

**PROSPECTIVE BIDDER  
INFORMATIONAL PACKET**

**JUNE SALE (RESALE) OF PROPERTY  
WITH DELINQUENT TAXES**

**CASH ONLY SALE**

**JUNE 9TH, 2025**

**9:00 A.M.**

**OFFICE OF STEPHENS COUNTY TREASURER**

**WHERE: STEPHENS COUNTY COURTHOUSE**

**101 S. 11<sup>TH</sup> STREET**

**DUNCAN, OK 73533**

**[www.oktaxrolls.com](http://www.oktaxrolls.com)**

**580-255-0728**

**DEBBIE BURDEN, STEPHENS COUNTY TREASURER**

## Stephens County Treasurer's Tax Resale Policy:

The employees of neither the Treasurer's Office nor the County Treasurer is permitted to give anyone legal advice. This document is merely intended to provide helpful information for you before you bid on property at the Tax Resale.

### **JUNE RESALE INSTRUCTIONS/GUIDELINES**

UNDERSTAND THAT THIS IS A **CASH ONLY AUCTION**. YOU MUST HAVE THE CASH ON HAND FOR YOUR BID. PROPERTY WILL BE SOLD TO THE HIGHEST COMPETITIVE BIDDER FOR CASH ONLY. **BIDDERS ARE NO LONGER PERMITTED TO LEAVE THE OFFICE TO GET THE MONEY FOR THEIR BIDS AND RETURN AT A LATER TIME.** PAYMENT FOR YOUR BIDS WILL BE EXPECTED AS SOON AS YOU ARE DECLARED THE HIGHEST SUCCESSFUL BIDDER ON EACH TRACT. BIDDING AT ANY AUCTION IS REGARDED AS THE INTENT OF THE BIDDER TO CLOSE THE TRANSACTION.

THE OFFICE OPENS AT 8:30 A.M. AND YOU WILL NEED TO REGISTER BEFORE THE AUCTION BEGINS. THE AUCTION BEGINS PROMPTLY AT 9:00 A.M. IN THE COUNTY TREASURER'S OFFICE UNLESS OTHERWISE POSTED.

ALL SUCCESSFUL BIDS INCLUDE THE AMOUNT BID AND ANY COST, ABSTRACT FEE, AND RESALE ADVERTISING. **ONCE PROPERTY IS AUCTIONED OFF, SALE WILL STOP. THE BIDDER THEN PAYS FOR PROPERTY BY CASH. THE SALE OF PROPERTY WILL CONTINUE ONCE ALL TRANSACTIONS ARE COMPLETE.**

AT THE SAME TIME, IF THERE IS NO BID ON A TRACT, IT IS IMMEDIATELY BID OFF IN THE NAME OF THE COUNTY FOR THE TAXES, INTEREST AND COSTS DUE AND THE OPPORTUNITY TO PURCHASE THIS TRACT HAS ENDED.

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, ABSRACTING AND TREASURER'S COST WILL BE INCLUDED IN THE FINAL BID.

THE LANDOWNER OR LIEN HOLDER HAS UNTIL THE DEED IS FILED TO PAY THE TAXES TO KEEP THE PROPERTY FROM BEING SOLD.

DEEDS ON PROPERTY SOLD WILL BE SENT TO THE SUCCESSFUL BIDDER AFTER THE DEED HAS BEEN FILED WITH THE COUNTY CLERK'S OFFICE. THE TREASURER SHALL COLLECT **\$10.00** FOR EACH DEED ISSUED AND AN ADDITIONAL **\$20.00** FEE FOR THE FILING OF EACH DEED. THIS WILL BE INCLUDED IN THE AMOUNT YOU OWE IN CASH THE DAY OF THE SALE.

