

**DEWEY COUNTY TREASURER'S OFFICE
JUNE RESALE INSTRUCTIONS GUIDELINES**

ALL RESALE BIDDERS MUST BE 18 YEARS OF AGE OR OLDER IN ORDER TO BID ON PROPERTY

THE RESALE IS A BUYER BEWARE SALE!

SALE INFORMATION:

SALE DATE: 2nd Monday of June (Monday, June 10TH, 2024)

SALE TIME: Sale starts at 9:00am and will continue until all properties are sold.

SALE LOCATION:

Dewey County Courthouse
Dewey County Treasurer's Office
213 S. Broadway St. (The SW corner of Broadway & Ruble)
Taloga, OK 73667

REGISTRATION OPTIONS:

Pre-Registration:

Dewey County Treasurer's Office
May 28th- June 7th, 2024
8:00am – 4:00pm

Day of Sale Registration:

June 10th, 2024
Starting at 8:00 am

BUYER BEWARE

Bidders can pre-register in the County Treasurer's Office beginning at 8 am on Tuesday, May 28th, 2024 through Friday, June 7th, 2024 at 4pm. We will accept cash or check deposits from May 28th - June 4th, 2024 to be held on deposit in trust in the Treasurer's office, for the bidders' convenience. **Beginning June 5th-7th 2023, and the day of the sale, we will accept cash only.**

THE ADDRESS LISTED ON THE TAX ROLLS MAY NOT BE THE ADDRESS OF THE PROPERTY BEING SOLD.
WE SELL PROPERTY BY LEGAL DESCRIPTION.

- 1. THIS IS A CASH ONLY SALE!** You must have the cash with you at the time of bidding. No personal, business or cashier's checks will be accepted as payment at the time of the sale. You may have funds deposited in Trust with the Treasurer's office prior to the beginning of the sale. You will not be permitted to leave to get any cash in order to satisfy your bid.

2. **ALL SUCCESSFUL BIDS INCLUDE** the amount bid and any costs, abstract fees, and Resale advertising. Once property is auctioned off, the sale will stop. The bidder then must pay the full amount due for the property. The sale will continue once all transactions are complete.
3. **Deeds for property sold will be sent to the successful bidder after the same has been filed** with the Registrar of Deeds in the County Clerk's Office. The Treasurer shall collect a filing fee of \$20.00 for the County Clerk.
4. **All property must be sold for a sum not less than two-thirds of the assessed value of such real estate as fixed for the current fiscal year, or for the total amount of taxes, penalties, interest and cost due on such property, whichever is the lesser.** However, all statutory fees, costs due to advertising and treasurer's cost will be included in the final bid. If there is no bid, a deed will be issued to the County, but the County cannot bid.
5. **Bids can be increased at a minimum of \$100.00 increments only.**
6. **This is a buyer beware sale.** A Tax Deed is not a warranty deed and the County does not warrant title to any property sold. The buyer assumes all responsibility and liability upon the purchase of these properties. While it is the decision of each buyer, each purchaser should give consideration to the filing of a quiet title action in District Court in order to ensure a more marketable title. Some Federal, State and City liens may still exist and be valid against the property. Each bidder should research the records and inspect the property which they are considering prior to entering a bid. A copy of OHCA Lien list is available upon request.
7. **The County Treasurer's primary function is tax collection.** We make every effort to see that Tax Deeds are issued in accordance with the Statutes, but the buyer assumes all responsibilities and liabilities on purchase. **BUYER BEWARE.**
8. All property listed by publication for sale, upon which the taxes have been paid will not be called. Bidding will open and properties will be sold in parcel ID number order.

BUYER BEWARE

**** Notice:** While the Treasurer's Office makes every effort to ensure the correctness of the information, any error contained herein does not constitute a waiver of any tax amount by or for the County Treasurer's Office or the Taxpayer.