

# Eviction Address Entry Guide

Brancen Gregory

1/12/2022

## Overview

The goal of this project is to accurately transcribe addresses from court documents so community partners can use this information to quickly respond to situations of need. This document should help explain the process and make it easy to get started.

## Address Entry Interface

There is currently a bug where after successfully submitting a verified address the dialog box goes away but the case does not refresh. Simply press “New Case” and you should see a new case number along with a decrease in the number of cases remaining to be transcribed.

## Court Documents

Court records are stored on OSCN. Usually people type in whatever information they have about a case, whether the case number itself, or simply the name of a party involved in the case. This would bring up case information and a list of any documents associated with the case.

For our purposes, we are interested in the document with the code **FEDS**. This stands for **Forcible Entry Detainer Served**, and is where the address of interest is located.

## Case Details

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The information on this page is for official record. Do not rely on the contents or completeness of this information. Verify all information with the official court reporter. The information contained in this report is provided in compliance with the Oklahoma Open Records Act, 51 O.S. 24A.1. Use of this information is governed by this act, as well as other applicable state and federal laws.

IN THE DISTRICT COURT IN AND FOR TULSA COUNTY, OKLAHOMA

Gold Wynn Brandon Trails Llc Dba, Plaintiff, and  
BRANDON TRAILS APARTMENTS, Plaintiff,  
v.  
Rodolfo Urbina, Defendant.

No. SC-2021-0640  
(Small Claims: FORCIBLE ENTRY & DETAINER - \$5000.00.)

Filed: 06/21/2021  
Closed: 06/30/2021

Judge: Small Claims Judge

PARTIES

BRANDON TRAILS APARTMENTS, Plaintiff  
Gold Wynn Brandon Trails Llc Dba, Plaintiff  
Urbina, Rodolfo, Defendant

ATTORNEYS

Attorney: NATHAN M. Blar #301716  
604 S DOWNER AVE STE 300  
TULSA, OK 74119

Represented Parties  
BRANDON TRAILS APARTMENTS.

EVENTS

Event: Wednesday, June 30, 2021 at 10:00 AM  
HEARING

Party: Deborah Lutch

Reporter:

ISSUES

For cases filed before 1/1/2005, an entry issue may not appear except in this column.

Issue # 1. Issue: FORCIBLE ENTRY & DETAINER - \$5000.00. (SCFED1)  
Filed By: BRANDON TRAILS APARTMENTS  
Filed Date: 06/21/2021

Party Name: Defendant: Urbina, Rodolfo

Disposition Information: Disposed: DEFAULT JUDGEMENT, 06/30/2021. Default Judgment

DOCKET

Date	Code	Description	Party	Count	Amount
06-21-2021	(TEXT)	SMALL CLAIMS RETAIL FILING.		21	
06-21-2021	(SCFED1)	FORCIBLE ENTRY & DETAINER - \$5000.00.			
06-21-2021	(AFDC1)	AFFIDAVIT			\$ 45.00
		Document Available (91549140631) <a href="#">D1FF</a> <a href="#">D1OF</a>			
06-21-2021	(EMF1)	DISPUTE MEDIATION FEE.			\$ 7.00
06-21-2021	(PFET)	LAW LIBRARY FEE			\$ 6.00
06-21-2021	(SMP)	SUMMONS ISSUED - PRIVATE PROCESS SERVER			
06-21-2021	(A/)	AMOUNT IN DEBT OF \$835.00 + POS\$			
06-21-2021	(TEXT)	VERIFICATION OF COMPLIANCE WITH SECTION 4024 OF THE CARES ACT			
		Document Available (91549140607) <a href="#">D1FF</a> <a href="#">D1OF</a>			
06-21-2021	(TEXT)	COSI HAS AUTOMATICALLY ASSIGNED JUDGE SMALL CLAIMS JUDGE TO THIS CASE.			
06-21-2021	(ACCOUNT)	RECEIPT # 2021-4239868 ON 06/21/2021. RIVIOR ASSET RECOVERY MANAGEMENT INC TOTAL AMOUNT PAID: \$ 16.00. LINE ITEMS: SC-2021-0640: \$45.00 ON AC23 CLERK FEES SC-2021-0640: \$6.00 ON AC23 LAW LIBRARY FEE CIVIL AND CRIMINAL SC-2021-0640: \$7.00 ON AC24 DISPUTE MEDIATION FEES CIVL ONLY			
06-29-2021	(FED)	FORCIBLE ENTRY AND DETAINER SERVED - POSTED TO COURT 6/29/21	Urbina, Rodolfo		
		Document Available (91549602296) <a href="#">D1FF</a> <a href="#">D1OF</a>			
06-30-2021	(TEXT)	SENT CERTIFIED MAIL TO RODOLFO URBINA 6/25/21	Urbina, Rodolfo		
		Document Available (91549602296) <a href="#">D1FF</a> <a href="#">D1OF</a>			
06-30-2021	(DISPOV)	LUCY LUTCH, DEBORAH L. PLAINTIFF ATTORNEY NATHAN MULNER APPEARED. DEFENDANT APPEARED NOT AFTER VALID SERVICE. DEFAULT JUDGEMENT GRANTED TO THE PLAINTIFF AS FOLLOWS: (1) POSSESSION OF THE PREMISES AGAINST THE NAMED DEFENDANT. JUDGE SIGNED FINAL J. --- PRINCIPAL JUDGEMENT --- POSSESSION ONLY. NO CDO DECLARATION SUBMITTED TO PLAINTIFF	Urbina, Rodolfo	21	
07-01-2021	(JEJ)	JOURNAL ENTRY OF JUDGMENT			
		Document Available (91549602296) <a href="#">D1FF</a> <a href="#">D1OF</a>			

