: 8-14-25

Date of PNRC Determination/UBCAB Notice Letter: 8-15-25

☑ 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~~): 11-26-25

Date of Publication in the Muskogee Phoenix: 9-11-25

☑ Affidavit of Publication

Date of UBCAB Hearing: 11-26-25

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, ~~Actg~~ Director of Planning & Comm. Dev. Date

☐ UBCAB Decision Appealed

☐ Copy of Appeal Stamped by City Clerk Attached

11-26-25

[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

FORM NO. 280-AF

(ORDER BY NUMBER)

R.S. 9269
B 54.25

WARRANTY DEED

Statutory Form—Individual

767723

Know All Men by These Presents:

That MICHAEL L. BOLDING,
a single person

of Muskogee County,
State of Oklahoma, party y of the first part, in consideration of the
sum of TEN and no/100---------- DOLLARS
in hand paid, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and
Convey unto MAMIE LEONA CARR, a single person
of Muskogee County, State of Oklahoma, party
of the second part, the following described real property and premises situate in Muskogee
County, State of Oklahoma, to-wit:

Lots 4, 5, 6 and 7 in HANER'S Subdivision of a part of
Block 265 in the City of Muskogee, Muskogee County, Oklahoma.

1028 Tenn Ave Muskogee, OK 74401

STATE OF OKLAHOMA
This Space Reserved for County Clerk's Stamp
FILED OR RECORDED
JAN 26 2 44 PM '89
BETTY PACE
COUNTY CLERK

BOOK 5083 PAGE 283

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 party of the second
part, Her heirs and assigns forever, free, clear and discharged of and from all former
grants, charges, taxes, judgments, mortgages and other liens and incumbrances of whatsoever nature.

STATE OF OKLAHOMA
COUNTY OF MUSKOGEE
FILED
JAN 26 1989
PAID 21095

Signed and delivered this 25 day of January, 1989

Michael L Bolding

OKLAHOMA Tax Commission Documentary TAX JAN 26 '89 $ 5 4.75

INDIVIDUAL ACKNOWLEDGMENT
Oklahoma Form

STATE OF OKLAHOMA } SS:
COUNTY OF Muskogee

Before me, the undersigned, a Notary Public in and for said County and State on this 25 day of January, 1989, personally appeared Michael L. Bolding, a single person 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.

Jerome Day
Notary Public

My commission expires 2-24-1992

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

CARR, MAMIE LEONA
1028 N TERRACE
MUSKOGEE OK 74401-0000

Taxroll Information

Tax Year :	2024
Property ID :	4610-26-265-004-1-058-03
Location :	1028 N TERRACE BLVD MUS
School District :	20A MUSKOGEE Mills : 108.96
Type of Tax :	Real Estate
Tax ID :	3177

Legal Description and Other Information:

MUSKOGEE OT LOTS 4 THRU 7 BLOCK 265 HANERS SD LOTS 3 THRU 7

Assessed Valuations	Amount
Land	1630
Improvements	2947
Exemptions	2000
Net Assessed	2577

The Penalty for this tax statement is calculated through August 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	281.00

Tax Values	Amount
Penalty	**29.51**
Fees	**0.00**
Payments	**0.00**
Total Paid	**0.00**
Total Due	**310.51**

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

Login (build: 32385:20250716.2)
© 2020 All Rights Reserved. Powered by TM Consulting, Inc.

Parcel: 4610-26-265-004-1-058-03

Muskogee County Report

ID: 510003177
As of: 7/23/2025

Property Owner

Name: CARR, MAMIE LEONA

Mailing Address: 1028 N TERRACE BLVD
MUSKOGEE, OK 74401

Type: (RI) Res. Improv.

Tax Dist: (32) 20A-MUSKOGEE

Size (Acres):

Property Information

Physical Address: 1028 TERRACE BLVD N
1028 TERRACE BLVD N

Subdivision: MUSKOGEE OT

Block / Lot: 0265 / 0004

S-T-R: --

Extended Legal: MUSKOGEE OT LOTS 4 THRU 7 BLOCK 265 HANERS SD LOTS 3 THRU 7

Market and Assessed Values:

	Estimated Market Value	Full Assessed (11.00% Market Value)	Taxable Value
Land:	$13,981	$2,796	$1,538
Building:	27635	5527	3040
Total:	$41,616	$8,323	$4,578

Taxes:

Estimated Taxes:	$499
Homestead Credit:	$43,616

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

Land:

Land Use	Size	Units
w36337 x d1	36337.500	Sq.Ft

Deed Transfers:

Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
1/1/1989	1983	283	W	54.75	$36,500		Valid	

Details for Residential Card 1:

Occupancy	Story	Construction	Total Liv	Grade	Year Built	Age	Condition	Beds
Single Family	1.0S	Asbestos	1,500	3	1955	98	Low	2

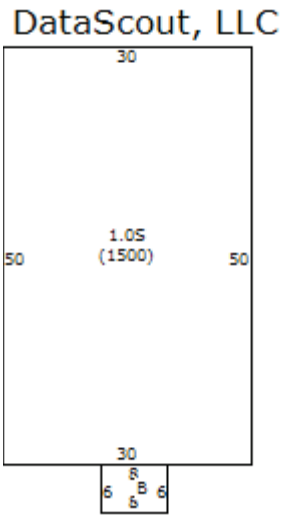
Exterior Wall:
Heat / Cool: ElecBasebd
Plumbing: Full: 1
Foundation: Convention

Roof Cover: Comp Shing
Year Remodeled:
Fireplace: Type: 1s Sgl. Qty: 1
Roof Type: Hip

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

Floor Struct: Wood with subfloor
Floor Cover:
Insulation: N/A
Style: STG
Basement:
Basement Area:





Base Structure:

Item	Label	Description	Area
A	1.0S	1.0S	1500
B	PATC	PATC	48

Outbuildings and Yard Improvements:

Item	Type	Size/Dim	Unit Multi.	Quality	Age
GRDT		264		1	1955

Other Adjustments:

Code	Type	Quantity
HTAC	15	1

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

RANK	COUNTY	RECORDED	INSTRUMENT	TYPE	BOOK	PAGE(S)	GRANTOR	GRANTEE	LEGAL DESCRIPTION	IMAGES
1	Muskogee	08/31/1992	1992-010978	DEED	002154	0388	CARR, MAMIE LEONA	SHOOK, DEBRA SUE NICHELSON SHOOK, DEBRA SUE NICHELSON, DEBRA SUE		1 : View
1	Muskogee	01/26/1989	1989-767723	Deed	001983	0203	BOLDING, MICHAEL L	CARR, MAMIE LEONA		1 : View


2025/07/24


2025/07/24


2025/07/24


2025/07/24


2025/07/24


2025/07/24


2025/07/24

Building Inspector's Dilpaidated Structure Checklist

Case Open Date: 7-23-25 Case Number: 25-77288

Address: 1028 TERRACE Blvd and Accessory Building

Code Officer: _____

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: Owners currently living in Acc Building

