

Tulsa County Administration Building
Tulsa, Oklahoma 74103-3840



500 S. Denver Ave., 3rd Fl.
(918) 596-5071

J. Dennis Semler
Tulsa County Treasurer

January 22, 2019

Karen Keith
Tulsa County Board of County Commissioners
Tulsa County Administration Bldg
500 South Denver
Tulsa OK 74103

Dear Commissioner Karen Keith,

I submit to you, for your approval or disapproval, the following documents in regard to a sale of County Property parcel # 44250-02-12-14690, which was acquired by the County at the June 12, 2018 Resale:

- 1) Notice to Sell County Property
- 2) Bid on County Property
- 3) Publication Affidavit
- 4) Transcript of Proceedings
- 5) County Deed

Respectfully submitted,

J. Dennis Semler
Tulsa County Treasurer

By: Anita C. Clark
Anita C Clark, Deputy

Enclosures

Original: Michael Willis, Tulsa County Clerk for the agenda of January 28, 2019.

Commissioner Stan Sallee
Commissioner Ron Peters
BOCC Chief Deputy, District 2 John Fothergill
BOCC Chief Deputy, District 3 Vicki Adams
County Engineer Tom Rains
County Engineer Barbara Pursell
County Treasurer Resale File

NOTICE TO SELL COUNTY PROPERTY

(Acquired at Resale)

Notice is hereby given, pursuant to the receipt of bid, that I, Anita C Clark, Deputy of Tulsa County Treasurer, TULSA County, Oklahoma, will on January 22, 2019 beginning at 9:00 a.m. at my office in the Courthouse at TULSA, Oklahoma, sell separately the hereinafter described tracts, parcels, or lots of land, all situated in TULSA County, Oklahoma, and heretofore acquired by said County at Resale. Following the name of the bidder and the amount bid, is the description of each property separately offered for sale, as follows:

BIDDER NAME: JOSH SPEISS

BID AMOUNT: \$400.00

PARCEL NUMBER:

44250-02-12-14690

LEGAL DESCRIPTION:

LT 45 BLK 52

VALLEY VIEW ACRES THIRD ADDN

**AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA,
ACCORDING TO THE LAST RECORDED PLAT THEREOF**

The said properties will be separately sold to the highest competitive bidder, for cash in hand, or to the original bidder at the amount bid if there be no higher price offered, subject to the approval of the Board of County Commissioners in its discretion.

The apportioned cost of advertisement and other expense incident to said sale shall be paid by the purchaser, in addition to the amount bid upon said properties.

Witness my hand this **November 19, 2018.**


Tulsa County Treasurer, Deputy

Statute requires three (3) consecutive weekly publications preceding the sale.

PUBLICATION DATES: 01/03/2019, 01/10/2019, & 01/17/2019

SALE DATE: January 22, 2019

BID ON COUNTY PROPERTY

TO: TULSA COUNTY TREASURER

SIR:

I, hereby propose to purchase from Tulsa County, Oklahoma, the following described parcels, tracts, or lots of land, heretofore acquired by said County at Resale, situated in Tulsa County, as follows, to-wit:

PARCEL NUMBER:	44250-02-12-14690
LEGAL DESCRIPTION:	LT 45 BLK 52 VALLEY VIEW ACRES THIRD ADDN AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE LAST RECORDED PLAT THEREOF
RESALE YEAR:	2018
BID AMOUNT:	\$ 400.00
PUBLICATION:	\$ 124.00
FILING FEE:	\$ 23.00
TOTAL BID:	\$ 547.00

I, herewith deposit with the Tulsa County Treasurer the sum of \$547.00 the amount of said bid and fees together with the cost of advertisement of said property listed above, to be held pending the outcome of sale.

