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: 02/20/2026

AGENDA
UNIFORM BUILDING CODE APPEALS BOARD
FEBRUARY 25, 2026

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 January 28, 2026, 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 251 N 28th 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 573 N. 9th, 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)

4. Hold a public hearing and make a determination on the appeal of the findings of PNRC that the structure at 1009 Mill, 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)

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)

ADJOURN

Uniform Building Code Appeals Board **1.**

Meeting Date: 02/25/2026

Initiator: Sarah Winkle, Director of Planning and Community Development

AGENDA ITEM TITLE:

Consider approval of the Uniform Building Code Appeals Board meeting minutes of January 28, 2026, or take other necessary action. (Sarah Winkle)

BACKGROUND:

Consider approval of the Uniform Building Code Appeals Board meeting minutes of January 28, 2026.

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
JANUARY 28, 2026

The Uniform Building Code Appeals Board of the City of Muskogee, Oklahoma, met in Regular Session at 1:30 p.m., on January 28, 2026, 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; Tim Hollifield, Board Member; Lake Moore, Board Member; Art Smith, Board Member
Absent:	MeKeion Payne, Vice Chairperson; Thomas Horton, Board Member
Staff Present:	Sarah Winkle, Director of Planning and Community Development
	Codale Ford, Chief Code Officer
	Maxine Slusser, Planning Admin
	Mike Brawley, Fire Chief
Attendees:	Ray Riddle, 3300 Harris
	Justin Fitza, 3300 Harris
	Laticia Reece, 211 Jefferson

1 Consider approval of the Uniform Building Code Appeals Board meeting minutes of December 31, 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 December 31, 2025 be approved.

AYE: Chairperson Dennis Moore, Board Member Tim Hollifield, Board Member Lake Moore, Board Member Art Smith

Carried - Unanimously

2 Hold a public hearing and make a determination on the appeal of the findings of PNRC that the structure at 26 W 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)

Codale Ford, Chief Code Enforcement Officer, stated that the property owner had signed the waiver for demolition for this property and that the file has been approved by legal. The property is slated for demolition once a contractor has accepted the job.

Sarah Winkle, Director of Planning, added that the property owner plans to retain the Muskogee Fireproof Hotel sign so that it is not destroyed in the demo process. She also indicated that there are utilities that will have to be moved in order for the demolition to take place safely.

Motion was made by Chairperson Dennis Moore, seconded by Board Member Tim Hollifield to strike agenda item number 2 for 26 W Broadway from the agenda.

AYE: Chairperson Dennis Moore, Board Member Tim Hollifield, Board Member Lake Moore, Board Member Art Smith

Carried - Unanimously

3 Hold a public hearing and make a determination on the appeal of the findings of PNRC that the structure at 202 Jefferson 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)

Motion was made by Chairperson Dennis Moore, seconded by Board Member Art Smith that 202 Jefferson is dilapidated constituting a public nuisance, is a fire hazard, is abandoned and should be demolished.

AYE: Chairperson Dennis Moore, Board Member Tim Hollifield, Board Member Lake Moore, Board Member Art Smith

Carried - Unanimously

4 Hold a public hearing and make a determination on the appeal of the findings of PNRC that the structure at 211 Jefferson 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)

Laticia Reece, property owner, spoke on the property stating that they were in the process of making repairs and that there are multiple updates that have already been made including lawn care and repairs to secure the building and asked for an extension for compliance of 60 days.

Motion was made by Chairperson Dennis Moore, seconded by Board Member Tim Hollifield to table this item until April 29, 2026 so that the property owner can continue repairs.

AYE: Chairperson Dennis Moore, Board Member Tim Hollifield, Board Member Lake Moore, Board Member Art Smith

Carried - Unanimously

5 Hold a public hearing and make a determination on the appeal of the findings of PNRC that the structure at 313 N 14th 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)

Motion was made by Board Member Art Smith, seconded by Board Member Lake Moore that 313 N 14th is dilapidated constituting a public nuisance, is a fire hazard, is abandoned and should be demolished.

AYE: Chairperson Dennis Moore, Board Member Tim Hollifield, Board Member Lake Moore, Board Member Art Smith

Carried - Unanimously

6 Hold a public hearing and make a determination on the appeal of the findings of PNRC that the structure at 900 N. B. 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)

Motion was made by Board Member Tim Hollifield, seconded by Board Member Lake Moore that 900 N B is dilapidated constituting a public nuisance, is a fire hazard, is abandoned and should be demolished.

AYE: Chairperson Dennis Moore, Board Member Tim Hollifield, Board Member Lake Moore, Board Member Art Smith

Carried - Unanimously

7 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)

Motion was made by Board Member Lake Moore, seconded by Board Member Art Smith that 910 Louisiana is dilapidated constituting a public nuisance, is a fire hazard, is abandoned and should be demolished.

AYE: Chairperson Dennis Moore, Board Member Tim Hollifield, Board Member Lake Moore, Board Member Art Smith

Carried - Unanimously

8 Hold a public hearing and make a determination on the appeal of the findings of PNRC that the structure at 912 Turner, 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)

Codale Ford, Chief Code Officer, indicated they had spoken with the property owner and that they stated they wanted to sign the waiver but Codale has not heard back from the property owner since that conversation.

Motion was made by Board Member Art Smith, seconded by Board Member Tim Hollifield that 912 Turner, including the Accessory Building, is dilapidated constituting a public nuisance, is a fire hazard, is abandoned and should be demolished.

AYE: Chairperson Dennis Moore, Board Member Tim Hollifield, Board Member Lake Moore, Board Member Art Smith

Carried - Unanimously

9 Hold a public hearing and make a determination on the appeal of the findings of PNRC that the structure at 1028 Terrace, 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)

Motion was made by Chairperson Dennis Moore, seconded by Board Member Lake Moore that 1028 Terrace, including the Accessory Building, is dilapidated constituting a public nuisance, is a fire hazard, is abandoned and should be demolished.

AYE: Chairperson Dennis Moore, Board Member Tim Hollifield, Board Member Lake Moore, Board Member Art Smith

Carried - Unanimously

10 Hold a public hearing and make a determination on the appeal of the findings of PNRC that the structure at 1110 N. K. 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)

Motion was made by Board Member Tim Hollifield, seconded by Board Member Lake Moore that 1110 N. K. is dilapidated constituting a public nuisance, is a fire hazard, is abandoned and should be demolished.

AYE: Chairperson Dennis Moore, Board Member Tim Hollifield, Board Member Lake Moore, Board Member Art Smith

Carried - Unanimously

11 Hold a public hearing and make a determination on the appeal of the findings of PNRC that the structure at 1122 N. K. 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)

Motion was made by Board Member Art Smith, seconded by Board Member Tim Hollifield that 1122 N. K. is dilapidated constituting a public nuisance, is a fire hazard, is abandoned and should be demolished.

AYE: Chairperson Dennis Moore, Board Member Tim Hollifield, Board Member Lake Moore, Board Member Art Smith

Carried - Unanimously

12 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)

Motion was made by Board Member Lake Moore, seconded by Chairperson Dennis Moore that 1206 Gulick is dilapidated constituting a public nuisance, is a fire hazard, is abandoned and should be demolished.

AYE: Chairperson Dennis Moore, Board Member Tim Hollifield, Board Member Lake Moore, Board Member Art Smith

Carried - Unanimously

13 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)

Roy Riddle, property owner, stated that the fire on the property was started by a wood chipper that caught fire during property cleanup. He has requested additional time, approximately 180 days, to obtain financing for the additional repairs required on the property.

Motion was made by Board Member Tim Hollifield, seconded by Board Member Lake Moore to table this item until July 29, 2026 to allow the property owner to obtain the financing necessary to complete the repairs.

AYE: Chairperson Dennis Moore, Board Member Tim Hollifield, Board Member Lake Moore, Board Member Art Smith

Carried - Unanimously

There being no further business, the meeting was adjourned.

_____ _____

MAXINE SLUSSER, PLANNING ADMIN DENNIS MOORE, CHAIRPERSON

Uniform Building Code Appeals Board **2.**

Meeting Date: 02/25/2026

Initiator: Codale Ford, Chief Code Officer

AGENDA ITEM TITLE:

Hold a public hearing and make a determination on the appeal of the findings of PNRC that the structure at 251 N 28th 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:

The PNRC was held on November 13, 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 10/23/2025 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
- Unfit for human habitation / unsafe and dangerous as defined by Oklahoma Statute Title 11 Section 22-112(C) and permits and repairs must be made to make this safe and fit for habitation and occupancy. *108.1.3 IPMC
- The structure is open to the elements. *108.1.5
- The structure has an exposed roof. *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: 10-23-25

Case Number: 25 77904

Address: 251 N 28th

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 Mortgages **(if any)**
- N/A ☐ Copy of Mortgage Releases **(if any)**
- N/A ☐ Copy of any SOS Listings **(if owner is a business)**
- N/A ☐ Copy of any Trust Documents **(if owner is a Trust)**
- N/A ☐ Copy of any Death Certificates, Probate **(if owner/s is deceased)**

Date PNRC Hearing Notice Letter to all Stakeholders: 10-24-25

- ☑ 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: 10-28-25

- ☑ Affidavit of Publication

Reviewed By:

CFord
Cedale Ford, Chief Code Officer — 10-23-25 Date

Sarah Winkle
Sarah Winkle, Director of Planning & Comm. Dev. — 11-4-25 Date

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

Date of the PNRC Hearing: 11-13-25

Date of PNRC Determination/UBCAB Notice Letter: 12-19-25

- ☑ ~~Certified Mailing Receipt attached to a copy of the letter(s)~~
- ☑ ~~Images of Notice Posted on Structure for UBCAB Hearing~~

☑ ~~PNRC Agenda & Approved Signed Minutes~~

☑ ~~Copy of Filed Blank Lien~~

Date of UBCAB Reflected in Determination Letter (~~30 business days~~): 2-25-26

Date of Publication in the Muskogee Phoenix: 11-22-25

- ☑ ~~Affidavit of Publication~~

Date of UBCAB Hearing: 2-25-26

Chief Code Officer Review before UBCAB _____

Director Planning and Comm. Dev. before UBCAB _____

UBCAB Determination Letter: _____

- ☐ Certified Mailing Receipt attached to a copy of the letter

Date to Demo Structure Reflected in Determination Letter: _____

☐ UBCAB Agenda & Approved Signed Minutes

Reviewed By:

_____ _____

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

CITY OF MUSKOGEE Code Enforcement

Final File Review Before Demo By:

Codale Ford, Chief Code Officer

_____ _____

Signature Date Approved

Sarah Winkle, Director of Planning & Comm. Dev.

_____ _____

Signature Date Approved

CITY OF MUSKOGEE Code Enforcement

Katrina Bodenhamer, City Attorney

_____ _____

Signature Date Approved

☐ Email Sent to Contractor for Demolition to be Scheduled

MT 7019

13 MRT 1/2

I-2018-010681 Book 4610 Pg: 662
09/27/2018 2:30 pm Pg 0662-0662
Fee: $ 13.00 Doc: $ 88.50
Dianna Cope - Muskogee County Clerk
State of Oklahoma

COUNTY OF MUSKOGEE STATE OF OKLAHOMA

[Space Above This Line for Recording Data]

Mailing Address: 251 N. 28th St, Muskogee, OK 74401
Property Address: 251 N. 28th St, Muskogee, OK 74401

NOT AN OFFICIAL COPY

WARRANTY DEED
(Individual Form)

KNOW ALL MEN BY THESE PRESENTS:

That Walter and Ann Alcorn Family Trust dated January 7, 2014, of Muskogee County, State of Oklahoma, parties of the first part, in consideration of the sum of TEN DOLLARS AND 00 CENTS and other valuable considerations in hand paid, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey unto Robin Beaver, a single person, parties of the second part, the following described real property and premises situated in Muskogee, State of Oklahoma, to-wit:

The Southerly 70 feet of the Easterly 150 feet of Block 6 in Kenwood 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, conditions, easements, restrictions and mineral conveyances of record.

Signed and delivered this 27th day of September, 2018.

Walter and Ann Alcorn Family Trust dated January 7, 2014

BY: Anne Ross Alcorn
Anne Ross Alcorn, Trustee

State of Oklahoma
Muskogee County
Documentary Stamps $ 88.50

STATE OF Oklahoma

County OF Muskogee

I, Cathy Pitts, a Notary Public for the County of Muskogee and State of Oklahoma, do hereby certify that Walter and Ann Alcorn Family Trust dated January 7, 2014 personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 27th of September, 2018.

Cathy Pitts
Notary Public

CATHY PITTS
Notary Public - State of Oklahoma
Muskogee County
Commission # 00008921
My Commission Expires June 23, 2020

My Commission Expires: June 23, 2020

(SEAL)

VIEW ADDITIONAL LAND RECORDS AT OKCOUNTYRECORDS.COM

GF No.: 1808015
Prepared By: Muskogee Abstract & Title Company, 326 Court Street, Muskogee, OK 74401

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

BEAVER, ROBIN
251 N 28TH ST
MUSKOGEE OK 74401-0000

Taxroll Information

Tax Year :	2025
Property ID :	3400-21-006-000-4-183-05
Location :	251 N 28 MUSK
School District :	20A MUSKOGEE Mills : 112
Type of Tax :	Real Estate
Tax ID :	10966

Legal Description and Other Information:

KENWOOD S70 E150 S½ BLOCK 6

Assessed Valuations	Amount
Land	578
Improvements	271
Exemptions	849

Tax Values	Amount
Base Tax	0.00
Penalty	0.00
Fees	0.00

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

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

Login (build: 34012:20250917.2)
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Parcel: 3400-21-006-000-4-183-05 ID: 510010966
10/23/2025 12:15:05 AM

Muskogee County Report

Property Owner

Name:	BEAVER, ROBIN
Mailing Address:	251 N 28TH ST MUSKOGEE, OK 74401
Type:	(RI) Res. Improv.
Tax District:	(32) 20A-MUSKOGEE
Millage Rate:	112.00

Property Information

Physical Address:	251 N 28 MUSKOGEE 74401
Subdivision:	KENWOOD
Block/Lot:	0006 / N/A
Size (Acres):	0.24
Legal:	KENWOOD S70 E150 S½ BLOCK 6

Market and Assessed Values

	Fair Cash	Taxable Fair Cash	Full Assessed
Land	5,250	5,250	578
Building	2,463	2,463	271
Totals	**7,713**	**7,713**	**849**
Exemptions			-849
Taxable Assessed			**$0**

Land

Land Use	Size	Units
w70 x d150	10500.000	Sq.Ft
Total	**10,500.00**	

Deed Transfers

Deed Date	File Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantee
9/27/2018	9/27/2018	4610	662	W	88.50	$59,000	N/A
3/14/2017	3/14/2017	4532	286	W	0.00	$0	N/A