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: 18

Location of Broken/Open Windows: Total Exterior

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

Conditions present that require immediate action: Burnt Structure

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: Owners living in Accessory Building

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: 4

Location of Broken/Open Windows: Total Exterior

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

Conditions present that require immediate action: No utilities

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:

Owners are Muscogee Creek Natives
and have Requested assistance with the Nation

Inspector's Signature: _____

Inspector's Name: Brent Roberts Date of Inspection: _____

Date Received Back by the Code Officer: _____

Daniel Hawkins Jr
7-23-83
443-82-5911

CITY OF MUSKOGEE
Permits & Inspections

MUSKOGEE
Code Enforcement

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

07/24/2025

CARR, MAMIE LEONA
1028 N TERRACE
MUSKOGEEOK74401-0000

Case Number: 25-77288
Street Address: 1028 Terrace Blvd/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 **07/23/2025** 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 August 14, 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 August 14, 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: Lots 4, 5, 6, and 7 in HANER'S Subdivision of a part of Block 265 in the City of Muskogee, Muskogee County, Oklahoma

MUSKOGEE
Code Enforcement

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

07/24/2025

CARR, MAMIE LEONA
1028 N TERRACE
MUSKOGEEOK74401-0000

Case Number: 25-77288
Street Address: 1028 Terrace Blvd/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 **07/23/2025** 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.

www.muskogee

MUSKOGEE
Code Enforcement

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

2025/07/24

You are hereby directed to appear at a hearing to be held on August 14, 2025 at 11:00 a.m. before the Nuisance Review Committee at 229 W. Okmulgee 3rd Floor, City Council Chamber, Muskogee,

masonry, stucco shall be repl

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 August 14, 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 August 14, 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

MUSKOGEE
Code Enforcement

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

2025/07/24

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

...in the City of Muskogee, Muskogee

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: Lots 4, 5, 6, and 7 in HANER'S Subdivision of a part of Block 265 in the City of Muskogee, Muskogee County, Oklahoma

www.muskogeeonline.org
planning@muskogeeonline.org

2025/07/24


MUSKOGEE
229 W. Okmulgee
Muskogee, OK 74401
(580) 684-6228
2025/07/24


2025/07/24

AFFIDAVIT OF PUBLICATION

County of Muskogee,

State of Oklahoma

Muskogee Phoenix **Case:**

214 Wall St PNRC DS

Muskogee, Ok 74401 8.14.25 (003)

918-684-2810

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: 7/26/2025

Charlie Meggyes

Charlie Meggyes (Signature)

Signed and sworn to before me this 28 day of JUL 2025

Kevin W. Kizzia

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: $ 112.70

Published in The Muskogee Phoenix on July 26, 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: August 14, 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.

3300 Harris

Lots 7 and the South 10 feet of Lot 6 in Block 2 in the AMENDED PLAT OF SUROYA HEIGHTS NO. 4 ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, State of Oklahoma.

1028 Terrace

Lots 4, 5, 6, and 7 in HANER'S Subdivision of a part of Block 265 in the City of Muskogee, Muskogee County, Oklahoma

26 W. Broadway

Muskogee, State of Oklahoma, to-wit:

A portion of Lot 1 in Block 2 in the City of Muskogee, State of Oklahoma, according to the official plat thereof approved by the Secretary of the Interior on June 4, 1900, More particularly bounded and described as follows:-

Beginning at the Southwest Corner of said Lot 1; Thence Northerly along the Westerly line of said Lot 1 for a distance of 77.93 feet; Thence in an Easterly direction to a point in the Easterly line of said Lot 1 a distance of 78.1 feet Northerly from the Southeast corner of said Lot 1; Thence in a Southerly direction along the Easterly line of said Lot 1 to the Southeast corner of said Lot 1; Thence in a Westerly direction along the Southerly line of said Lot 1 to the Point of Beginning.

2627 W. Broadway

The West 25 feet of Lot Three (3) and the East 25 feet of Lot Four (4), Block One (1) in WESTMORELAND ADDITION to the City of Muskogee, Muskogee County, State of Oklahoma, according to the official plat thereof.
a/k/a 2627 Broadway, Muskogee, OK 74401

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: 08/13/2025

AGENDA
PUBLIC NUISANCE REVIEW COMMITTEE
AUGUST 14, 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 31, 2025, or take other necessary action. (Sarah Winkle)

2. Hold a Public Hearing and determine if the personal property located at 1102 Rutherford 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 729 S. 30th 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 112 E. Martin Luther King is dilapidated as to constitute a public nuisance, or take other necessary action (City Codes Sec. 38-62). (Sarah Winkle)

5. Hold a Public Hearing and determine if the personal property located at 1006 N.G. is dilapidated as to constitute a public nuisance, or take other necessary action (City Codes Sec. 38-62). (Sarah Winkle)

6. Hold a Public Hearing and determine if the property located at 26 W. Broadway is dilapidated and has become detrimental to the health, safety, or welfare of the general public and the community as to constitute a public nuisance; and/or whether the property creates a fire hazard which is dangerous to other property; and/or whether the building is abandoned 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 1028 Terrace, 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)

8. Hold a Public Hearing and determine if the property located at 3300 Harris 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

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
AUGUST 14, 2025

The Public Nuisance Review Committee of the City of Muskogee, Oklahoma, met in a Regular Schedule Meeting at 11:00 a.m., on AUGUST 14, 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:	Kandiace Armstrong, Property Owner for 729 S. 30th William Stacey Burch, Property Owner for 729 S. 30th

1. Consider approval of the Public Nuisance Review Committee Meeting Minutes of July 31, 2025, or take other necessary action. (Sarah Winkle)

   Motion was made by Committee Member Codale Ford, seconded by Committee Chair Sarah Winkle to approve the minutes of the Public Nuisance Review Committee Meeting of July 31, 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 personal property located at 1102 Rutherford 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 1102 Rutherford is dilapidated as to constitute a public nuisance and should be abated.

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

Carried - Unanimously

3. Hold a Public Hearing and determine if the personal property located at 729 S. 30th is dilapidated as to constitute a public nuisance, or take other necessary action (City Codes Sec. 38-62). (Sarah Winkle)

Property owners, Kandiace Armstrong and William Stacey-Burch, were present to speak on behalf of their property. They said the personal property has been abated.

Codale Ford stated that he spoke to Code Officer, Perry Beasley, who confirms that he has went and checked on the property and it has been abated by owner.

Motion was made by Committee Chair Sarah Winkle, seconded by Committee Member Codale Ford that the personal property has been abated by owner, per code officer, and the case will be closed.

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

Carried - Unanimously

4. Hold a Public Hearing and determine if the personal property located at 112 E. Martin Luther King is dilapidated as to constitute a public nuisance, or take other necessary action (City Codes Sec. 38-62). (Sarah Winkle)

Codale Ford stated that he has spoken to the Code Officer on this case who says that the personal property has been abated by owner.

