

WHAT YOU SHOULD KNOW



**A BIG CHANGE FOR
2017!!**

**ALL CASH SALE, OR
CASHIER'S CHECK
LARGE ENOUGH TO
COVER ALL
PURCHASES!!**

**NO ONE WILL BE
ALLOWED TO LEAVE
WITHOUT HAVING PAID
FOR THEIR PARCEL!!**



YOU OR YOUR REPRESENTATIVE MUST BE PRESENT AT THE SALE. THIS IS NOT A SEALED BID SALE—IT IS AN OPEN, ACTIVE AUCTION WHERE PROPERTY IS SOLD TO THE HIGHEST BIDDER.

THE DEED YOU RECEIVE CONVEYS ONLY THE INTEREST HELD BY THE PERSON SHOWN AS OWNER OF RECORD ON THE LATEST TAX ROLLS.

BRYAN COUNTY DOES NOT OWN NOR PURPORT TO OWN THE PROPERTIES BEING SOLD—WE HAVE ONLY A LIENHOLD INTEREST IN THESE PROPERTIES!!

THIS SALE IS FORECLOSING THE COUNTY'S LIENHOLD INTEREST!! THERE MAY BE LIENS OTHER THAN OURS ATTACHED TO A PROPERTY!!

THE BRYAN COUNTY TREASURER'S OFFICE WILL NOT GIVE OUT MAPS SHOWING PROPERTY LOCATIONS!!

MAPS, ASSESSMENT DATA OR VALUATION DATA ARE AVAILABLE FOR PURCHASE



FROM THE BRYAN COUNTY ASSESSOR'S OFFICE!!

ANY ASSESSMENT OR VALUATION DATA, OR ANY MAPPING DATA WE HAVE USED IS THE WORK PRODUCT OF THE BRYAN COUNTY ASSESSOR'S OFFICE, AND LEGALLY IS NOT OURS TO GIVE OR SELL.

YOU SHOULD CONTACT THE BRYAN COUNTY ASSESSOR'S OFFICE. (580) 924-2166, FOR DETAILS ON PURCHASING MAPS, OR ANY OTHER DATA THEY MAY HAVE IN WHICH YOU ARE INTERESTED.

RESEARCH THE PROPERTY IN WHICH YOU ARE INTERESTED. Properties are listed, published and sold by their description as shown on the tax rolls. Property location addresses as shown on the tax rolls were typed in once upon a time, and some were entered incorrectly. In addition, humans do the typing, and humans make mistakes. Therefore, addresses can be misleading and/or wrong. If we have located the property, and know for sure where it is, we will tell you. Or, you can take the legal description to the County Assessor's mapping department to purchase a map or maps of the property or properties in which you are interested..



YOU MUST DO YOUR OWN RESEARCH!!! PROPERTIES MAY BE RESEARCHED AS FOLLOWS:

County Treasurer's Tax Roll Data at www.okcountytreasurers.com/bryan;

Copies of recorded documents may be purchased from the Bryan County Clerk's office, or from the website www.okcountyrecords.com;

County Assessor's Tax Roll Data, maps, locations, etc., may be purchased from the Bryan County Assessor's office, or www.countyassessor.info.

If you do not have access to a computer at home, there is **ONE (1) PUBLIC COMPUTER IN THE COUNTY TREASURER'S OFFICE FOR YOUR USE.** Please ask a deputy to assist you. If the need arises, we will limit time on the public computer to try to ensure fair and equal access to that asset.

NO GUARANTEE OR WARRANTY OF TITLE IS OFFERED BY BRYAN COUNTY. We know nothing about these properties except what is revealed in the tax rolls and records of the County Clerk. **There is no guarantee that the property described even exists in Bryan County.**

We are selling, and you are buying, a description on the tax rolls. No abstract or title insurance is to be provided. **The properties are sold “if is, as is, where is.”**

If some other person is using a tract you purchase for their own purposes, it will be up to you to take possession. Bryan County does not know if any property is being used by someone else, and is not responsible for removing anyone or anything



KNOW THE AMOUNT YOU ARE WILLING TO SPEND OVERALL ON A PROPERTY. Properties bought through the delinquent tax process often have some type of deficiency either in chain of title or in the property itself which has caused an owner to stop paying property taxes. We don't know what these are, and it can be difficult to estimate how much you may have to spend to resolve any deficiency.

Also, properties bought through the delinquent tax process will require further legal action in the form of a lawsuit to quiet the title in your name to obtain title insurance or to be used as collateral. This is because a Resale Tax Deed gives you title to the property, but not clear and marketable title. Quiet title suits can cost anywhere from \$1500 up, depending on what you run into when the records are examined by an attorney.

In addition to the total amount bid, you will pay a prorated publication cost for your tract, plus a \$10.00 deed fee and \$15.00 for recording the deed in the County Clerk's office.

You should factor all of this in to your calculation of the amount you are willing to spend on a property.

SIGN IN AS A BIDDER. To obtain a bidder number, you will be required to give your name, address, and telephone number on the sign in sheet. This sheet will become part of the permanent sale record. You will also be required to sign an affidavit as to whether you are bidding for yourself or as agent for someone else. **You cannot do both.**



HOLD QUESTIONS UNTIL THE SALE STARTS. A period for questions will be provided at the start of the sale, as others may have the same questions.