Residential Card 1 Details

Occupancy	Story	Construction	Total Liv	Grade	Age	Year Built	Condition	Beds
Single Family	2.0S	Vinyl Sidg	2196	3	75	1950	Average	4

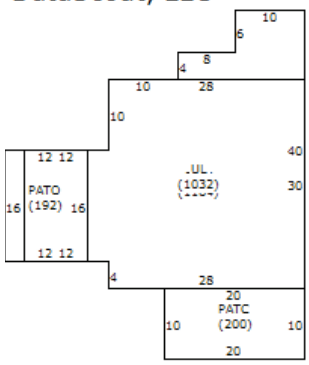
Exterior Wall:	N/A	**Plumbing:**	**Full:** 2 **Half:** N/A
Foundation:	Convention	**Fireplace:**	**Type:** 1s Sgl. **Qty:** 1
Heat/Cool:	FloorFurn	**Floor Struct:**	Wood with subfloor
Floor Cover:	N/A	**Basement:**	N/A
Insulation:	N/A	**Basement Area:**	N/A
Roof Cover:	Comp Shing	**Year Remodeled:**	1981
Roof type:	Gable	**Style:**	TRAD

Residential Card 1 Photo

Photo Not Available

Residential Card 1 Sketch

DataScout, LLC



Base Structure

Item	Label	Description	Area
A	2.0S	2.0S	1164
B	UL	UL	1032
C	PATC	PATC	200
D	PATO	PATO	192

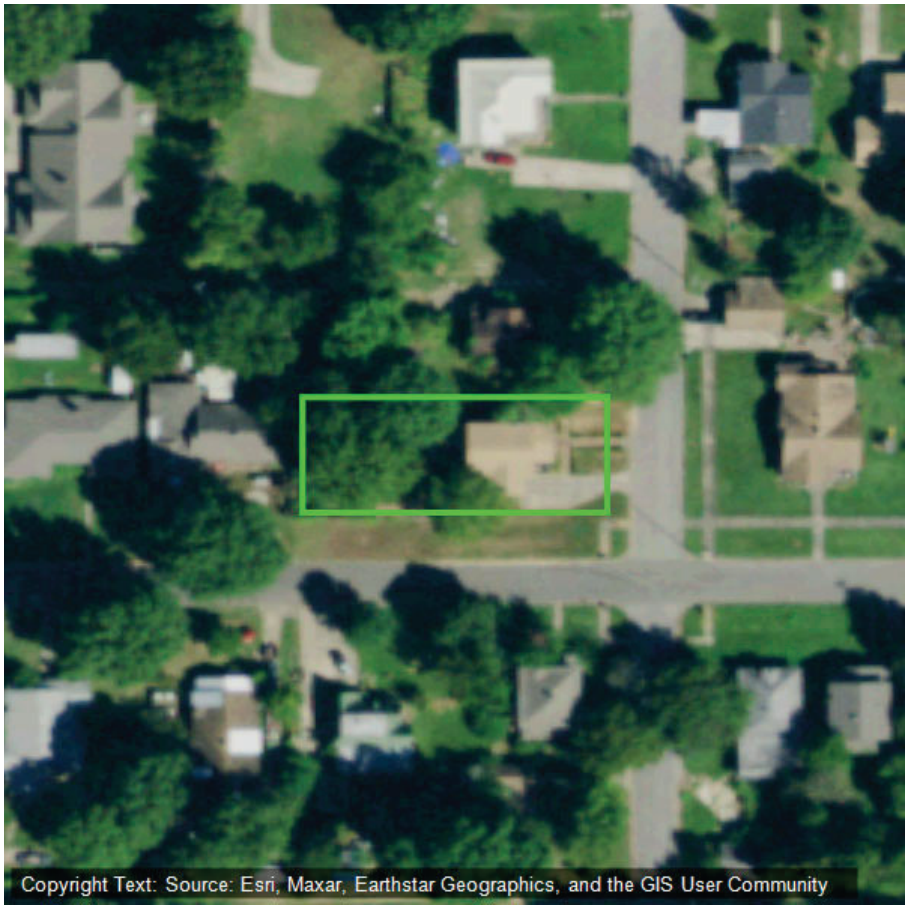
Other Adjustments

Code	Type	Qty
HTAC	15	2

Outbuildings and Yard Improvements

Card #	Item	Size / Dim	Quality	Age
1	SHDS	180	3	1950
1	UTIL	288	3	1950

Map



Not a Legal Document

Subject to terms and conditions
www.actDataScout.com

RANK	COUNTY	RECORDED	INSTRUMENT	TYPE	BOOK	PAGE(S)	GRANTOR	GRANTEE	LEGAL DESCRIPTION	IMAGES
1	Muskogee	04/01/2024	2024-002826	Notice	004895	0712 - 0713	U.S. BANK NATIONAL ASSOCIATION	BEAVER, ROBIN	KENWOOD B6 Partial	2 : View
1	Muskogee	09/21/2023	2023-009623	Renewal Of Judgment	004871	0157	NATIONAL COLLEGIATE STUDENT LOAN	BEAVER, GREGORY BEAVER, ROBIN	NO LEGAL	1 : View
1	Muskogee	11/17/2021	2021-014634	Otc Lien	004772	0752	OTC IIT1145786802	BEAVER, ROBIN L	NO LEGAL	1 : View
1	Muskogee	04/20/2021	2021-004774	Assignment Mortgage	004736	0356	BEAVER, ROBIN GATEWAY MORTGAGE GROUP LLC MERS INC	US BANK	KENWOOD B6 Partial	1 : View
1	Muskogee	05/28/2019	2019-005589	Renewal Of Judgment	004640	0175	NATIONAL COLLEGIATE STUDENT LOAN	BEAVER, GREGORY BEAVER, ROBIN	No Legal	1 : View
1	Muskogee	09/27/2018	2018-010682	Mortgage	004610	0663 - 0673	BEAVER, ROBIN	GATEWAY MORTGAGE GROUP LLC	KENWOOD B6 Partial	11 : View
1	Muskogee	09/27/2018	2018-010681	Deed	004610	0662	ALCORN, ANN ALCORN, ANN TRUST ALCORN, WALTER ALCORN, WALTER TRUST	BEAVER, ROBIN	KENWOOD B6 Partial	1 : View

251
DO NOT
ENTER
ATE
PROPERTY
2025/10/24

2025/10/24

NO TRESPASSING
KEEP OUT
DO NOT ENTER
PROPERTY
2025/10/24

NO TRESPASSING
KEEP OUT
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TRESPASSING
EEP OUT
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ENTER
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2025/10/24

Building Inspector's Dilapidated Structure Checklist

Case Open Date: 10-23-25 Case Number: 25-77904

Address: 251 N 28th

Code Officer: CFord

Accessory Bldg. on Property: ☑ Yes ☐ No

Condition of Accessory Bldg.: ☐ Dilapidated ☑ Good

Primary Structure Security

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

What are the signs: _____

Utilities

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

Construction/Status of the Structure

Number of Floors: 2

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

How many windows are Open/Broken: 14

Location of Broken/Open Windows: 4 West, 5 South, 3 East, 2 North

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

Conditions present that require immediate action: _____

Potential Fire Risk	☐ Low	☐ Moderate	☑ High

CITY OF MUSKOGEE Permits & Inspections

Building Inspector's Dilpaidated Structure Checklist

In the opinion of the Inspector, is the structure:

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

Accessory Bldg. Security

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

What are the signs: _____

Utilities

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

Construction/Status of the Accessory Building

Number of Floors: 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
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:

Primary structure has had recent fire.
All Bottom floor windows are boarded up & secure.
Yard is mowed and appears to still be being taken care of.
I would not call this property abandoned.

Inspector's Signature: _____

Inspector's Name: Brent Roberts Date of Inspection: 10/23/25

CITY OF MUSKOGEE
Permits & Inspections

MUSKOGEE
Code Enforcement

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

10/24/2025

U.S BANK NATIONAL ASSOCIATION
4801 FREDERICA ST
OWENSBORO, KY 43201

Case Number: 25-77904
Street Address: 251 N 28th
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 **10/23/2025** 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:

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- The structure is unsecure. *108.1.5 IPMC
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- The structure is open to the elements. *108.1.5

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MUSKOGEE
Code Enforcement

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

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1) Whether your property is dilapidated and has become detrimental to the health, safety, or welfare of the general public and the community as to constitute a public nuisance, and/or
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Should you fail to appear, action will be taken in your absence, including but not limited to, action to approve demolition and removal of the structure.

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Codale Ford
Code Enforcement Supervisor
City of Muskogee

IPMC References

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

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*108.2 – Closing of Vacant Structures
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*108.1.1- Unsafe Structure

Legal Description: The Southerly 70 feet of the Easterly 150 feet of Block 6 in Kenwood 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

10/24/2025

U.S BANK NATIONAL ASSOCIATION
4801 FREDERICA ST
OWENSBORO, KY 43201
BEAVER, ROBIN
251 N 28TH ST
MUSKOGEE OK 74401-0000

Case Number: 25-77904
Street Address: 251 N 28th
Legal Description: SEE BELOW

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MUSKOGEE
Code Enforcement

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Codale Ford
Code Enforcement Supervisor
City of Muskogee

IPMC References

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

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MUSKOGEE
Code Enforcement

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

10/24/2025

BEAVER, ROBIN
251 N 28TH ST
MUSKOGEE OK 74401-0000

Case Number: 25-77904
Street Address: 251 N 28th
Legal Description: SEE BELOW

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Codale Ford
Code Enforcement Supervisor
City of Muskogee

IPMC References

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Muskogee, OK 74401
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MUSKOGEE
Code Enforcement

229 W. Okmulgee
Muskogee, OK 7440
(918) 684-6235

10/24/2025

U.S BANK NATIONAL ASSOCIATION
4801 FREDERICA ST
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2025/10/24

www.muskogeeonline.org
planning@muskogeeonline.org

MUSKOGEE
Code Enforcement

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

2025/10/24

IPMC References

MUSKOGEE
Code Enforcement

229 W. Okmulge
Muskogee, OK 7
(918) 684-6235

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251
DO NOT
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AFFIDAVIT OF PUBLICATION

County of Muskogee,

State of Oklahoma

Muskogee Phoenix

214 Wall St

Muskogee, Ok 74401

918-684-2810

Case: PNRC DPP 11.13.25.3-1

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: 10/28/2025

Charlie Meggyes (Signature)

Signed and sworn to before me this 28 day of OCT 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: $ 91.70

Published in The Muskogee Phoenix on October 28, 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: November 13, 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.

4004 W. Okmulgee
Lots 15 and 16 less the South 14.8 feet for street in Canard Addition to the City of Muskogee, Muskogee County, OK

2711 W Broadway
Lot Three (3) in Block Eight (8), in Westmoreland Addition to the City of Muskogee, Oklahoma, according to recorded plat of said addition.

251 N. 28
The Southerly 70 feet of the Easterly 150 feet of Block 6 in Kenwood Addition to the City of Muskogee, according to the official plat thereof, Muskogee County, State of Oklahoma.

603 S. 22
All of Lot 3 and the South Half of Lot 2, Block 3, in the Re-Survey of Garrett Heights Addition to the City of Muskogee, according to the official recorded plat thereof, Muskogee County, 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: 11/13/2025

AGENDA
PUBLIC NUISANCE REVIEW COMMITTEE
NOVEMBER 13, 2025

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

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

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

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

ROLL CALL

1. Consider approval of the Public Nuisance Review Committee Meeting Minutes of November 6, 2025, or take other necessary action. (Sarah Winkle)

2. Hold a Public Hearing and determine if the personal property located at 1626 Avondale 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 803 S.22 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 1500 E. Broadway 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 2103 Columbus 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 personal property located at 820 Rutherford is dilapidated as to constitute a public nuisance, or take other necessary action (City Codes Sec. 38-62). (Sarah Winkle)

7. Hold a Public Hearing and determine if the high weeds and grass located at the properties listed are detrimental to the health, benefit and welfare of the public and the community as to constitute a public nuisance; and/or a hazard to traffic; and/or a fire hazard to property, or take other necessary action (City Codes Sec. 38-40 and 38-41). (Sarah Winkle)

8. Hold a Public Hearing and determine if the accumulation of trash and debris located at the properties listed is detrimental to the health, benefit and welfare of the public and the community as to constitute a public nuisance; and/or a hazard to traffic; and/or a fire hazard to property, or take other necessary action (City Codes Sec. 38-40 and 38-41). (Sarah Winkle)

9. Hold a Public Hearing and determine if the property located at 251 N. 28th is dilapidated and has become detrimental to the health, safety, or welfare of the general public and the community as to constitute a public nuisance; and/or whether the property creates a fire hazard which is dangerous to other property; and/or whether the building is abandoned and should be demolished, or take other necessary action
(11 O.S. 22-112(C); 11 O.S. 22-112.4). (Sarah Winkle)

10. Hold a Public Hearing and determine if the property located at 603 S. 22, including the Accessory Building, is dilapidated and has become detrimental to the health, safety, or welfare of the general public and the community as to constitute a public nuisance; and/or whether the property creates a fire hazard which is dangerous to other property; and/or whether the building is abandoned and should be demolished, or take other necessary action
(11 O.S. 22-112(C); 11 O.S. 22-112.4). (Sarah Winkle)

11. Hold a Public Hearing and determine if the property located at 2711 W. Broadway, Accessory Building only, is dilapidated and has become detrimental to the health, safety, or welfare of the general public and the community as to constitute a public nuisance; and/or whether the property creates a fire hazard which is dangerous to other property; and/or whether the building is abandoned and should be demolished, or take other necessary action
(11 O.S. 22-112(C); 11 O.S. 22-112.4). (Sarah Winkle)

12. Hold a Public Hearing and determine if the property located at 4004 W. Okmulgee is dilapidated and has become detrimental to the health, safety, or welfare of the general public and the community as to constitute a public nuisance; and/or whether the property creates a fire hazard which is dangerous to other property; and/or whether the building is abandoned 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
NOVEMBER 13, 2025

The Public Nuisance Review Committee of the City of Muskogee, Oklahoma, met in a Regular Schedule Meeting at 11:00 a.m., on NOVEMBER 13, 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:	Dakota Haley, Chief Building Inspector
Attendees:	Jerry Anderson, 214 N 10th Carmen Anderson, 214 N 10th Kaitlyn Bower, 223 N 14th St Mark Hughes, 803 S 32nd Barbara Pickett, 4004 W Okmulgee Conjurel Wilson, 603 S 22nd St

1. Consider approval of the Public Nuisance Review Committee Meeting Minutes of November 6, 2025, or take other necessary action. (Sarah Winkle)

Motion was made by Committee Member Codale Ford, seconded by Committee Member Brent Roberts that the Public Nuisance Review Committee Meeting Minutes of November 6, 2025 be approved.

