

Oklahoma County Bidder Instructions and Conditions of Sale

Updated: October 8, 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 Sheriff's 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.
- Properties are auctioned in the order listed.
- **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).
 - *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 is a proxy bid—the maximum the plaintiff is willing to bid. 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**, the purchaser must submit:
 - **10% of the total winning bid**, and

- a **\$425 administrative fee** (included in the total sale price), payable through Bid4Assets.
- 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.

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.