OSCN

EMAIL: [webmaster@oscn.net](mailto:webmaster@oscn.net)

Chief Clerk, Judicial Center

2106 N Lincoln Blvd.

COURTS

Supreme Court of Oklahoma

Court of Criminal Appeals

Court of Civil Appeals

DECISIONS

New Decisions

Appellate Court of Oklahoma

Court of Criminal Appeals

PROGRAMS

The Sovereignty Symposium

Appellate Dispute Resolution

Early Settlement Mediation

The FEDS document link is highlighted in the red box on the second image.

IN THE DISTRICT COURT OF TULSA COUNTY  
STATE OF OKLAHOMA

GOLD WYNN RANDON TRAILS, L.L.C.  
DBA RANDON TRAILS APARTMENTS

Plaintiff,

RODOLFO URBEN,<sup>vs.</sup>  
AND ANY AND ALL OTHER OCCUPANTS

Defendant.

No. SC-2021-5640

Because of the global COVID-19 pandemic, you may be eligible for temporary protection from eviction under Federal law. Learn the steps you should take now:

☐ Visit [www.cdc.gov/election](https://www.cdc.gov/election)  
☐ Or call a housing counselor at 800-569-4187

I HEREBY APPOINT PAUL W. MORRIS,  
PSS 2018-41, TO SERVE

being duly sworn, States:

STATE OF OKLAHOMA }  
COUNTY OF TULSA }

NATHAN MILNER, ATTORNEY FOR PLAINTIFF

That the defendant resides at 2319 E. 88<sup>th</sup> ST., #726 TULSA, OK in Tulsa County, and the defendant's mailing address is 2319 E. 88<sup>th</sup> ST., #726 TULSA, OK 74116

That the defendant owes the plaintiff \$ \$32.00 for rent and \$ N/A for damages to premises rented to the defendant; the plaintiff has demanded payment, but the defendant has refused to pay, and no part of the amount sued for has been paid.

That the defendant is wrongfully in possession of certain real property described as LOTS 1 AND 2, BLOCK 3, CROWN IMPERIAL ADDITION

CITY OF TULSA, OKLAHOMA, STATE OF OKLAHOMA

the plaintiff is entitled to possession thereof and has demanded that the defendant vacate the premises, but the defendant has refused.

I HEREBY WAIVE 10 DAY PERIOD

NATHAN MILNER, Signature OBA #30176

Subscribed and sworn to before me this 16<sup>th</sup> day of JUNE, 20 21

My commission expires: \_\_\_\_\_ DON NEWBERRY, Court Clerk

Deputy Court Clerk (or) Notary Public

(S E A L)

S U M M O N S

THE STATE OF OKLAHOMA to the within named defendant(s):

YOU are hereby directed to relinquish immediately to the plaintiff herein total possession of the real property described as:

SAME AS ABOVE

or to appear and show cause why you should be permitted to retain control and possession thereof.

This matter shall be heard at Courtroom Six (6) of the Tulsa County Courthouse, JUVENILE JUSTICE CENTER, 500 W. ARCHER, in Tulsa, Tulsa County, Oklahoma, at the hour of 10 o'clock AM on the 30 day of JUNE, 20 21

at 21 or at the same time and place three (3) days after service hereof, whichever is the latter. (This date shall be not less than five (5) days from the date summons is issued.) You are further notified that, if you do not appear on the date shown, judgment will be given against you as follows:

For the amount of the claim for defendant rent and/or damages to the premises, as stated in the affidavit of the plaintiff and for possession of the real property described in said affidavit, whereupon a writ of assistance shall issue directing the Sheriff to remove you from said premises and take possession thereof. In addition, a judgment for costs of the action, including attorney's fees and other costs, may also be given.

