

ALL SHERIFF SALES ARE HELD IN THE FRONT LOBBY OF THE WASHINGTON COUNTY COURT HOUSE. QUESTIONS? **CONTACT RON RAINES AT rraines@countycourthouse.org**. ALL SALES ARE HELD AT 10 A.M. UNLESS OTHERWISE INDICATED.

THE DOLLAR AMOUNT FOLLOWING THE ADDRESS REPRESENTS THE PRINCIPAL SUM OWED ON PROPERTY. THIS IS THE PRINCIPLE SUM ONLY. IT DOES NOT INCLUDE ANY OF THE FOLLOWING FEES THAT MAY APPLY. INTEREST, ATTORNEY FEES, COURT COST, APPRAISAL FEES, TITLE SEARCHES, COUNTY TAXES, OR ANY OTHER FEE'S INCURRED IN RELATION TO THE PROPERTY. (I DO NOT KNOW THE AMOUNT OF THESE FEES; YOU WILL HAVE TO DISCUSS THAT WITH THE ATTORNEY.) YOU CAN LOOK UP INFORMATION ON THE INTERNET UNDER ODCR.COM WITH THE CASE NUMBER. THIS WILL SHOW YOU ANY COURT ACTION TAKEN ON THAT CASE NUMBER AND THE ATTORNEYS NAME SHOULD YOU NOT SEE IT IN THE NEWSPAPER.

SALE DATE: OCTOBER 5TH, 2020

	PRINCIPLE SUM	CASE NUMBER	APPRAISED SUM
31106 N 3954 RD, OCHELATA	66,065.89	CJ-2019-249	54,100.00
529 N DOWNING AVE, DEWEY	108,303.13	CJ-2019-90	96,900.00

BID PROCESS: ALL BIDS ARE VERBAL (NO SEALED BIDS).

TERMS: IN ACCORDANCE WITH THE OKLAHOMA STATE STATUTES THE MINIMUM PRICE A PROPERTY CAN BE SOLD FOR IS TWO-THIRDS (2/3) OF THE APPRAISED VALUE. IF YOU ARE THE SUCCESSFUL BIDDER, 10% OF YOUR BID PRICE IS DUE WITHIN 24 HOURS OF THE SALE. THE CONFIRMATION HEARING IS (APPROX 30 DAYS FROM SALE DATE). **ALL MONIES ARE HANDLED THRU THE COURT CLERK'S OFFICE, (918)337-2870.** THE ATTORNEY FOR THE MORTGAGE COMPANY WILL START THE BIDDING PROCESS AT AN AMOUNT DETERMINED BY THE MORTGAGE COMPANY. ALL PROPERTIES ARE SUBJECT TO BACK COUNTY TAXES.

WE DO NOT HAVE ACCESS TO THE INSIDE OF ANY OF THE ABOVE LISTED PROPERTIES. THE MORTGAGEE (PERSON RESIDING IN PROPERTY) IS THE RIGHTFUL OWNER OF THE PROPERTY UNTIL THE SALE PROCESS IS COMPLETED. EVEN IF YOU ARE THE SUCCESSFUL BIDDER THE MORTGAGEE HAS THE RIGHT TO REDEEM THE PROPERTY PRIOR TO THE TIME OF THE CONFIRMATION HEARING. AN ATTEMPT TO ENTER A PROPERTY OCCUPIED OR VACANT PRIOR TO THIS HEARING COULD BE CONSIDERED A CRIME. **THIS IS NOT AN OFFICIAL DOCUMENT OF THE COURT RECORDS. IT IS PROVIDED AS A COURTESY!**