**Prospective Bidder Informational Packet**

**RESALE INSTRUCTIONS:**

SALE DATE:

JUNE 12, 2023

SALE LOCATION:

COURT ROOM 1

HOURS OF SALE:

9:00 A.M. UNTIL 4:00 P.M.

REGISTRATION OPTIONS:

BIDDERS WILL BEGIN REGISTERING

AT 7:45 A.M., YOU WILL THEN BE GIVEN YOUR BIDDER NUMBER

NAME ON RESALE DEED:

MUST REGISTER EXACTLY THE WAY YOU WISH YOUR NAME TO APPEAR ON THE ACTUAL RESALE DEED. VERY IMPORTANT,

PLEASE BE SURE YOU HAVE REGISTERED CORRECTLY

PAYMENT:

YOU MUST PAY WITH CASH OR CASHIERS CHECK!! IF YOU NEED TO LEAVE TO GET CASH OR CASHIERS CHECK, PLEASE RETURN NO LATER THAN 4:00P.M. TO MAKE PAYMENT. WE WILL NOT START COLLECTION UNTIL AFTER 1:00 P.M.

TIME PERIOD:

THE RESALE WILL CONTINUE FROM DAY TO DAY BETWEEN THE HOURS OF 9:00A.M. AND 4:00 P.M. UNTIL COMPLETED, RECESSING EACH DAY FOR LUNCH AT 11:45 A.M. UNTIL 1:00 P.M.

STARTING BID AMOUNT:

ALL MUST BE SOLD FOR A SUM NOT LESS THAN TWO-THIRDS 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 ANY OTHER COST DUE ON SUCH PROPERTY, WHICHEVER IS THE LESSER.

COST:

ALL SUCCESSFUL BIDS INCLUDE THE HIGHEST AMOUNT OF BID

WHICH INCLUDES ANY OTHER COST, ABSTRACT FEE, PENALTIES AND RESALE ADVERTISING. ADDITIONAL COST OVER BID AMOUNT IS A $10.00 TREASURERS FEE AND $20.00 FILING FEE TO THE COUNTY CLERK TO FILE DEED.

RESALE DEEDS:

NO GUARANTEE OR WARRANTY OF TITLE IS OFFERED BY DELAWARE COUNTY. WE ARE SELLING AND YOU ARE BUYING A DESCRIPTION ON THE TAX ROLLS. NO ABSTRACT OR TITLE INSURANCE IS TO BE PROVIDED. ONLY SELLING THE COUNTIES INTEREST, NOT A WARRANTY DEED. MUST DO A QUIET TITLE TO GET A CLEAR TITLE. DEEDS ON PROPERTY SOLD WILL BE ISSUED TO THE SUCCESSFUL BIDDER THE FOLLOWING WEDNESDAY AFTER THE SALE. COUNTY TREASURER’S OFFICE WILL FILE DEED IN THE COUNTY CLERK’S OFFICE. ONCE THIS IS DONE WE WILL MAIL ORGINAL DEED TO THE SUCCESSFUL BIDDER OR YOU MAY PICK THE DEED UP ON WEDNESDAY. PLEASE LET THE WORKERS KNOW AT TIME OF PAYMENT WHICH YOU PREFER TO DO.

FIRMS &/OR CORPORATIONS:

IF ANY PERSON IS BIDDING FOR SOMEONE ELSE OR IN THE NAME OF ANY FIRM OR CORPORATION, IT SHOULD BE SO REPORTED TO THE TREASURER AS THE DEED FORM PRESCRIBED BY THE STATE STATUTES REQUIRE SUCH INFORMATION.

STATE &/OR FEDERAL TAXES:

IN ACCORDANCE WITH COURT DECISIONS, AND NOT STATUTORY LAW, TAX DEEDS ONLY AFFECT SATISFACTION OF THE TAXES AS LISTED IN THE OFFICIAL RESALE ADVERTISING PUBLICATIONS. OTHER CLASSES OF TAXES ARE NOT AFFECTED AND ALL TAXES OF EVERY NATURE ARE TO BE PAID IN ADDITION TO THE AMOUNT BID FOR ANY PROPERTIES IN THE RESALE. WE WILL ATTEMPT TO ADVISE YOU OF ALL TYPES OF TAXES THAT THE TREASURER’S OFFICE KNOWS IS DELINQUENT AND PAYABLE AT THIS TIME, BUT WE WILL NOT GUARANTEE THE AMOUNT. SOME FEDERAL, STATE AND CITY LIENS MAY STILL EXIST AND BE VALID AGAINST THE PROPERTY.

