

PAULA HALL-PONTOTOC COUNTY TREASURER
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THIS IS FOR INFORMATION ONLY AND SUBJECT TO CHANGE WITHOUT NOTICE. INTERPRETATIONS OF THE STATUTES OR COURT CASES SHOULD BE OBTAINED FROM YOUR LEGAL COUNSEL.

The 2024 Resale of real estate for delinquent taxes will officially open on the **Court House Lawn** at 9:00 a.m. on the 10th day of June, 2024. If it rains check in at the Treasurer's office for instructions. The notice of resale of real estate for taxes will be read as approved by the State Statutes.

1. The Resale will continue from day to day between the hours of 9:00 a.m. and 4:00 p.m. until completed, recessing from 12:00 p.m. to 1:00 p.m. for lunch, if needed.
2. **Bids can be increased at a minimum of \$25 increments only. The first bid is the minimum the 2nd must be a multiple of \$25.00.** All sales will be for **cash or cashiers check**. After all properties are sold a 1 hour recess to allow bidders time to obtain extra cash or cashier's check.
3. The minimum bid for each property is the total of delinquent tax, penalties, fees, costs and special assessments, if applicable, that are due as of the sale date or two-thirds of the assessed value as fixed for the current fiscal year, whichever is the lesser amount. Per 2023 revision to OS 68 § 3129 a municipality having placed an abatement may request in writing to the Treasurer's office to raise the minimum bid to include everything due against it. This excludes properties that are considered "Nuisance Property."
If there is no bid, a deed will be issued to the County, but the County cannot bid. In some instances the Municipality holding a lien can place a bid when no one else bids. Must give prior notice before sale date.
4. All deeds will be completed as soon as practical, and mailed by certified mail, restricted delivery to the name or names on the deed. If you choose we may notify you by phone to pick up your deed.
5. You have no right to access the property in any way until the deed is issued to you. You are advised not to make any major changes to the property for one year.
6. If the property sold 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.
7. Included in the bid the Treasurer is collecting \$40.69 for each deed issued. (\$10.00 Treasurer Deed fee, \$22.00 County Clerk filing fee and \$8.69 certified mail fee).
8. If any person is bidding on behalf of another person, firm or corporation, it should be reported as you sign in to bid at the Resale as the deed form prescribed by the State Statutes require such information. NEW 2024: Every bidder is required to sign an "Affidavit of Land Ownership: Individual" as part of the sign in process.
9. **This is a buyer beware sale, 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. The buyer assumes all responsibility and liability upon the purchase of the properties. Each buyer needs to be aware some Federal, State, Oklahoma Health Care Authority and City liens may still exist and be valid against the property. These liens will follow the property and it will be the responsibility of the successful bidder to deal and meet the requirements of that entity to get the lien released. Each bidder should research the records and inspect the property which they are considering prior to entering a bid.**
10. Oklahoma Statutes allow for the property owner or anyone with a legal or equitable interest to redeem property from the sale until the deed is filed in the County Clerk's office (about 2-3 days) **but will not** be allowed to offer a bid for that property. ** (Title reference is Title 68 Sec. 3113. If questionable a District Attorney's Opinion will be obtained)

11. Oklahoma law provides a one-year time period for anyone with an interest in the property to challenge the resale deed in court. In some rare cases, this could be more than one-year, i.e. a minor heir at the time of this sale would have one year from the date of his/her 18th birthday to do so.
12. The County Treasurer's primary function is tax collection. We make every effort to see that Tax Deeds are issued in accordance with Statutes, but the buyer assumes all responsibility and liability on the purchase.
13. Properties bought through the delinquent tax process may require further legal action in the form of filing a quiet title suit to obtain clear title, purchase insurance, or to be used as collateral. This is because a Resale Tax Deed gives you title to the property, but not a clear and marketable title. You will not receive an abstract with your deed, it will be up to you to have an abstract created when needed.
14. The deed you will be issued is an Individual deed. The County Clerk recommends that if you are going to have more than one name on your deed then you will need to file a Joint Tenancy Deed. You may pick up a blank form in their office.

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.

BUYER BEWARE!! PROPERTIES SOLD AS IS!! ALL PROBLEMS BECOME YOURS!! See item #9 for more info.

ALL SALES ARE FINAL!! * (unless redeemed from the sale prior to the filing of deed)

NO REFUNDS