A PROPERTY STATUS REPORT WAS COMPLETED BY MACKEY LAW ON ALL OF THE PROPERTIES BEING OFFERED AT THE AUCTION TODAY. DUE DILIGENCE WAS PRACTICED TO THE BEST OF OUR ABILITY. ALL OWNERS, LIEN HOLDERS AND ANY PERSONS WITH ANY INTEREST IN THE PROPERTIES, THAT WERE FOUND DURING THE PROPERTY STATUS REPORT RESEARCH, WERE NOTIFIED BY CERTIFIED MAIL OR REGULAR MAIL, AND BY LEGAL PUBLICATION IN THE DUNCAN BANNER TO THE DATE OF THIS SALE.

THERE MAY BE A ONE YEAR PERIOD WHERE AN OWNER, UNDER LEGAL DISABILITY, MAY COME BACK AND TRY TO REDEEM THE PROPERTY. IF THIS HAPPENS, THE LITIGATION WILL BE BETWEEN THE SUCCESSFUL BIDDER AND THE PERSON WITH A VESTED INTEREST. NEITHER, I OR THE COUNTY WILL BE INVOLVED. IT IS POSSIBLE THAT AN OWNER OR A PERSON WITH ANY LEGAL OR EQUITABLE INTEREST IN THE PROPERTY MAY PROTEST THE ISSUANCE OF A TAX RESALE DEED. THIS IS THE RISK YOU TAKE BY PURCHASING PROPERTY FOR DELINQUENT TAXES AT A TAX RESALE.

TITLE IS TRANSFERRED BY TREASURER'S DEED. BUYERS SHALL RELY ENTIRELY UPON THEIR OWN INFORMATION, JUDGEMENT AND INSPECTION OF THE PROPERTY AND RECORDS. WE KNOW NOTHING ABOUT THESE PROPERTIES EXCEPT WHAT IS REVEALED IN THE TAX ROLLS AND RECORDS OF THE COUNTY CLERK. THERE IS NO GUARANTEE THAT THE PROPERTY DESCRIBED EVEN EXIST IN STEPHENS COUNTY. WE ARE SELLING, AND YOU ARE BUYING, A DESCRIPTION ON THE TAX ROLLS. NO ABSTRACT OR TITLE INSURANCE IS TO BE PROVIDED. THE PROPERTIES ARE SOLD **"IF IS, AS IS, WHERE IS."**

A TAX RESALE DEED CANCELS ALL DELINQUENT AD VALOREM TAXES, PENALTIES, AND COSTS EXISTING AGAINST THE REAL ESTATE. THE DEED VESTS IN THE RECIPIENTS AN ABSOLUTE AND PERFECT TITLE IN FEE SIMPLE TO THE REAL ESTATE WITH THE FOLLOWING EXCEPTIONS:

TAXES REFER TO AD VALOREM TAXES ONLY. A TAX RESALE DEED MAY OR MAY NOT CANCEL STATE, FEDERAL OR OTHER LOCAL TAXES AND ASSESSMENTS.

ONCE THE BIDDING PROCESS IS COMPLETE, YOU HAVE PAID CASH FOR YOUR BID(S), YOU WILL RECEIVE A RECEIPT FOR YOUR PAYMENT AND THE DEED FOR THE PROPERTY WILL BE FILED AND READY TO BE PICKED UP OR MAILED TO YOU WITHIN A COUPLE OF DAYS.

THE AUCTION WILL BE CONDUCTED AS BY AN AUCTIONEER/ TREASURER AND PROPERTIES WILL BE AUCTIONED IN THE ORDER OF THE NEWSPAPER PUBLICATION, DISREGARDING THE TRACTS THAT WERE PAID BY THE LANDOWNER PRIOR TO THE TAX SALE. WE SUGGEST THAT YOU BRING YOUR COPY OF THE NEWSPAPER PUBLICATION WITH YOU THE MORNING OF THE SALE. WE WILL POST AN UPDATED COPY OF THE TAX RESALE AUCTION LIST IN THE FOYER THE MORNING OF THE SALE.