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 1626 Avondale 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 1626 Avondale is dilapidated and constitutes a public nuisance and should be removed.

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 803 S.22 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 803 S.22 is dilapidated and constitutes a public nuisance and should be removed.

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 1500 E. Broadway is dilapidated as to constitute a public nuisance, or take other necessary action (City Codes Sec. 38-62). (Sarah Winkle)

Codale Ford, Chief Code Officer, provided an update on property indicating that the black pallets have been removed but the mattresses remain and an additional case will be filed for the back yard.

Motion was made by Committee Member Brent Roberts, seconded by Committee Member Codale Ford that the personal property located at 1500 E. Broadway is dilapidated and constitutes a public nuisance and should be removed.

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 2103 Columbus is dilapidated as to constitute a public nuisance, or take other necessary action (City Codes Sec. 38-62). (Sarah Winkle)

Codale Ford, Chief Code Officer, indicated that the code officer was researching the property owner's scheduled date of pickup from the City Sanitation.

Motion was made by Committee Member Brent Roberts, seconded by Committee Member Codale Ford that the personal property located at 2103 Columbus is dilapidated and constitutes a public nuisance and should be removed.

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 820 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 820 Rutherford is dilapidated and constitutes a public nuisance and should be removed.

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

Carried - Unanimously

7. Hold a Public Hearing and determine if the high weeds and grass located at the properties listed are detrimental to the health, benefit and welfare of the public and the community as to constitute a public nuisance; and/or a hazard to traffic; and/or a fire hazard to property, or take other necessary action (City Codes Sec. 38-40 and 38-41). (Sarah Winkle)

Codale Ford, Chief Code Officer, provided an update that the properties located at 100 Valhalla Dr, 4000 Stone Creek Dr, 605 Divot Ln, 607 Divot Ln, 610 Divot Ln, 611 Divot Ln, 612 Divot Ln, 613 Divot Ln, 614 Divot Ln, 615 Divot Ln, 617 Divot Ln, 619 Divot Ln, 621 Divot Ln, and 4801 W Okmulgee have been done by owner. All other properties should still be abated.

Motion was made by Committee Chair Sarah Winkle, seconded by Committee Member Codale Ford that the properties located at 100 Valhalla Dr, 4000 Stone Creek Dr, 605 Divot Ln, 607 Divot Ln, 610 Divot Ln, 611 Divot Ln, 612 Divot Ln, 613 Divot Ln, 614 Divot Ln, 615 Divot Ln, 617 Divot Ln, 619 Divot Ln, 621 Divot Ln, and 4801 W Okmulgee have been done by owner and the cases should be closed.

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

Carried - Unanimously

Motion was made by Committee Chair Sarah Winkle, seconded by Committee Member Codale Ford that the high weeds and grass at the remaining properties on the list for this agenda item are detrimental to the health, benefit, and welfare of the public and the community as to constitute a public nuisance; and/or a hazard to traffic; and/or a fire hazard to property and should be abated.

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

Carried - Unanimously

8. Hold a Public Hearing and determine if the accumulation of trash and debris located at the properties listed is detrimental to the health, benefit and welfare of the public and the community as to constitute a public nuisance; and/or a hazard to traffic; and/or a fire hazard to property, or take other necessary action (City Codes Sec. 38-40 and 38-41). (Sarah Winkle)

Motion was made by Committee Member Brent Roberts, seconded by Committee Member Codale Ford that the trash and debris located at 806 Cromwell Ave constitutes a public nuisance and should be removed.

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

Carried - Unanimously

9. Hold a Public Hearing and determine if the property located at 251 N. 28th 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 251 N. 28th 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

10. Hold a Public Hearing and determine if the property located at 603 S. 22, including the Accessory Building, is dilapidated and has become detrimental to the health, safety, or welfare of the general public and the community as to constitute a public nuisance; and/or whether the property creates a fire hazard which is dangerous to other property; and/or whether the building is abandoned and should be demolished, or take other necessary action (11 O.S. 22-112(C); 11 O.S. 22-112.4). (Sarah Winkle)

Conjurel Wilson stated that the property has wood over the broken windows to prevent unauthorized entry.

The Committee asked Conjurel about his plans and timeline for the property.

Conjurel agreed that the property has previously burned. He also stated that he may sell the property.

Sarah Winkle provided an overview of the dilapidated property process through PNRC

and UBCAB.

Motion was made by Committee Member Brent Roberts, seconded by Committee Member Codale Ford that 603 S. 22, 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

11. Hold a Public Hearing and determine if the property located at 2711 W. Broadway, Accessory Building only, is dilapidated and has become detrimental to the health, safety, or welfare of the general public and the community as to constitute a public nuisance; and/or whether the property creates a fire hazard which is dangerous to other property; and/or whether the building is abandoned and should be demolished, or take other necessary action (11 O.S. 22-112(C); 11 O.S. 22-112.4). (Sarah Winkle)

Motion was made by Committee Member Brent Roberts, seconded by Committee Member Codale Ford that 2711 W. Broadway, Accessory Building only, 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

12. Hold a Public Hearing and determine if the property located at 4004 W. Okmulgee is dilapidated and has become detrimental to the health, safety, or welfare of the general public and the community as to constitute a public nuisance; and/or whether the property creates a fire hazard which is dangerous to other property; and/or whether the building is abandoned and should be demolished, or take other necessary action (11 O.S. 22-112(C); 11 O.S. 22-112.4). (Sarah Winkle)

Barbara Pickett asked what needs to be done to the property to keep the unit in use as storage.

Brent Roberts, Deputy Planning Director, offered assistance after the session to discuss permitting requirements to bring the property into compliance.

The Committee requested a timeline for emptying the property before proceeding with demolishing the property.

Barbara Pickett indicated she would need approximately 6 months to move the items out of the structure.

Motion was made by Committee Member Brent Roberts, seconded by Committee Member Codale Ford that 4004 W. Okmulgee 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.

Maxine Slusser, Office Administrator

Sarah Winkle, Chairperson

MUSKOGEE
Code Enforcement

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

12-19-25

U.S BANK NATIONAL ASSOCIATION
4801 FREDERICA ST
OWENSBORO, KY 43201

Case Number: 25-77904
Street Address: 251 N 28th
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 **November 13, 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 February 25, 2026 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 February 24, 2026.

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 Southerly 70 feet of the Easterly 150 feet of Block 6 in Kenwood 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

12-19-25

U.S BANK NATIONAL ASSOCIATION
4801 FREDERICA ST
OWENSBORO, KY 43201 BEAVER, ROBIN
251 N 28TH ST
MUSKOGEE OK 74401-0000

Case Number: 25-77904
Street Address: 251 N 28th
Legal Description: SEE BELOW

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Codale Ford
Code Enforcement Supervisor

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MUSKOGEE
Code Enforcement

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

12-19-25

BEAVER, ROBIN
251 N 28TH ST
MUSKOGEE OK 74401-0000

Case Number: 25-77904
Street Address: 251 N 28th
Legal Description: SEE BELOW

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Codale Ford
Code Enforcement Supervisor

Legal Description:

The Southerly 70 feet of the Easterly 150 feet of Block 6 in Kenwood 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

12-19-25

U.S BANK NATIONAL ASSOCIATION
4801 FREDERICA ST
OWENSBORO, KY 43201 BEAVER, ROBIN
251 N 28TH ST
MUSKOGEE OK 74401-0000

Case Number: 25-77904
Street Address: 251 N 28th
Legal Description: SEE BELOW

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Codale Ford
Code Enforcement Supervisor

Legal Description:

The Southerly 70 feet of the Easterly 150 feet of Block 6 in Kenwood Addition to the City of Muskogee, according to the official plat thereof, Muskogee County, State of Oklahoma..

2025/12/19

PRIVATE
PROPERTY
2025/12/19

251
DO NOT
ENTER
PRIVATE
PROPERTY
2025/12/19

AFFIDAVIT OF PUBLICATION

County of Muskogee,

State of Oklahoma

Muskogee Phoenix

214 Wall St

Muskogee, Ok 74401

918-684-2810

Case:

UBCAB
2.25.26

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: 11/22/2025

Charlie Meggyes (Signature)

Signed and sworn to before me this 24 day of NOV 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: $ 144.76

Published in The Muskogee Phoenix on November 22, 2025

NOTICE AND ORDER TO PROPERTY OWNERS

You are hereby notified that the properties listed below were found unsafe or unfit for human occupancy at an administrative hearing held before the Building Official. Because you have failed to bring the structure up-to code within the time period provided, the structure is being considered for condemnation due to its dilapidated condition. The property will be posted and 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: February 25, 2026 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.

251 N. 28

The Southerly 70 feet of the Easterly 150 feet of Block 6 in Kenwood Addition to the City of Muskogee, according to the official plat thereof, Muskogee County, State of Oklahoma.

573 N 9th

All heirs, devisees, legatees, beneficiaries of BREWER, HATTIE, BREWER, JOSEPH, and all other persons who may claim an interest in

573 N 9th

South 50 ft. of North 161 ft. of the East 115 ft. of Lot 1, Block 234, City of Muskogee, Oklahoma.

603 S. 22

All of Lot 3 and the South Half of Lot 2, Block 3, in the Re-Survey of Garrett Heights Addition to the City of Muskogee, according to the official recorded plat thereof, Muskogee County, Oklahoma,

1009 MILL

All heirs, devisees, legatees, beneficiaries of Thomas Hardaway, and all other persons who may claim an interest in

Muskogee, County, State of Oklahoma, to-wit: Part of Lot six(6) Block 296 in the City of Muskogee, Oklahoma more particularly described as follows; Beginning at the northeast corner of said Lot six (6) ; thence cunning south along the east line thereof, a distance of 58.8 feet; thence west and parallel with the north line a distance of 117 feet : thence north and parallel with the east line , to the north line thereof : thence east along the north line , a distance of 117 feet to the point of beginning.

1308 Frankfort

The East 33 and 1/3 feet of lot 10 and the west 22 feet of lot 11 in Block 14 in Mckellop Third Addition to the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma.

2711 W Broadway

Lot Three (3) in Block Eight (8), in Westmoreland Addition to the City of Muskogee, Oklahoma, according to recorded plat of said addition.

Uniform Building Code Appeals Board **3.**

Meeting Date: 02/25/2026

Initiator: Codale Ford, Chief Code Officer

AGENDA ITEM TITLE:

Hold a public hearing and make a determination on the appeal of the findings of PNRC that the structure at 573 N. 9th, 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:

The PNRC was held on July 17, 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 6/16/2025 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
- Unfit for human habitation / unsafe and dangerous as defined by Oklahoma Statute Title 11 Section 22-112(C) and permits and repairs must be made to make this safe and fit for habitation and occupancy. *108.1.3 IPMC
- The structure is open to the elements. *108.1.5
- The structure has an exposed roof. *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: 6-16-25

Case Number: 25-76956

Address: 573 N 9th AND Accessory Building

Officer: CFord

Documents Needed for Every Case

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

Date PNRC Hearing Notice Letter to all Stakeholders: 6-16-25

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

Date of Publication in the Muskogee Phoenix: 6-14-25

- [x] Affidavit of Publication

Reviewed By[1]:

CFord
Codale Ford, Chief Code Officer — 6-16-25 Date

Sarah Winkle
Sarah Winkle, Acting Director of Planning & Comm. Dev. — 6-20-25 Date

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

7-17-25

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

Date of the PNRC Hearing: 7-17-25

Date of PNRC Determination/UBCAB Notice Letter: 7-18-25 / 12-19-25

☑ ~~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~~): 10-29-25 / 2-25-26

Date of Publication in the Muskogee Phoenix: 9-11-25 / 11-22-25

☑ Affidavit of Publication

SW

Date of UBCAB Hearing: 10-29-25 / 2-25-26

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]:

CF Codale Ford 7-21-25

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

10-29-25 / 2-25-26

[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

32310

573 N 9th

Minor

BETTY PACK
COUNTY CLERK

5.00

8.25 Rec'd

BOOK 1699 PAGE 829

WARRANTY DEED

Statutory Form—Individual

This Space Reserved for Filing Stamp
AUG 25 4 34 PM '83
STATE OF OKLAHOMA
COUNTY OF MUSKOGEE
FILED

Know All Men by These Presents: 690546

That Amanda Fuhr Watts, a single Woman; Antoinette Fuhr Harrison and Floyd A. Harrison, husband and wife and Samuel E. Fuhr and Willie E. Fuhr, husband and wife.

of Muskogee County, State of Oklahoma, parties of the first part, in consideration of the sum of one dollar and other valuable considerations DOLLARS in hand paid, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey unto Joseph Brewer and Hattie Brewer, husband and wife of Muskogee County, State of Oklahoma, parties of the second part, the following described real property and premises situate in Muskogee County, State of Oklahoma, to-wit:

South 50 ft. of North 161 ft. of the East 115 ft. of Lot 1, Block 234, City of Muskogee, Oklahoma.

OKLAHOMA Documentary TAX 08.25
Tax Commission AUG25'83

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, their heirs and assigns forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and incumbrances of whatsoever nature.

Signed and delivered this 25th day of August, 1983

Willie E. Fuhr
Willie E. Fuhr

Samuel E. Fuhr
Samuel E. Fuhr

X Amanda Fuhrwatts
Amanda Fuhrwatts

Floyd A. Harrison
Floyd A. Harrison

Antoinette Fuhr Harrison
Antoinette Fuhr Harrison

STATE OF OKLAHOMA
COUNTY OF Muskogee } SS:

INDIVIDUAL ACKNOWLEDGMENT
Oklahoma Form

Before me, the undersigned, a Notary Public in and for said County and State on this 25th day of August, 1983, personally appeared Antoinette Fuhr Harrison, Floyd A. Harrison, Amanda Fuhrwatts, Samuel E. Fuhr and Willie E. Fuhr 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 the day and year last above written.

My commission expires November 8, 1983 Notary Public

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

BREWER, JOSEPH
573 N 9TH
MUSKOGEE OK 74401-0000

Taxroll Information

Tax Year :	2023
Property ID :	4610-06-234-001-1-025-19
Location :	573 N 9 MUS
School District :	20A MUSKOGEE Mills : 102.39
Type of Tax :	Real Estate
Tax ID :	2766

Legal Description and Other Information:

MUSKOGEE OT S50 N161 E115 LOT 1 BLOCK 234

Assessed Valuations	Amount
Land	259
Improvements	1067
Exemptions	1000
Net Assessed	326

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

Tax Values	Amount
Base Tax	33.00

Tax Values	Amount
Penalty	**3.96**
Fees	**11.54**
Payments	**0.00**
Total Paid	**0.00**
Total Due	**48.50**

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

Login (build: 26544:20240829.3)

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

Parcel: 4610-06-234-001-1-025-19
As of: 8/28/2024

Muskogee County Report

ID: 510002766

Property Owner

Name: BREWER, JOSEPH

Mailing Address: 573 NO 9TH
MUSKOGEE, OK 74401-0000

Type: (RI) Res. Improv.

