

**BETTY WHISENHUNT  
MCINTOSH COUNTY TREASURER**

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**RESALE INSTRUCTIONS/GUIDLINES**

**JUNE 9, 2025**

ALL RESALE BIDDERS MUST BE 18 YEARS OF AGE OR OLDER, IN ORDER TO BID ON PROPERTY  
NO ONE WITH DELINQUENT PROPERTY TAX IN MCINTOSH COUNTY WILL BE ALLOWED TO BID  
**THE RESALE IS A BUYER BEWARE SALE!**

**SALE INFORMATION**

Beginning Monday, June 9, 2025 at 9:00 a.m. and continuing from day to day thereafter between the hours of 9:00 a.m. and 3:00 p.m. until said sale has been completed according to law. Sale will be held at

**Legacy on Main Street, 224 N Main, Eufaula, OK 74432.**

**REGISTRATION OPTIONS**

**PRE-REGISTRATION:**

Treasurer's Office May 1, through June 6, 2025  
8:00 a.m. until 4:00 p.m.

**SALE DAY REGISTRATION:**

At sale sight June 9, 2025  
8:00 a.m. until conclusion of sale

**BUYER BEWARE**

Bidders can pre-register in the County Treasurer's Office May 1 thru June 6, 2025. If you pre-register you will be given your bidder card at the actual resale on June 9, 2025, you will pick it up at the counter. Certified Funds request will be accepted during pre-registration ONLY.

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

- 1) **YOU MUST HAVE CASH AT THE TIME OF THE SALE. YOU CAN NOT LEAVE TO GO GET CASH.**
- 2) **BIDS CAN BE INCREASED IN A MINIMUM OF \$100.00 INCREMENTS ONLY.**
- 3) **ALL SUCCESSFUL BIDS INCLUDE THE AMOUNT OF BID AND ANY COST, ABSTRACT FEES, 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 AFTER THE TRANSACTION IS COMPLETE. THE TREASURER WILL COLLECT A \$10.00 TAX DEED FEE & A \$22.00 FILING FEE PER PARCEL.**
- 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 LESS. HOWEVER STATUTORY FEES, COSTS DUE TO ADVERTISING, ABSTRACTING AND TREASURER'S COST WILL BE INCLUDED IN THE FINAL BID. IF THERE IS NO BID, A DEED WILL BE ISSUED TO THE COUNTY.**
- 5) **IF THE OKLAHOMA TAX COMMISSION HAS A LIEN, THERE IS A POSSIBILITY THEY CAN COME BACK AGAINST THE PROPERTY AT A LATER DATE.**
- 6) **IF IRS HAS A LIEN AND HAS NOT CONTACTED US AFTER THEY RECEIVED NOTICE OF THE SALE, WE CAN SELL THE PROPERTY BUT IRS STILL HAS A 120 DAY RIGHT OF REDEMPTION FROM THE DEED DATE. YOU CAN CONTACT THEM FOR A RELEASE.**
- 7) **IF THE PROPERTY SOLD INVOLVES A MANUFACTURED HOME IT MAY BE SUBJECT TO THE RIGHT OF A SECURED PARTY TO REPOSSESS.**
- 8) **YOU ALSO NEED TO CHECK WITH THE CITY OF CHECOTAH OR EUFAULA TO SEE IF THERE IS MOWING AND CLEANING OR OTHER SPECIAL ASSESSMENTS THAT HAVE NOT BEEN CERTIFIED TO THE TREASURER'S OFFICE AS DELINQUENT.**