

April Caughern, LeFlore County Treasurer

Guidelines Governing the June Real Estate Auction

Registration Options:

- Registration: Beginning June 14, 2021 at 8:00 a.m.
LeFlore County Courthouse Lobby, 100 S. Broadway, Poteau, OK
- Website: Registration, Affidavit & Deed Information form may be obtained at
www.okcountytreasurers.com by clicking the June Real Estate Auction link.

Auction Information:

- Auction Location: LeFlore County Courthouse
3rd Floor, Judge Sullivan Courtroom
100 S. Broadway, Poteau, OK 74953
- Auction Time: 9:00 a.m. to 4:30 p.m.

The first day of the resale will be June 14, 2021. The resale will be recessed at 4:30 p.m. and reconvene the following day. The resale will continue day to day until all properties are auctioned.

General Information:

1. The Oklahoma Constitution, Article 22 SS 1, specifically prohibits the ownership of land in Oklahoma by a non United State citizen or a business entity not organized under the laws of one of the 50 states of the United States of America.
2. Properties will not be sold to employees of the LeFlore County Treasurer's Office
3. Bidders and/or purchasers must be of lawful age, 18 years of age or older.
4. Each bidder will receive the following:
 - Bidder Number
 - Guidelines Governing the 2021 June Real Estate Auction
 - List of Resale Properties
5. Each resale property will be auctioned separately.
6. Properties that are not purchased will be bid in the name of LeFlore County as the involuntary purchaser. These properties will then be governed by rules applicable to the commissioner's sale.

7. **A property owner has the right to pay taxes until the time the resale deed is issued.**
Therefore, no improvements or access to the property or cleaning and mowing of the grounds should be attempted until a deed is received.
8. Due diligence was performed to notify all persons with an interest in the properties to be auctioned. An abstract company made a search of all applicable records to ascertain all persons or entities with an interest in the subject properties. Notice of this resale was attempted by certified mail to all such persons or entities. A notice of the resale was also published one a week for four (4) consecutive weeks in the Poteau Daily News.
9. Some liens may remain against the property. Purchaser should consult legal counsel if uncertain as to the lien status.
10. The Oklahoma Health Care Authority has liens filed against the parcels that have it noted on your resale list. These liens are NOT extinguished by the tax sale process and will remain as a lien against the property.
11. No information offered by the LeFlore County Treasurer's Office regarding this resale or delinquent taxes in general, in either oral or written form, should be substituted for legal counsel.
12. Legal descriptions and property addresses are as they appear on the tax rolls certified by the county assessor. Any square footage reflected with respect to the offered properties are estimates only and are intended solely to assist perspective purchasers in determining those properties which they may wish to view and otherwise investigate prior to submitting a bid. Neither LeFlore County nor the LeFlore County Treasurer makes any guaranty of warranty expressed or implied, regarding the accuracy of any estimates or square footages, legal descriptions or property addresses.
13. The real property being offered for sale at this auction is being sold "as is" and may or may not have a house and/or other improvements. The best way to determine if a property is improved is to personally view the property prior to placing a bid.
14. **ALL SALES ARE FINAL.**
 - Failure to view the properties and pertinent land records will not be grounds for voiding the sale.
 - If purchasing under multiple names, it is the responsibility of the bidder to use the correct bidder number. No sale will be voided due to the use of the wrong bidder number.

Registration, Affidavit & Deed Information Form:

1. Each bidder must complete Registration, Affidavit & Deed Information form. A valid driver's license or photo identification is required for notary purposes.
2. Each bidder must provide the deed name and mailing address as you want it to appear on the County Treasurer's Resale Deed.

Payment Options:

1. The only method of payment accepted at the auction is cash, cashier's check or money order.
2. The successful purchaser will be required to pay immediately after the sale is closed.
3. Time will not be allowed to leave for the purpose of obtaining funds. If payment is not received immediately, property will go to next bidder.

Minimum Bid Calculation:

The minimum bid for each property is 2/3 of the current assessed value or the total amount of the advertised taxes, interest and cost/fees, whichever is the lesser amount. (This does not apply if we are being required to collect a lien for the city). Bids will be accepted in minimum increments of \$100.00.

Resale Costs & Fees:

Resale cost & fees must be paid in addition to the successful bid. This will be a deed preparation fee of \$10.00 to the Treasurers Office and a fee of \$20.00 to the County Clerk for filing the document.

List of Resale Properties:

Two options are available for obtaining a list of resale properties.

Website: www.okcountytreasurers.com by clicking on the June Resale link.

Treasurer's Office: 100 S. Broadway, 1st Floor, Poteau, OK
Office hours are 8:00 a.m. to 4:30 p.m. (including the noon hour)

Resale Deed Information:

1. Oklahoma law provides that successful purchaser receive a deed, which grants fee simple title. However, there is no warranty of title for any property purchased and a quiet title action may be required.
2. Successful purchasers will receive a County Treasurer's Resale deed for any properties purchased. All deeds will be prepared by the Treasurer's Office and recorded in the land records department of the LeFlore County Clerk's Office.