Dated at Tulsa, Oklahoma, this **November 19, 2018.**

/s/

VOYAGER PACIFIC OPPORTUNITY FUND II LLC
301 THELMA DR #520
CASPERY WY 82609

PUBLICATION DATES: 01/03/2019, 01/10/2019, & 01/17/2019
SALE DATE: **January 22, 2019**

TULSA WORLD

P.O. Box 1770 Tulsa, Oklahoma 74102-1770 | tulsaworld.com

Account Number

1046674

TULSA COUNTY TREASURER
500 SOUTH DENVER
3RD FLOOR
TULSA, OK 74103

Date

January 17, 2019

Date	Category	Description	Ad Size	Total Cost
01/17/2019	Legal Notices	44250-02-12-14690/SPEISS/VALLEY VIEW ACRES THIRD ADDN	1 x 64.00 CL	113.81

Affidavit of Publication

527698
Published in the Tulsa
World, Tulsa County,
Oklahoma, January 3, 10
& 17, 2019

NOTICE TO SELL COUNTY PROPERTY (Acquired at Resale)

Notice is hereby given, pursuant to the receipt of bid, that I, Anita C Clark, Deputy of Tulsa County Treasurer, TULSA County, Oklahoma, will on January 22, 2019 beginning at 9:00 a.m. at my office in the Courthouse at TULSA, Oklahoma, sell separately the hereinafter described tracts, parcels, or lots of land, all situated in TULSA County, Oklahoma, and heretofore acquired by said County at Resale. Following the name of the bidder and the amount bid, is the description of each property separately offered for sale, as follows:

BIDDER NAME:
JOSH SPEISS
BID AMOUNT: \$400.00
PARCEL NUMBER:
44250-02-12-14690
LEGAL DESCRIPTION:
LT 45 BLK 52
VALLEY VIEW ACRES
THIRD ADDN
AN ADDITION TO THE
CITY OF TULSA, TULSA
COUNTY, STATE OF OKLA-
HOMA, ACCORDING TO
THE LAST RECORDED
PLAT THEREOF

The said properties will be separately sold to the highest competitive bidder, for cash in hand, or to the original bidder at the amount bid if there be no higher price offered, subject to the approval of the Board of County Commissioners in its discretion.

The apportioned cost of advertisement and other expense incident to said sale shall be paid by the purchaser, in addition to the amount bid upon said properties.

Witness my hand this November 19, 2018.

/s/ Anita C Clark
Tulsa County Treasurer,
Deputy

I, Melissa Marshall, of lawful age, am a legal representative of the Tulsa World of Tulsa, Oklahoma, a daily newspaper of general circulation in Tulsa County, Oklahoma, a legal newspaper qualified to publish legal notices, as defined in 25 O.S. § 106 as amended, and thereafter, and complies with all other requirements of the laws of Oklahoma with reference to legal publication. That said notice, a true copy of which is attached hereto, was published in the regular edition of said newspaper during the period and time of publication and not in a supplement, on the DATE(S) LISTED BELOW

01/03, 01/10, 01/17/2019

Newspaper reference: 0000527698

M. Marshall
Legal Representative

Sworn to and subscribed before me this date:

JAN 17 2019

Nancy Carol Moore
Notary Public

ROTARY
SEAL
PUBLIC
NANCY CAROL MOORE
Notary Public
State of Oklahoma
Commission # 06011684 Expires 12/08/22

My Commission expires

DEC 08 2022

**COUNTY TREASURER'S TRANSCRIPT OF PROCEEDINGS
OF SALE OF COUNTY PROPERTY ACQUIRED AT RESALE
FOR APPROVAL OF THE
BOARD OF COUNTY COMMISSIONERS**

To the Honorable Board of County Commissioners,
Tulsa County, State of Oklahoma

I, the undersigned Deputy, herewith tender my report of sale to HBSY PROPERTIES LLC of the following described tract, parcel or lot of land, situated within said County and State, and hitherto acquired by the County at Resale, to-wit:

44250-02-12-14690
LT 45 BLK 52

VALLEY VIEW ACRES THIRD ADDN

AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE LAST RECORDED PLAT THEREOF

The proceedings had thus far toward consummation of said sale have been as follows:

