

**PROSPECTIVE BIDDER  
INFORMATIONAL PACKET**

**JUNE SALE (RESALE) OF PROPERTY  
WITH DELINQUENT TAXES**

**CASH ONLY SALE**

**JUNE 12TH, 2023**

**9:00 A.M.**

**OFFICE OF STEPHENS COUNTY TREASURER**

**WHERE: STEPHENS COUNTY COURTHOUSE**

**101 S. 11<sup>TH</sup> STREET**

**DUNCAN, OK 73533**

**[www.okcountytreasurers.com](http://www.okcountytreasurers.com)**

**580-255-0728**

**DEBBIE BURDEN, STEPHENS COUNTY TREASURER**

## Stephens County Treasurer's Tax Resale Policy:

The employees of neither the Treasurer's Office nor the County Treasurer is permitted to give anyone legal advice. This document is merely intended to provide helpful information for you before you bid on property at the Tax Resale.

### **JUNE RESALE INSTRUCTIONS/GUIDELINES**

UNDERSTAND THAT THIS IS A **CASH ONLY AUCTION**. YOU MUST HAVE THE CASH ON HAND FOR YOUR BID. PROPERTY WILL BE SOLD TO THE HIGHEST COMPETITIVE BIDDER FOR CASH ONLY. **BIDDERS ARE NO LONGER PERMITTED TO LEAVE THE OFFICE TO GET THE MONEY FOR THEIR BIDS AND RETURN AT A LATER TIME.** PAYMENT FOR YOUR BIDS WILL BE EXPECTED AS SOON AS YOU ARE DECLARED THE HIGHEST SUCCESSFUL BIDDER ON EACH TRACT. BIDDING AT ANY AUCTION IS REGARDED AS THE INTENT OF THE BIDDER TO CLOSE THE TRANSACTION.

THE OFFICE OPENS AT 8:30 A.M. AND YOU WILL NEED TO REGISTER BEFORE THE AUCTION BEGINS. THE AUCTION BEGINS PROMPTLY AT 9:00 A.M. IN THE COUNTY TREASURER'S OFFICE UNLESS OTHERWISE POSTED.

ALL SUCCESSFUL BIDS INCLUDE THE AMOUNT BID AND ANY COST, ABSTRACT FEE, 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 ONCE ALL TRANSACTIONS ARE COMPLETE.**

AT THE SAME TIME, IF THERE IS NO BID ON A TRACT, IT IS IMMEDIATELY BID OFF IN THE NAME OF THE COUNTY FOR THE TAXES, INTEREST AND COSTS DUE AND THE OPPORTUNITY TO PURCHASE THIS TRACT HAS ENDED.

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 THE LESSER. HOWEVER, ALL STATUTORY FEES, COSTS DUE TO ADVERTISING, ABSRACTING AND TREASURER'S COST WILL BE INCLUDED IN THE FINAL BID.

THE LANDOWNER OR LIEN HOLDER HAS UNTIL THE DEED IS FILED TO PAY THE TAXES TO KEEP THE PROPERTY FROM BEING SOLD.

DEEDS ON PROPERTY SOLD WILL BE SENT TO THE SUCCESSFUL BIDDER AFTER THE DEED HAS BEEN FILED WITH THE COUNTY CLERK'S OFFICE. THE TREASURER SHALL COLLECT **\$10.00** FOR EACH DEED ISSUED AND AN ADDITIONAL **\$20.00** FEE FOR THE FILING OF EACH DEED. THIS WILL BE INCLUDED IN THE AMOUNT YOU OWE IN CASH THE DAY OF THE SALE.

A PROPERTY STATUS REPORT WAS COMPLETED BY STEPHENS COUNTY ABSTRACT COMPANY ON MOST ALL OF THE PROPERTIES BEING OFFERED AT THE AUCTION TODAY. DUE DILIGENCE WAS PRACTICED TO THE BEST OF OUR ABILITY. ALL OWNERS, LIEN HOLDERS AND ANY PERSONS WITH ANY INTEREST IN THE PROPERTIES, THAT WERE FOUND DURING THE PROPERTY STATUS REPORT RESEARCH, WERE NOTIFIED BY CERTIFIED MAIL OR REGULAR MAIL, AND BY LEGAL PUBLICATION IN THE DUNCAN BANNER TO THE DATE OF THIS SALE.

THERE MAY BE A ONE YEAR PERIOD WHERE AN OWNER, UNDER LEGAL DISABILITY, MAY COME BACK AND TRY TO REDEEM THE PROPERTY. IF THIS HAPPENS, THE LITIGATION WILL BE BETWEEN THE SUCCESSFUL BIDDER AND THE PERSON WITH A VESTED INTEREST. NEITHER, I OR THE COUNTY WILL BE INVOLVED. IT IS POSSIBLE THAT AN OWNER OR A PERSON WITH ANY LEGAL OR EQUITABLE INTEREST IN THE PROPERTY MAY PROTEST THE ISSUANCE OF A TAX RESALE DEED. THIS IS THE RISK YOU TAKE BY PURCHASING PROPERTY FOR DELINQUENT TAXES AT A TAX RESALE.