Tax Dist: (32) 20A-MUSKOGEE

Size (Acres): 0.000

Extended Legal: MUSKOGEE OT S50 N161 E115 LOT 1 BLOCK 234

Property Information

Physical Address: 573 N 9

Subdivision: MUSKOGEE OT

Block / Lot: 0234 / 0001

S-T-R: N/A

Market and Assessed Values:

	Fair Cash	Taxable Fair Cash	Full Assessed (11.00% Market Value)
Land:	$2,875	$2,361	$260
Building:	26,501	10,047	1,106
Total:	$29,376	$12,408	$1,366

Land:

Land Use	Size	Units
LOT AREA	5750	

Deed Transfers:

Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantor	Code	Type
1/1/1900	1699	829		0.00	$0		Unval.	

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

Details for Residential Card 1:

Occupancy	Story	Construction	Total Liv	Grade	Year Built	Age	Condition	Beds
Single Family	ONE	Frame, Plywood or Hardboard	1,040	3	1920	105	Low	3

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

Outbuildings and Yard Improvements:

Item	Size/Dim	Quality	Age
Garage - Detached	672	A	126
Patio - Covered	132		
Utility Building	48	A	25

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

1	Muskogee	08/25/1983	1983-690546	Deed	001699	0829	FUHR, SAMUEL E FUHR, WILLIE E WATTS, AMANDA FUHR HARRISON, ANTOINETTE FUHR *1 more...*	BREWER, JOSEPH BREWER, HATTIE	1 : View

2025/06/16

573
2025/06/16

2025/06/16

PING-PONG
2025/06/16

PING-PONG
2025/06/16

2025/06/16

Building Inspector's Dilpaidated Structure Checklist

Case Open Date: 6-16-25 Case Number: 25-76956

Address: 573 N 9th

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: 8

Location of Broken/Open Windows: Total Exterior

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

Conditions present that require immediate action: Fire Hazard

Potential Fire Risk	☐ Low	☐ Moderate	☒ High

CITY OF MUSKOGEE Permits & Inspections

Building Inspector's Dilpaidated Structure Checklist

In the opinion of the Inspector, is the structure:

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

Accessory Bldg. Security

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

What are the signs: _____

Utilities

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

Construction/Status of the Accessory Building

Number of Floors: 1

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

How many windows are Open/Broken: 2

Location of Broken/Open Windows: Total Exterior

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

Conditions present that require immediate action: Fire Hazard

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: 6/16/25

Date Received Back by the Code Officer: _____

CITY OF
MUSKOGEE
Permits & Inspections

MUSKOGEE
Code Enforcement

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

06/16/2025

BREWER, HATTIE
BREWER, JOSEPH
573 N 9TH
MUSKOGEE OK 74401-0000

Case Number: 25-76956
Street Address: 573 N. 9th and Accessory Building
Legal Description: SEE BELOW

ORDER TO REPAIR AND/OR TAKE OTHER CORRECTIVE ACTION

The City of Muskogee identifies unlawful violations of the International Property Maintenance Code ("IPMC"), as adopted by the City of Muskogee under City Codes §18-184 and §18-185, and further identifies structures that have become dilapidated per Oklahoma State Statute Title 11 Section 22-112(C) or abandoned per Section 22-112.4. These violations constitute a public nuisance and must be abated. An exterior inspection of the property and structure you own at the aforementioned address occurred on **06/16/2025** by the City of Muskogee Building Inspector. Below are the findings of the Building Inspector with applicable provisions of the IPMC and/or state statute, as well as, corrective action which is hereby ordered to bring the property into compliance with City Code.

FINDINGS BY THE BUILDING INSPECTOR:

- The structure has broken windows that need to be replaced. *108.1.5 IPMC
- The structure is unsecure. *108.1.5 IPMC
- The structure is abandoned as defined by Oklahoma Statute Title 11 Section 22-112.4. *108.2 IPMC
    - Is detrimental to the public health, safety or welfare of the inhabitants of and visitors to the municipality;
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- 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 17, 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 17, 2025 at 11 a.m. before the Public Nuisance Review Committee at 229 W. Okmulgee (3rd Floor), Muskogee, Oklahoma 74401 to determine: 1) whether your property is dilapidated and has become detrimental to the health, safety, or welfare of the general public and the community as to constitute a public nuisance, or 2) if the property creates a fire hazard which is dangerous to other property, or 3) whether the building is abandoned. Should you fail to appear, action will be taken in your absence, including but not limited to, action to approve demolition and removal of the structure.

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

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

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

Codale Ford
Code Enforcement Supervisor
City of Muskogee

IPMC References

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

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

Legal Description: All heirs, devisees, legatees, beneficiaries of BREWER, HATTIE, BREWER, JOSEPH, and all other persons who may claim an interest in 573 N 9th South 50 ft. of North 161 ft. of the East 115 ft. of Lot 1, Block 234, City of Muskogee, Oklahoma.

MUSKOGEE
Code Enforcement

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

06/16/2025

BREWER, HATTIE
573 N 9TH
MUSKOGEE OK 74401-0000

Case Number: 25-76956
Street Address: 573 N. 9th and Accessory Building
Legal Description: SEE BELOW

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FINDINGS BY THE BUILDING INSPECTOR:

- The structure has broken windows that need to be replaced. *108.1.5 IPMC
- The structure is unsecure. *108.1.5 IPMC
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Code Enforcement

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Codale Ford
Code Enforcement Supervisor
City of Muskogee

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MUSKOGEE
Code Enforcement

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06/16/2025

BREWER, JOSEPH
573 N 9TH
MUSKOGEE OK 74401-0000

Case Number: 25-76956
Street Address: 573 N. 9th and Accessory Building
Legal Description: SEE BELOW

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(918) 684-6235

You are hereby directed to appear at a hearing to be held on July 17, 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 17, 2025 at 11 a.m. before the Public Nuisance Review Committee at 229 W. Okmulgee (3rd Floor), Muskogee, Oklahoma 74401 to determine: 1) whether your property is dilapidated and has become detrimental to the health, safety, or welfare of the general public and the community as to constitute a public nuisance, or 2) if the property creates a fire hazard which is dangerous to other property, or 3) whether the building is abandoned. Should you fail to appear, action will be taken in your absence, including but not limited to, action to approve demolition and removal of the structure.

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

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

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

Codale Ford
Code Enforcement Supervisor
City of Muskogee

IPMC References

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

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

Legal Description: All heirs, devisees, legatees, beneficiaries of BREWER, HATTIE, BREWER, JOSEPH, and all other persons who may claim an interest in 573 N 9th South 50 ft. of North 161 ft. of the East 115 ft. of Lot 1, Block 234, City of Muskogee, Oklahoma.

MUSKOGEE
Code Enforcement

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

06/16/2025

BREWER, HATTIE
BREWER, JOSEPH
573 N 9TH
MUSKOGEE OK 74401-0000

Case Number: 25-76956
Street Address: 573 N. 9th
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 **06/16/2025** 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

You are hereby directed to appear a
Nuisance Review Committee at 229 W
74401 to determine:

1) Whether your property is dil
of the general public and the co
2) If the property creates a fire
3) Whether the building is aban

Should you fail to appear, action will
approve demolition and removal of the

If no permit is obtained and corrective a
dispute the Order to Repair and/or Tak
directed to appear at a hearing to be hel
Committee at 229 W. Okmulgee (3rd Fl
property is dilapidated and has become
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dangerous to other property, or 3) wheth
will be taken in your absence, including h
the structure.

You have the right to appeal any decision of t
of Muskogee by filing written notice to the Cit
days after the decision is rendered.

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

If you have any questions regarding this, you ma
If you wish to have the structure voluntarily aba
available on a first come first serve basis. If you
Enforcement Supervisor for more information.

Codale Ford
Code Enforcement Supervisor
City of Muskogee

IPMC References

2025/06/16

29 W. Okmulgee
uskogee, OK 74401
918) 684-6235

CTION
tenance Code ("IPMC"),
identifies structures that
andoned per Section 22-
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of the IPMC and/or state
mpliance with City Code.

2-112.4. *108.2 IPMC
of and visitors to the

police and fire protection

Statute Title 11 Section 22-
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MUSKOGEE
Code Enforcement

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

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2025/06/16

Codale Ford
Code Enforcement Supervisor
City of Muskogee

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Codale Ford
Code Enforcement Supervisor
City of Muskogee

IPMC References

www.muskogeeonline.org
planning@muskogeeonline.org

www.muskogeeonline.org

MUSKOGEE
Code Enforcement

229 W. Okmulgee
Muskogee, OK 74401
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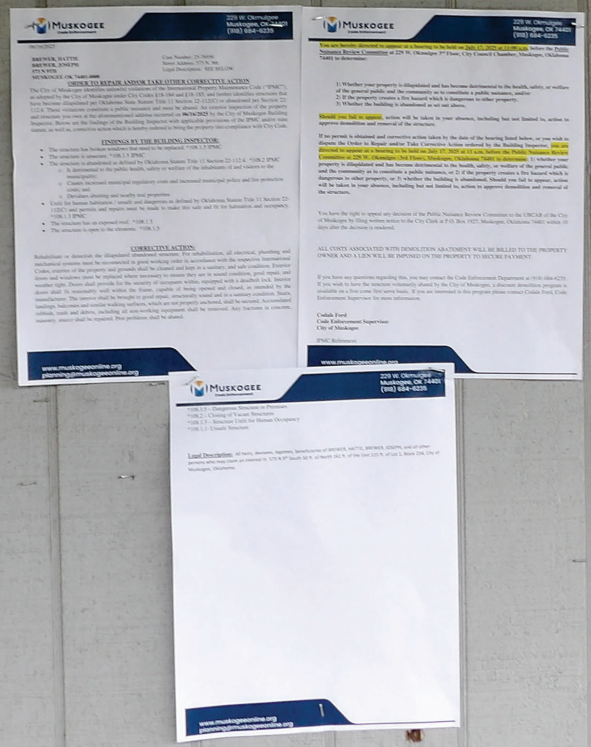
2025/06/16



MUSKOGEE
Code Enforcement

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2025/06/16

573
2025/06/16

AFFIDAVIT OF PUBLICATION

County of Muskogee,

State of Oklahoma

Muskogee Phoenix **Case:**

214 Wall St PNRC DS

Muskogee, Ok 74401 7.17.25

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: 6/14/2025

Charlie Meggyes (Signature)

Signed and sworn to before me this 16 day of JUN 2025

Kevin Kizzia, Notary Public

My Commission expires: 29 January, 2029

Commission# 25001121

(Seal)

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

Account: 10417

Fee: $ 95.20

Published In The Muskogee Phoenix on June 14, 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 17, 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.

410 Jefferson

to-wit:
MUSKOGEE OT W45 LOT 9 BLOCK 46
In the County of MUSKOGEE, State of Oklahoma.

573 N 9th

All heirs, devisees, legatees, beneficiaries of BREWER, HATTIE, BREWER, JOSEPH, and all other persons who may claim an interest in

573 N 9th

South 50 ft. of North 161 ft. of the East 115 ft. of Lot 1, Block 234, City of Muskogee, Oklahoma.

1009 Mill
All heirs, devisees, legatees, beneficiaries of Thomas Hardaway, and all other persons who may claim an interest in

1009 Mill

Muskogee, County, State of Oklahoma, to-wit: Part of Lot six(6) Block 296 in the City of Muskogee, Oklahoma more particularly described as follows; Beginning at the northeast corner of said Lot six (6) ; thence cunning south along the east line thereof, a distance of 58.8 feet; thence west and parallel with the north line a distance of 117 feet : thence north and parallel with the east line , to the north line thereof : thence east along the north line , a distance of 117 feet to the point of beginning.

1308 Frankfort

The East 33 and 1/3 feet of lot 10 and the west 22 feet of lot 11 in Block 14 in Mckellop Third Addition to the City of Muskogee, according to the official plat thereof, Muskogee County, 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: 07/16/2025

AGENDA
PUBLIC NUISANCE REVIEW COMMITTEE
JULY 17, 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 10, 2025, or take other necessary action. (Sarah Winkle)

2. Hold a Public Hearing and determine if the property located at 1308 Frankfort is dilapidated and has become detrimental to the health, safety, or welfare of the general public and the community as to constitute a public nuisance; and/or whether the property creates a fire hazard which is dangerous to other property; and/or whether the building is abandoned and should be demolished, or take other necessary action (11 O.S. 22-112(C); 11 O.S. 22-112.4). (Sarah Winkle)

3. Hold a Public Hearing and determine if the property located at 1009 Mill, including the Accessory Building, is dilapidated and has become detrimental to the health, safety, or welfare of the general public and the community as to constitute a public nuisance; and/or whether the property creates a fire hazard which is dangerous to other property; and/or whether the building is abandoned and should be demolished, or take other necessary action (11 O.S. 22-112(C); 11 O.S. 22-112.4). (Sarah Winkle)

4. Hold a Public Hearing and determine if the property located at 573 N. 9th, including the Accessory Building, is dilapidated and has become detrimental to the health, safety, or welfare of the general public and the community as to constitute a public nuisance; and/or whether the property creates a fire hazard which is dangerous to other property; and/or whether the building is abandoned and should be demolished, or take other necessary action (11 O.S. 22-112(C); 11 O.S. 22-112.4). (Sarah Winkle)

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 17, 2025

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

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

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

Staff Present: Morgan Waters, Secretary

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

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

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

   Carried - Unanimously

2. Hold a Public Hearing and determine if the property located at 1308 Frankfort is dilapidated and has become detrimental to the health, safety, or welfare of the general public and the community as to constitute a public nuisance; and/or whether the property creates a fire hazard which is dangerous to other property; and/or whether the building is abandoned and should be demolished, or take other necessary action (11 O.S. 22-112(C); 11 O.S. 22-112.4). (Sarah Winkle)

Motion was made by Committee Member Brent Roberts, seconded by Committee Member Codale Ford that the property located at 1308 Frankfort is dilapidated constituting a public nuisance, is a fire hazard, is abandoned and should be demolished.

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

Carried - Unanimously

3. Hold a Public Hearing and determine if the property located at 1009 Mill, including the Accessory Building, is dilapidated and has become detrimental to the health, safety, or welfare of the general public and the community as to constitute a public nuisance; and/or whether the property creates a fire hazard which is dangerous to other property; and/or whether the building is abandoned and should be demolished, or take other necessary action (11 O.S. 22-112(C); 11 O.S. 22-112.4). (Sarah Winkle)

Motion was made by Committee Member Brent Roberts, seconded by Committee Member Codale Ford that the property located at 1009 Mill, including the Accessory Building, is dilapidated constituting a public nuisance, is a fire hazard, is abandoned and should be demolished.