Dated this 21 day of JUNE, 20 21

DIRECT INQUIRES TO: DON NEWBERRY, Court Clerk

624 S. DENVER AVE., STE. 300, TULSA, OK 74119

By: \_\_\_\_\_ Deputy Court Clerk

918-259-4313

Signature: \_\_\_\_\_

DISTRICT COURT, Tulsa County, Oklahoma

FILED JUN 21 2021

FORGIBLE ENTRY AND DETAINMENT DON NEWBERRY, Court Clerk

STATE OF OKLA. TULSA COUNTY

Sheriff or process server to return to court on \_\_\_\_\_

From (SBA Form (Rev. 6-20))

**RETURN OF SERVICE BY SHERIFF  
PERSONAL SERVICE**

TC 499022256A

I certify that I received the foregoing summons on the 21st day of June, 20 21, and that I personally delivered a copy of said summons with a copy of the petition attached to each of the following named defendants personally in  
Tulsa County at the address and on the date set forth opposite each name, to wit:

Name of Defendant	Address	Date of Service
<u>Rodolfo Urbina</u>	<u>2530 E. 82nd St., #526</u> <u>Tulsa, Oklahoma</u>	<u>June 21, 2021</u> <b>DISTRICT COURT</b> <b>FILED</b> <b>JUN 28 2021</b> DON NEWBERRY, Court Clerk STATE OF OKLA. TULSA COUNTY

I certify that I received the foregoing with a copy of the petition attached to my certified mail on _____ day of _____, 20____, and as commanded therein, I summoned the within named defendant a corporation, on the _____ day of _____, 20____, and as commanded therein, I served a true and correct copy of the within summons hereof with endorsements thereon and a copy of the petition to _____ of said corporation, and the Vice-President, Secretary, Treasurer, or other chief officer not being found in said County,	U.S. Postal Service® <b>CERTIFIED MAIL® RECEIPT</b> <i>Domestic Mail Only</i> For delivery information, visit our website at <a href="http://www.usps.com">www.usps.com</a> . <b>OFFICIAL USE</b> Certified Mail Fee _____ PSN Signature & Fee (check one, will be in parentheses) <input type="checkbox"/> Regular (no endorsement) _____ \$ <input type="checkbox"/> Return Receipt (unrecorded) _____ \$ <input type="checkbox"/> Certified Mail Restricted Delivery _____ \$ <input type="checkbox"/> Adult Signature Required _____ \$ <input type="checkbox"/> Certified Signature Restricted Delivery _____ \$ Postage _____ Total Postage _____ Sort 75 _____ Netwt av/4 _____ CW: 344/2 _____ PS Form 3800, April 2013 Use only on one side. See Reverse for Instructions.	_____, 20____, and that on _____ day a copy of said summons with its usual place of residence, with a fifteen (15) year of age or older _____ by leaving a _____ which is its usual place of residence with a fifteen (15) years of age or older.
	Rodolfo Urbina 2539 E. 88 <sup>th</sup> St., #526 Tulsa, OK 74137	_____
	_____	_____
	_____	_____

**NOT FOUND**

Received this summons this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_. I certify that the following persons of the defendant \_\_\_\_\_ within named not found in said County:

**FEES**

Fee for service \$ \_\_\_\_\_, Mileage \$ \_\_\_\_\_, Total \$ \_\_\_\_\_  
Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_

By: PEC-2 Sheriff  
Tulsa County, Oklahoma PSS 2018-41 Deputy

**CERTIFICATE OF SERVICE BY MAIL**

I Certify that I mailed copies of the foregoing summons with a copy of the petition attached to the following named defendants at June 25th the address shown by certified mail, addressee only, return receipt requested, on the \_\_\_\_\_ day of \_\_\_\_\_, 2021, and receipt thereof on the dates shown:

Defendant Rodolfo Urbina _____ _____	Address Where Served 2539 E. 38 <sup>th</sup> St., #526 Tulsa, Oklahoma _____ _____	Date Received June 25, 2021 _____ _____
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DON NEWBERRY, Court Clerk

By: \_\_\_\_\_  
Deputy

The address of interest is the **defendant's residence**, highlighted by a red box along with the case number.

## Entry

Some addresses in Tulsa County are... weird.

There can be ‘half’ street numbers. Often times people mis attribute the 1/2 to the street *name* rather than *number*. See the screen shots below. Including the 1/2 in the street number correctly validates, while including it in the street name fails.

