

OKLAHOMA COUNTY
BOARD OF COUNTY COMMISSIONERS

AGENDA ITEM REQUEST SHEET

FOR THE _____ September 25, 2024 _____ AGENDA

DEPARTMENT: Treasurer REQUESTED BY: Vivianna ext. 1306

REQUISITION NO.: _____ REQUISITION SHEET ATTACHED: _____ YES _____ N/A

NAME OF FUNDS: _____

FUND NUMBERS: _____ / _____ / _____

DOES THE AGENDA ITEM CONTAIN PRIVACY-PROTECTED OR SECURITY INFORMATION? _____ YES ☒ NO

AGENDA ITEMS CONTAINING PRIVACY-PROTECTED OR SECURITY INFORMATION WILL NOT BE HYPERLINKED TO THE AGENDA.

NUMBER OF ORIGINAL DOCUMENTS TO BE RETURNED TO YOUR DEPARTMENT: 5

AGENDA ITEM READS AS FOLLOWS: _____

APPROVED BY DA
(If Applicable)

APPROVED BY ENGINEER
(If Applicable)

APPROVED BY PURCHASING
(If Applicable)

ASSISTANT DISTRICT ATTORNEY

COUNTY ENGINEER

PURCHASING AGENT

Please initial that document has been reviewed for privacy-protected or security information

DISTRICT ATTORNEY: _____ N/A

COUNTY CLERK: _____ N/A

Indicate any privacy-protected information that exists _____

(NOTE: THE CHAIRMAN/CHIEF DEPUTY MUST APPROVE ALL EMERGENCY REQUESTS FOR ANY ITEM SUBMITTED AFTER THE DEADLINE)

DATE OF REQUEST: _____ APPROVED BY: _____

CHAIRMAN

(\$ 180.00) to cover the advertisement and other costs apportioned to the various tracts listed,

THE JOURNAL RECORD

Affidavit of Publication

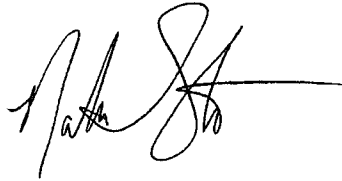
To: OK County Treasurer - Ok County Treasurer
320 Robert S Kerr Ave, Ste 307
Oklahoma City, OK, 731023441

Re: Legal Notice 4047052, Melody Addition
State of Oklahoma }
County of Oklahoma } SS:

I, Natasha Stewart, of lawful age, being duly sworn upon oath, deposes and says that I am the Authorized Designee of The Journal Record, a daily publication that is a "legal newspaper" as that phrase is defined in 25 O.S. Section 106, as amended to date, for the City of Oklahoma City, for the County of Oklahoma in the State of Oklahoma. The attachment hereto contains a true and correct copy of what was published in The Journal Record in consecutive issues on the following date(s):
PUBLICATION DATES: 04/10/2025, 04/17/2025, 04/24/2025

Publishers fee: \$81.27

By:



Natasha Stewart

Sworn to me on this 24th day of April
2025

By:



MaRanda Beeson
Notary Public, State of OK
No. 10001243
Qualified in Oklahoma County
My commission expires on February
18, 2026

(MS4047052)

NOTICE OF SALE OF REAL ESTATE

PURCHASED BY OKLAHOMA COUNTY AT RESALE

Notice is hereby given pursuant to
O.S., Title 68, § 3135, that the following
real estate:

20-669-1210; MELODY ADDITION;
COMMON AREA A

Acquired by Oklahoma County
under provisions of the resale tax laws,
will be sold for cash by the undersigned
in the office of the County Treasurer in
the Oklahoma County Office Building
at the hour of 3:00 p.m., to the highest
competitive bidder on the 28th DAY
OF APRIL, 2025. The undersigned
having received a bid of \$705.00, on
above-described real estate will sell
said property at said respective offer to
VADIM SHESHKUTOV the maker of
said bid if no higher bids be received on
the date last given. In any event such sale
will be subject to approval by the Board
of County Commissioners of Oklahoma
County and the cost of this notice and
all other expenses incident to the sale of
said property must be paid by successful
bidder in addition to the amount bid.

Dated this 7TH DAY OF APRIL,
2025.

FORREST "BUTCH" FREEMAN,
TREASURER
OKLAHOMA COUNTY,
OKLAHOMA
(4-10, 4-17, 4-24-25)

**COUNTY TREASURER'S TRANSCRIPT OF PROCEEDINGS
ON SALE OF COUNTY PROPERTY ACQUIRED AT RE-SALE FOR APPROVAL OF
THE BOARD OF COUNTY COMMISSIONERS**

To the Honorable Board of County Commissioners,

OKLAHOMA County, State of Oklahoma:

I, the undersigned County Treasurer, herewith tender my report of sale to _____
VADIM SHESHKUTOV

of the following described tract, parcel or lot of land, situated within said County and State, and hitherto
acquired by the County at Re-sale, to-wit:

20-669-1210; MELODY ADDITION; COMMON AREA A

The proceedings had thus far toward consumation of said sale have been as follows:

1. On MARCH 24, 20 25, an offer was made by _____

VADIM SHESHKUTOV

to purchase the above described property from the County for the sum of \$ 705.00

2. On receipt of said bid, I caused notice to be given by publication in the _____

Journal Record Publishing Company Newspaper,

published at Oklahoma City, within said County and State,
which notice was published once a week for three consecutive weeks preceding the sale, as follows:

(1) APRIL 10, 20 25 ; (2) APRIL 17, 20 25 ;

(3) APRIL 24, 20 25 ; a copy of which notice and proof of publication is hereto attached
disclosing the foregoing description of the property, the amount bid therefore in addition to all costs, the name of
the bidder, the date set for the proposed sale, a statement that said property would be sold at such price and to such
bidder on the date specified, subject to approval by the Board of County Commissioners unless higher bids were
received on such date, and that the terms of sale were strictly for cash in hand.

3. On the 28TH day of APRIL 20 25 the same being the date
specified in said notice I announced that the foregoing described property was about to be sold and would be sold
to the highest competitive bidder for cash in hand or to the original bidder if there be no higher price offered,
whereupon, including the bid and bidder named in the published notice, the following bids were submitted:

(a) By VADIM SHESHKUTOV for the sum of \$ 705.00

(b) By _____ for the sum of \$ _____

(c) By _____ for the sum of \$ _____

(d) By _____ for the sum of \$ _____

(e) By _____ for the sum of \$ _____

4. No further bids being offered, it was ascertained that

(a) VADIM SHESHKUTOV has offered the highest competitive bid,

(b) that the highest competitive bid was in the sum of \$ 705.00

(c) that the additional and separate charge for apportioned costs was \$ 127.27

(d) that the total to be paid, including deed, was the sum of \$ 832.27

5. Receipt is hereby acknowledged from VADIM SHESHKUTOV
of the sum of EIGHT HUNDRED AND THIRTY TWO DOLLAR AND 27/100 Dollars, \$ 832.27,

the same being tender in full of the foregoing total bid and apportioned costs, and the same has been de-
posited in the County Treasurer's Depository Account pending approval of sale and issuance of deed.

6. Sale of the foregoing described property was declared made to _____

VADIM SHESHKUTOV

the foregoing highest competitive bidder subject to approval of the board of County Commissioners, at
its discretion.

NOW, THEREFORE, I respectfully request that this report of sale be approved and that the deed be issued to the

**ORDER OF BOARD OF COUNTY COMMISSIONERS
RELATING TO SALE OF COUNTY PROPERTY ACQUIRED AT RE-SALE**

WHEREAS, the County Treasurer has presented to this Board the foregoing transcript of all his proceedings in said sale, with all papers and proofs relating to said sale, for the approval of this Board of County Commissioners, and

This Board of County Commissioners being convened in the office of the County Clerk of said County and State on the date hereinafter set forth,

WE HAVE CAREFULLY EXAMINED said transcript and proceedings, and find:

1. That VADIM SHESHKUTOV WAS THE HIGHEST COMPETITIVE BIDDER FOR
PROPERTY ACQUIRED BY THE COUNTY AT RE-SALE TO WIT:
20-669-1210; MELODY ADDITION; COMMON AREA A

THEREFORE, so finding, the Board of County Commissioners of _____
County, State of Oklahoma, does hereby order and direct that the foregoing sale be _____
approved; and the Chairman of said Board of County Commissioners is hereby ordered and directed
_____ MYLES DAVIDSON _____ to EXECUTE A DEED conveying the foregoing described
property to _____ VADIM SHESHKUTOV _____
in as full and complete a manner as the County is authorized to convey it; and the County Treasurer is
ordered and directed, upon the execution of said Deed to pay into the proper funds and accounts the
moneys heretofore received by him in consideration thereof.

Done at _____ OKLAHOMA CITY _____, Oklahoma, this _____ 5TH _____ day of
_____ MAY, _____ 2025 _____

BY ORDER OF THE BOARD OF COMMISSIONERS

OF _____ County,
State of Oklahoma

_____ Chairman

(SEAL) _____ Member

ATTEST: _____ Member

_____ County Clerk

No. _____

**Report and
Approval of
Sale of
County
Property
Acquired at
Resale**

Sold to _____

**STATE OF OKLAHOMA
County of OKLAHOMA**

Filed in the office of County

Clerk for record this _____ day

of _____ A.D., 20 _____ at _____

O'Clock _____ M., and recorded in

Book _____ of _____ on

page _____

_____ County Clerk

By: _____ Deputy

VADIM SHESHKUTOV
3929 RUTLAN CT
ROCKLIN, CA 95677
ACC# 20-669-1210

COUNTY DEED
PROPERTY ACQUIRED AT RE-SALE

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, Oklahoma County, State of Oklahoma, acquired title to the hereinafter described tract, parcel or lot of land for delinquent taxes, interest, penalties and costs in full compliance with and by operation of the assessment, levy, sale and resale laws of the State of Oklahoma; and

WHEREAS, **VADIM SHESHKUTOV** did on **MARCH 24, 2025** make to the County Treasurer of said county and offer to purchase from the county the tract, parcel or lot of land hereinafter described; and