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

Carried - Unanimously

4. Hold a Public Hearing and determine if the property located at 573 N. 9th, including the Accessory Building, is dilapidated and has become detrimental to the health, safety, or welfare of the general public and the community as to constitute a public nuisance; and/or whether the property creates a fire hazard which is dangerous to other property; and/or whether the building is abandoned and should be demolished, or take other necessary action (11 O.S. 22-112(C); 11 O.S. 22-112.4). (Sarah Winkle)

Motion was made by Committee Member Brent Roberts, seconded by Committee Member Codale Ford that the property located at 573 N. 9th, including the accessory building, is dilapidated constiuting a public nuisance, is a fire hazard, is abandoned and should be demolished.

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

Carried - Unanimously

With no further business, the meeting was adjourned.

MORGAN WATERS, SECRETARY

SARAH WINKLE, COMMITTEE CHAIR

NOTICE OF DILAPIDATION AND LIEN

STATE OF OKLAHOMA)
)
COUNTY OF MUSKOGEE)

I-2025-007640 Book 4969 Pg 344
07/22/2025 10:01am Pg 0344-0344
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:

JOSEPH BREWER and located at 573 N 9TH STMUSKOGEE OK 74401
Land ID#: 000066686

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

MUSKOGEE OT
S50 N161 E115 LOT 1 BLOCK 234
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 July 21, 2025.

Tammy L. Tracy, City Clerk

Ford, Codale
Code Enforcement Officer

Case Number: 25-00076956

MUSKOGEE
Code Enforcement

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

7/18/2025

BREWER, HATTIE
BREWER, JOSEPH
573 N 9TH
MUSKOGEE OK 74401-0000

Case Number: 25-76956
Street Address: 573 N. 9th and 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 **July 17, 2025** and determined:

1) 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) Your building is abandoned.

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 October 29, 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 October 28, 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, Chief Code Officer for more information.

Codale Ford
Chief Code Officer

Legal Description: All heirs, devisees, legatees, beneficiaries of BREWER, HATTIE, BREWER, JOSEPH, and all other persons who may claim an interest in 573 N 9th South 50 ft. of North 161 ft. of the East 115 ft. of Lot 1, Block 234, City of Muskogee, Oklahoma.

MUSKOGEE
Code Enforcement

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

7/18/2025

BREWER, JOSEPH
573 N 9TH
MUSKOGEE OK 74401-0000

Case Number: 25-76956
Street Address: 573 N. 9th and Accessory Building
Legal Description: SEE BELOW

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MUSKOGEE
Code Enforcement

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

7/18/2025

BREWER, HATTIE
573 N 9TH
MUSKOGEE OK 74401-0000

Case Number: 25-76956
Street Address: 573 N. 9th and Accessory Building
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2) If the property creates a fire hazard which is dangerous to other property.
3) Your building is abandoned.

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 October 29, 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 October 28, 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, Chief Code Officer for more information.

Codale Ford
Chief Code Officer

Legal Description: All heirs, devisees, legatees, beneficiaries of BREWER, HATTIE, BREWER, JOSEPH, and all other persons who may claim an interest in 573 N 9th South 50 ft. of North 161 ft. of the East 115 ft. of Lot 1, Block 234, City of Muskogee, Oklahoma.

PING-PONG
5
7
3
2025/07/18

MUSKOGEE
Code Enforcement

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

7/18/2025

BREWER, HATTIE
BREWER, JOSEPH
573 N 9TH
MUSKOGEE OK 74401-0000

Case Number: 25-76956
Street Address: 573 N. 9th and 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 **July 17, 2025** and determined:

1) 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) Your building is abandoned.

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 October 29, 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 October 28, 2025.

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Codale Ford
Chief Code Officer

Legal Description: All heirs, devisees, legatees, beneficiaries of BREWER, HATTIE, BREWER, JOSEPH, and all other persons who may claim an interest in 573 N 9th South 50 ft. of North 161 ft. of the East 115 ft. of Lot 1, Block 234, City of Muskogee, Oklahoma.

2025/07/18

2025/07/18

AFFIDAVIT OF PUBLICATION

County of Muskogee,

State of Oklahoma

Muskogee Phoenix **Case:**

214 Wall St UBCAB

Muskogee, Ok 74401 10,29.25

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: $ 109.20

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: OCTOTBER 29, 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.

410 Jefferson

to-wit:
MUSKOGEE OT W45
LOT 9 BLOCK 46
In the County of MUSKOGEE, State of Oklahoma.

573 N 9th

All heirs, devisees, legatees, beneficiaries of BREWER, HATTIE, BREWER, JOSEPH, and all other persons who may claim an interest in

573 N 9th

South 50 ft. of North 161 ft. of the East 115 ft. of Lot 1, Block 234, City of Muskogee, Oklahoma.

1009 MILL

All heirs, devisees, legatees, beneficiaries of Thomas Hardaway, and all other persons who may claim an interest in

Muskogee, County, State of Oklahoma, to-wit: Part of Lot six(6) Block 296 in the City of Muskogee, Oklahoma more particularly described as follows; Beginning at the northeast corner of said Lot six (6); thence cunning south along the east line thereof, a distance of 58.8 feet; thence west and parallel with the north line a distance of 117 feet: thence north and parallel with the east line, to the north line thereof: thence east along the north line, a distance of 117 feet to the point of beginning.

1308 Frankfort

The East 33 and 1/3 feet of lot 10 and the west 22 feet of lot 11 in Block 14 in Mckellop Third Addition to the City of Muskogee, according to the official plat thereof, Muskogee

MUSKOGEE
Code Enforcement

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

12-19-25

BREWER, HATTIE
BREWER, JOSEPH
573 N 9TH
MUSKOGEE OK 74401-0000

Case Number: 25-76956
Street Address: 573 N. 9th and 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 **July 17, 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 February 25, 2026 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 February 24, 2026.

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:

All heirs, devisees, legatees, beneficiaries of BREWER, HATTIE, BREWER, JOSEPH, and all other persons who may claim an interest in 573 N 9th South 50 ft. of North 161 ft. of the East 115 ft. of Lot 1, Block 234, City of Muskogee, Oklahoma.

MUSKOGEE
Code Enforcement

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

12-19-25

BREWER, HATTIE
573 N 9TH
MUSKOGEE OK 74401-0000

Case Number: 25-76956
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Code Enforcement Supervisor

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MUSKOGEE
Code Enforcement

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

12-19-25

BREWER, JOSEPH
573 N 9TH
MUSKOGEE OK 74401-0000

Case Number: 25-76956
Street Address: 573 N. 9th and Accessory Building
Legal Description: SEE BELOW

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Codale Ford
Code Enforcement Supervisor

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All heirs, devisees, legatees, beneficiaries of BREWER, HATTIE, BREWER, JOSEPH, and all other persons who may claim an interest in 573 N 9th South 50 ft. of North 161 ft. of the East 115 ft. of Lot 1, Block 234, City of Muskogee, Oklahoma.

MUSKOGEE
Code Enforcement

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

12-19-25

BREWER, HATTIE
BREWER, JOSEPH
573 N 9TH
MUSKOGEE OK 74401-0000

Case Number: 25-76956
Street Address: 573 N. 9th and Accessory Building
Legal Description: SEE BELOW

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Legal Description:

All heirs, devisees, legatees, beneficiaries of BREWER, HATTIE, BREWER, JOSEPH, and all other persons who may claim an interest in 573 N 9th South 50 ft. of North 161 ft. of the East 115 ft. of Lot 1, Block 234, City of Muskogee, Oklahoma.

2025/12/19

MUSKOGEE
229 W. Okmulgee
Muskogee, OK 74401
(918) 684-6225
DETERMINATION OF THE PUBLIC NUISANCE REVIEW COMMITTEE FOR A DILAPIDATED STRUCTURE
www.muskogeeonline.org
2025/12/19

573
2025/12/19

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: 10/23/2025

NO QUORUM, MEETING ADJOURNED

AGENDA
UNIFORM BUILDING CODE APPEALS BOARD
OCTOBER 29, 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 573 N 9th, 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)

3. Hold a public hearing and make a determination on the appeal of the findings of PNRC that the structure at 1009 Mill, 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)

4. Hold a public hearing and make a determination on the appeal of the findings of PNRC that the structure at 1308 Frankfort 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

AFFIDAVIT OF PUBLICATION

County of Muskogee,

State of Oklahoma

Muskogee Phoenix **Case:**

UBCAB
2.25.26

214 Wall St

Muskogee, Ok 74401

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: 11/22/2025

Charlie Meggyes (Signature)

Signed and sworn to before me this 24 day of NOV 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: $ 144.76

Published in The Muskogee Phoenix on November 22, 2025

NOTICE AND ORDER TO PROPERTY OWNERS

You are hereby notified that the properties listed below were found unsafe or unfit for human occupancy at an administrative hearing held before the Building Official. Because you have failed to bring the structure up-to code within the time period provided, the structure is being considered for condemnation due to its dilapidated condition. The property will be posted and 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: February 25, 2026 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.

251 N. 28

The Southerly 70 feet of the Easterly 150 feet of Block 6 in Kenwood Addition to the City of Muskogee, according to the official plat thereof, Muskogee County, State of Oklahoma.

573 N 9th

All heirs, devisees, legatees, beneficiaries of BREWER, HATTIE, BREWER, JOSEPH, and all other persons who may claim an interest in

573 N 9th

South 50 ft. of North 161 ft. of the East 115 ft. of Lot 1, Block 234, City of Muskogee, Oklahoma.

603 S. 22

All of Lot 3 and the South Half of Lot 2, Block 3, in the Re-Survey of Garrett Heights Addition to the City of Muskogee, according to the official recorded plat thereof, Muskogee County, Oklahoma,

1009 MILL

All heirs, devisees, legatees, beneficiaries of Thomas Hardaway, and all other persons who may claim an interest in

Muskogee, County, State of Oklahoma, to-wit: Part of Lot six(6) Block 296 in the City of Muskogee, Oklahoma more particularly described as follows; Beginning at the northeast corner of said Lot six (6) ; thence cunning south along the east line thereof, a distance of 58.8 feet; thence west and parallel with the north line a distance of 117 feet : thence north and parallel with the east line , to the north line thereof : thence east along the north line , a distance of 117 feet to the point of beginning.

1308 Frankfort

The East 33 and 1/3 feet of lot 10 and the west 22 feet of lot 11 in Block 14 in Mckellop Third Addition to the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma.

2711 W Broadway

Lot Three (3) in Block Eight (8), in Westmoreland Addition to the City of Muskogee, Oklahoma, according to recorded plat of said addition.

Uniform Building Code Appeals Board **4.**

Meeting Date: 02/25/2026

Initiator: Codale Ford, Chief Code Officer

AGENDA ITEM TITLE:

Hold a public hearing and make a determination on the appeal of the findings of PNRC that the structure at 1009 Mill, 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 July 17, 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 6/16/2025 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
- Unfit for human habitation / unsafe and dangerous as defined by Oklahoma Statute Title 11 Section 22-112(C) and permits and repairs must be made to make this safe and fit for habitation and occupancy. *108.1.3 IPMC
- The structure is open to the elements. *108.1.5
- The structure has an exposed roof. *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: 6-16-25

Case Number: 25-76958

Address: 1009 Mill and Accessory Building

Officer: CFord

Documents Needed for Every Case

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

Date PNRC Hearing Notice Letter to all Stakeholders: 6-16-25

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

Date of Publication in the Muskogee Phoenix: 6-14-25

- ☑ Affidavit of Publication

Reviewed By[1]:

CFord
Codale Ford, Chief Code Officer — 6-16-25 Date

Sarah Winkle
Sarah Winkle, Acting Director of Planning & Comm. Dev. — 6-20-25 Date

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

7-17-25

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

Date of the PNRC Hearing: 7-17-25

Date of PNRC Determination/UBCAB Notice Letter: 12-19-25

☑ 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~~): 10-29-25 / 2-25-26

Date of Publication in the Muskogee Phoenix: 9-11-25 / 11-22-25

☑ Affidavit of Publication

Date of UBCAB Hearing: 10-29-25 / 2-25-26

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 — 7-21-25 (Date)

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

☐ UBCAB Decision Appealed

☐ Copy of Appeal Stamped by City Clerk Attached

10-29-25 / 2-25-25

[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

202015. STATE OF OKLAHOMA, COUNTY OF MUSKOGEE)SS. This instrument was filed for record in my office on the 30th day of Jan. 1925 at 3:55 o'clock P. M. Walter F. Head, County Clerk. By W. A. Wright, Deputy (Seal)

Book 500, Page 33

202015

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That Katherine Dunleavy (widow), party of the first part, in consideration of the sum of Four hundred Dollars ($400.00), in hand paid, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto Thomas Hardaway the following described real property and premises, situate in Muskogee County, State of Oklahoma, to-wit: Part of Lot six (6) Block 296 in the City of Muskogee, Oklahoma more particularly described as follows, Beginning at the northeast corner of said Lot six (6); thence running south along the east line thereof, a distance of 58.8 feet; thence west and parallel with the north line a distance of 117 feet; thence north and parallel with the east line, to the north line thereof; thence east along the north line, a distance of 117 feet to the point of beginning.

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 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.

Signed and delivered this 30th day of January, 19 25

Katherine Dunleavy (Seal)

(Seal)

ACKNOWLEDGEMENT

State of Oklahoma Muskogee County, ss.

Before me, a Notary Public in and for said County and State, on this 30th day of January, 19 25 personally appeared Katherine Dunleavy

to me known to be the identical person who executed the within and foregoing instrument, and acknowledged to me that she executed the same as her free and voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal as such Notary Public on the day last above mentioned.

Sidney F Ustuans

My commission expires June 11 1927

NOTARY PUBLIC MUSKOGEE COUNTY OKLA. EXPIRES

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

HARDAWAY, THOMAS
%HARDAWAY, ERIC
12120 MOON BEAM DR
OKLAHOMA CITY OK 73162-0000

Taxroll Information

Tax Year :	2024
Property ID :	4610-26-296-006-1-085-08
Location :	1009 MILL MUS
School District :	20A MUSKOGEE Mills : 108.96
Type of Tax :	Real Estate
Tax ID :	3580

Legal Description and Other Information:

MUSKOGEE OT N58.8 E117 OF LOT 6 BLOCK 296

Assessed Valuations	Amount
Land	292
Improvements	0
Net Assessed	292

Tax Values	Amount
Base Tax	32.00
Penalty	0.00

Tax Values	Amount
Fees	**0.00**
Payments	**0.00**
Total Paid	**0.00**
Total Due	**32.00**

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

Login (build: 26925:20241004.7)
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Parcel: 4610-26-296-006-1-085-08
As of: 10/23/2024

Muskogee County Report

ID: 510003580

Property Owner

Name: HARDAWAY, THOMAS % HARDAWAY, ERIC

Mailing Address: 12120 MOON BEAM DR OKLAHOMA CITY, OK 73162-

Type: (RI) Res. Improv.

