

**OFFICE OF THE TREASURER  
CANADIAN COUNTY**



**JAY K. ARNOLD  
TREASURER**

**June Resale Instructions**

**Sale Information:** Beginning Monday, June 10, 2024, between the hours of 9:00 a.m. and 4:30 p.m., until said sale has been completed according to law.

**Sale Location:**

Canadian County Administrative Building  
Public Meeting Room  
201 N. Choctaw Avenue  
El Reno, Oklahoma 73036

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

- Anyone that is bidding for another individual, a company, firm, or corporation must register your name as bidding for the company, firm, or corporation, etc.

**Registration Options:**

**Pre-Registration\*:**

Treasurer's Office  
May 1, 2024 thru June 7, 2024  
8:00 a.m. thru 4:30 p.m.

**On Site Registration\*\*:**

Canadian County Treasurer's Office  
Starting June 10, 2024  
8:00 a.m. – 8:59 a.m.

\*If you pre-register you will need to stop by the Treasurer's Office the day of Resale to pick up your bidder number.

\*\*All bidders must be registered before the sale begins at 9:00 a.m. to be able to bid on property.

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**THE RESALE IS A BUYER BEWARE SALE!**

- The address listed on the tax rolls may not be the address of the property being sold. We sell property by the legal description.
- Trespassing is illegal, you may view the properties from the road only.

**June Resale Guidelines**

- No smoking or food allowed in the Public Meeting Room.
- Please raise your bidding number to ensure your bid is acknowledged.
- All property must be sold for a sum not less than two-thirds (2/3's) 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, abstracting and treasurer's cost will be included in the final bid. If there is no bid, a deed will be issued to the County, but the County cannot bid.
- **This 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 consider the filing of a quiet title action in District Court to ensure a more marketable title. 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 Oklahoma Health Care Authority (OHCA) Lien list is available upon request.**

- Deeds on property sold will be sent to the successful bidder after they have been filed with the Registrar of Deeds in the County Clerk's office. The Treasurer shall collect \$15.00 for each deed issued and an additional \$20.00 for the Resale Deed and \$2.00 for each additional page for the filing fee. An Affidavit of Land or Mineral Ownership will need to be signed and notarized by each person(s), trustee(s) or business owner(s) listed on each resale deed containing their name.
- The County Treasurer's primary function is tax collection. We make every effort to see that Tax Deeds are issued in according with Statutes, but the buyer assumes all responsibility and liability on the purchase. **Buyer Beware.**
- All property, although listed by the publication for sale, upon which the taxes have been paid will not be called. Bidding will open and properties as listed in the newspaper will be sold in alphabetical order.
- Please return your bidder number to the Treasurer's office.
- If you purchased property and need to leave to obtain certified funds, **please leave a personal check in the amount of bid** (as deposit) with treasurer's office personnel at the counter. You will have two (2) hours to return with certified funds (your check will then be returned to you). If you have not returned in the allotted time **your bid will be void** and the next bidder in line will be notified.
- If a property is redeemed during the sale or prior to deed being filed. The sale is null and void and a full refund will be made to the buyer. (68 O.S.§3113)

\*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.