

PROSPECTIVE BIDDER INFORMATIONAL PACKET

JUNE SALE (RESALE) OF PROPERTY WITH DELINQUENT TAXES



June 8,2026 @ 9:00AM

Hughes County Courtroom

200 N. Broadway Holdenville, OK 74848

 **405-379-5371**

Anna Jett - Hughes County Treasurer

WHAT YOU SHOULD KNOW

BEFORE THE SALE:

Bidders 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.

Hughes County does not own the properties being auctioned, only a lienholder interest.

If the **Oklahoma Tax Commission or OHCA** has a lien, there is a possibility they can come back against the property at a later date. If such 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 the 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 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.

THIS IS A “BUYER BEWARE” AUCTION

THE RESPONSIBILITY TO PAY ANY AND ALL PROPERTY LIENS RESTS ON THE WINNING BIDDER

**** Please Note: You do not own the property until the deed is filed with the Hughes County Clerk ****

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

No guarantee or warranty of title is offered by Hughes 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, you 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 may 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.

In addition to the total amount bid, winning bidders must pay a \$24+ filing fee for the recording of the deed in the County Clerk’s Office.

DAY OF THE SALE

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 made in CASH

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. Property will be sold to the highest bidder.

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 interest in the property to challenge the resale deed in court. While a challenge is rare occurrence, the successful bidder should be mindful of this legal statute.