YOU MAY BID FOR YOURSELF OR AS AGENT FOR SOMEONE ELSE, BUT NOT BOTH. If you are successful as the bidder, you must make payment for the property, and the deed will be made out to you (or to the person for whom you are bidding, as per the affidavit you signed.)

NO PERSONAL CHECKS. *Payment must be cash or cashier's check.*



PAYMENT MUST BE MADE FOR EACH PARCEL IMMEDIATELY AFTER IT IS WON—NO ONE WILL BE ALLOWED TO LEAVE WITHOUT HAVING PAID FOR THEIR PARCEL. IF YOU WANT TO USE A CASHIER'S CHECK, YOU MAY PLACE IT "ON DEPOSIT" WITH US AT THE BEGINNING OF THE SALE. WE WILL DEDUCT YOUR PURCHASE(S) FROM THE TOTAL CHECK AMOUNT AND ISSUE YOU A COUNTY TREASURER'S VOUCHER FOR ANY UNUSED AMOUNT. I APOLOGIZE FOR ANY INCONVENIENCE, BUT TOO MANY PEOPLE BIDDING, WINNING A PROPERTY OR PROPERTIES AND FAILING TO BRING PAYMENT BACK FORCES THE ADOPTION OF THESE REQUIREMENTS.

During the Sale:

PLEASE BE PATIENT. There are some formalities that must be gone through at the beginning of the sale to satisfy statutory and audit requirements.



PLEASE LISTEN carefully to any and all announcements and answers to questions.

PLEASE BE COURTEOUS AND THOUGHTFUL OF OTHERS. Please keep conversations with others to a minimum. It is difficult to hear when several people are speaking in a confined area. In addition, it would be helpful and appreciated if cell phones could be turned off—the sale traditionally does not take a long time.

THE ORDER OF SALE will be the order in which the 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.

MINIMUM BID for each property is the total amount of delinquent tax, penalty, fees, costs and special assessments, if applicable, that are due and owing as of the sale date, or two-thirds (2/3) of the assessed value, whichever is the lesser amount. Property will be sold to the highest competitive bidder. In addition to the amount bid, you will pay a prorated publication cost for your tract, plus a \$10.00 deed fee and \$15.00 for recording the deed in the County Clerk's office.

After the Sale:

PLEASE BEAR WITH US as we close and balance the parcels sold with the funds collected. We will work as quickly as possible, but we don't want to make errors when dealing with your money.

**PAYMENT MUST BE
CASH OR CASHIER'S CHECK ONLY**

NO MONEY ORDERS, PERSONAL CHECKS OR BUSINESS CHECKS WILL BE ACCEPTED.



THE SALE BEGINS AT 9:00 A.M. & CONTINUES UNTIL ALL PARCELS HAVE BEEN OFFERED AND SOLD OR, IF NO BIDDERS, STRUCK OFF TO BRYAN COUNTY. THIS USUALLY TAKES A COUPLE OF HOURS, DEPENDING ON NUMBER OF PROPERTIES AND NUMBER OF BIDDERS.

Funds will be deposited into the County Treasurer's trust account, to be held pending disbursement to the appropriate fund(s). You will receive an Acknowledgement of Trust Deposit receipt, listing each property you purchased and the amount required for it, and the total for the receipt. **YOU WILL NEED TO HOLD ON TO THIS RECEIPT. IF THE OWNER SHOULD COME IN TO REDEEM THE PROPERTY BEFORE WE ARE ABLE TO GET THE DEEDS COMPLETED AND DELIVERED TO THE BRYAN COUNTY CLERK'S OFFICE, YOUR PURCHASE HAS TO BE CANCELLED. IF THAT HAPPENS, YOU WILL NEED TO BRING THE TRUST DEPOSIT RECEIPT WITH YOU TO COLLECT YOUR MONEY.**

IF YOU ARE THE SUCCESSFUL PURCHASER OF A PROPERTY, YOU WILL RECEIVE A "RESALE TAX DEED" TRANSFERRING TITLE TO YOU. My office makes every attempt to get the deeds prepared and to the County Clerk's office for recording as quickly as possible. We will request the deeds be returned to this office, so that we can get a copy with recording information, and then we will follow your instructions as to delivery of the recorded deed to you. This may take a few days. Please be patient.

This procedure places the duty of follow-through and tracking with my office. It also means that when you receive your deed from my office, it is already placed of record in the County Clerk's office. My office will also deliver a copy of the recorded deed to the Bryan County Assessor so that he may change the tax rolls to reflect your new ownership. HOWEVER, IN THE HUSTLE AND BUSTLE OF THE ASSESSOR'S OFFICE, THESE DO NOT ALWAYS GET CHANGED. **IT IS YOUR RESPONSIBILITY TO BE SURE THAT THE PROPERTY YOU BUY HAS YOUR CORRECT NAME AND MAILING ADDRESS ON THE RECORDS OF THE COUNTY ASSESSOR, BECAUSE THAT WILL BE WHERE THE INFORMATION FOR THIS FALL'S TAX STATEMENTS IS GENERATED!!**

DON'T PLAN ON BUILDING A NEW HOUSE IN THE NEXT MONTH OR SO.

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. A challenge is a fairly rare occurrence, and no one remembers this county having had a deed overturned, but you should be aware of this limitation.

Thank you for your interest in our sale.

