

# GUIDELINES

## MUSKOGEE COUNTY RESALE AUCTION JUNE 8, 2026

### Auction Information:

Auction Location: Muskogee Civic Center  
425 Boston St.  
Muskogee, OK 74401

Auction Time: 9:00 a.m. to 4:00 p.m.

The first day of the resale will be June 8<sup>th</sup>, 2026. The doors will be opened at 8:00 a.m. All bidders must be preregistered or may register on the date of sale prior to placing any bid(s). The resale auction will commence at 9:00 a.m. The auction will be recessed at 4:00 p.m. and reconvene the following day, as needed. The resale will continue day to day until all properties are auctioned. A lunch break may be scheduled if necessary.

Each registered bidder must obtain a bid paddle from the table located within the arena prior to bidding on any party. Each numbered paddle must reflect the registration number assigned to each bidder. No individual may place bids utilizing another individual's assigned registration number or paddle.

### General Information:

1. The Oklahoma Constitution, Article 22 § 1, specifically prohibits the ownership of land in Oklahoma by a non-United States citizen or a business entity not organized under the laws of one of the 50 states of the United States of America.

An affidavit must be executed in accordance with an pursuant to 60 O. S. §121, which provides in part as follows: No alien or any person who is not a citizen of the United States or foreign government adversary shall acquire title to or own land in this state either directly or indirectly through a business entity, trust, or foreign government enterprise, except as hereinafter provided, but they shall have and enjoy in this state such rights as to personal property as are, or shall be, accorded a citizen of the United States under the laws of the nation to which such alien belongs, or by the treaties of such nation with the United States, except as the same may be affected by the provisions of Section 121 et seq. of this title or the Constitution of this state. Provided, however, the requirements of this subsection shall not apply to a business entity that is engaged in regulated interstate commerce or has a national security agreement with the Committee on Foreign Investment in the United States (CFIUS) in accordance with federal law.

2. Bidders and/or purchasers must be of lawful age, 18 years of age or older.
3. Each bidder will receive the following
  - Bidder number & paddle

- Guidelines Governing the 2026 June Real Estate Auction
  - List of Resale Properties
  - Addendum to the 2026 Resale Land List. The addendum identifies unadvertised taxes and/or special assessments of which we have been made aware and which may become your responsibility as the new owner, including but not exclusive to cities & towns, IRS, OTC and OHCA.
4. Each resale property will be auctioned separately, unless otherwise advised at the time of sale.
  5. Properties that are not purchased may be bid in the name of Muskogee County as the involuntary purchaser. These properties will then be governed by rules applicable to the commissioner's sale or treasurer's sale.
  6. Effective November 1, 2025, to remove property from the June Resale Auction, payment must be made before the start of the auction pursuant to 68 O. S. § 3113.
  7. Due diligence was performed to notify all persons with an interest in the properties to be auctioned. An abstract or title company made a search of all applicable records to ascertain all persons or entities with an interest in the subject properties. Notice of this resale was attempted by certified mail to all such persons or entities. A notice of this resale was also published once a week for four (4) consecutive weeks in a local newspaper.
  8. Some liens may remain against the property. Purchaser should consult legal counsel if uncertain as to the lien status.
  9. No information offered by the Muskogee County Treasurer's Office regarding this resale or delinquent taxes in general, in either oral or written form, should be substituted for competent legal counsel.
  10. Legal descriptions and property addresses are as they appear on the tax rolls certified by the county assessor. Any square footage reflected with respect to the offered properties are estimates only and are intended solely to assist prospective purchasers in determining those properties which they may wish to view and otherwise investigate prior to submitting a bid. Neither Muskogee County nor the Muskogee County Treasurer makes any guaranty or warranty, expressed or implied, regarding the accuracy of any estimates of square footages, legal descriptions or property addresses.
  11. The possibility exists that cleaning and mowing and/or nuisance abatement charges may be pending, but not yet certified to the tax rolls and therefore will not be shown on the Unadvertised Taxes and/or Special Assessments Addendum to the 2026 Resale Land List. If this occurs, you will become responsible as the new owner.
  12. The real property being offered for sale at this auction is being sold "as is" and may or may not have a house and/or other improvements. The best way to determine if a property is improved is to personally view the property prior to placing a bid. Contact should also be made with the city in which the property is located to determine if the city has demolished or has any plans to

demolish any structures on the property. By placing a bid, the bidder assumes all risks associated with the status and condition of the property.