1. On November 19, 2018, an offer was made by JOSH SPEISS to purchase the above described property from the County for the sum of \$ 400.00.
2. On receipt of said bid, I caused notice to be given by publication in the TULSA WORLD, published at Tulsa, Oklahoma, within said County and State, which notice was published once a week for three consecutive weeks preceding the sale, a copy of which notice and proof of publication is hereto attached, and made a part hereof.
3. On January 22, 2019, the same being the date specified in said notice, I announced that the foregoing described property was about to be sold and would be sold to the highest competitive bidder for cash in hand or to the original bidder if there be no higher price offered, whereupon, full opportunity was afforded for bids to be made, and when competitive bidding had ceased regardless of opportunity therefore, sale was declared.
4. No further bids being offered, it was ascertained that
 - a. ABISOYE FAKOYA had offered the highest competitive bid.
 - b. That the highest competitive bid was in the sum of \$ 800.00
 - c. That the additional and separate charge for apportioned cost was \$ 136.81
 - d. That the total to be paid, including deed, was the sum of \$ 936.81
5. Receipt is hereby acknowledged from ABISOYE FAKOYA for the sum of \$ 936.81, the same being tendered in full of the foregoing total bid and apportioned costs, and the same has been deposited in the County Treasurer's Depository Account pending approval of sale and issuance of deed.
6. Sale of the foregoing described property was declared made to HBSY PROPERTIES LLC the foregoing highest competitive bidder subject to approval of the Board of County Commissioners, at its discretion.

NOW, THEREFORE, I respectfully present this transcript of proceedings, attached to all papers, bids and proofs relating to said sale for your approval of the sale herein made, and for your order directing the Chairman of your board to consummate said sale by executing a deed conveying the above described property in as full and complete a manner as the County is empowered to do, to the person, hereinbefore named as the highest competitive bidder for said property.

Signed at Tulsa, Oklahoma, this January 22, 2019

(Seal)



Anita C. Clark

Anita C Clark, Deputy
Tulsa County Treasurer

ORDER OF BOARD OF COUNTY COMMISSIONERS
RELATING TO SALE OF COUNTY PROPERTY ACQUIRED AT RESALE

WHEREAS, the County Treasurer has presented to this Board the foregoing transcript of all his proceedings in said sale, with all papers and proofs relating to said sale, for the approval of this Board of County Commissioners, and

This Board of County Commissioners being convened in the office of the County Clerk of said County and State on the date hereinafter set forth.

WE HAVE CAREFULLY EXAMINED said transcript and proceedings, and find:

1. That ABISOYE FAKOYA is the successful bidder to purchase County Property located:
44250-02-12-14690
LT 45 BLK 52

VALLEY VIEW ACRES THIRD ADDN

THEREFORE, so finding, the Board of County Commissioners of Tulsa County, State of Oklahoma, does hereby order and direct that the foregoing sale be finalized and approved; and the Chairman of said Board of County Commissioners is hereby ordered and directed forthwith: to EXECUTE A DEED conveying the foregoing described property to HBSY PROPERTIES LLC in as full and complete a manner as the County is authorized to convey it; and the County Treasurer is ordered and directed, upon the execution of said Deed to pay into the proper funds and accounts the monies heretofore received by him in consideration thereof.

Done at Tulsa, Oklahoma, this _____ day of _____, 20 _____.

BY ORDER OF THE BOARD OF COMMISSIONERS OF
Tulsa County, State of Oklahoma

_____ Chairperson

(Seal) _____ Member

Attest: _____ Member

_____ County Clerk

_____ Deputy

No. _____	Report & Approval of Sale of COUNTY PROPERTY ACQUIRED AT RESALE	SOLD TO <u>HBSY PROPERTIES LLC</u> _____ _____	STATE OF OKLAHOMA) COUNTY OF TULSA) ss. _____ _____	Filed in the office of County Clerk for record this _____ day of 20 _____ at _____ o'clock _____ M., and recorded in Document # _____ cc yy nnnnnn County Clerk By: _____ Deputy
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COUNTY DEED
PROPERTY ACQUIRED AT RESALE

KNOW ALL MEN BY THESE PRESENTS, THAT

WHEREAS, Tulsa County, State of Oklahoma, acquired title to the hereinafter described tract, parcel, or lot of land for delinquent taxes, interest, penalties and costs in full compliance with and by operation of the assessment, levy, sale and resale laws of the State of Oklahoma; and

WHEREAS, JOSH SPEISS did on November 19, 2018, make to the County Treasurer of said County an offer to purchase from the County the tract, parcel or lot of land hereinafter described; and