TITLE IS TRANSFERRED BY TREASURER'S DEED. BUYERS SHALL RELY ENTIRELY UPON THEIR OWN INFORMATION, JUDGEMENT AND INSPECTION OF THE PROPERTY AND RECORDS. WE KNOW NOTHING ABOUT THESE PROPERTIES EXCEPT WHAT IS REVEALED IN THE TAX ROLLS AND RECORDS OF THE COUNTY CLERK. THERE IS NO GUARANTEE THAT THE PROPERTY DESCRIBED EVEN EXIST IN STEPHENS COUNTY. WE ARE SELLING, AND YOU ARE BUYING, A DESCRIPTION ON THE TAX ROLLS. NO ABSTRACT OR TITLE INSURANCE IS TO BE PROVIDED. THE PROPERTIES ARE SOLD **"IF IS, AS IS, WHERE IS."**

A TAX RESALE DEED CANCELS ALL DELINQUENT AD VALOREM TAXES, PENALTIES, AND COSTS EXISTING AGAINST THE REAL ESTATE. THE DEED VESTS IN THE RECIPIENTS AN ABSOLUTE AND PERFECT TITLE IN FEE SIMPLE TO THE REAL ESTATE WITH THE FOLLOWING EXCEPTIONS:

TAXES REFER TO AD VALOREM TAXES ONLY. A TAX RESALE DEED MAY OR MAY NOT CANCEL STATE, FEDERAL OR OTHER LOCAL TAXES AND ASSESSMENTS.

ONCE THE BIDDING PROCESS IS COMPLETE, YOU HAVE PAID CASH FOR YOUR BID(S), YOU WILL RECEIVE A RECEIPT FOR YOUR PAYMENT AND THE DEED FOR THE PROPERTY WILL BE FILED AND READY TO BE PICKED UP OR MAILED TO YOU WITHIN A COUPLE OF DAYS.

THE AUCTION WILL BE CONDUCTED AS BY AN AUCTIONEER/ TREASURER AND PROPERTIES WILL BE AUCTIONED IN THE ORDER OF THE NEWSPAPER PUBLICATION, DISREGARDING THE TRACTS THAT WERE PAID BY THE LANDOWNER PRIOR TO THE TAX SALE. WE SUGGEST THAT YOU BRING YOUR COPY OF THE NEWSPAPER PUBLICATION WITH YOU THE MORNING OF THE SALE. WE WILL POST AN UPDATED COPY OF THE TAX RESALE AUCTION LIST IN THE FOYER THE MORNING OF THE SALE.

ALL RESALE BIDDERS MUST BE 18 YEARS OF AGE OR OLDER, IN ORDER TO BID ON PROPERTY.

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

**REMEMBER: YOU MUST HAVE CASH AT THE TIME OF THE SALE.**  
**YOU CANNOT LEAVE TO GO GET CASH.**

**THE RESALE 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. WHILE IT IS THE DECISION OF EACH BUYER, EACH PURCHASER SHOULD GIVE CONSIDERATION TO THE FILING OF A QUIET TITLE ACTION IN DISTRICT COURT IN ORDER TO ENSURE A MORE MARKETABLE TITLE. AN ATTORNEY CAN GIVE YOU MORE INFORMATION ABOUT THIS PROCESS. WE CAN NOT ANSWER ANY QUESTIONS ABOUT WHETHER YOU SHOULD OR SHOULDN'T DO THIS.

EACH BUYER NEEDS TO BE AWARE 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.

IF SOME OTHER PERSON IS USING A TRACT YOU PURCHASE FOR THEIR OWN PURPOSES, IT WILL BE UP TO YOU TO TAKE POSSESSION. STEPHENS COUNTY DOES NOT KNOW IF ANY PROPERTY IS BEING USED BY SOMEONE ELSE, AND IS NOT RESPONSIBLE FOR REMOVING ANYONE OR ANYTHING.

BIDDERS CAN PRE-REGISTER IN THE COUNTY TREASURER'S OFFICE. WE WILL ACCEPT CASH TO BE PLACED ON TRUST DEPOSIT IN OUR OFFICE DURING PRE-REGISTRATION. IF YOU PRE-REGISTER YOU WILL BE GIVEN YOUR BIDDER CARD AT THE ACTUAL RESALE.

**REGISTRATION OPTIONS**

<b>Pre-Registration:</b>	<b>Treasurer's Office – May 15, 2023 through June 09, 2023</b> <b>Hours are 8:30 A.M. – 4:30 P.M. M-F</b> <small>Closed 5/29/2023</small>
<b>On Site Registration:</b>	<b>Stephens County Courthouse Foyer – June 12, 2023</b> <b>Starting at 8:30 A.M.</b>

HOLD QUESTIONS UNTIL THE SALE STARTS. A PERIOD FOR QUESTIONS WILL BE PROVIDED AT THE START OF THE SALE, AS OTHERS MAY HAVE THE SAME QUESTIONS.

PLEASE BE PATIENT. THERE ARE SOME FORMALITIES THAT MUST BE GONE THROUGH AT THE BEGINNING OF THE SALE TO SATISFY STATUTORY AND AUDIT REQUIREMENTS.

PLEASE LISTEN CAREFULLY TO ANY AND ALL ANNOUNCEMENTS AND ANSWERS TO QUESTIONS.

PLEASE BE COURTEOUS AND THOUGHTFUL OF OTHERS. PLEASE KEEP CONVERSATIONS WITH OTHERS TO A MINIMUM. IT IS DIFFICULT TO HEAR WHEN SEVERAL PEOPLE ARE SPEAKING IN A CONFINED AREA. IN ADDITION, IT WOULD BE HELPFUL AND APPRECIATED IF CELL PHONES COULD BE TURNED OFF – THE SALE TRADITIONALLY DOES NOT TAKE A LONG TIME.

*Thank You for Your Interest in This Sale!*