Motion was made by Committee Chair Sarah Winkle, seconded by Committee Member Codale Ford that the personal property has been abated by owner, per code officer, and the case will be closed.

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

Carried - Unanimously

5. Hold a Public Hearing and determine if the personal property located at 1006 N.G. is dilapidated as to constitute a public nuisance, or take other necessary action (City Codes Sec. 38-62). (Sarah Winkle)

Codale Ford stated he has spoke to the Code Officer on this case who says the personal property has been abated.

Motion was made by Committee Chair Sarah Winkle, seconded by Committee Member Codale Ford that the personal property has been abated by owner, per code officer, and the case will be closed.

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 26 W. Broadway is dilapidated and has become detrimental to the health, safety, or welfare of the general public and the community as to constitute a public nuisance; and/or whether the property creates a fire hazard which is dangerous to other property; and/or whether the building is abandoned 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 26 W. Broadway is dilapidated constituting a public nuisance, 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 property located at 1028 Terrace, 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 1028 Terrace, including the accessory building, is dilapidated constituting a public nuisance, 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

8. Hold a Public Hearing and determine if the property located at 3300 Harris 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 3300 Harris is dilapidated constituting a public nuisance, 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

With no further business, the meeting was adjourned.

MORGAN WATERS, SECRETARY

SARAH WINKLE, COMMITTEE CHAIR

NOTICE OF DILAPIDATION AND LIEN

STATE OF OKLAHOMA)
)
COUNTY OF MUSKOGEE)

I-2025-008742 Book 4974 Pg 143
08/19/2025 3:41pm Pg 0143-0143
Fee: $18.00 Doc $0.00
POLLY IRVING - Muskogee County Clerk
State of OK

C285

KNOW ALL MEN BY THESE PRESENTS

That the City of Muskogee, in Muskogee County, State of Oklahoma, pursuant to a finding of the building official has determined that the following described dilapidated and has become detrimental to the health, safety, or welfare of the public and the community or that said property creates a fire hazard to other property, and that the condition of the following described property a detriment or a hazard and that the property would be benefited by the removal of such conditions and that the municipal governing body may cause the dilapidated buildings to be torn down and removed. Said property being listed on the current tax rolls in the office of the County Treasurer as being owned by:

MAMIE LEONA CARR and located at 1028 N TERRACE BLVD
MUSKOGEE OK 74401
Land ID#: 000067490

Said property being legally described as follows, to-wit:

MUSKOGEE OT
LOTS 4 THRU 7 BLOCK 265
HANERS SD LOTS 3 THRU 7
MUSKOGEE OT

And that pursuant to the findings of the municipal officials of the City of Muskogee, Oklahoma claims a lien on said property for the destruction and removal costs and that such costs are the personal obligation of the property owner from and after the date of filing of said notice, according to the laws of the State of Oklahoma.

Tammy L. Tracy, City Clerk

CERTIFICATE OF CITY CLERK

I, Tammy L. Tracy, the undersigned, the duly qualified and performing as the City of Muskogee, Oklahoma, do hereby certify that the above owner has to file a written notice of appeal from the order of the Building Official twenty (20) days from the receipt of the Notice/Order letter. I am required to file this Notice of Dilapidation and Lien to be recorded in the office of the County Clerk of Muskogee County for the above property.

WITNESS my hand as City Clerk and the Seal of the City of Muskogee, Oklahoma, this August 15, 2025.

Tammy L. Tracy, City Clerk

Ford, Codale
Code Enforcement Officer

Case Number: 25-00077288

MUSKOGEE
Code Enforcement

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

8-15-25

CARR, MAMIE LEONA
1028 N TERRACE
MUSKOGEEOK74401-0000

Case Number: 25-77288
Street Address: 1028 Terrace Blvd/Accessory Building
Legal Description: SEE BELOW

DETERMINATION OF THE PUBLIC NUISANCE REVIEW COMMITTEE FOR A DILAPIDATED STRUCTURE

The property at the aforementioned address was reviewed by the Public Nuisance Review Committee on **August 14, 2025** and determined:

1) That 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) That the property creates a fire hazard which is dangerous to other property.
3) That the building is abandoned as set out above.

You are hereby notified that The City of Muskogee has granted you an automatic appeal to the Uniform Building Codes Appeals Board to be heard on month November 26, 2025 at 1:30 P.M. The hearing will held at 229 W. Okmulgee 3rd Floor, City Council Chamber, Muskogee, Oklahoma 74401 to determine whether the corrective action has made sufficient progress to no longer be deemed dilapidated or to uphold the findings of the Public Nuisance Review Committee as mentioned above. You must attend the hearing or take corrective action on your property by November 25, 2025.

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 serves basis. If you are interested in signing up for the program, please contact Codale Ford, Code Enforcement Supervisor for more information.

Codale Ford
Code Enforcement Supervisor

Legal Description: Lots 4, 5, 6, and 7 in HANER'S Subdivision of a part of Block 265 in the City of Muskogee, Muskogee County, Oklahoma

MUSKOGEE
Code Enforcement

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

8-15-25

CARR, MAMIE LEONA
1028 N TERRACE
MUSKOGEEOK74401-0000

Case Number: 25-77288
Street Address: 1028 Terrace Blvd/Accessory Building
Legal Description: SEE BELOW

DETERMINATION OF THE PUBLIC NUISANCE REVIEW COMMITTEE FOR A DILAPIDATED STRUCTURE

The property at the aforementioned address was reviewed by the Public Nuisance Review Committee on **August 14, 2025** and determined:

1) That 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) That the property creates a fire hazard which is dangerous to other property.
3) That the building is abandoned as set out above.

You are hereby notified that The City of Muskogee has granted you an automatic appeal to the Uniform Building Codes Appeals Board to be heard on month November 26, 2025 at 1:30 P.M. The hearing will held at 229 W. Okmulgee 3rd Floor, City Council Chamber, Muskogee, Oklahoma 74401 to determine whether the corrective action has made sufficient progress to no longer be deemed dilapidated or to uphold the findings of the Public Nuisance Review Committee as mentioned above. You must attend the hearing or take corrective action on your property by November 25, 2025.

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 serves basis. If you are interested in signing up for the program, please contact Codale Ford, Code Enforcement Supervisor for more information.

Codale Ford
Code Enforcement Supervisor

Legal Description: Lots 4, 5, 6, and 7 in HANER'S Subdivision of a part of Block 265 in the City of Muskogee, Muskogee County, Oklahoma

www.muskogeeonline.org
planning@muskogeeonline.org

2025/08/14


2025/08/14


2025/08/14

AFFIDAVIT OF PUBLICATION

County of Muskogee,

State of Oklahoma

Muskogee Phoenix **Case:**

214 Wall St

Muskogee, Ok 74401

UBCAB
11.26.25

918-684-2810

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: 9/11/2025

Charlie Meggyes (Signature)

Signed and sworn to before me this 12 day of SEP 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: $ 126.70

Published in The Muskogee Phoenix on September 11, 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 Uniform Building Code Appeals Board 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 Uniform Building Code Appeals Board on the: November 26, 2025 at 1:30 P.M. in the City Council Chambers on the third floor of the City Hall at 229 West Okmulgee, Muskogee OK, 74401. 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 (916) 684-6235.