Tax Dist: (32) 20A-MUSKOGEE

Size (Acres): 0.000

Extended Legal: MUSKOGEE OT N58.8 E117 OF LOT 6 BLOCK 296

Property Information

Physical Address: 1009 MILL

Subdivision: MUSKOGEE OT

Block / Lot: 0296 / 0006

S-T-R: N/A

Market and Assessed Values:

	Fair Cash	Taxable Fair Cash	Full Assessed (11.00% Market Value)
Land:	$2,655	$2,655	$292
Building:	0	0	0
Total:	$2,655	$2,655	$292

Land:

Land Use	Size	Units
LOT AREA	5310.00	SQFT

Details for Residential Card 1:

Occupancy	Story	Construction	Total Liv	Grade	Year Built	Age	Condition	Beds
Single Family	ONE	Asbestos Siding	1,088	3	1940	85	Low	2

Exterior Wall: Asbestos Siding

Roof Cover: Composition Shingle

Heat / Cool: ElecBase

Year Remodeled:

Outbuildings and Yard Improvements:

Item	Size/Dim	Quality	Age
Building No Value GARAGE	220		
Patio - Covered	72		

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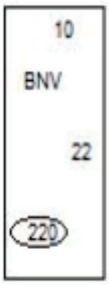
www.actdatascout.com

Sketches



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Photos

Map:

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COUNTY	RECORDED	INSTRUMENT	TYPE	BOOK	PAGE(S)	GRANTOR	GRANTEE	LEGAL DESCRIPTION	IMAGES
Muskogee			Non-Indexed Book & Page Record	000500	0033				1 : View

2025/06/16

2025/06/16

2025/06/16

2025/06/16

2025/06/16

Building Inspector's Dilpaidated Structure Checklist

Case Open Date: 6-16-25 Case Number: 25-76958

Address: 1009 Mill And Accessory

Code Officer: Floyd

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: Asbestos Shingles siding					
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 north / 4 West / 3 South / 4 East

Location of Broken/Open Windows: 15 windows Total

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

Conditions present that require immediate action: _____

Potential Fire Risk ☐ Low ☑ Moderate ☐ High

CITY OF MUSKOGEE Permits & Inspections

Building Inspector's Dilpaidated Structure Checklist

In the opinion of the Inspector, is the structure:

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

Accessory Bldg. Security

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

What are the signs: _____

Utilities

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

Construction/Status of the Accessory Building

Number of Floors: 1

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

How many windows are Open/Broken: One

Location of Broken/Open Windows: One - North side

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

Conditions present that require immediate action: _____

Potential Fire Risk	☐ Low	☐ Moderate	☑ High

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

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

CITY OF MUSKOGEE Permits & Inspections

Building Inspector's Dilpaidated Structure Checklist

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

Partial built structure

Inspector's Signature: _____

Inspector's Name: Brent Roberts Date of Inspection: 6/16/25

Date Received Back by the Code Officer: _____

CITY OF MUSKOGEE
Permits & Inspections

MUSKOGEE
Code Enforcement

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

06/16/2025

HARDAWAY, ERIC
HARDAWAY, THOMAS
12120 MOON BEAM DR
OKLAHOMA CITY OK 73162-0000

Case Number: 25-76958
Street Address: 1009 Mill and Accessory Building
Legal Description: SEE BELOW

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FINDINGS BY THE BUILDING INSPECTOR:

- The structure has broken windows that need to be replaced. *108.1.5 IPMC
- The structure is unsecure. *108.1.5 IPMC
- The structure is abandoned as defined by Oklahoma Statute Title 11 Section 22-112.4. *108.2 IPMC
    - Is detrimental to the public health, safety or welfare of the inhabitants of and visitors to the municipality;
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MUSKOGEE
Code Enforcement

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

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1) Whether your property is dilapidated and has become detrimental to the health, safety, or welfare of the general public and the community as to constitute a public nuisance, and/or
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3) Whether the building is abandoned as set out above.

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

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Codale Ford
Code Enforcement Supervisor
City of Muskogee

IPMC References

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

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

Legal Description: **All heirs, devisees, legatees, beneficiaries of Thomas Hardaway, and all other persons who may claim an interest in** Muskogee, County, State of Oklahoma, to-wit: Part of Lot six(6) Block 296 in the City of Muskogee, Oklahoma more particularly described as follows; Beginning at the northeast corner of said Lot six (6) ; thence cunning south along the east line thereof, a distance of 58.8 feet; thence west and parallel with the north line a distance of 117 feet : thence north and parallel with the east line , to the north line
thereof : thence east along the north line , a distance of 117 feet to the point of beginning.

MUSKOGEE
Code Enforcement

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Muskogee, OK 74401
(918) 684-6235

06/16/2025

HARDAWAY, ERIC
12120 MOON BEAM DR
OKLAHOMA CITY OK 73162-0000

Case Number: 25-76958
Street Address: 1009 Mill and Accessory Building
Legal Description: SEE BELOW

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MUSKOGEE
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06/16/2025

HARDAWAY, THOMAS
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06/16/2025

HARDAWAY, ERIC
HARDAWAY, THOMAS
12120 MOON BEAM DR
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2025/06/16

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229 W. Okmulgee
Muskogee, OK 74401

MUSKOGEE
Code Enforcement

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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 17, 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.

2025/06/16

Codale Ford
Code Enforcement Supervisor
City of Muskogee

References

Code Enforcement Supervisor
City of Muskogee

IPMC References

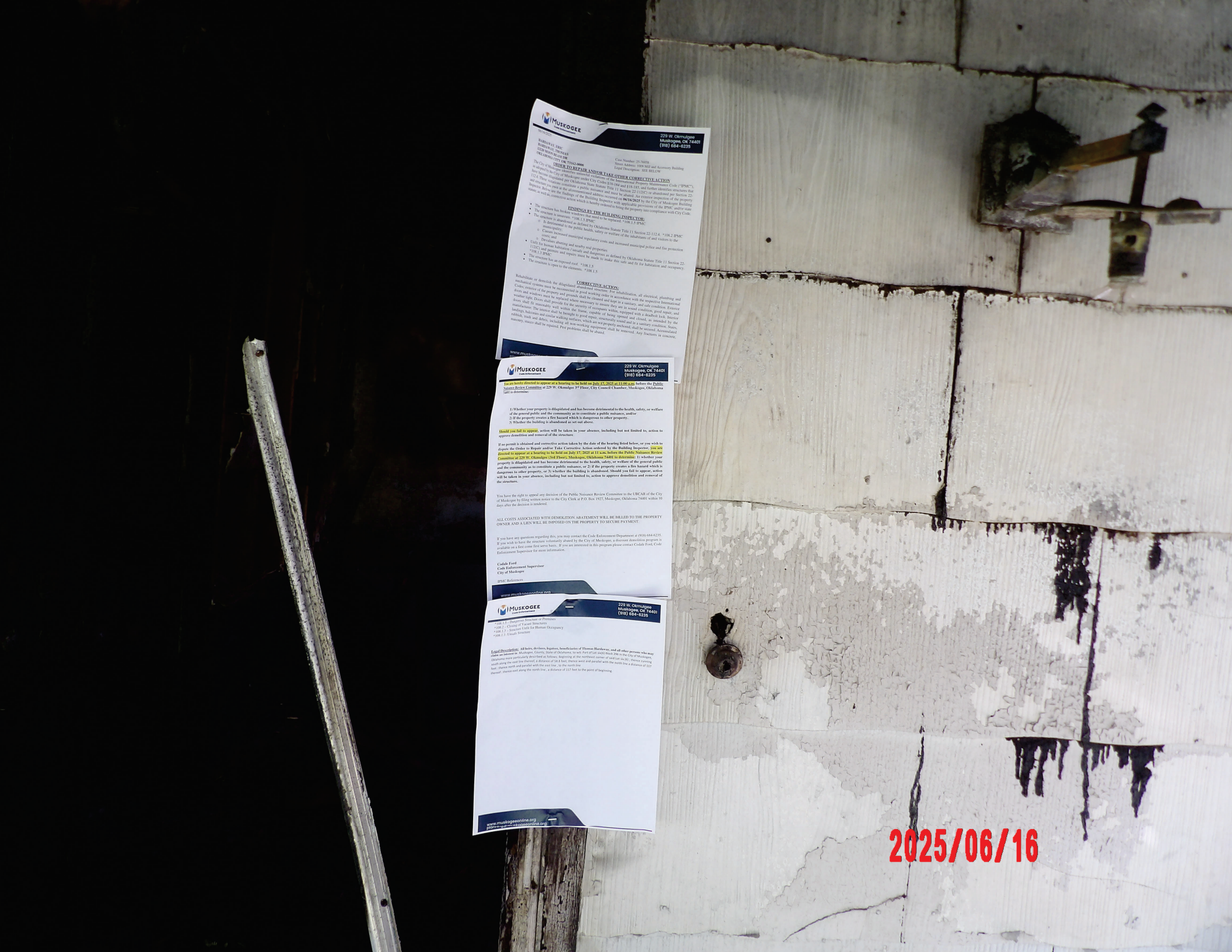
MUSKOGEE
Code Enforcement

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: **All heirs, devisees, legatees, beneficiaries of Thomas Hardaway, and all other persons who may claim an interest in** Muskogee, County, State of Oklahoma, to-wit: Part of Lot six(6) Block 296 in the City of Muskogee, Oklahoma more particularly described as follows; Beginning at the northeast corner of said Lot six (6) ; thence cunning south along the east line thereof, a distance of 58.8 feet; thence west and parallel with the north line a distance of 117 feet : thence north and parallel with the east line , to the north line thereof : thence east along the north line , a distance of 117 feet to the point of beginning.

2025/06/16


MUSKOGEE
Code Enforcement
229 W. Okmulgee
Muskogee, OK 74401
(918) 684-6235
Case Number: 25-76058
Street Address: 1109 Mill and Accessory Building
Legal Description: SEE BELOW
HARDAWAY, THOMAS
HARDAWAY, THOMAS
1229 HOWARD DR
MUSKOGEE, OK 74403-3006
ORDER TO REPAIR AND/OR TAKE OTHER CORRECTIVE ACTION
FINDINGS BY THE BUILDING INSPECTOR:
CORRECTIVE ACTION:
www.muskogeeonline.org
planning@muskogeeonline.org
You are hereby directed to appear at a hearing to be held on July 17, 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.
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Codale Ford
Code Enforcement Supervisor
City of Muskogee
IPMC Reference
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thereof ; thence east along the north line , a distance of 117 feet to the point of beginning.
2025/06/16

009
2025/06/16

AFFIDAVIT OF PUBLICATION

County of Muskogee,

State of Oklahoma

Muskogee Phoenix **Case:**

214 Wall St PNRC DS

Muskogee, Ok 74401 7.17.25

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: 6/14/2025

Charlie Meggyes (Signature)

Signed and sworn to before me this 16 day of JUN 2025

Kevin Kizzia, Notary Public

My Commission expires: 29 January, 2029

Commission# 25001121

(Seal)

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

Account: 10417

Fee: $ 95.20

Published In The Muskogee Phoenix on June 14, 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 17, 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.

410 Jefferson

to-wit:
MUSKOGEE OT W45 LOT 9 BLOCK 46
In the County of MUSKOGEE, State of Oklahoma.

573 N 9th

All heirs, devisees, legatees, beneficiaries of BREWER, HATTIE, BREWER, JOSEPH, and all other persons who may claim an interest in

573 N 9th

South 50 ft. of North 161 ft. of the East 115 ft. of Lot 1, Block 234, City of Muskogee, Oklahoma.

1009 Mill
All heirs, devisees, legatees, beneficiaries of Thomas Hardaway, and all other persons who may claim an interest in

1009 Mill

Muskogee, County, State of Oklahoma, to-wit: Part of Lot six(6) Block 296 in the City of Muskogee, Oklahoma more particularly described as follows; Beginning at the northeast corner of said Lot six (6) ; thence cunning south along the east line thereof, a distance of 58.8 feet; thence west and parallel with the north line a distance of 117 feet : thence north and parallel with the east line , to the north line thereof : thence east along the north line , a distance of 117 feet to the point of beginning.

1308 Frankfort

The East 33 and 1/3 feet of lot 10 and the west 22 feet of lot 11 in Block 14 in Mckellop Third Addition to the City of Muskogee, according to the official plat thereof, Muskogee County, 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: 07/16/2025

AGENDA
PUBLIC NUISANCE REVIEW COMMITTEE
JULY 17, 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 10, 2025, or take other necessary action. (Sarah Winkle)

2. Hold a Public Hearing and determine if the property located at 1308 Frankfort is dilapidated and has become detrimental to the health, safety, or welfare of the general public and the community as to constitute a public nuisance; and/or whether the property creates a fire hazard which is dangerous to other property; and/or whether the building is abandoned and should be demolished, or take other necessary action (11 O.S. 22-112(C); 11 O.S. 22-112.4). (Sarah Winkle)

3. Hold a Public Hearing and determine if the property located at 1009 Mill, including the Accessory Building, is dilapidated and has become detrimental to the health, safety, or welfare of the general public and the community as to constitute a public nuisance; and/or whether the property creates a fire hazard which is dangerous to other property; and/or whether the building is abandoned and should be demolished, or take other necessary action (11 O.S. 22-112(C); 11 O.S. 22-112.4). (Sarah Winkle)

4. Hold a Public Hearing and determine if the property located at 573 N. 9th, including the Accessory Building, is dilapidated and has become detrimental to the health, safety, or welfare of the general public and the community as to constitute a public nuisance; and/or whether the property creates a fire hazard which is dangerous to other property; and/or whether the building is abandoned and should be demolished, or take other necessary action (11 O.S. 22-112(C); 11 O.S. 22-112.4). (Sarah Winkle)

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 17, 2025

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

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

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

Staff Present: Morgan Waters, Secretary

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

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

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

   Carried - Unanimously

2. Hold a Public Hearing and determine if the property located at 1308 Frankfort is dilapidated and has become detrimental to the health, safety, or welfare of the general public and the community as to constitute a public nuisance; and/or whether the property creates a fire hazard which is dangerous to other property; and/or whether the building is abandoned and should be demolished, or take other necessary action (11 O.S. 22-112(C); 11 O.S. 22-112.4). (Sarah Winkle)

Motion was made by Committee Member Brent Roberts, seconded by Committee Member Codale Ford that the property located at 1308 Frankfort is dilapidated constituting a public nuisance, is a fire hazard, is abandoned and should be demolished.

