

## **TAX RESALE INFORMATION**

**THE PROPERTIES FOR THE 2024 TAX RESALE HAVE DELINQUENT TAXES BACK TO 2020 (OR EARLIER).**

**These parcels will be advertised in the Nowata Star once a week for four weeks. The publication dates are May 8, May 15, May 22 and May 29, 2024.**

**The account number, owner of record, property description and the amount due as of the first publication date, is the information that is shown in the newspaper.**

**The "2024 RESALE OF REAL ESTATE FOR DELINQUENT TAXES" will be held in the Nowata County Treasurer's Office at the Nowata County Courthouse at 229 N. Maple, Nowata, Oklahoma. The sale begins at 9:00 A.M. on the 10<sup>Th</sup> day of June, 2024.**

**PLEASE BE AWARE OF WHAT YOU ARE BIDDING ON.** A Tax Deed will be issued following the sale, and filed to protect the interest of the purchaser. Title is transferred by Treasurer's Deed. Properties may be redeemed (by the owner, mortgage holder, etc.) until the Tax Deed is filed in the County Clerk's Office. The offered real estate is being sold in **"AS IS"** condition without any warranties, either expressed or implied, as to the nature, condition or description of property. Buyers shall rely entirely on their own information, judgment and inspection of the property and records.

**IT IS ADVISED THAT NO IMPROVEMENTS BE MADE TO THE PROPERTY FOR THE FIRST TWELVE (12) MONTHS AFTER PURCHASE, PURSUANT TO 68 § 3141.A. A QUIET TITLE SUIT IS ALSO ADVISED.**

**ALL PARCELS OR TRACTS MUST RECEIVE A BID, AT MINIMUM, EQUAL TO THE FULL AMOUNT OF TAXES, INTEREST AND COSTS DUE, OR TWO-THIRDS (2/3) OF THE CURRENT YEAR'S ASSESSED VALUATION, WHICHEVER IS THE LESSER AMOUNT. ANY SPECIAL ASSESSMENT THAT HAS BEEN FILED AGAINST A PROPERTY MUST ALSO BE COLLECTED BY THE COUNTY TREASURER AT THE TIME OF SALE.** A separate \$30 fee (to be paid in cash) will be due for each parcel to cover the cost of the preparation and filing of the Resale Tax Deed. In addition, due to Senate Bill 212 which came effective November 1, 2023, the Treasurer's Office will need to collect a \$4 fee (to be paid in cash) per individual/ business/ trust to cover the Affidavit of Land or Mineral Ownership to be filed with the Resale Tax Deed. **A RESALE TAX DEED WILL NOT BE RECORDED IN THE COUNTY CLERK'S OFFICE WITHOUT A SIGNED AFFIDAVIT.**

**ALL PAYMENTS MUST BE MADE IN THE FORM OF CASH, CASHIER'S CHECK OR MONEY ORDER AT THE TIME OF SALE!**

In accordance with court decisions, and not statutory law, tax deeds only effect satisfaction of the taxes as listed in the official resale advertising publication. All property, upon which the taxes have been paid, will not be called. We will attempt to advise you of all type of taxes that the Treasurer's office knows are delinquent and payable at this time. A Resale Deed will not affect future installments of real estate taxes as they become due or special assessments, such as mowing, paving, sewer, water or any other lawful tax.

**CURRENT YEAR TAXES (2024) WILL BE PRINTED IN EARLY NOVEMBER AND WILL BE DUE AND PAYABLE BY DECEMBER 31<sup>ST</sup> OF 2024.**

**A RESALE DEED DOES NOT CANCEL IRS LIENS, OKLAHOMA TAX COMMISSION LIENS, ANY INTEREST, KNOWN OR UNKNOWN, OF THE F.D.I.C., NOR OKLAHOMA HEALTH CARE AUTHORITY LIENS.**

Mobile homes on a property may or may not be sold with the property as they are subject to their own separate lien and lien holder. The Treasurer does not notify mortgage holders on mobile homes.

Properties with no bid will go to the county and a deed must be issued on all property either to an individual, company, partnership etc. or to the county. A Tax Resale is a final sale.