

BIDDER PACKET

General information related to the annual

June Resale of Property

for Delinquent Taxes

Tuesday, June 9TH, 2026

9:00 AM



ONLINE AUCTION

www.GovEase.com

JASON CARINI
ROGERS COUNTY TREASURER
918-923-4797

Before the sale:

Bidders or their representatives must pre-register as bidders for the online auction. This is an open, active auction where property is sold to the highest bidder. Pre-registration will open approximately 2 weeks prior to the auction date.

Everyone who is bidding for a company, firm, or corporation must register their name as a bidder for that company, firm, or corporation.

All bidders who participate in the auction are required to place a deposit in trust with GovEase. The deposit will be 10% of the amount you want to be approved to bid. Instructions for the process will be listed on the website. If you are not the winning bidder, GovEase will return these funds to you.

Rogers County does not own the properties being auctioned.

If the Oklahoma Tax Commission has a lien, they may be able to come back against the property at a later date (Title 68 § 3142). If such a lien exists and it is known by this office, it will be noted on the list.

If the IRS has a lien and has not contacted this office after receiving notice of the sale, the property may be sold; however, the IRS still has 120 days from the deed date to exercise the right of redemption (IRS Publication 786). As the winning bidder, you can contact them for a release. If such a lien exists and is known, it will be noted on the list.

If the property sold involves a **manufactured home**, it will be noted on the list whether it is attached to the property and whether it would be included with the sale of the land.

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 an individual other than the winning bidder is using or occupying a tract, it will be up to the winning bidder to take possession and evict that individual. The buyer assumes all responsibility and liability upon the purchase of a property.

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 the 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.

During the Sale:

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.

A Resale Tax Deed gives you title to the property, but not a clear and marketable title.

A 5% bidder’s premium (auctioneer fee) will be added to the winning bid amount.

A \$10.00 deed fee will be added to the winning bid.

After the Sale:

Winning bidders must remit payment to the online vendor by **4:30 pm CST** the following day. The Rogers County Treasurer's office will not accept funds in person for this transaction.

If payment is not received timely, the bidder will be excluded from participating in future auctions. The second-highest bidder will have the opportunity to acquire the property at their highest bid.

Successful bidders will receive a **Resale Tax Deed** issued within a week of the June Resale. *The deed must be picked up by the winning bidder or their legal representative within a week of its availability, or the deed will be forfeited.*

The sale will be concluded once all deeds have been picked up.

The winning bidder or their legal representative will need to file the deed with the County Clerk's office, which typically charges a \$22 filing fee and requires additional documents/affidavit to be completed and submitted.

Oklahoma law (Title 68 § 3113) provides a one-year period for anyone with an interest in the property to challenge the Resale Deed in court. While a challenge is rare, the successful bidder should be mindful of this legal provision.

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.