313 N 14th

THE NORTH 50 FEET OF LOT 2 IN BLOCK 204 IN THE CITY OF MVSKOGEE, ACCORDING TO THE OFFICIAL PLAT THEREOF, MUSKOGEE COUNTY, STATE OF OKLAHOMA.

910 Louisiana

Lots 16, 17 and 18 in Block 21 in ROBISON'S AMENDED ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, State of Oklahoma.

1206 Gulick

LOTS SEVEN (7) AND EIGHT (8), LESS THE SOUTH 130 FEET OF WEST 100 FEET ALL IN BLOCK ONE (I), WILLJAMS ADDITION TO THE CITY OF MUSKOGEE, MUSKOGEE COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF

26 E Broadway

A portion of Lot 1 in Block 2 in the City of Muskogee, State of Oklahoma, according to the official plat thereof approved by theSecretary of the Interior on June 4, 1900, More particularly bounded and described as follows:-

Beginning at the Southwest Corner of said Lot 1; Thence Northerly along the Westerly line of said Lot 1 for a distance of 77.93 feet; Thence in an Easterly direction to a point in the Easterly line of said Lot 1 a distance of 78.1 feet Northerly from the Southeast corner of said Lot 1; Thence in a Southerly direction along the Easterly line of said Lot 1 to the Southeast corner of said Lot 1; Thence in a Westerly direction along the Southerly line of said Lot 1 to the Point of Beginning.

1028 Terrace

Lots 4, 5, 6, and 7 in HANER'S Subdivision of a part of Block 265 in the City of Muskogee, Muskogee County, Oklahoma

3300 Harris

Lots 7 and the South 10 feet of Lot 6 in Block 2 in the AMENDED PLAT OF SUROYA HEIGHTS NO. 4 ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, State of Oklahoma.

Uniform Building Code Appeals Board Agenda **7.**

Meeting Date: 11/26/2025

Initiator: Codale Ford, Interim Code Enforcement Supervisor

AGENDA ITEM TITLE:

Hold a public hearing and make a determination on the appeal of the findings of PNRC that the structure at 3300 Harris is dilapidated and has become detrimental to the health, safety, or welfare of the general public as to constitute a public nuisance; and that the property creates a fire hazard which is dangerous to other property; and that the building is abandoned; and that the property should be demolished; or take other necessary action (11 O.S. 22-112 (C); 11 O.S. 22-112.4). (Sarah Winkle)

BACKGROUND:

PNRC was held on August 14, 2025, and the findings were that the building is dilapidated and has become detrimental to the health, safety, or welfare of the general public as to constituting a public nuisance; and that the property creates a fire hazard which is dangerous to other property; and that the building is abandoned; and that the property should be demolished.

An exterior inspection of the property and structure occurred on 7/23/2025 by the City Building Inspector. These are the findings from those inspections:

- The structure has broken windows. *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
    - It is detrimental to the public health, safety or welfare of the inhabitants of, and visitors to, the municipality;
    - It causes increased municipal regulatory costs and increased municipal police and fire protection costs; and
    - Devalues abutting and nearby real properties
- The structure is open to the elements. *108.1.5

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

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 shall 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 STAFF ACTION:

Uphold the findings of the PNRC.

Fiscal Impact

Attachments

Complete ubcab case file

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

Dilapidated Structures Checklist

Case Open Date: 7-23-25

Case Number: 25-77286

Address: 3300 Harris

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)
- 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: 7-24-25

- ☑ 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: 7-26-25

- ☑ Affidavit of Publication

Reviewed By[1]:

Codale Ford — Codale Ford, Chief Code Officer — 7-25-25 — Date

Sarah Winkle — Sarah Winkle, Director of Planning & Comm. Dev. — 8-1-25 — Date

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

8-14-25

[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

I-2024-005391 Book 4906 Pg 553
06/05/2024 3:35pm Pg 0553-0555
Fee: $22.00 Doc: $307.50
POLLY IRVING - Muskogee County Clerk
State of OK

COUNTY OF MUSKOGEE STATE OF OKLAHOMA

Pioneer Abstract & Title Co. of Muskogee
File Number 2429418
DOC STAMPS:
P.I.D.#
Property Address: 3300 Harris Ave, Muskogee, 74403
Mailing Address: 30515 S County Rd 4350
Underwriter: Kinta, OK 74552
Assessor Code: 1

pcs 22-

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That **Elizabeth K. Howerton, a single person,** party 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, do hereby grant, bargain, sell and convey unto **Justin Fitzer** party of the second part, the following described real property and premises situate in Muskogee County, State of Oklahoma, to-wit:

Lots 7 and the South 10 feet of Lot 6 in Block 2 in the AMENDED PLAT OF SUROYA HEIGHTS NO. 4 ADDITION to 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, 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, restrictions, conditions, easements, and mineral conveyances of record, if any.

Signed and delivered this 30th day of May, 2024

I-2024-005391 Book 4906 Pg 554
06/05/2024 3:35pm Pg 0553-0555
Fee: $22.00 Doc: $307.50
POLLY IRVING - Muskogee County Clerk
State of OK

Elizabeth K. Howerton

Elizabeth K. Howerton

INDIVIDUAL ACKNOWLEDGMENT

STATE OF Oklahoma
COUNTY OF Muskogee SS.

Before me, a Notary Public in and for said County and State, on this 30th day of May, 2024 personally appeared Elizabeth K. Howerton, a single person, 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.

KARRA M. WARDOUR NOTARY PUBLIC MUSKOGEE COUNTY # 08003920 EXP. 04-07-2028 STATE OF OKLAHOMA

Karra M Wardour

Notary Public

I-2024-005391 Book 4906 Pg 555
06/05/2024 3:35pm Pg 0553-0555
Fee: $22.00 Doc: $307.50
POLLY IRVING - Muskogee County Clerk
State of OK

OAG 2024-1 – INDIVIDUAL

Exhibit to Deed

AFFIDAVIT OF LAND OR MINERAL OWNERSHIP: INDIVIDUAL

STATE OF Oklahoma)
) ss.
COUNTY OF Muskogee)

TO: THE ATTORNEY GENERAL OF THE STATE OF OKLAHOMA

Before me, the undersigned Justin Fitzer (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:
   - [x] 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

June 5, 2024
Date

The foregoing instrument was subscribed and sworn to before me this 5 day of June, 2024, by Justin Fitzer

NOTARY PUBLIC

TAMMY WEBB NOTARY PUBLIC MUSKOGEE COUNTY # 03007673 EXP. 05-14-2027 STATE OF OKLAHOMA

My Commission Expires: _____

My Commission Number: _____

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

FITZER, JUSTIN
30515 S COUNTY RD 4350
KINTA OK 74552-0000

Taxroll Information

Tax Year :	2024
Property ID :	6340-18-002-006-1-128-47
Location :	3300 HARRIS AVE MUS
School District :	20A MUSKOGEE Mills : 108.96
Type of Tax :	Real Estate
Tax ID :	19530

Legal Description and Other Information:

SUROYA HTS 4TH S10 LOT 6 & ALL LOT 7 BLOCK 2

Assessed Valuations	Amount
Land	1488
Improvements	26926
Net Assessed	28414

The Penalty for this tax statement is calculated through August 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	3,096.00
Penalty	325.08

Tax Values	Amount
Fees	**0.00**
Payments	**0.00**
Total Paid	**0.00**
Total Due	**3,421.08**

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

Login (build: 32385:20250716.2)

© 2020 All Rights Reserved. Powered by TM Consulting, Inc.

