

Guidelines Governing the June Real Estate Auction

Registration Options:

- Pre-Registration: May 15 thru June 7, 2024 from 8:00 a.m. until 5:00 p.m.
Treasurer's Office, 218 W. 6th St. 8th Fl, Tulsa OK
- Registration: Beginning June 10, 2024 at 8:00 a.m.
Cox Business Center, Tulsa Ballroom A, 100 Civic Center, Tulsa OK
- Website: Registration, Affidavit & Deed Information form may be obtained at www.treasurer.tulsacounty.org by clicking on the June Real Estate Auction link. If faxed or mailed, the completed form must be received in the Treasurer's Office no later than June 7, 2024 by 5:00 p.m.

Pre-Deposit Information:

Pre-deposited funds are accepted at the treasurer's office May 15 thru June 7, 2024 from 8:00 a.m. until 5:00 p.m. using cash, cashier's check, money order or wire transfer. Wire transfers must be received no later than 4:00 p.m., June 7, 2024.

Pre-deposited funds are accepted at the Cox Business Center, June 10, 2024 at 8:00 a.m. thru the conclusion of the auction using cash, cashier's check or money order. Wire transfers are not accepted during the auction.

All pre-deposits are required to be in the amount of \$500.00 or more.

Cashier's checks or money orders must be made payable to Tulsa County Treasurer.

Auction Information:

Auction Location: Cox Business Center
Tulsa Ballroom A
100 Civic Center
Tulsa OK

Auction Time: 9:00 a.m. to 4:30 p.m.

The first day of the resale will be June 10, 2024. 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. A lunch break is scheduled from 12:00 p.m. through 1:00 p.m.

General Information:

1. **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.
2. **The Oklahoma Constitution, Article 22 § 1, specifically prohibits the ownership of land in Oklahoma by a non-United States citizen or a business entity not organized under the laws of one of the 50 states of the United States of America.**
3. Properties will not be sold to employees of the Tulsa County Treasurer's office.
4. Bidders and/or purchasers must be of lawful age, 18 years of age or older.
5. If bidder does not pay for a purchase, the bidder card will be inactivated and the bidder will not be allowed to continue bidding at the auction.
6. Each bidder will receive the following:
 - Bidder number
 - Guidelines Governing the 2024 June Real Estate Auction
 - List of Resale Properties
 - List of Paid or Removed Resale Properties. These properties will not be offered for auction.
 - Addendum to the 2024 Resale Land List. The addendum identifies **unadvertised** taxes and/or special assessments of which we have been made aware and which will become your responsibility as the new owner.
 - Oklahoma Health Care Authority Addendum. The parcels on the addendum have a lien from the OHCA that will remain against the property.
7. Each resale property will be auctioned separately.
8. Properties that are not purchased will be bid in the name of Tulsa County as the involuntary purchaser. These properties will then be governed by rules applicable to the commissioner's sale.
9. **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.**
10. Due diligence was performed to notify all persons with an interest in the properties to be auctioned. An abstract or title 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 this resale was also published once a week for four (4) consecutive weeks in a local newspaper.
11. Some liens may remain against the property. Purchaser should consult legal counsel if uncertain as to the lien status.

12. The Oklahoma Health Care Authority has liens filed against the parcels listed on the Oklahoma Health Care Authority Addendum. These liens are not extinguished by the tax sale process and will remain as a lien against the properties.
13. No information offered by the Tulsa County Treasurer's Office regarding this resale or delinquent taxes in general, in either oral or written form, should be substituted for competent legal counsel.
14. 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 prospective purchasers in determining those properties which they may wish to view and otherwise investigate prior to submitting a bid. Neither Tulsa County nor the Tulsa County Treasurer makes any guaranty or warranty, expressed or implied, regarding the accuracy of any estimates of square footages, legal descriptions or property addresses.
15. The possibility exists that cleaning and mowing and/or nuisance abatement charges may be pending, but not yet certified to the tax rolls and therefore will not be shown on the Unadvertised Taxes and/or Special Assessments Addendum to the 2024 Resale Land List. If this occurs, you will become responsible as the new owner. Please contact the local authority for more information.
16. 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. Contact should also be made with the city in which the property is located to determine if the city has demolished or has any plans to demolish any structures on the property. By placing a bid, the bidder assumes all risks associated with the status and condition of the property.

Registration, Affidavit & Deed Information Form:

1. Each bidder must complete a Registration, Affidavit & Deed Information form for the Treasurer's Office. A valid driver's license or photo identification is required for notary purposes. A green card is not a valid form of identification.
2. As of November 1st, 2023, pursuant to 60 O.S. § 121, all deeds presented for recording in the Tulsa County Clerk's Office must have attached as an exhibit an affidavit complying with 60 O.S. § 121. A valid driver's license or photo identification is required for notary purposes. A green card is not a valid form of identification.
3. Each bidder must provide the deed name and mailing address as you want it to appear on the County Treasurer's Resale Deed.
4. To issue a deed in the name of a business entity, a copy of the proper documentation of the existence of the business entity must be provided when registering. This copy will be retained in the treasurer's office.
5. If the business entity is not one legally organized under the laws of one of the 50 states of the United States of America at the time of registration, the Registration, Affidavit & Deed Information form must be completed in the name of an individual who is a citizen of the United States of America and of lawful age.

Payment Options:

1. The only method of payment accepted at the auction is cash, cashier's check or money order. Pre-deposited funds such as cash, cashier's check, money order or wire transfer will be accepted in the treasurer's office during pre-registration with a required amount of \$500.00 or more.
2. The successful purchaser will be required to pay *immediately* after every purchase made unless funds have been pre-deposited. The sale will be stopped to collect funds due for each purchase as it is made.
3. Time will not be allowed to leave for the purpose of obtaining funds. If payment is not received immediately, property will be re-bid.
4. Pre-deposited funds cannot be transferred from one bidder number to another bidder number.
5. If you have pre-deposited funds but your purchase exceeds the amount of pre-deposited funds, you must report to the cashier's table *immediately* to pay the balance due for the last purchase. You may deposit additional funds for future purchases at this time.
6. Refunds of unspent pre-deposited funds will be processed within three or four days of the conclusion of the sale.

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 costs/fees, whichever is the lesser amount. Bids will be accepted in minimum increments of \$25.

Resale Costs & Fees:

Resale costs & fees must be paid in addition to the successful bid. The costs & fees shown on the land list are approximate amounts and are subject to change.

List of Resale Properties:

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

Website: www.treasurer.tulsacounty.org by clicking on the June Real Estate Auction link.

Treasurer's Office: 218 W. 6th St., 8th Fl, Tulsa OK
Office hours are 8:00 a.m. to 5:00 p.m.

Resale Deed Information:

1. Oklahoma law provides that successful purchasers 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 Tulsa County Clerk's Office.