WHEREAS, the County Treasurer caused notice of said offer to be given by publication once a week for three consecutive weeks preceding the sale in the TULSA WORLD newspaper, published at Tulsa, Oklahoma, which notice embraced a description of the property, the amount bid therefore, in addition to all costs, the name of the bidder, a statement that the sale of the property so listed would be made at such price and to such bidder unless higher bids were received on the date specified in said notice, and that the terms of sale were strictly for cash in hand, subject to the approval of the Board of County Commissioners; and

WHEREAS, the County Treasurer, at his office in the Court House in Tulsa County, Oklahoma on January 22, 2019, the same being the date stated in the foregoing notice, did announce that the hereinafter described tract, lot or parcel of land was about to be sold and would be sold to the highest competitive bidder, and thereafter, upon due consideration of the original bid offered and advertised and all other bids offered on the day above mentioned, ascertained officially that ABISOYE FAKOYA had offered the highest competitive bid, and did declare the sale made; and transmitted to the Board of County Commissioners a transcript of the proceedings relating to said sale,

THEREAFTER, the Board of County Commissioners of the aforesaid County and State, being in legal meeting at the Court House in said Tulsa County, Oklahoma, on January 28, 2019, and having before it the transcript of proceedings of the County Treasurer in the sale of the hereinafter described tract, parcel, or lot of land as aforesaid, upon due consideration found said proceedings to be according to law, that said ABISOYE FAKOYA had in fact made the highest competitive bid therefore and had made full tender in cash in hand for the amount of bid and in addition the separate and additional charges accrued by reason of costs of said sale, that said sale should be approved; and then did, by order, duly made and entered on its records, approve said sale and directed its chairperson to execute a deed for the same to the grantee, herein.

NOW, THEREFORE, this indenture made this January 28, 2019, between Tulsa County, State of Oklahoma by Karen Keith, the Chairperson of the Board of County Commissioners of said County, of the First Part, and the said HBSY PROPERTIES LLC of the Second Part.

WITNESSETH, that the said Party of the First Part for and in consideration of the premises and the sum of \$ 936.81, in hand paid, the receipt whereof is hereby acknowledged hath granted, bargained and sold, and by these presents doth grant, bargain, sell and convey to the said Party of the Second Part, his heirs, and assigns forever, the tract, parcel or lot of land mentioned in said notice of sale, and described as follows, to-wit:

44250-02-12-14690
LT 45 BLK 52

VALLEY VIEW ACRES THIRD ADDN

AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE LAST RECORDED PLAT THEREOF

In the County of Tulsa, State of Oklahoma.

TO HAVE AND TO HOLD said described tract, parcel or lot of land with the appurtenances thereunto belonging, to said Party of the Second Part, his heirs, and assigns forever, in as full and ample manner as the County is empowered by law to sell the same.

IN TESTIMONY WHEREOF, the said Karen Keith, Chairperson of the Board of County Commissioners of said County of Tulsa, has hereunto set their hand on the day and year aforesaid.

Chairperson, Board of County Commissioners
of Tulsa County, State of Oklahoma

Purchaser: HBSY PROPERTIES LLC
4322 E 66TH ST #3A
TULSA OK 7424136

ACKNOWLEDGEMENT

State of Oklahoma

)

) SS.

Tulsa County

;

Before me, Michael Willis, the County Clerk in and for said County and State, on this the ____ day of _____, 20_____, personally appeared Karen Keith to me known to be duly qualified and acting Chairperson of the Board of County Commissioners of Tulsa County, State of Oklahoma, and the identical person who executed the above and foregoing instrument, and acknowledged to me that they executed the same as their free and voluntary act and deed as such Chairperson of said Board and as the free and voluntary act and deed of Tulsa County, State of Oklahoma, for the uses and purposes therein set forth.

Witness my hand and seal the day and year above mentioned.

(Seal)

County Clerk Tulsa County,
State of Oklahoma

No. _____

DEED

FROM TULSA COUNTY

STATE OF OKLAHOMA

TO

HBSY PROPERTIES LLC

STATE OF OKLAHOMA)
) ss.
TULSA COUNTY)

Filed in the office of County Clerk for

record this _____ day of 20 _____

at _____ o'clock _____ M., and

recorded in Document # _____ cc yy nnnnnnn

_____ County Clerk

By: _____ Deputy
