

PROSPECTIVE BIDDER INFORMATIONAL PACKET

JUNE SALE (RESALE) OF PROPERTY

WITH DELINQUENT TAXES

2ND MONDAY OF JUNE

9:00 AM



ROGERS COUNTY COURTHOUSE
MEETING ROOM, 2ND FLOOR
200 SOUTH LYNN RIGGS BLVD.
CLAREMORE, OK 74017
ROGERSCOUNTYTREASURER.ORG

JASON CARINI, ROGERS COUNTY TREASURER
918-923-4797

INFORMATION

Before the sale:

Bidders or their representative must be present at the sale. This is not a sealed bid sale. It is an open, active auction where property is sold to the highest bidder.

Rogers County does not own the properties being auctioned.

If the Oklahoma Tax Commission has a lien, there is a possibility they can come back against the property at a later date. If such a lien exists and it is known by this office, it will be announced prior to the sale of the property.

If the IRS has a lien and has not contacted this office after they received notice of the sale, the property may be sold but the IRS still has 120 days for right of redemption from the deed date. You can contact them for a release. If such a lien exists and is known, it will be announced prior to the sale of the property.

If the property sold involves a **manufactured home**, which may be subject to the right of a secured party to repossess, it will be announced before the sale of the property.

Nota bene: This is a “Buyer Beware” auction. The responsibility to pay any and all property liens rests on the winning bidder.

Research the property in which you are interested: Properties are listed, published and sold by their legal description as shown on the tax rolls. Property location addresses as shown on the tax rolls were typed and could include clerical errors. Therefore, addresses can be misleading and/or wrong.

No guarantee or warranty of title is offered by Rogers County: No abstract or title insurance is provided. Properties are sold “if is, as is, and where is.” If a different individual is using a tract recently purchased for their own purposes, it will be up to the winning bidder to take possession and evict said individual.

Know the amount you are willing to spend overall on a property: Properties bought through the June Resale often have some type of deficiency either in chain of title or in the property itself. It can be difficult to estimate the cost to resolve any deficiency. Also, properties bought through the June Resale may require additional legal action.

A Resale Tax Deed gives you title to the property, but not a clear and marketable title. In addition to the total amount bid, winning bidders must pay a \$10.00 deed fee to the Treasurer and a \$22.00 filing fee with the County Clerk.

Sign in as a bidder. To obtain a bidder number, you will be required to give your name, address and telephone number on the sign in sheet. This sheet will become part of the permanent sale record.

No personal checks. Payment must be CASH!

Certified funds (cashier’s check or money order) will be accepted on the Friday before the sale. This money will be put into trust account, and any unspent money will be returned after the sale through a Treasurer’s check.

During the Sale:

Be patient. There are some formalities that must occur at the beginning of the sale to satisfy statutory and audit requirements.

Listen carefully to any and all announcements as well as answers to questions.

Put your phone on vibrate.

Be courteous and thoughtful of others. Keep conversations with others to a minimum. It is difficult to hear when several people are speaking in a confined area.

The order of the sale will be the order in which the tracts are listed in the publication.

Minimum bid for each property is the total amount of delinquent tax, penalty, fees, costs and special assessments, if applicable, that are due and owing as of the sale date, or two-thirds (2/3) of the assessed value, whichever is the lesser amount. Property will be sold to the highest competitive bidder.

After the Sale:

PAYMENT MUST BE IN CASH.

Certified funds (cashier check or money order) will be accepted on the Friday before the sale. This money will be put into trust account, and any unspent money will be returned after the sale through a Treasurer's check.

The June Resale typically concludes within one or two hours from the start. Once bidding is finished, the sale is declared closed.

Successful bidders will receive a "Resale Tax Deed" issued within a week of the June Resale.

Oklahoma law provides a one-year time period for anyone with an interest in the property to challenge the resale deed in court. While a challenge is a rare occurrence, the successful bidder should be mindful of this legal statute.

Thank you for your interest in our sale.