

JUNE SALE FACT SHEET

To bid and/or purchase property in the Commissioner's Sale or June Resale, ALL taxes (Resale Estate, Personal, or Special Assessments) must be paid before the time of the sale.

The County issues a fee simple deed to the Successful Bidder. Title to the property will be issued under the name the Purchaser listed on the Bid Sheet.

If the Purchaser plans to sell the property and issue a Warranty Deed a Quiet Title will need to be done on the property. This procedure must be handled through an attorney in the court system. (This is the Purchaser's responsibility)

The Resale Deed only conveys what the property owner holds title to at time of Resale. If the owner of record owned their mineral rights then the Purchaser will also obtain the mineral rights. The County does not determine what mineral rights the owner has at time of Resale. This will be the Purchaser's responsibility.

Building an Abstract is the Purchaser's responsibility.

Upon payment of bid amount the bidder must sign an affidavit stating that he/she does not have a lien or any form of ownership in property.

If **IRS** or **OKLAHOMA TAX COMMISSION** or **DHS** liens are on the property the Purchaser will have to deal with the IRS or OKLAHOMA TAX COMMISSION and DHS to settle. The IRS tells us normally the Purchaser will hear from them 120 days after the sale date if they are going to stop the sale.

According to Oklahoma Statue Title 68 § 3131 the issuance of the tax deed shall effect the cancellation and setting aside of all delinquent taxes, assessments, penalties and costs previously assessed or existing against the real estate, and of all outstanding individual and county tax sale certificates, and shall vest in the grantee an absolute and perfect title in fee simple to the real estate, subject to all claims which the state may have had on the real estate for taxes or other liens or encumbrances. The Treasurer's office believes this statement includes Cleaning & Mowing and Demolition liens filed against property by the Cities in the County.

However, one City in our County does not believe this statement to include them. The Treasurer's office cannot force a City to file a release of lien. So at this time I am forced to make the statement **BUYER BEWARE**. If you purchase a piece of property that has a Mowing or City lien you may have to deal with the City about this lien.

The owner of the property has one year after deed is filed in County Clerk's office to take purchaser to Court to try and set aside the deed. Provided, that persons under legal disability shall have one year after removal of such disability within which to redeem the real estate.

The owner of the property has the right to redeem the property up until the time the purchaser has been presented with the Resale Deed. The County Treasurer has 30 days to present the Deed. We normally have them ready in a couple of days. When they are ready we will contact the Purchaser and he/she needs to come in and sign for the Deed.