

WHAT YOU SHOULD KNOW

**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. 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.

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.

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 and your cell phones on silent.

THE ORDER OF SALE will be the order in which the tracts are listed in the publication.

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:

**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.

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 WILL BE CANCELLED.

IF YOU ARE THE SUCCESSFUL PURCHASER OF A PROPERTY, YOU WILL RECEIVE A "RESALE TAX DEED" TRANSFERRING TITLE TO YOU. The deeds will be prepared and delivered to the County Clerk's office for recording as quickly as possible. The deed will be returned to this office, and then delivered to you per your instructions.

A copy of the recorded deed will also be delivered to the Bryan County Assessor in order to make changes to the tax rolls and reflect your new ownership. . **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!!**

Be aware that Oklahoma law provides a one-year time period for anyone with an interest in the property to challenge the resale deed in court.

Thank you for your interest in our sale.