

**Bidder Information for
Osage County Resale
June 10, 2024 9:00 A.M.**

The Resale will be held June 10, 2024 at 9:00 a.m. for delinquent 2020 taxes. The sale will be held at the Osage County Fairgrounds Agricultural Building-320 Skyline Drive-Pawhuska, Oklahoma.

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.

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 could include clerical errors. Therefore, addresses can be misleading and/or wrong.

All property must be sold for the total amount of taxes, interest and fees due on the property or for a sum not less than two-thirds of the assessed value of such real estate as fixed for the current fiscal year, whichever is the lesser. If there is no bid, a deed will be issued to the County.

If any person is bidding for someone else or in the name of any firm or corporation, it should be reported to the clerk of the resale, as the deed form prescribed by state statutes requires such information.

No abstract or title insurance is provided. Properties are sold "as is". If a property is being used or lived on, it will be up to the winning bidder to take possession and evict. Properties bought through the June Resale often have some type of deficiency either in chain of title or in the property itself. A Resale Tax Deed gives you title to the property, but not a clear and marketable title.

Once a property is auctioned off, the sale will stop. The bidder then pays for the property along with the \$30.00 filing/deed fee. The sale will resume. Be aware the property is subject to redemption until the deed is filed.

Each buyer is responsible for knowing what property is bid upon and each property should be inspected by the buyer prior to entering a bid upon it.

The property may have an IRS, OTC or Oklahoma Health Care Authority lien filed. If such lien exists and is known, it will be announced prior to the sale of the property. These liens are not automatically extinguished due to the sale. These entities may work with you on reducing the lien.

Some real estate properties may have mobile homes on them that are assessed as personal property and will not go with the land when sold. If a mobile home goes with the property, it will be announced.

Deeds for property sold will be sent to the successful bidder after the same has been filed with the Registrar of Deeds in the County Clerk's Office.

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.

This is a "cash in hand" sale. All properties purchased must be paid for immediately after being sold. Once all properties have been sold or retained by the County, the sale is declared closed. All sales are final.

Forms of payment: Cash, cashier's check, money order or a letter of guaranty from your bank (for writing a check).

The Resale list will be updated each Friday afternoon, after the first week in May, on the Treasurer's website www.osagect.org under Menu/Other Links. Use the website to determine if the property is still delinquent. Be sure to change the year to 2020 when searching.

There is also a link to the Assessor's website: www.osagecountyassessor.com

The Assessor's website is a valuable tool in doing research.

Click on the link to open the website

Scroll to the bottom right and open-Website view online records

Search by Account/RPID

Enter tax ID number

There are two tabs-View and Map that can be used to help you determine if this is a property you would like to bid on.

This is a buyer beware sale. Please do your research.