

TEXAS 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

THIS RESALE IS A BUYER BEWARE SALE!!!

SALE INFORMATION

Beginning Monday, June 9, 2025, between the hours of 9:00 a.m. and 4:00 p.m. and continuing from day to day thereafter between the same hours until said sale has been completed. Sale will be held at the Texas County Courthouse, 319 N Main Street, Guymon, OK 73942.

BUYER BEWARE

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

- ___ 1. YOU MUST HAVE CERTIFIED FUNDS AT THE TIME OF THE SALE. YOU WILL BE ALLOWED TO LEAVE TO GET FUNDS FOR A PERIOD OF 2 HOURS TO PAY FOR YOUR PURCHASE. IF YOU DO NOT RETURN WITHIN THE SPECIFIED PERIOD OF TIME, THE PROPERTY WILL REVERT TO THE NEXT HIGHEST BIDDER.
- ___ 2. The Resale will continue from day to day between the hours of 9:00 a.m. to 4:00 p.m. until completed.
- ___ 3. All Successful Bids include the amount bid and any costs and Resale advertising. Once all properties are auctioned off, sale will stop. The bidder will then pay for the property in certified funds (i.e. cash, cashier's check or money order only). The sale will continue once all transactions are complete.
- ___ 4. Deeds on Property will be given to the winning bidder once certified funds for the property are received. The winning bidder will be responsible for the recording and recording fees to transfer title into his/her name with the Texas County Clerk.
- ___ 5. Everyone that is bidding for a company, firm or a corporation must register their name as bidding for the company, firm, corporation, etc.
- ___ 6. 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 costs 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.
- ___ 7. ******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. 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.***
- ___ 8. 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 responsibility and liability on purchase. BUYER BEWARE.

___9. All property, although listed by publication for sale, upon which the taxes have been paid will not be called. Bidding will open and properties as listed in the newspaper will be sold in account number order.

___10. Please be advised that HB 3090 was signed into law effective April 26, 2014.

11. Every bidder will need to complete the required affidavit of land ownership per 60 O.S. 121. NO EXCEPTIONS TO THIS RULE.

___12. ***ALL BIDDERS WILL BE REQUIRED TO BE CURRENT ON THEIR EXISTING REAL/PERSONAL PROPERTY TAXES BEFORE BEING ALLOWED TO BID ON RESALE PROPERTIES.***

** 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 amounts by or for the County Treasurer's Office or the Taxpayer.

Printed Name

Signature