Parcel: 6340-18-002-006-1-128-47

Muskogee County Report

ID: 510019530

As of: 7/23/2025

Property Owner

Name: FITZER, JUSTIN

Mailing Address: 30515 S COUNTY RD 4350
KINTA, OK 74552

Type: (RI) Res. Improv.

Tax Dist: (32) 20A-MUSKOGEE

Size (Acres):

Extended Legal: SUROYA HTS 4TH S10 LOT 6 & ALL LOT 7 BLOCK 2

Property Information

Physical Address: 3300 HARRIS AVE
3300 HARRIS AVE

Subdivision: SUROYA HTS 4TH

Block / Lot: 0002 / 0006

S-T-R: --

Market and Assessed Values:

	Estimated Market Value	Full Assessed (11.00% Market Value)	Taxable Value
Land:	$20,886	$4,177	$2,297
Building:	176831	35366.2	19451
Total:	$197,717	$39,543	$21,748

Taxes:

Estimated Taxes: $2,370

Homestead Credit: $0

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

Land:

Land Use	Size	Units
w11935 x d1	11935.105	Sq.Ft

Deed Transfers:

Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
5/30/2024	4906	553	W	307.50	$205,000	FITZER, JUSTIN	Unval.	Improved
3/13/2024	4893	754	A	0.00	$0	HOWERTON, ELIZABETH K	Unval.	Improved
8/1/1993	2215	350	W	225.00	$150,000		Valid	
6/1/1989	2000	229	W	189.00	$126,000		Valid	
6/1/1989	2000	226	W	214.50	$143,000		Valid	
4/1/1986	1842	340	W	217.50	$145,000		Valid	
8/1/1985	1808	370	W	43.50	$29,000		Valid	

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

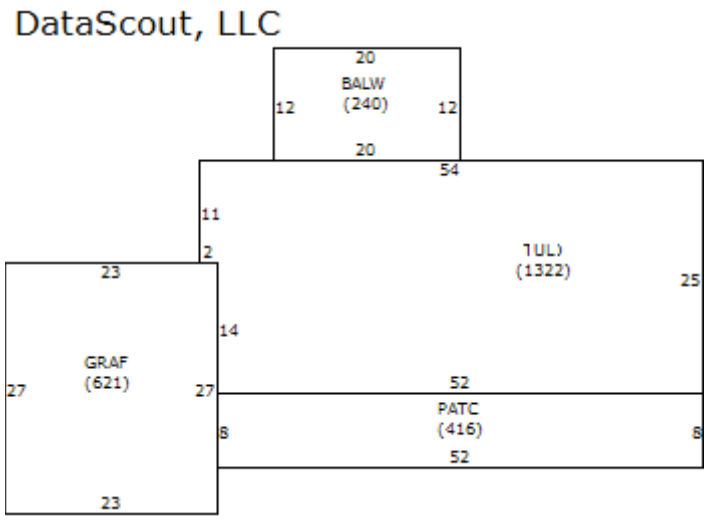
Details for Residential Card 1:

Occupancy	Story	Construction	Total Liv	Grade	Year Built	Age	Condition	Beds
Single Family	2.0S	Metal Sidg	3,265	3	1986	55	Low	4

Exterior Wall:
Heat / Cool: WrmCl Air
Plumbing: Full: 3 Half: 1
Foundation: Slab
Floor Struct: Slab
Insulation: N/A
Basement:

Roof Cover: Comp Shing
Year Remodeled:
Fireplace: Type: 2s Sgl. Qty: 1
Roof Type: Gable
Floor Cover:
Style: TRAD
Basement Area:





Base Structure:

Item	Label	Description	Area
A	TWO	TWO	1322
B	UL	UL	621
C	UL	UL	1322
D	GRAF	GRAF	621
E	PATC	PATC	416
F	BALW	BALW	240

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

RANK	COUNTY	RECORDED	INSTRUMENT	TYPE	BOOK	PAGE(S)	GRANTOR	GRANTEE	LEGAL DESCRIPTION	IMAGES
1	Muskogee	06/05/2025	2025-005866	Notice	004961	0786	CITY OF MUSKOGEE	FITZER, JUSTIN	SUROYA HEIGHTS #4 B2 L6 Partial SUROYA HEIGHTS #4 B2 L7	1 : View
1	Muskogee	06/05/2024	2024-005391	Deed	004906	0553 - 0555	HOWERTON, ELIZABETH K.	FITZER, JUSTIN	SUROYA HEIGHTS #4 AMENDED PLAT B2 L7 SUROYA HEIGHTS #4 AMENDED PLAT B2 L6 Partial	3 : View
1	Muskogee	08/12/2020	2020-008130	Deed	004699	0162 - 0163	FITZER, JUSTIN FITZER, MINDI	GUINN, JOHN ALFRED GUINN, DEANDRA KAY	MONTICELLO B13 L15 MONTICELLO B13 L16	2 : View
1	Muskogee	03/19/2020	2020-002976	DEED	004680	0158 - 0159	HOUSING AND URBAN DEVELOPMENT	FITZER, JUSTIN	MONTICELLO B13 L15 MONTICELLO B13 L16	2 : View
1	Muskogee	06/18/2018	2018-006487	Release	004596	0625 - 0626	FARMERS STATE BANK	FITZER, MINDI FITZER, JUSTIN	VICTORY HOMES B3 L22	2 : View
1	Muskogee	06/08/2018	2018-006131	Deed	004595	0522	FITZER, JUSTIN FITZER, MINDI	TOLLIVER, EILEEN M	VICTORY HOMES B3 L22	1 : View
1	Muskogee	07/19/2017	2017-008504	Release	004551	0121 - 0122	FARMERS STATE BANK	FITZER, MINDI FITZER, JUSTIN	FAIRLAWN FIRST B3 L2	2 : View
1	Muskogee	06/30/2017	2017-007718	DEED	004548	0568	FITZER, JUSTIN FITZER, MINDI	PARPART, BRANDEN	FAIRLAWN FIRST B3 L2	1 : View