RESEARCH PROPERTY:

EACH BIDDER SHOULD RESEARCH THE RECORDS AND INSPECT THE PROPERTY WHICH THEY ARE CONSIDERING PRIOR TO ENTERING A BID. EACH BUYER IS RESPONSIBLE FOR KNOWING WHAT PROPERTY IS BID UPON AND EACH PROPERTY SHOULD HAVE BEEN INSPECTED BY THE BUYER PRIOR TO ENTERING A BID UPON IT. IF BUYER IS NOT ABLE TO DO SO THE TREASURER’S IS IN NO WAY RESPONSIBLE. YOU CAN ALSO TAKE THE LEGAL DESCRIPTION TO THE COUNTY ASSESSOR’S MAPPING DEPARTMENT TO SEE IF THEY CAN LOCATE FOR YOU. YOU CAN ALSO USE OKCOUNTIES.ORG

YOU CAN ALSO GO TO THE COUNTY CLERK OR ASSESSOR’S OFFICE TO PURCHASE MAPS. OUR OFFICE DOES NOT OFFER MAPS.

PAID ADVERTISED TRACTS:

ALL PROPERTY ALTHOUGH LISTED BY PUBLICATION FOR SALE, IF THEY HAVE BEEN PAID PRIOR TO SALE WILL NOT BE CALLED. BIDDING WILL OPEN AND PROPERTIES SOLD AS LISTED IN THE NEWSPAPER.

DURING THE SALE:

PLEASE BE PATIENT. THERE ARE SOME FORMALITIES THAT MUST BE GONE THROUGH AT THE BEGINNING OF THE SALE TO SATISY STATUTORY AND AUDIT REQUIREMENTS.

PLEASE LISTEN. MAKE SURE YOU CAN HEAR ALL THE ANNOUNCEMENTS AND ANSWERS TO QUESTIONS.

PLEASE BE COURTEOUS AND THOUGHTFUL TO OTHERS. PLEASE KEEP CONVERSATIONS WITH OTHERS TO A MINIMUM. IT IS DIFFICULT TO HEAR WHEN SEVERAL PEOPLE ARE SPEAKING IN A CONFINED AREA. ALL CELL PHONES SHOULD BE TURNED OFF.

THE ORDER OF THE SALE WILL BE THE ORDER IN WHICH TRACTS ARE LISTED IN THE PUBLICATION. PLEASE KEEP UP WITH YOUR LIST, SO THAT YOU DO NOT MISS AN OPPORTUNITY OR BID ON A WRONG TRACT. IF YOU ARE NOT SURE WHICH TRACT IS UP FOR BID, PLEASE STOP US AND ASK.

AFTER THE SALE:

PLEASE BARE WITH US AS WE CLOSE THE SALE AND GET YOUR TOTALS TO YOU. WE WILL WORK AS QUICKLY AS POSSIBLE, BE WE DON’T WANT TO MAKE ERRORS.

IF YOU ARE THE SUCCESSFUL PURCHASER OF A PROPERTY, YOU WILL RECEIVE A “RESALE TAX DEED” TRANSFERRING TITLE TO YOU.

PLEASE NOTE: DON’T PLAN ON BUILDING A NEW HOUSE IN THE NEXT YEAR. OKLAHOMA LAW PROVIDES A ONE-YEAR TIME PERIOD FOR ANYONE WITH AN INTEREST IN THE PROPERTY TO CHALLENGE THE RESALE DEED IN COURT.

TREASURER’S FUNCTION:

THE COUNTY TREASURER’S PRIMARY FUNCTION IS TAX COLLECTION. WE MAKE EVERY EFFORT TO SEE THAT TAX DEEDS ARE ISSUED IN ACCORDANCE WITH THE STATE STATUTES, BUT THE BUYER ASSUMES ALL RESPONSIBILITY AND LIABILITY ON EACH PURCHASE.

\*\*\*\*\*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\*\*\*\*\*

THANK YOU FOR YOUR INTEREST IN OUR SALE.