**Guidelines for Property Auction, Obtaining Deed After Auction and Obtaining Quite Title Suit**

**How Property is Acquired by Tulsa County:**

The treasurer’s office holds a June Resale Auction each year beginning the second Monday

in June. Any properties that do not sell become property of Tulsa County and are available

for purchase by bid at public auction pursuant to Oklahoma Statute, Title

68, Section 3135. This is called the Commissioner’s Sale process.

**Responsibility of Each Prospective Bidder:**

It is the prospective bidder’s responsibility to view the property and research all pertinent

land records. Some properties may have valid Federal, State or City liens against the

property.

**List of Properties:**

Only one bid is accepted per property and is subject to approval by the Board of County

Commissioners.

To view the list of county properties, click on this link, County Properties for Sale. The list

shows the parcel number, legal description, approximate street address (if available), date

property was acquired by Tulsa County, scheduled sale date (if applicable), and original bid

amount received (if applicable).

1. If the list shows a scheduled sale date, a bid has already been placed on a property.

Other prospective bidders interested in purchasing the property must attend the

sale.

2. If the list does not show a scheduled sale date, a bid can be placed on the property.

Disclaimer: This list is only intended for use as a guide for prospective bidders. The

treasurer’s office makes every effort to provide correct information for each property.

Neither Tulsa County nor the Tulsa County Treasurer makes any guaranty or warranty,

express or implied, regarding the accuracy of legal descriptions or property addresses.

**Registration Requirements:**

If the deed name is an individual, photo identification is required at time of bid. The individual

cannot be an employee of Tulsa County and must be a citizen of the United States of

America, 18 years of age or older.

If the deed name is a business entity, documentation must be provided at time of bid that

shows the business entity is one that is legally organized under the laws of one of the 50

states of the United States of America. Otherwise, the deed name must be completed in the

name of an individual.

Initiating Bid on a Property:

1. An interested bidder must initiate a bid by completing a bid form and submitting

payment. Click on this link, Proposed Bid on County Property.

2. If initiating a bid on multiple parcels, submit a bid form and payment for each

property.

3. The bid (any amount) plus fees and costs as shown below will be placed on deposit

pending the outcome of the sale.

4. Make your cashier’s check or money order payable to Tulsa County Treasurer.

5. The initial bid will either be accepted or rejected by the Board of County

Commissioner’s within approximately twenty (20) days.

6. The sale date will be scheduled for approximately forty-five (45) days from the

receipt of the bid.

7. The list will be updated to reflect the scheduled sale date.

8. Bid will be published for three consecutive weeks prior to the sale date.

**How to Calculate the Total Amount Due:**

Payment to the treasurer’s office must include the amount of the bid and fees/costs

associated with the sale as follows:

Bid Amount

Publication Cost\*

County Clerk's Filing Fee

Total Amount Due

Any Amount

111.00

28.00

139.00 + bid amount

\*The cost for publication will be paid from an invoice from the publisher. The cost may

be less than the amount collected and any balance will be refunded.

Mail the Bid Form along with Your Payment to:

ATTN: Delinquent Tax Department

John M. Fothergill

Tulsa County Treasurer

218 W. 6th St., 8th Fl

Tulsa, OK 74119-1004

**Sale Location:**

The scheduled sale will begin promptly at 9:00 a.m. in the lobby of the treasurer’s office

located at 218 W. 6th St., 8th Floor, Tulsa, OK.

**Sale Process:**

The property shall be sold by the county treasurer to the highest competitive bidder or to

the initial bidder if there be no higher price offered. Payment must be made immediately

by cash, cashier’s check or money order. Time will not be allowed to obtain additional

funds. If the initial bidder is not the highest bidder at the conclusion of the sale, the

monies placed on deposit will be refunded within thirty (30) days. The sale shall be

subject to the approval of the Board of County Commissioner’s in its discretion.

**ALL SALES ARE FINAL.**

**After the Sale:**

The treasurer’s office will prepare a transcript of the sale and a deed in fee simple title

to present to the Board of County Commissioner’s. Upon approval of the sale, the

Chairman of the Board of County Commissioners will sign the deed and the documents

will be filed of record in the county clerk’s office. The filed deed will be mailed certified

to the purchaser. It is then good practice for the purchaser to bring suit to quiet title to

the property.

If you have any questions concerning this process, please call the Delinquent

Tax Department at 918-596-5070.

**Process for Suit to Obtain a Quiet Title**

**Why bring suit to quiet title once you have won the auction and the certified deed has been mailed to you:**

A **suit to quiet title** is a legal action taken to establish clear ownership of a property and resolve any disputes or claims against the title. Essentially, it "quiets" any challenges or competing claims to the property, ensuring that the title is clear and undisputed1.

This process is particularly important when there are unclear or conflicting ownership claims, errors in public records, or unresolved inheritance issues. By obtaining a court order through a quiet title action, the property owner can have peace of mind knowing that their ownership rights are legally validated and protected against future claims1.

**Process for and estimated cost of bringing suit to quiet title:**

It’s worth mentioning that it's always a good idea to consult with a real estate attorney who specializes in quiet title actions to get a more accurate estimate based on your specific situation.

1. **Research Property Ownership:** The first step is to research the current status of property ownership and identify any title issues or defects. This may involve obtaining a title report or title commitment from a title company1.
2. **Draft a Quiet Title Complaint:** Next, you'll need to draft a quiet title complaint or petition, which outlines the property details and the title issues you're seeking to resolve.
3. **File and Serve the Complaint:** The complaint is then filed with the appropriate court, and all relevant parties (such as potential claimants) are served with the complaint.
4. **Court Proceedings:** The court will review the case, and there may be hearings or other legal proceedings to determine the rightful ownership of the property.
5. **Obtain a Court Order:** If the court rules in your favor, you'll receive a court order that clarifies or confirms your ownership of the property.

**Estimated cost:** a quiet title action typically ranges from $1,500 to $5,000 for an uncontested lawsuit. If the action is contested (i.e., there are multiple parties disputing the ownership), the cost can be significantly higher2. A real estate attorney can help navigate this type of situation.

**Estimated length of time to obtain quiet title:**

Consulting with a real estate attorney can provide a more accurate timeline based on your situation.

The duration of a quiet title action can vary depending on several factors, such as the complexity of the case, the jurisdiction, and whether there are any disputes or challenges from other parties.

Generally, the process can take anywhere from **6 to 12 months**.

Here's a rough timeline:

1. **Fact Finding and Investigation**: 1-2 weeks
2. **Filing and Serving the Complaint**: 4-7 weeks
3. **Response and Court Proceedings**: 8-12 weeks
4. **Final Judgment**: Additional time for the court to issue a final judgment, which can take several months.

**When should I start renovations if I have the deed and not the final judgment on the quiet title**?

As always, consult a real estate attorney for guidance.

While you have the deed to the property, **it's generally not advisable to start making renovations until the quiet title action is finalized.** This is because any improvements made during this period could be at risk if the court rules against you and property ownership is contested.

**To avoid losing money, here are some steps you can take:**

1. **Consult with Your Attorney:** Speak with your real estate attorney about your plans. They can provide specific legal advice based on your situation and jurisdiction.
2. **Wait for Final Judgment:** It's usually best to wait until the court issues a final judgment confirming your ownership before starting any renovations.
3. **Secure the Property:** If necessary, take steps to secure the property (e.g., basic maintenance to prevent damage) without making significant changes or improvements.
4. **Explore Financing Options:** Look into financing options that might allow you to start planning for renovations without committing funds until the title is clear.