0033
2025/07/25


2025/07/25


2025/07/24


2025/07/24


2025/07/24


2025/07/24


2025/07/24

Building Inspector's Dilapidated Structure Checklist

Case Open Date: 7-23-25 Case Number: 25-77286

Address: 3300 Harris

Code Officer: CFord

Accessory Bldg. on Property: ☐Yes ☒No

Condition of Accessory Bldg.: ☐ Dilapidated ☐ Good

Primary Structure Security

Secure ☒Yes ☒No - Backdoor open

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: ~~4~~ 5

Location of Broken/Open Windows: Front & Back

Exterior Doors Secured ☐ Yes ☒No

Hazardous Materials on Site ☒Yes ☐ No

Conditions present that require immediate action: Burnt Structure

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
Appear Unsafe and/or Dangerous	☐ Yes	☐ No

CITY OF MUSKOGEE Permits & Inspections

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: 7/23/25

CITY OF MUSKOGEE
Permits & Inspections

MUSKOGEE
Code Enforcement

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

07/25/2025

FITZER, JUSTIN
30515 S COUNTY RD 4350
KINTA OK 74552-0000

Case Number: 25-77286
Street Address: 3300 Harris
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 **07/23/2025** 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
- 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 August 14, 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:

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 August 14, 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

MUSKOGEE
Code Enforcement

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

Legal Description: Lots 7 and the South 10 feet of Lot 6 in Block 2 in the AMENDED PLAT OF SUROYA HEIGHTS NO. 4 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

07/25/2025

FITZER, JUSTIN
30515 S COUNTY RD 4350
KINTA OK 74552-0000

Case Number: 25-77286
Street Address: 3300 Harris
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 **07/23/2025** 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
- 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 August 14, 2025 at 11:00 a.m. before the Public Nuisance Review Committee at 229 W. Okmulgee 3rd Floor, City Council Chambers, Muskogee, Oklahoma 74401 to determine:

2025/07/25

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 August 14, 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

2025/07/25

MUSKOGEE
229 W. Okmulgee
Muskogee, OK 74401

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

MUSKOGEE
Code Enforcement

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

Legal Description: Lots 7 and the South 10 feet of Lot 6 in Block 2 in the AMENDED PLAT OF SUROYA HEIGHTS NO. 4 ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, State of Oklahoma.

2025/07/25


2025/07/25


0033
2025/07/25

AFFIDAVIT OF PUBLICATION

County of Muskogee,

State of Oklahoma

Muskogee Phoenix **Case:**

214 Wall St PNRC DS

Muskogee, Ok 74401 8.14.25 (003)

918-684-2810

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: 7/26/2025

Charlie Meggyes

Charlie Meggyes (Signature)

Signed and sworn to before me this 28 day of JUL 2025

Kevin W. Kizzia

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: $ 112.70

Published in The Muskogee Phoenix on July 26, 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: August 14, 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.

3300 Harris

Lots 7 and the South 10 feet of Lot 6 in Block 2 in the AMENDED PLAT OF SUROYA HEIGHTS NO. 4 ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, State of Oklahoma.

1028 Terrace

Lots 4, 5, 6, and 7 in HANER'S Subdivision of a part of Block 265 in the City of Muskogee, Muskogee County, Oklahoma

26 W. Broadway

Muskogee, State of Oklahoma, to-wit:

A portion of Lot 1 in Block 2 in the City of Muskogee, State of Oklahoma, according to the official plat thereof approved by the Secretary of the Interior on June 4, 1900, More particularly bounded and described as follows:-

Beginning at the Southwest Corner of said Lot 1; Thence Northerly along the Westerly line of said Lot 1 for a distance of 77.93 feet; Thence in an Easterly direction to a point in the Easterly line of said Lot 1 a distance of 78.1 feet Northerly from the Southeast corner of said Lot 1; Thence in a Southerly direction along the Easterly line of said Lot 1 to the Southeast corner of said Lot 1; Thence in a Westerly direction along the Southerly line of said Lot 1 to the Point of Beginning.

2627 W. Broadway

The West 25 feet of Lot Three (3) and the East 25 feet of Lot Four (4), Block One (1) in WESTMORELAND ADDITION to the City of Muskogee, Muskogee County, State of Oklahoma, according to the official plat thereof. a/k/a 2627 Broadway, Muskogee, OK 74401

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: 08/13/2025

AGENDA
PUBLIC NUISANCE REVIEW COMMITTEE
AUGUST 14, 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 31, 2025, or take other necessary action. (Sarah Winkle)

2. Hold a Public Hearing and determine if the personal property located at 1102 Rutherford 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 729 S. 30th 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 112 E. Martin Luther King is dilapidated as to constitute a public nuisance, or take other necessary action (City Codes Sec. 38-62). (Sarah Winkle)

5. Hold a Public Hearing and determine if the personal property located at 1006 N.G. is dilapidated as to constitute a public nuisance, or take other necessary action (City Codes Sec. 38-62). (Sarah Winkle)

6. Hold a Public Hearing and determine if the property located at 26 W. Broadway is dilapidated and has become detrimental to the health, safety, or welfare of the general public and the community as to constitute a public nuisance; and/or whether the property creates a fire hazard which is dangerous to other property; and/or whether the building is abandoned 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 1028 Terrace, 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)

8. Hold a Public Hearing and determine if the property located at 3300 Harris 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

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
AUGUST 14, 2025

The Public Nuisance Review Committee of the City of Muskogee, Oklahoma, met in a Regular Schedule Meeting at 11:00 a.m., on AUGUST 14, 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:	Kandiace Armstrong, Property Owner for 729 S. 30th William Stacey Burch, Property Owner for 729 S. 30th

1. Consider approval of the Public Nuisance Review Committee Meeting Minutes of July 31, 2025, or take other necessary action. (Sarah Winkle)

   Motion was made by Committee Member Codale Ford, seconded by Committee Chair Sarah Winkle to approve the minutes of the Public Nuisance Review Committee Meeting of July 31, 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 personal property located at 1102 Rutherford 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 1102 Rutherford is dilapidated as to constitute a public nuisance and should be abated.

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

Carried - Unanimously

3. Hold a Public Hearing and determine if the personal property located at 729 S. 30th is dilapidated as to constitute a public nuisance, or take other necessary action (City Codes Sec. 38-62). (Sarah Winkle)

Property owners, Kandiace Armstrong and William Stacey-Burch, were present to speak on behalf of their property. They said the personal property has been abated.

Codale Ford stated that he spoke to Code Officer, Perry Beasley, who confirms that he has went and checked on the property and it has been abated by owner.

Motion was made by Committee Chair Sarah Winkle, seconded by Committee Member Codale Ford that the personal property has been abated by owner, per code officer, and the case will be closed.

