

Frequently Asked Questions Regarding June Real Estate Auction

The following answers are not intended to provide legal advice nor be substituted for legal counsel

Q. What is the June Real Estate Auction (also, referred to as June Resale)?

A. It is an annual auction of real estate for which the county holds a lien for unpaid taxes.

Q. When is the auction held?

A. Beginning the second Monday in June and continuing from day to day thereafter until all real estate is sold.

Q. What are the hours of the auction?

A. Between the hours of 9:00 a.m. and 4:30 p.m.

Q. Where is the auction held?

A. The LeFlore County Courthouse located at 100 S. Broadway, Poteau, OK

Q. Who is eligible to purchase property at the auction?

A. An individual of lawful age, 18 years or older and a citizen of the United States of America.

The Oklahoma Constitution, Article 22 ss 1, specifically prohibits the ownership of land in Oklahoma by a non-United States citizen.

Q. How may I obtain a list of properties?

A. The list is available approximately May 15th by any of the following methods:

- * Treasurer's website at www.okcountytreasurers.com. Click the link, June Resale and it will take you to a pdf.
- * Treasurer's office located at 100 S. Broadway, 1st Floor, Poteau, OK
- * Publication in a local newspaper once a week for four consecutive weeks prior to the auction.

Q. Where and when may I register to participate in the auction?

A. The morning of the June Resale before 9:00 a.m.

Q. What payment methods are accepted?

A. Cash, cashier's check or money order is accepted.

Q. When do I pay for my purchases?

A. You are required to pay *immediately* after the purchase is made.

Q. Is there a minimum bid for a property?

A. Yes.

Q. How is the minimum bid determined?

A. The minimum bid is determined using either 2/3 of the current tax year assessed value OR the total amount of the advertised taxes, interest, fees and costs, whichever is the lesser amount. This does not include mowing liens that must be collected.

Q. If I purchase a property, will I be required to pay additional costs and fees?

A. Yes, other costs and fees are collected *i.e.*, deed fee and county clerk filing fee.

Q. How do I know if there are other liens on the property?

A. Liens may be researched by reviewing the title search report in the LeFlore County Treasurer's Office and through the records of the LeFlore County Clerk's Office.

Purchaser should consult legal counsel if uncertain as to the lien status.

Q. How do I obtain title to the property I purchase?

A. A successful purchaser received a filed County Treasurer's Resale Deed which grants fee simple title.

If the property owner makes payment before the Resale Deed is filed, the sale is then unsuccessful and the purchaser is refunded all monies collected from him/her.

Q. When may I make improvements, maintain the grounds or take possession of the property?

A. Improvements, access, cleaning and mowing of the grounds or possession of the property, should not be attempted until deed is filed.

Q. Is the property I purchase "free and clear"?

A. A Quiet Title Action is recommended.

Q. What is a title search?

A. A report obtained from an abstract or title company that identifies any parties that have a recorded legal or equitable interest in the property.

Q. What is an abstract of title?

A. A condensed history obtained from public records or documents concerning the ownership of a piece of property.

Q. Does the treasurer's office provide an abstract of title?

A. No.