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

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

**REMEMBER: YOU MUST HAVE CASH AT THE TIME OF THE SALE.**  
**YOU CANNOT LEAVE TO GO GET CASH.**

## **THE RESALE 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. AN ATTORNEY CAN GIVE YOU MORE INFORMATION ABOUT THIS PROCESS. WE CAN NOT ANSWER ANY QUESTIONS ABOUT WHETHER YOU SHOULD OR SHOULDN'T DO THIS.

EACH BUYER NEEDS TO BE AWARE 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.

IF SOME OTHER PERSON IS USING A TRACT YOU PURCHASE FOR THEIR OWN PURPOSES, IT WILL BE UP TO YOU TO TAKE POSSESSION. STEPHENS COUNTY DOES NOT KNOW IF ANY PROPERTY IS BEING USED BY SOMEONE ELSE, AND IS NOT RESPONSIBLE FOR REMOVING ANYONE OR ANYTHING.

BIDDERS CAN PRE-REGISTER IN THE COUNTY TREASURER'S OFFICE. WE WILL ACCEPT CASH TO BE PLACED ON TRUST DEPOSIT IN OUR OFFICE DURING PRE-REGISTRATION. IF YOU PRE-REGISTER YOU WILL BE GIVEN YOUR BIDDER CARD AT THE ACTUAL RESALE.

### **REGISTRATION OPTIONS**

<b>Pre-Registration:</b>	<b>Treasurer's Office – May 15, 2025 through June 06, 2025 Hours are 8:30 A.M. – 4:30 P.M. M-F</b>
<b>On Site Registration:</b>	<b>Stephens County Courthouse Foyer – June 9, 2025 Starting at 8:30 A.M.</b>

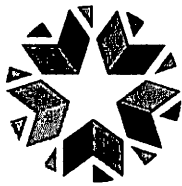
HOLD QUESTIONS UNTIL THE SALE STARTS. A PERIOD FOR QUESTIONS WILL BE PROVIDED AT THE START OF THE SALE, AS OTHERS MAY HAVE THE SAME QUESTIONS.

PLEASE BE PATIENT. THERE ARE SOME FORMALITIES THAT MUST BE GONE THROUGH AT THE BEGINNING OF THE SALE TO SATISFY STATUTORY AND AUDIT REQUIREMENTS.

PLEASE LISTEN CAREFULLY TO ANY AND ALL ANNOUNCEMENTS AND ANSWERS TO QUESTIONS.

PLEASE BE COURTEOUS AND THOUGHTFUL OF OTHERS. PLEASE KEEP CONVERSATIONS WITH OTHERS TO A MINIMUM. IT IS DIFFICULT TO HEAR WHEN SEVERAL PEOPLE ARE SPEAKING IN A CONFINED AREA. IN ADDITION, IT WOULD BE HELPFUL AND APPRECIATED IF CELL PHONES COULD BE TURNED OFF – THE SALE TRADITIONALLY DOES NOT TAKE A LONG TIME.

*Thank You for Your Interest in This Sale!*



**Ellen M. Buettner** | Chief Executive Officer

**J. Kevin Stitt** | Governor

**PROPERTY LIENS HELD BY THE OKLAHOMA HEALTH CARE AUTHORITY**

A property lien of the Oklahoma Health Care Authority ("OHCA") is valid per the provisions of Title 63 O.S. § 5053.3. Please note if the lien amount held by the OHCA exceeds the value of the property, a lien deduction can be negotiated with the OHCA. A Buyer, of any property on which the OHCA holds a lien, may contact the OHCA to request a reduction of the value of the OHCA lien on said property. To request a reduction in the amount of the lien, the Buyer will need to provide to OHCA the following:

- 1) A written request for a reduction in the amount of the OHCA lien. The written request must specify the amount the buyer is willing to pay the OHCA to release the lien on the property and the reason(s) justifying such a reduction. Please make certain the written request contains all your contact information (including full name, complete address, telephone number and email address).
- 2) A copy of the most recent assessment of the property made by the County Assessor and/or a recent appraisal of the property; and
- 3) The receipt showing the purchase price paid for the property.
- 4) Pictures showing the current condition of the property.