WHEREAS, the County Treasurer caused notice of said offer to be given by publication once a week for three consecutive weeks preceding the sale in the Journal Record newspaper, published at Oklahoma City, Oklahoma, which notice embraced a description of the property, the amount of the bid therefore in addition to all costs, the name of the bidder, a statement that the sale of the property so listed would be made at such price and to such bidder unless higher bids were received on the date specified in said notice, and that the terms of sale were strictly for cash in hand, subject to the approval of the Board of County Commissioners; and

WHEREAS, the County Treasurer, at his office in the Court House in Oklahoma County, Oklahoma, on **APRIL 28, 2025** the same being the date stated in the foregoing notice, did announce that the hereinafter described tract, lot or parcel of land was about to be sold and would be sold to the highest competitive bidder, and thereafter, upon due consideration of the original bid offered and advertised and all other bids offered on the day above mentioned, ascertained officially that **VADIM SHESHKUTOV (SINGLE PERSON)** had offered the highest competitive bid, and did declare the sale made; and transmitted to the Board of County Commissioners a transcript of the proceedings relating to said sale.

THEREAFTER, the Board of County Commissioners of the aforesaid County and State, Being in legal meeting at the Court House in said Oklahoma County, Oklahoma, on **MAY 5, 2025**, and having before it the transcript of proceedings of the County Treasurer in the Sale of the hereinafter described tract, parcel, or lot of land as aforesaid, upon due consideration found said proceedings to be according to law, that said **VADIM SHESHKUTOV (SINGLE PERSON)** had in fact made the highest competitive bid therefore and had made full tender in cash in hand for the amount bid and in addition the separate and additional charge accrued by reason of costs of said sale, that said sale should be approved; and then did, by order, duly made and entered on its records, approve said sale and directed its chairman to execute a deed for the same to the grantee, herein.

NOW, THEREFORE, this indenture made, **MAY 5, 2025**, between Oklahoma County, State of Oklahoma, By **MYLES DAVIDSON**, the Chairman of the Board of County Commissioners of said County, of the First Part, and the said **VADIM SHESHKUTOV (SINGLE PERSON)** the Second Part.

WITNESSETH, That the said Party of the First Part for and in consideration of the premises and the sum **EIGHT HUNDRED AND THIRTY TWO DOLLAR AND 27/100** in hand paid, the receipt whereof is hereby acknowledged hath granted, bargained and sold, and by these presents doth grant, bargain, sell and convey to said Party of the Second Part, his heirs, and assigns forever, the tract, parcel or lot of land mentioned in said notice of sale, and described as follows: to-wit;

20-669-1210; MELODY ADDITION; COMMON AREA A

In the County of Oklahoma, State of Oklahoma.

TO HAVE AND TO HOLD said described tract, parcel or lot of land with the appurtenances thereunto belonging to

ACKNOWLEDGMENT

STATE OF OKLAHOMA)

County of Oklahoma)^{SS:}

Before me, Maressa Treat, the County Clerk in and for said County and State, on **MAY 5, 2025** personally appeared **MYLES DAVIDSON**, to me known to be the duly qualified and acting Chairman of the Board of County Commissioners of Oklahoma County, State of Oklahoma, and the identical person who executed the above and foregoing instrument, and acknowledged to me that **HE** executed the same as **HIS** free and voluntary act and deed, as such Chairman of said Board and as the free and voluntary act and deed of Oklahoma County, State of Oklahoma, for the uses and purposes therein set forth.

WITNESS my hand and seal the date and year last above mentioned

County Clerk, Oklahoma County,
State of Oklahoma

NO.

Deed
From
Oklahoma County
State of Oklahoma

To

STATE OF OKLAHOMA}
COUNTY OF OKLAHOMA}

SS:

Filed in the Office of County Clerk for record
this _____ day of _____, A.D., 20____ at
O'CLOCK _____ M. and recorded in Book
on Page _____

By _____
Deputy County Clerk

Exhibit to Deed

AFFIDAVIT OF LAND OR MINERAL OWNERSHIP: INDIVIDUAL

STATE OF OKLAHOMA)

COUNTY OF OKLAHOMA)

ss.

TO: THE ATTORNEY GENERAL OF THE STATE OF OKLAHOMA

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

- 1. I am eighteen (18) years of age or older and have personal knowledge of the statements made herein.
- 2. I have personal knowledge of the statements made herein.
- 3. I am:
 - ☐ a citizen of the United States; or
 - ☒ not a citizen of the United States, but an alien who is or shall become a bona fide resident of the State of Oklahoma.
- 4. I acquired title to the real property identified in the Deed to which this Affidavit is attached (the "Property").
- 5. This Affidavit is executed in accordance with and pursuant to 60 O.S. § 121, which provides in part as follows:

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

FURTHER AFFIANT SAYETH NOT.

[Signature]
AFFIANT

04-28-2025
Date

The foregoing instrument was subscribed and sworn to before me this 28 day of April, 2025, by Vadim Sheshkutoy

Viviana Rodarte
NOTARY PUBLIC

My Commission Expires: 11-02-2027

My Commission Number: 23014611

