

## **Real estate properties held by the Collector of Revenue**

Any parcels that are offered, but not sold in 3<sup>rd</sup> sale offerings during the Collector's annual tax sale, and are not actually bid upon by the county, are held by the Collector of Revenue as subsequent post-third sale offerings.

Parties with an interest in such properties, who wish to redeem their interests, must pay all outstanding delinquent taxes, penalties and fees. **No partial amounts will be accepted.**

The general public is also invited to submit bids on these properties. Persons bidding on the properties must be Missouri residents, or, if not a resident, must appoint and formally declare (see posted appointment form) a resident agent to represent them throughout the process. Persons or entities interested in purchasing any of these properties must be current on their taxes.

The bidding process for these "Post Third Sale Properties" does not involve a public auction, but utilizes random bids exclusively. To begin the process, a prospective bidder may review the posted listing of available properties. Any resulting bids must be submitted via the bid form (posted). All bids are reviewed by the County and must meet minimum standards. Bids that are short of actual taxes or involve properties under community redevelopment programs, are generally declined. In most cases, payment is not required until final approval of the bid is given.

In the event of multiple bids for the same property, we will review all bids, accept the highest reasonable bid and reject the others. Unsuccessful bidders will be advised by mailed notice.

Payment must be in the form of cashier's check or money order made payable to "Collector of Revenue." A separate payment of an amount determined by the length of the legal description (\$30.00-\$33.00) is required for publication of a collector's deed. In accordance with Chapter 140.250 RSMo, a Collector's Deed will be recorded and issued after bid approval.

**It must be noted that the Supreme Court of Missouri has determined that deeds of trust, mortgages and other security interests may not be extinguished by tax sales pursuant to Chapter 140 R.S. Mo. Said liens may remain in full force and effect. Therefore, in Collector of Revenue Tax Sales, the County only transfers such interest as it possesses in the property at the time of tax sale. Issuance of a Collector's Deed alone does not convey clear title. The Collector makes no warranty, guarantee, or other affirmation as to the title to be transferred by any sale.**

Purchases by nontaxable political subdivisions, villages, and municipalities - while not involving actual payment of specific bids - will require purchasers to pay all fees associated with issuance of the Collector's Deed(s). **It is further necessary that such entities demonstrate their authority to accept ownership assignment of all such properties, through copies of authorizing ordinances.**

If you have any questions, please contact Delinquent Taxes at 314/615-7865.