

## Oklahoma County Bidder Instructions and Conditions of Sale

Last Updated: November 17, 2025

The Oklahoma County Sheriff's Office is legally required to conduct foreclosure sales in accordance with Oklahoma State Statutes Title 12 & 16. These sales are held **virtually on Bid4Assets.com**, typically on Tuesdays. **Auctions begin at 10:00 AM Central Time** and continue until the scheduled closing time or until five minutes pass without a bid, whichever is later.

### Auction Schedule and Property Listings

- The property list is updated each **Friday**, adding properties scheduled for auction approximately **six weeks in advance**.
- Sales may be rescheduled due to holidays or unforeseen circumstances at the discretion of the Sheriffs Office.
- **Plaintiffs must submit recalls in writing to the Sheriff's Office prior to the auction date** to prevent the sale of listed property.
- Check Bid4Assets and the Sheriff's website regularly for **updates or recalls**.

### Bidding Requirements

- **Open to the public**, except employees of the Oklahoma County Sheriff's Office and Bid4Assets, Inc.
- All properties are sold "**AS IS**" and may be **occupied**. Bidders are responsible for researching property, including liens, taxes, and occupancy.
- **Minimum bid is two-thirds (2/3) of the appraised value**, and bids must increase by at least **\$500**.

### How to Bid

- Register online at Bid4Assets.com to participate.
- If you cannot bid online, request a paper bid packet from Bid4Assets at **(301) 650-9193** or pick one up at the Sheriff's Office:  
**2101 NE 36th St., Oklahoma City, OK 73111 (Mon-Fri, 8:00 AM-5:00 PM)**.
  - o *Note: Offline bidders are not subject to Bid4Assets' Terms of Service.*

### Plaintiff Bidding (Upset Price)

- The plaintiff's attorney must submit an **Upset Price** to Bid4Assets at least **one hour before the auction** or state that the plaintiff will not bid.
- The Upset Price may be set as either a proxy bid for the maximum the plaintiff is willing to bid or a flat bid, which will immediately jump the bidding to the plaintiff's max bid when the auction opens. If not submitted, the auction may be postponed.

### Winning Bidders and Payment

- A third-party winning bidder is considered the **purchaser**.
- By **close of the next business day** after the auction, purchaser must submit:
  - **10% of the total winning bid**, made payable to:  
**Oklahoma County Court Clerk**, including the **case number**.
    - Mail or deliver payment to:  
**320 Robert S. Kerr Ave, 4th Floor, Suite 409, Oklahoma City, OK 73102.**
- The remaining balance must be paid at least **one business day before the confirmation hearing**, by cashier's check or money order made payable to:  
**Oklahoma County Court Clerk**, including the **case number**.
  - Mail or deliver payment to:  
**320 Robert S. Kerr Ave, 4th Floor, Suite 409, Oklahoma City, OK 73102.**
- Funds should NOT be sent directly to Bid4Assets

### **Post-Sale and Confirmation**

- The confirmation hearing occurs approximately **3-4 weeks after the auction**.
- Upon receipt of the **Sheriff's Deed**, it is the purchaser's responsibility to **file it with the Oklahoma County Clerk's Office**.
- In the event of default, the next highest bidder may be contacted and offered the property under the same conditions.

### **Property Inquiries**

For specific property details, contact the **plaintiff's attorney** listed in the case.