- 13. Pursuant to Oklahoma Statutes Title 68 § 3141, "No action shall be commenced by the holder of the tax deed or the former owner or owners of land by any person claiming under him or them to recover possession of the land which has been sold and conveyed by deed for nonpayment of taxes, or to avoid such deed, unless such action shall be commenced within one (1) year after the recording of such deed; and in case of action to avoid the deed, not until all taxes, interest and penalties, costs and expenses, shall be paid or tendered by the party commencing such action." Therefore, no improvements to the property should be made until one year (1) has expired.**

**14. ALL SALES ARE FINAL.**

- Failure to view the properties and pertinent land records will not be grounds for voiding the sale.
- If purchasing under multiple names, it is the responsibility of the bidder to use the correct bidder number. No sale will be voided due to the use of the wrong bidder number.
- All sales are "Buyer Beware" as buyers have the burden to research properties or consult with legal counsel.

**Registration, Affidavit & Deed Information Form:**

1. Each bidder must complete a Registration, Affidavit & Deed Information form. A valid driver's license or photo identification is required for notary purposes. Registration may be done prior to the date of the sale at Muskogee County Treasurer's Office, 400 W. Broadway, Suite 220, Muskogee, OK 74401 on Monday through Friday between the hours of 8:00 a.m. to 4:30 p.m. until Friday, June 5, 2026 at 4:30 p.m. At the time of registration, each bidder will receive a bidder registration number which will coordinate with deed information and a paddle assigned to the bidder at the sale.
2. Each bidder must provide the deed name and mailing address as you want it to appear on the County Treasurer's Resale Deed.
3. To issue a deed in the name of a business entity, a copy of the proper documentation of the existence of the business entity must be provided when registering. This copy will be retained in the treasurer's office.

**Payment Options:**

1. The only method of payment accepted at the auction is cash. The only exception to this is for successful bids of \$10,000.00 or more, which may be held with a letter of available funds from a banking/depository entity verifying funds available on the date of sale and upon approval by the County Treasurer. Any such successful bid hold will be required to be paid in full promptly to avoid any property being returned to the list of properties being auctioned.

**Minimum Bid Calculation:**

1. The minimum bid for each property is 2/3 of the current assessed value or the total amount of the advertised taxes, interest, and costs/fees, whichever is the lesser amount. Bids will be accepted in minimum increments by the auctioneer.

**Resale Costs & Fees:**

Resale costs & fees must be paid in addition to the successful bid. The costs and fees shown on the publication and Resale List prior to the sale are approximate amounts, which do not include publication fees, deed fees or possible change in interest and penalty, and are subject to change.

**List of Resale Properties:**

Website: [www.muskogee-treasurer.org](http://www.muskogee-treasurer.org) or [www.oktaxrolls.com/county/muskogee](http://www.oktaxrolls.com/county/muskogee)  
by clicking on the June 2026 Resale link.

In person: Muskogee County Treasurer's Office  
400 W. Broadway, Suite 220  
Muskogee, OK 74401

**Resale Deed Information:**

1. Oklahoma law provides that successful purchasers receive a deed, which grants fee simple title. However, there is no warranty of title for any property purchased and a quiet title action may be required.
2. Successful purchasers will receive a County Treasurer's Resale Deed for any properties purchased. All deeds will be prepared by the Treasurer's Office and recorded in the land records department of the Muskogee County Clerk's Office.

SHELLY SUMPTER  
MUSKOGEE COUNTY TREASURER