The written request and related documentation will need to be sent via U.S. mail to the attention of: Ryan Gillett, Managing Attorney V, Oklahoma Health Care Authority, P.O. Drawer 18497, Oklahoma City, OK 73154.

When the required documentation is received by the OHCA it will be reviewed. Once a decision has been reached regarding the request, a written response will be sent specifying what, if any, reduction in the lien amount the OHCA will agree to accept in exchange for releasing the subject property lien. Please note that due to the volume of lien reduction requests received, this process could take up to thirty (30) days. The payment of the OHCA lien amount will need to be paid in certified funds (e.g., a certified check made payable to the OHCA). After the certified funds have been received and verified by the OHCA, a lien release document will be mailed to the Buyer. The Buyer will need to file/record the lien release document with the appropriate County Clerk at the Buyers' expense.

**If you have any questions regarding the lien amount held by the OHCA or about the process to request a property lien reduction, you may contact Ryan Gillett at  
(405-522-7431)**

0000-26-01N-07W-4-012-00  
COLE, ROBERT L & GUSTA L  
1712 N 2855 RD  
DUNCAN, OK 73533



**ADDRESS**

4345 N. Lincoln Blvd.  
Oklahoma City, OK 73105



**WEBSITES**

oklahoma.gov/ohca  
mysoonerCare.org



**PHONE**

Admin: 405-522-7300  
Helpline: 800-987-7767

PLEASE PRINT

BIDDER NUMBER:

STEPHENS COUNTY 2025 RESALE REGISTRATION

WARNING:

ENTER THE BUYER’S NAME AND ADDRESS AS YOU WANT THEM TO APPEAR ON THE DEED YOU WILL BE ISSUED!  
ONCE THIS IS SUBMITTED NO CHANGES CAN BE MADE!  
YOU WILL BE ASSIGNED A BIDDER NUMBER WHEN YOU TURN IN THIS FORM.

COMPLETE AS REQUIRED!

Bidder’s First Name:Middle Initial:Bidder’s Last Name:Suffix:

Deed Name (s) as will appear on Resale Deed:

Mail Deed (s) to Address Below:

City:State:Zip:

Phone 1:Phone 2:

AFFIDAVIT

To the Stephens County Treasurer:  
I, the undersigned, being of lawful age, do upon my oath depose and state as follows:  
I hereby acknowledge the information above is correct. I understand that the real property being offered for sale at this resale auction is being sold “as is” and may or may not have a house and/or other improvements. I further understand that the best way for me to determine if a property is improved is to personally view the property. I have been advised to view any property which I am interested in purchasing prior to placing a bid. I have also been advised to check with the city in which the property is located to determine if the city has demolished or has any plans to demolish any structures on the property. I acknowledge that all sales at this resale auction are final and that by placing a bid I am assuming all risks associated with the status and condition of the property. I have been advised that any and all unadvertised taxes, liens or other encumbrances may remain as liens against any property purchased.

I acknowledge that this is a BUYER BEWARE sale.

I, the undersigned, on my oath, depose and say: that I am not the attorney, attorney in fact, or agent for the owner of record, his or her heir(s), or one having a legal or equitable interest in the property sold by the Stephens County Treasurer.

Printed Name

Signature

Date

State of Oklahoma )  
 ) ss.  
County of Stephens )

Subscribed and sworn to in person and before me, the undersigned Notary Public for the above named  
State and County, this \_\_\_\_ day of \_\_\_\_\_, 2025 .