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

Carried - Unanimously

4. Hold a Public Hearing and determine if the personal property located at 112 E. Martin Luther King is dilapidated as to constitute a public nuisance, or take other necessary action (City Codes Sec. 38-62). (Sarah Winkle)

Codale Ford stated that he has spoken to the Code Officer on this case who says that the personal property has been abated by owner.

Motion was made by Committee Chair Sarah Winkle, seconded by Committee Member Codale Ford that the personal property has been abated by owner, per code officer, and the case will be closed.

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

Carried - Unanimously

5. Hold a Public Hearing and determine if the personal property located at 1006 N.G. is dilapidated as to constitute a public nuisance, or take other necessary action (City Codes Sec. 38-62). (Sarah Winkle)

Codale Ford stated he has spoke to the Code Officer on this case who says the personal property has been abated.

Motion was made by Committee Chair Sarah Winkle, seconded by Committee Member Codale Ford that the personal property has been abated by owner, per code officer, and the case will be closed.

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 26 W. Broadway is dilapidated and has become detrimental to the health, safety, or welfare of the general public and the community as to constitute a public nuisance; and/or whether the property creates a fire hazard which is dangerous to other property; and/or whether the building is abandoned 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 26 W. Broadway is dilapidated constituting a public nuisance, 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 property located at 1028 Terrace, 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 1028 Terrace, including the accessory building, is dilapidated constituting a public nuisance, 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

8. Hold a Public Hearing and determine if the property located at 3300 Harris 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 3300 Harris is dilapidated constituting a public nuisance, 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

With no further business, the meeting was adjourned.

MORGAN WATERS, SECRETARY

SARAH WINKLE, COMMITTEE CHAIR

NOTICE OF DILAPIDATION AND LIEN

STATE OF OKLAHOMA)
)
COUNTY OF MUSKOGEE)

I-2025-008586 Book 4973 Pg 556
08/15/2025 3:10pm Pg 0556-0556
Fee: $18.00 Doc $0.00
POLLY IRVING - Muskogee County Clerk
State of OK

KNOW ALL MEN BY THESE PRESENTS

That the City of Muskogee, in Muskogee County, State of Oklahoma, pursuant to a finding of the building official has determined that the following described dilapidated and has become detrimental to the health, safety, or welfare of the public and the community or that said property creates a fire hazard to other property, and that the condition of the following described property a detriment or a hazard and that the property would be benefited by the removal of such conditions and that the municipal governing body may cause the dilapidated buildings to be torn down and removed. Said property being listed on the current tax rolls in the office of the County Treasurer as being owned by:

JUSTIN FITZER and located at 3300 HARRIS AVE MUSKOGEE OK 74401
Land ID#: 000099270

Said property being legally described as follows, to-wit:

SUROYA HTS 4TH
S10 LOT 6 & ALL LOT 7 BLOCK 2
SUROYA HTS 4TH

And that pursuant to the findings of the municipal officials of the City of Muskogee, Oklahoma claims a lien on said property for the destruction and removal costs and that such costs are the personal obligation of the property owner from and after the date of filing of said notice, according to the laws of the State of Oklahoma.

Tammy L. Tracy, City Clerk

CERTIFICATE OF CITY CLERK

I, Tammy L. Tracy, the undersigned, the duly qualified and performing as the City of Muskogee, Oklahoma, do hereby certify that the above owner has to file a written notice of appeal from the order of the Building Official twenty (20) days from the receipt of the Notice/Order letter. I am required to file this Notice of Dilapidation and Lien to be recorded in the office of the County Clerk of Muskogee County for the above property.

WITNESS my hand as City Clerk and the Seal of the City of Muskogee, Oklahoma, this August 15, 2025.

Tammy L. Tracy, City Clerk

Ford, Codale
Code Enforcement Officer

Case Number: 25-00077286

MUSKOGEE
Code Enforcement

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

8-15-25

FITZER, JUSTIN
30515 S COUNTY RD 4350
KINTA OK 74552-0000

Case Number: 25-77286
Street Address: 3300 Harris
Legal Description: SEE BELOW

DETERMINATION OF THE PUBLIC NUISANCE REVIEW COMMITTEE FOR A DILAPIDATED STRUCTURE

The property at the aforementioned address was reviewed by the Public Nuisance Review Committee on **August 14, 2025** and determined:

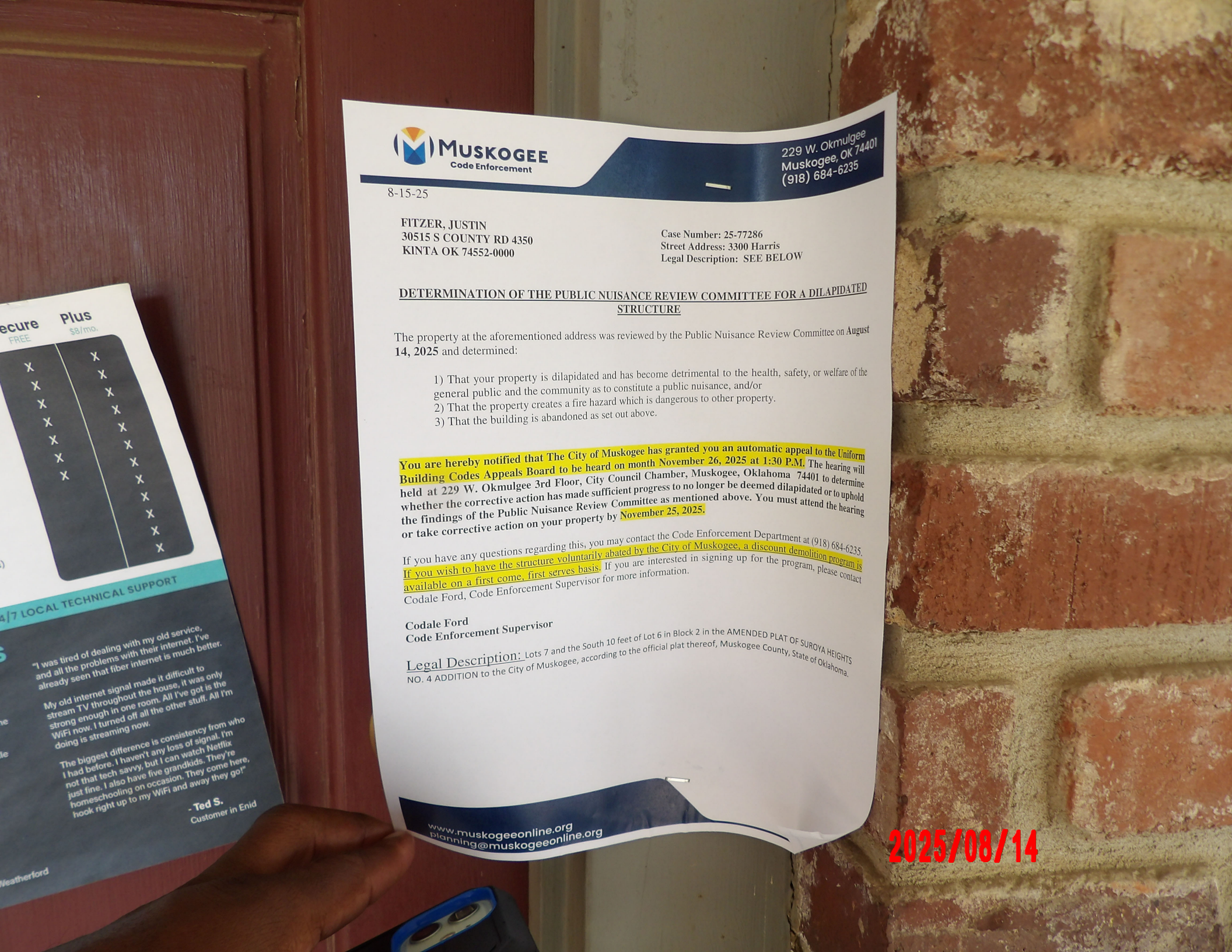
1) That your property is dilapidated and has become detrimental to the health, safety, or welfare of the general public and the community as to constitute a public nuisance, and/or
2) That the property creates a fire hazard which is dangerous to other property.
3) That the building is abandoned as set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