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

Carried - Unanimously

3. Hold a Public Hearing and determine if the property located at 1009 Mill, including the Accessory Building, is dilapidated and has become detrimental to the health, safety, or welfare of the general public and the community as to constitute a public nuisance; and/or whether the property creates a fire hazard which is dangerous to other property; and/or whether the building is abandoned and should be demolished, or take other necessary action (11 O.S. 22-112(C); 11 O.S. 22-112.4). (Sarah Winkle)

Motion was made by Committee Member Brent Roberts, seconded by Committee Member Codale Ford that the property located at 1009 Mill, including the Accessory Building, is dilapidated constituting a public nuisance, is a fire hazard, is abandoned and should be demolished.

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

Carried - Unanimously

4. Hold a Public Hearing and determine if the property located at 573 N. 9th, including the Accessory Building, is dilapidated and has become detrimental to the health, safety, or welfare of the general public and the community as to constitute a public nuisance; and/or whether the property creates a fire hazard which is dangerous to other property; and/or whether the building is abandoned and should be demolished, or take other necessary action (11 O.S. 22-112(C); 11 O.S. 22-112.4). (Sarah Winkle)

Motion was made by Committee Member Brent Roberts, seconded by Committee Member Codale Ford that the property located at 573 N. 9th, including the accessory building, is dilapidated constiuting a public nuisance, is a fire hazard, is abandoned and should be demolished.

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

Carried - Unanimously

With no further business, the meeting was adjourned.

MORGAN WATERS, SECRETARY

SARAH WINKLE, COMMITTEE CHAIR

NOTICE OF DILAPIDATION AND LIEN

STATE OF OKLAHOMA)
)
COUNTY OF MUSKOGEE)

I-2025-007639 Book 4969 Pg 343
07/22/2025 10:01am Pg 0343-0343
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:

THOMAS HARDAWAY and located at 1009 MILL ST MUSKOGEE OK 74401
Land ID#: 000122998

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

MUSKOGEE OT
MUSKOGEE OT
N58.8 E117 OF LOT 6 BLOCK 296

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 July 21, 2025.

Tammy L. Tracy, City Clerk

Ford, Codale
Code Enforcement Officer

Case Number: 25-00076958

MUSKOGEE
Code Enforcement

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

7/18/2025

HARDAWAY, ERIC
HARDAWAY, THOMAS
12120 MOON BEAM DR
OKLAHOMA CITY OK 73162-0000

Case Number: 25-76958
Street Address: 1009 Mill and 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 **July 17, 2025** and determined:

1) 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) Your building is abandoned.

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 October 29, 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 October 28, 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, Chief Code Officer for more information.

Codale Ford
Chief Code Officer

Legal Description: **All heirs, devisees, legatees, beneficiaries of Thomas Hardaway, and all other persons who may claim an interest in** Muskogee, County, State of Oklahoma, to-wit: Part of Lot six(6) Block 296 in the City of Muskogee, Oklahoma more particularly described as follows; Beginning at the northeast corner of said Lot six (6) ; thence cunning south along the east line thereof, a distance of 58.8 feet; thence west and parallel with the north line a distance of 117 feet : thence north and parallel with the east line , to the north line thereof: thence east along the north line , a distance of 117 feet to the point of beginning.

MUSKOGEE
Code Enforcement

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

7/18/2025

HARDAWAY, ERIC
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MUSKOGEE
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7/18/2025

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2025/07/18

2025/07/18

009
2025/07/18

AFFIDAVIT OF PUBLICATION

County of Muskogee,

State of Oklahoma

Muskogee Phoenix **Case:**

214 Wall St UBCAB

Muskogee, Ok 74401 10,29.25

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: $ 109.20

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: OCTOTBER 29, 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.

410 Jefferson

to-wit:
MUSKOGEE OT W45
LOT 9 BLOCK 46
In the County of
MUSKOGEE, State of
Oklahoma.

573 N 9th

All heirs, devisees, legatees, beneficiaries of BREWER, HATTIE, BREWER, JOSEPH, and all other persons who may claim an interest in

573 N 9th

South 50 ft. of North 161 ft. of the East 115 ft. of Lot 1, Block 234, City of Muskogee, Oklahoma.

1009 MILL

All heirs, devisees, legatees, beneficiaries of Thomas Hardaway, and all other persons who may claim an interest in

Muskogee, County, State of Oklahoma, to-wit: Part of Lot six(6) Block 296 in the City of Muskogee, Oklahoma more particularly described as follows; Beginning at the northeast corner of said Lot six (6); thence cunning south along the east line thereof, a distance of 58.8 feet; thence west and parallel with the north line a distance of 117 feet: thence north and parallel with the east line, to the north line thereof: thence east along the north line, a distance of 117 feet to the point of beginning.

1308 Frankfort

The East 33 and 1/3 feet of lot 10 and the west 22 feet of lot 11 in Block 14 in Mckellop Third Addition to the City of Muskogee, according to the official plat thereof, Muskogee

MUSKOGEE
Code Enforcement

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

12-19-25

HARDAWAY, ERIC
HARDAWAY, THOMAS
12120 MOON BEAM DR
OKLAHOMA CITY OK 73162-0000

Case Number: 25-76958
Street Address: 1009 Mill and 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 **July 17, 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 February 25, 2026 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 February 24, 2026.

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: **All heirs, devisees, legatees, beneficiaries of Thomas Hardaway, and all other persons who may claim an interest in** Muskogee, County, State of Oklahoma, to-wit: Part of Lot six(6) Block 296 in the City of Muskogee,

Oklahoma more particularly described as follows; Beginning at the northeast corner of said Lot six (6) ; thence cunning south along the east line thereof, a distance of 58.8 feet; thence west and parallel with the north line a distance of 117 feet : thence north and parallel with the east line , to the north line
thereof: thence east along the north line , a distance of 117 feet to the point of beginning.

MUSKOGEE
Code Enforcement

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

12-19-25

HARDAWAY, ERIC
12120 MOON BEAM DR
OKLAHOMA CITY OK 73162-0000

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MUSKOGEE
Code Enforcement

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

12-19-25

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Codale Ford
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MUSKOGEE
Code Enforcement

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Muskogee, OK 74401
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12-19-25

HARDAWAY, ERIC
HARDAWAY, THOMAS
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thereof: thence east along the north line , a distance of 117 feet to the point of beginning.

2025/12/19

2025/12/19

009
2025/12/19

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: 10/23/2025

NO QUORUM, MEETING ADJOURNED

AGENDA
UNIFORM BUILDING CODE APPEALS BOARD
OCTOBER 29, 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 573 N 9th, 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)

3. Hold a public hearing and make a determination on the appeal of the findings of PNRC that the structure at 1009 Mill, 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)

4. Hold a public hearing and make a determination on the appeal of the findings of PNRC that the structure at 1308 Frankfort 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

AFFIDAVIT OF PUBLICATION

County of Muskogee,

State of Oklahoma

Muskogee Phoenix **Case:**

UBCAB
2.25.26

214 Wall St

Muskogee, Ok 74401

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: 11/22/2025

Charlie Meggyes (Signature)

Signed and sworn to before me this 24 day of NOV 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: $ 144.76

Published in The Muskogee Phoenix on November 22, 2025

NOTICE AND ORDER TO PROPERTY OWNERS

You are hereby notified that the properties listed below were found unsafe or unfit for human occupancy at an administrative hearing held before the Building Official. Because you have failed to bring the structure up-to code within the time period provided, the structure is being considered for condemnation due to its dilapidated condition. The property will be posted and 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: February 25, 2026 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.

251 N. 28

The Southerly 70 feet of the Easterly 150 feet of Block 6 in Kenwood Addition to the City of Muskogee, according to the official plat thereof, Muskogee County, State of Oklahoma.

573 N 9th

All heirs, devisees, legatees, beneficiaries of BREWER, HATTIE, BREWER, JOSEPH, and all other persons who may claim an interest in

573 N 9th

South 50 ft. of North 161 ft. of the East 115 ft. of Lot 1, Block 234, City of Muskogee, Oklahoma.

603 S. 22

All of Lot 3 and the South Half of Lot 2, Block 3, in the Re-Survey of Garrett Heights Addition to the City of Muskogee, according to the official recorded plat thereof, Muskogee County, Oklahoma,

1009 MILL

All heirs, devisees, legatees, beneficiaries of Thomas Hardaway, and all other persons who may claim an interest in

Muskogee, County, State of Oklahoma, to-wit: Part of Lot six(6) Block 296 in the City of Muskogee, Oklahoma more particularly described as follows; Beginning at the northeast corner of said Lot six (6) ; thence cunning south along the east line thereof, a distance of 58.8 feet; thence west and parallel with the north line a distance of 117 feet : thence north and parallel with the east line , to the north line thereof : thence east along the north line , a distance of 117 feet to the point of beginning.

1308 Frankfort

The East 33 and 1/3 feet of lot 10 and the west 22 feet of lot 11 in Block 14 in Mckellop Third Addition to the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma.

2711 W Broadway

Lot Three (3) in Block Eight (8), in Westmoreland Addition to the City of Muskogee, Oklahoma, according to recorded plat of said addition.

Uniform Building Code Appeals Board **5.**

Meeting Date: 02/25/2026

Initiator: Codale Ford, Chief Code Officer

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

C. Codale Ford — 7-17-25

Codale Ford, Chief Code Officer — Date

Sarah Winkle — 7-21-25

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

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

7-31-25

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

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 / 2-5-26

☑ Affidavit of Publication

Date of UBCAB Hearing: 11-26-25 / 1-28-26 SW / 2-25-26

UBCAB Determination Letter: ___

☑ Certified Mailing Receipt attached to a copy of the letter

SW

Date to Demo Structure Reflected in Determination Letter: ___

☐ UBCAB Agenda & Approved Minutes

Reviewed By[2]:

CF

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

952781

1206 Gulick St.
Muskogee, OK 74403
62024

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

13

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: #36780
[illegible]
02-11-02 12:07 PM
17-477 FP-13

STATE OF OKLAHOMA
Muskogee County
Documentary Stamps: $ 2675

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:

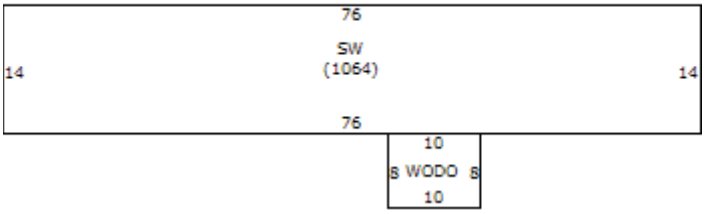
Occupancy	Story	Construction	Total Liv	Grade	Year Built	Age	Condition	Beds
Mobile Home	SW	Vinyl Sidg	1,064	3	1984	57	Low	3

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

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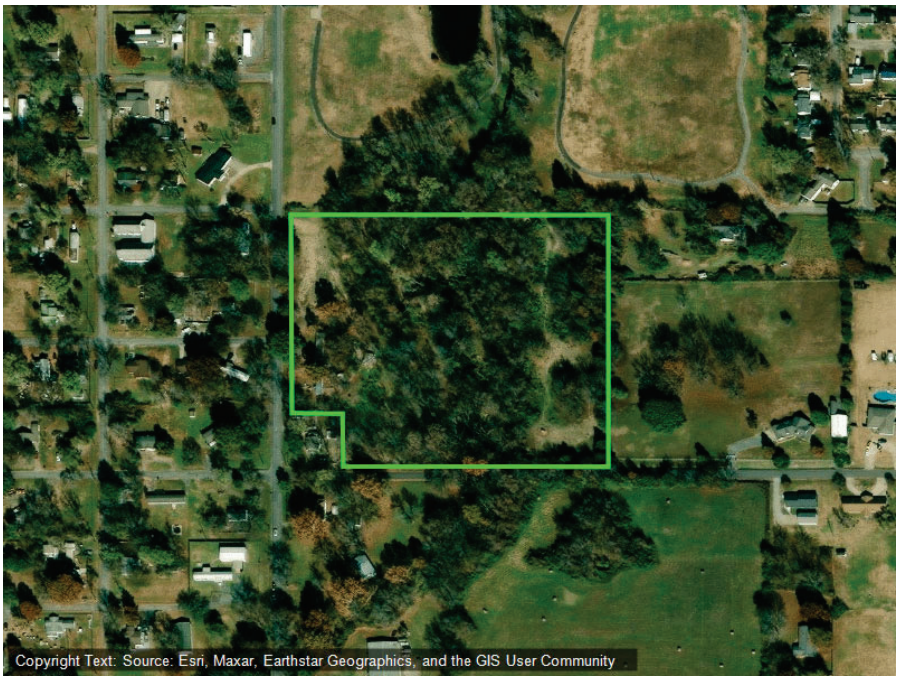
Map:



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

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Entity Summary Information

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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

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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

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

CORRECTIVE ACTION:

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

MUSKOGEE
Code Enforcement

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

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

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

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

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Codale Ford
Code Enforcement Supervisor
City of Muskogee

IPMC References

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

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

Legal Description: 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

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FINDINGS BY THE BUILDING INSPECTOR:

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

CORRECTIVE ACTION:

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

MUSKOGEE
Code Enforcement

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

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Codale Ford
Code Enforcement Supervisor
City of Muskogee

IPMC References

229 W. Okmulgee
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(918) 684-6235

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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

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FINDINGS BY THE BUILDING INSPECTOR:

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- The structure has an exposed roof. *108.1.5
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CORRECTIVE ACTION:

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MUSKOGEE
Code Enforcement

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

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Codale Ford
Code Enforcement Supervisor
City of Muskogee

IPMC References

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

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

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MUSKOGEE
Code Enforcement

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

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

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FINDINGS BY THE BUILDING INSPECTOR:

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- The structure is unsecure. *108.1.5 IPMC
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- The structure has an exposed roof. *108.1.5
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CORRECTIVE ACTION:

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MUSKOGEE
Code Enforcement

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

IPMC References

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

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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

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FINDINGS BY THE BUILDING INSPECTOR:

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CORRECTIVE ACTION:

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MUSKOGEE
Code Enforcement

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Muskogee, OK 74401
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Codale Ford
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(918) 684-6235

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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

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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

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

MUSKOGEE
Code Enforcement

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

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Code Enforcement

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2025/07/15

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Code Enforcement

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Codale Ford
Code Enforcement Supervisor
City of Muskogee

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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

Charlie Meggyes (Signature)

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

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If you have any questions regarding this, you may contact the Code Enforcement Department at (918) 684-6235. If you wish to have the structure voluntarily abated by the City of Muskogee, a discount demolition program is available on a first come, first 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:

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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

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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
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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

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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
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www.muskogeeonline.org
planning@muskogeeonline.org