Notary Public

NOTARY SEAL HERE:

**AFFIDAVIT OF LAND OR MINERAL OWNERSHIP: INDIVIDUAL**

STATE OF OKLAHOMA )  
 )  
 ) ss.  
COUNTY OF \_\_\_\_\_ )  
TO: THE ATTORNEY GENERAL OF THE STATE OF OKLAHOMA

Before me, the undersigned \_\_\_\_\_  
(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 have personal knowledge of the statements made herein.
2. I am:  
☐ the person obtaining the real property identified in the Deed to which this Affidavit is attached (the "Property").  
☐ the person obtaining the Property's attorney-in-fact.  
☐ the person obtaining the Property's court-appointed guardian or personal representative.
3. The person obtaining the Property is:  
☐ 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. The person obtaining the Property acquired title to 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 or foreign government adversary shall acquire title to or own land in this state either directly or indirectly through a business entity, trust, or foreign government enterprise, except as hereinafter provided, but they 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 or has a national security agreement with the Committee on Foreign Investment in the United States (CFIUS) in accordance with federal law.
6. I acknowledge and understand that 60 O.S. § 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 60 O.S. § 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. The person obtaining the Property 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 60 O.S. § 121 or any other state or federal law.
8. I acknowledge and understand that making or causing to be made a false statement in this affidavit may subject me to criminal prosecution for perjury and/or being liable for actual damages suffered or incurred by any person or other entity as a result or consequence of the making of or reliance upon such false statement.

FURTHER AFFIANT SAYETH NOT.

\_\_\_\_\_  
AFFIANT, individually and as authorized agent of the Entity

\_\_\_\_\_  
Date

The foregoing instrument was subscribed and sworn to before me this \_\_\_\_ day of \_\_\_\_\_,  
20\_\_\_\_, by \_\_\_\_\_.

\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires: \_\_\_\_\_

My Commission Number: \_\_\_\_\_

**Exhibit to Deed**

**AFFIDAVIT OF LAND OR MINERAL OWNERSHIP: BUSINESS OR TRUST**

STATE OF OKLAHOMA )  
 )  
COUNTY OF STEPHENS ) ss.  
TO: THE ATTORNEY GENERAL OF THE STATE OF OKLAHOMA

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

1. I am eighteen (18) years of age or older and have personal knowledge of the statements made herein.
2. I am a/an \_\_\_\_\_ (role, such as titled officer or trustee) of \_\_\_\_\_ (legal name, along with any trade or fictitious names, of business, trust, or other legal entity) (referred to herein as the "Entity"). I am duly authorized to record this Affidavit on behalf of the Entity, which is taking title to the real property identified in the Deed to which this Affidavit is attached (the "Property"), and to bind the Entity for the consequences of any false statements in this Affidavit.
3. This Affidavit is executed in accordance with and pursuant to 60 O.S. § 121, which provides in part as follows:  
No alien or any person who is not a citizen of the United States or foreign government adversary shall acquire title to or own land in this state either directly or indirectly through a business entity, trust, or foreign government enterprise, except as hereinafter provided, but they 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 or has a national security agreement with the Committee on Foreign Investment in the United States (CFIUS) in accordance with federal law.
4. The Entity acquired title to the Property in compliance with the requirements of 60 O.S. § 121 and no funding source was used in the sale or transfer of the Property in violation of 60 O.S. § 121 or any other state or federal law.
5. If the Entity is a trust, its grantor(s), trustees and all direct and contingent beneficiaries are United States citizens or bona fide residents of the State of Oklahoma. If the Entity is a business, its direct and indirect owner(s) is/are United States citizens(s) or bona fide residents of the State of Oklahoma.
6. I acknowledge and understand that making or causing to be made a false statement in this affidavit may subject me to criminal prosecution for perjury and/or subject me and/or the Entity to being liable for actual damages suffered or incurred by any person or other entity as a result or consequence of the making of or reliance upon such false statement.

FURTHER AFFIANT SAYETH NOT.

\_\_\_\_\_  
AFFIANT, individually and as authorized agent of the Entity Date

The foregoing instrument was subscribed and sworn to before me this \_\_\_\_ day of \_\_\_\_\_,  
20\_\_\_\_, by \_\_\_\_\_.

\_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires: \_\_\_\_\_  
My Commission Number: \_\_\_\_\_