You are hereby notified that The City of Muskogee has granted you an automatic appeal to the Uniform Building Codes Appeals Board to be heard on month November 26, 2025 at 1:30 P.M. The hearing will held at 229 W. Okmulgee 3rd Floor, City Council Chamber, Muskogee, Oklahoma 74401 to determine whether the corrective action has made sufficient progress to no longer be deemed dilapidated or to uphold the findings of the Public Nuisance Review Committee as mentioned above. You must attend the hearing or take corrective action on your property by November 25, 2025.

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 serves basis. If you are interested in signing up for the program, please contact Codale Ford, Code Enforcement Supervisor for more information.

Codale Ford
Code Enforcement Supervisor

Legal Description: Lots 7 and the South 10 feet of Lot 6 in Block 2 in the AMENDED PLAT OF SUROYA HEIGHTS NO. 4 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

8-15-25

FITZER, JUSTIN
30515 S COUNTY RD 4350
KINTA OK 74552-0000

Case Number: 25-77286
Street Address: 3300 Harris
Legal Description: SEE BELOW

DETERMINATION OF THE PUBLIC NUISANCE REVIEW COMMITTEE FOR A DILAPIDATED STRUCTURE

The property at the aforementioned address was reviewed by the Public Nuisance Review Committee on August **14, 2025** and determined:

1) That 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) That the property creates a fire hazard which is dangerous to other property.
3) That the building is abandoned as set out above.

You are hereby notified that The City of Muskogee has granted you an automatic appeal to the Uniform Building Codes Appeals Board to be heard on month November 26, 2025 at 1:30 P.M. The hearing will held at 229 W. Okmulgee 3rd Floor, City Council Chamber, Muskogee, Oklahoma 74401 to determine whether the corrective action has made sufficient progress to no longer be deemed dilapidated or to uphold the findings of the Public Nuisance Review Committee as mentioned above. You must attend the hearing or take corrective action on your property by November 25, 2025.

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 serves basis. If you are interested in signing up for the program, please contact Codale Ford, Code Enforcement Supervisor for more information.

Codale Ford
Code Enforcement Supervisor

Legal Description: Lots 7 and the South 10 feet of Lot 6 in Block 2 in the AMENDED PLAT OF SUROYA HEIGHTS NO. 4 ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, State of Oklahoma.

www.muskogeeonline.org
planning@muskogeeonline.org

ecure FREE Plus $8/mo.

4/7 LOCAL TECHNICAL SUPPORT

"I was tired of dealing with my old service, and all the problems with their internet. I've already seen that fiber internet is much better.

My old internet signal made it difficult to stream TV throughout the house, it was only strong enough in one room. All I've got is the WiFi now. I turned off all the other stuff. All I'm doing is streaming now.

The biggest difference is consistency from who I had before. I haven't any loss of signal. I'm not that tech savvy, but I can watch Netflix just fine. I also have five grandkids. They're homeschooling on occasion. They come here, hook right up to my WiFi and away they go!"

- Ted S.
Customer in Enid

Weatherford

2025/08/14


WHAT CUSTOMERS ARE SAYING
2025/08/14


WHAT CUSTOMERS
ARE SAYING
2025/08/14


3300
2025/08/14

AFFIDAVIT OF PUBLICATION

County of Muskogee,

State of Oklahoma

Muskogee Phoenix **Case:**

214 Wall St

Muskogee, Ok 74401

UBCAB
11.26.25

918-684-2810

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: 9/11/2025

Charlie Meggyes (Signature)

Signed and sworn to before me this 12 day of SEP 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: $ 126.70

Published in The Muskogee Phoenix on September 11, 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 Uniform Building Code Appeals Board 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 Uniform Building Code Appeals Board on the: November 26, 2025 at 1:30 P.M. in the City Council Chambers on the third floor of the City Hall at 229 West Okmulgee, Muskogee OK, 74401. 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 (916) 684-6235.

313 N 14th

THE NORTH 50 FEET OF LOT 2 IN BLOCK 204 IN THE CITY OF MVSKOGEE, ACCORDING TO THE OFFICIAL PLAT THEREOF, MUSKOGEE COUNTY, STATE OF OKLAHOMA.

910 Louisiana

Lots 16, 17 and 18 in Block 21 in ROBISON'S AMENDED ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, State of Oklahoma.

1206 Gulick

LOTS SEVEN (7) AND EIGHT (8), LESS THE SOUTH 130 FEET OF WEST 100 FEET ALL IN BLOCK ONE (I), WILLJAMS ADDITION TO THE CITY OF MUSKOGEE, MUSKOGEE COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF

26 E Broadway

A portion of Lot 1 in Block 2 in the City of Muskogee, State of Oklahoma, according to the official plat thereof approved by theSecretary of the Interior on June 4, 1900, More particularly bounded and described as follows:-

Beginning at the Southwest Corner of said Lot 1; Thence Northerly along the Westerly line of said Lot 1 for a distance of 77.93 feet; Thence in an Easterly direction to a point in the Easterly line of said Lot 1 a distance of 78.1 feet Northerly from the Southeast corner of said Lot 1; Thence in a Southerly direction along the Easterly line of said Lot 1 to the Southeast corner of said Lot 1; Thence in a Westerly direction along the Southerly line of said Lot 1 to the Point of Beginning.

1028 Terrace

Lots 4, 5, 6, and 7 in HANER'S Subdivision of a part of Block 265 in the City of Muskogee, Muskogee County, Oklahoma

3300 Harris

Lots 7 and the South 10 feet of Lot 6 in Block 2 in the AMENDED PLAT OF SUROYA HEIGHTS NO. 4 ADDITION to the City of Muskogee, according to the official plat thereof, Muskogee County, State of Oklahoma.