MUSKOGEE
Code Enforcement

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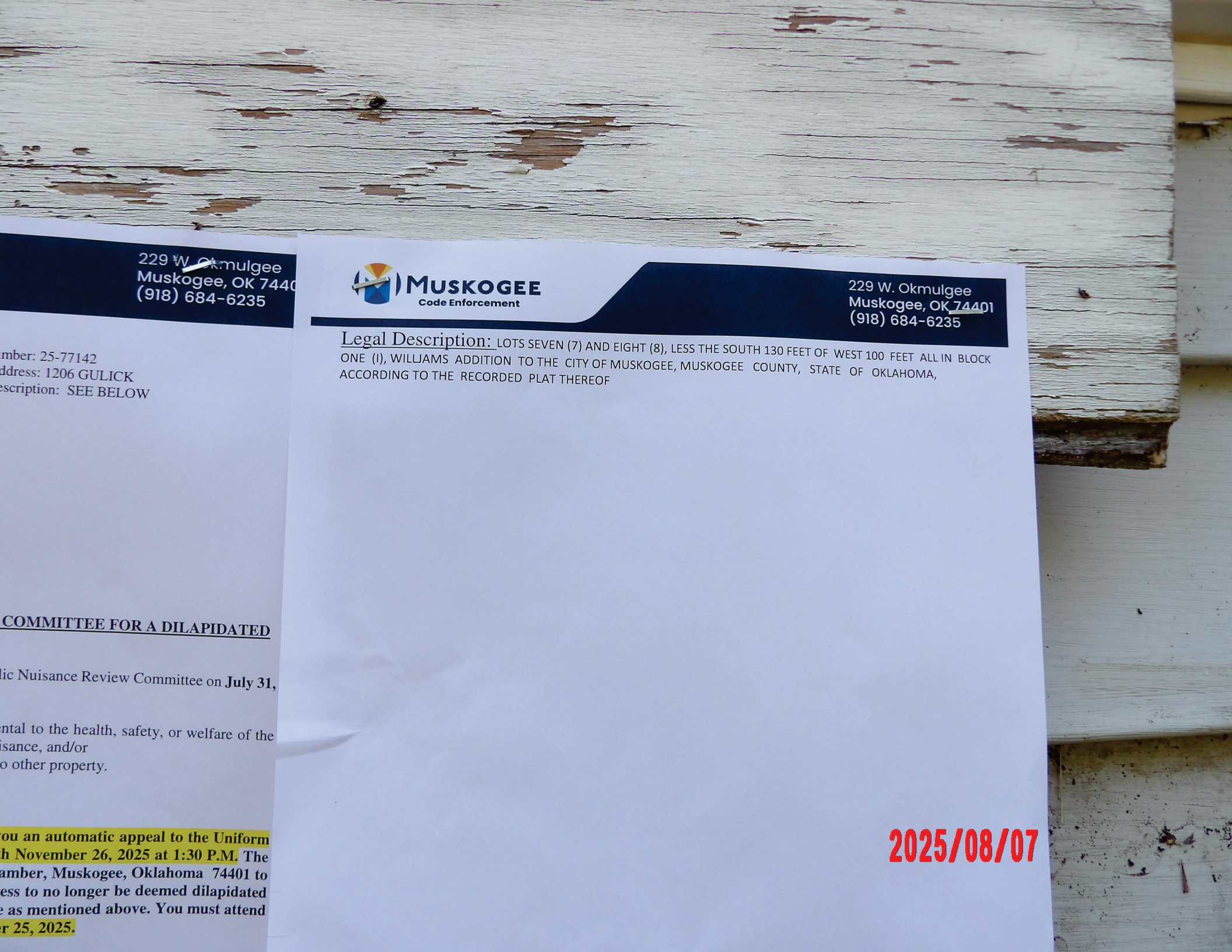
ACCORDING TO THE RECORDED PLAT THEREOF

www.muskogeeonline.org
planning@muskogeeonline

2025/08/07



229 W. Okmulgee
Muskogee, OK 744(
(918) 684-6235

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COMMITTEE FOR A DILAPIDATED

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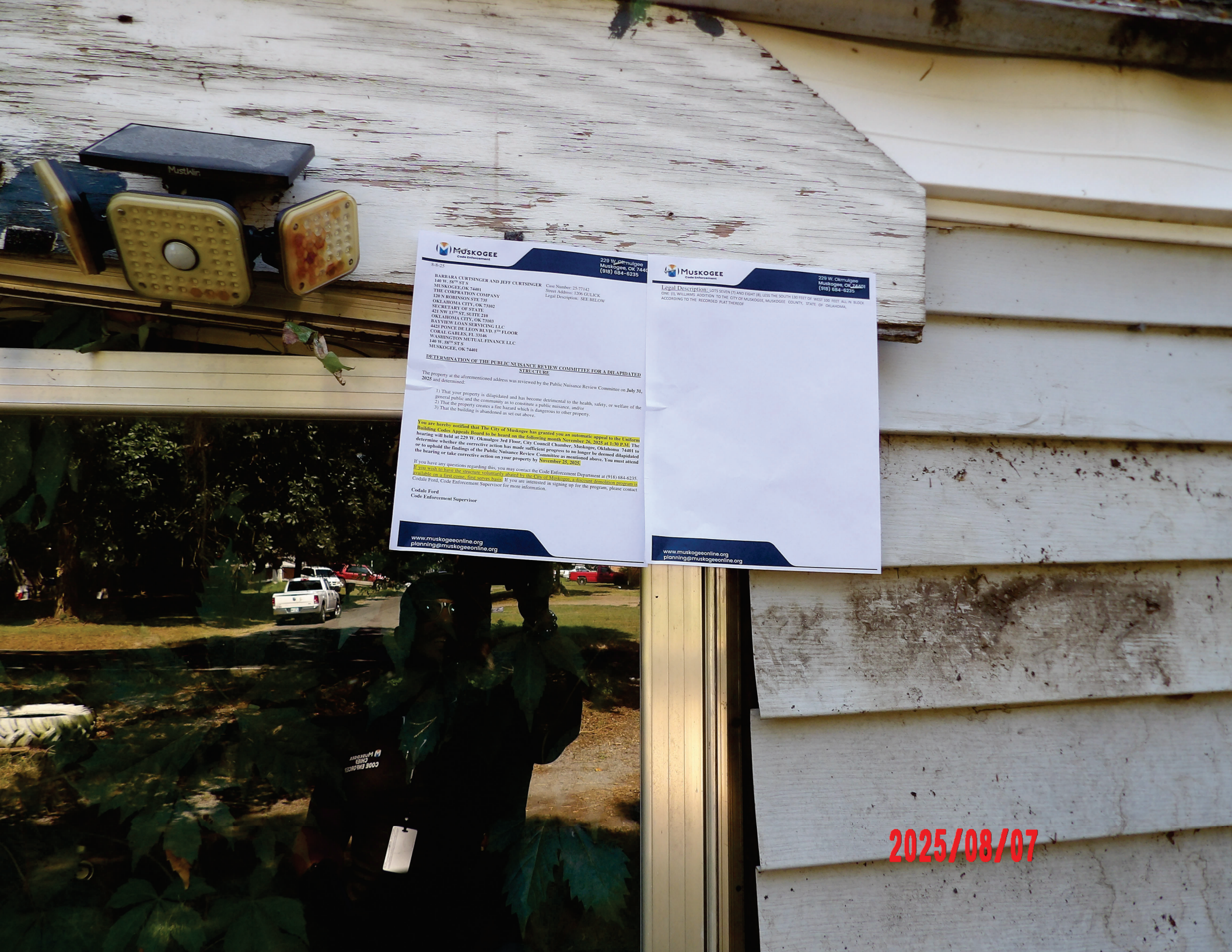
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www.muskogeeonline.org
planning@muskogeeonline.org
2025/08/07

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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.

MUSKOGEE
Code Enforcement

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

12-8-25

BARBARA CURTSINGER AND JEFF CURTSINGER
140 W. 58TH ST S
MUSKOGEE,OK 74401
THE CORPORATION COMPANY
120 N ROBINSON STE 735
OKLAHOMA CITY, OK 73102
SECRETARY OF STATE
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Street Address: 1206 GULICK
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Codale Ford
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MUSKOGEE
Code Enforcement

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Muskogee, OK 74401
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12-8-25

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

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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

12-8-25

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

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

12-8-25

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

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2025/12/08

Codale Ford
Code Enforcement Supervisor

MUSKOGEE
229 W. Okmulgee
Muskogee, OK 74401

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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), WILLIAMS ADDITION TO THE CITY OF MUSKOGEE, MUSKOGEE COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF

2025/12/08

1206
MUSKOGEE
229 W. Okmulgee
Muskogee, OK 74401
(918) 684-6235
BARBARA CURTSINGER AND JEFF CURTSINGER
140 W. 36TH ST S
MUSKOGEE,OK 74401
THE CORPORATION COMPANY
120 N ROBINSON STE 720
OKLAHOMA CITY, OK 73102
SECRETARY OF STATE
421 NW 13TH STE 210
OKLAHOMA CITY, OK 73103
BAYVIEW LOAN SERVICING LLC
4425 PONCE DE LEON BLVD, 5TH FLOOR
CORAL GABLES, FL 33146
CARRINGTON MTG SERVICES LLC
140 W. 36TH ST S
MUSKOGEE, OK 74401
Case Number: 25-27142
Street Address: 1206 O.U.N.S.
Legal Description: SHS 103 LOT
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:
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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 Housing Code/Appeals Board to be heard on the following month: January 27, 2026 at 1:30 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 findings of the Public Nuisance Review Committee as mentioned above. You must attend the hearing or take corrective action on your property by January 27, 2026.
If you have any questions regarding this, you may contact the Code Enforcement Department at (918) 684-6235 Extension 106 or 108, 8AM-5PM, Monday-Friday or email Muskogee Code Enforcement Department at Codie Ford, Code Enforcement Supervisor for more information.
Codie Ford
Code Enforcement Supervisor
MUSKOGEE
229 W. Okmulgee
Muskogee, OK 74401
(918) 684-6235
Legal Description: SHS 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
1206
2025/12/08

1206
2025/12/08

AFFIDAVIT OF PUBLICATION

County of Muskogee,

State of Oklahoma

Muskogee Phoenix **Case:**

214 Wall St UBCAB2

Muskogee, Ok 74401 1,28.26

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: 12/13/2025

Charlie Meggyes (Signature)

Signed and sworn to before me this 15 day of DEC 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: $ 150.70

Published in The Muskogee Phoenix on December 13, 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: January 28, 2026 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 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.

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.

MUSKOGEE
Code Enforcement

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

1-30-26

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

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Codale Ford
Code Enforcement Supervisor

MUSKOGEE
Code Enforcement

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

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Code Enforcement

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Muskogee, OK 74401
(918) 684-6235

1-30-26

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140 W. 58TH ST S
MUSKOGEE,OK 74401

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MUSKOGEE
Code Enforcement

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

1-30-26

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

Case Number: 25-77142
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MUSKOGEE
Code Enforcement

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

1-30-26

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

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

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MUSKOGEE
Code Enforcement

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

1-30-26

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

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

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MUSKOGEE
Code Enforcement

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

1-30-26

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

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MUSKOGEE
Code Enforcement

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

1-30-26

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

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

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1-30-26

BARBARA CURTSINGER AND JEFF CURTSINGER
140 W. 58TH ST S
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THE CORPORATION COMPANY
120 N ROBINSON STE 735
OKLAHOMA CITY, OK 73102
SECRETARY OF STATE
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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 February 25, 2026 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 February 24, 2026.

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

Muskogee, OK 74401
(918) 684-6235

2026/01/30

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

MUSKOGEE
229 W. Okmulgee
Muskogee, OK 74401
(918) 684-6239
BARBARA CURTSINGER AND JEFF CURTSINGER
140 W. 58TH ST S
MUSKOGEE,OK 74401
THE CORPORATION COMPANY
120 N ROBINSON STE 735
OKLAHOMA CITY, OK 73102
SECRETARY OF STATE
2300 N LINCOLN BLVD
OKLAHOMA CITY, OK 73105
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: 25-73142
Street Address: 1206 ELECK
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 Code Appeals Board to be heard on the following month February 12, 2026 at 1:30 P.M. The hearing will be 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 February 24, 2026.
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's declared demolition program is available on a first come, first served 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
Muskogee, OK 74401
(918) 684-6239
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
2026/01/30

1206
Muskogee
Code Enforcement
229 W. Okmulgee
Muskogee, OK 74401
(918) 684-6235
1-30-26
BARBARA CURTSINGER AND JEFF CURTSINGER
146 W. 38TH ST S
MUSKOGEE,OK 74401
THE CORPORATION 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. 38TH 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 February 25, 2026 at 1:30 P.M. The hearing will hold 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 February 24, 2026.
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 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
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
2026/01/30

1206
MUSKOGEE
229 W. Okmulgee
Muskogee, OK 74401
(918) 684-6225
Case Number: 25-77142
Street Address: 1206 OLIVE
Legal Description: SEE BELOW
LWO:
BARBARA CURTSINGER AND JEFF CURTSINGER
140 W 38TH ST S
MUSKOGEE, 74401
THE MUSKOGEE TOWN COMPANY
THE CORPORATE
120 N ROBINSON, STE 720
OKLAHOMA CITY, OK 73102
OKLAHOMA STATE
SECRETARY OF STATE
421 NW 13TH, STE 270
OKLAHOMA CITY, OK 73103
BAYVIEW LOAN SERVICING LLC
5 BAYVIEW, 4TH FLOOR, PH 1D
CORAL GABLES, FL 33146
CORAL GABLES MUTUAL FINANCE LLC
WASHINGTON STREET
140 W. 38TH ST S, 74401
MUSKOGEE, 74401
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 30, 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 Coalition Building Codes Appeals Board to be heard on the future date of the month February 25, 2026 at 5:30 P.M. The hearing will be 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 February 24, 2026.
If you have any concerns regarding this, you may contact the Code Enforcement Department at (918) 684-6225. If you wish to have the structure(s) secured by the City of Muskogee at your expense, please contact Codale Ford at the same phone number listed above. 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, OK 74401
(918) 684-6225
Legal Description: LOTS SEVEN (7) AND EIGHT (8), LESS THE SOUTH 130 FEET OF WEST 200 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
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2026/01/30

2026/01/30

2026/01/30

AFFIDAVIT OF PUBLICATION

County of Muskogee,

State of Oklahoma

Muskogee Phoenix **Case:**

214 Wall St 2.25.26

Muskogee, Ok 74401 UB CABZ

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: 02/05/2026

Charlie Meggyes (Signature)

Signed and sworn to before me this 05 day of FEB 2026

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: 1047

Fee: $ 92.18

Published In The Muskogee Phoenix on February 5, 2026

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: February 25, 2026 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.

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