

DELINQUENT TAX CERTIFICATE SALE

ALL BIDDERS ARE ADVISED TO READ ALL LAWS PERTAINING TO TAX SALES, WITH EMPHASIS ON THE REVISED STATUTES OF MISSOURI CHAPTER 140. THIS DOCUMENT IS FOR YOUR INFORMATION AND REFERENCE ONLY. A COPY OF THE REVISED STATUTES OF MISSOURI IS AVAILABLE FOR REFERENCE AT THE STONE COUNTY LIBRARY.

- All lands and lots on which taxes are delinquent and unpaid are subject to a tax certificate sale at public auction.
- The tax sale is held annually on the fourth Monday in August commencing at 10:00 a.m. at the Stone County Courthouse.
- Delinquent taxes with penalty, interest and costs may be paid to the Collector until 4:00 p.m. the Friday before the sale.
- The list of properties subject to sale is published in a local newspaper for three consecutive weeks prior to the tax sale.
- Non-residents of Missouri *may not bid* unless special arrangements have been made with the Collector prior to the sale.
- The sale is conducted by the Collector. Bidding begins for the amount of taxes, penalties and sales costs.
- Buyers *must be present to bid*.
- Each parcel offered for sale is individually identified by parcel number and a brief legal description.
- Purchasers are recommended to research the property and physically locate the property prior to the sale.
- All bidders must sign an affidavit stating that he/she is not currently delinquent on any tax payments on any property. Failure to sign such affidavit, as well as signing a false affidavit, may invalidate the property purchase. Affidavits are available at the Collector's office immediately prior to the tax sale.
- All bidders must be assigned a bid number by the Collector's office.
- The successful bidder receives a Tax Sale Certificate. The total purchase price must be paid to the Collector's office *immediately* at the close of the sale. Cashier's check, personal check, money order and cash are accepted.
- The Collector issues a Tax Sale Certificate to the purchaser. The Certificate is retained for *one year or until the property is redeemed (new law)*.
- The original property owner may redeem the property any time within one year from the sale date and up to ninety days after certified notices are mailed by Certificate holder. If property is redeemed, the Certificate holder must return the original Tax Sale Certificate before redemption proceeds will be disbursed.
- The purchaser may assign ownership of the Tax Sale Certificate by completing the assignment portion on the Certificate. The assignee must be a resident of the state of Missouri. Such assignment must be notarized and presented to the Collector's office to be recorded.
- Liens are not extinguished at the time of sale or during any period of redemption.

PROPERTY REDEMPTION

Property sold at Tax Certificate Sale for delinquent taxes may be redeemed within one year from the issuance of a Tax Sale Certificate as follows:

- 1) Please advise the Collector's office at least twenty-four hours prior to the date you will be redeeming. Allow thirty minutes to process after arriving;
- 2) Pay the Collector the bid amount on the Tax Sale Certificate plus 8% annual interest. Prorated beginning Sept. 1st for the first year;
- 3) Pay the Collector the amount of any subsequent years' taxes paid, if applicable, plus 8% annual interest;
- 4) Pay the Collector any title search charges that have been submitted prior to redemption. (Tax sale purchaser must

submit title search fees immediately after the search has been completed.)

- 5) Pay the Collector a redemption certificate charge of \$25.

Property may be redeemed by the owner of record.

Any tax sale bid amount which resulted in a surplus amount above the delinquent taxes and sales costs paid by the Tax Sale Certificate holder is available for the owner of record. The surplus amount must be requested from the Stone County Commission. Request forms are available in the Collector's office.

The Collector's office notifies the Tax Sale Certificate holder when the property has been redeemed. The Tax Sale Certificate **must be surrendered** to the Collector before the holder will be reimbursed the bid amount plus interest. The Collector will provide a check to the Tax Sale Certificate holder for the redeemed amount less the \$25 redemption certificate fee.

A Certificate of Redemption will be issued to the owner of record when property is redeemed. The Tax Sale Certificate holder will receive a copy of the Certificate of Redemption.

COLLECTOR'S DEED

If the property sold at tax certificate sale has not been redeemed during the **one year** redemption period, the holder of the Tax Sale Certificate may apply for and receive a Collector's Deed to the property. A Collector's Deed can be issued to the Certificate holder provided the following has occurred:

- 1) The legal holder of the Certificate is named as the original tax sale purchaser or the assignee on the original Tax Sale Certificate;
- 2) A lien search on the property has been made by the purchaser and furnished to the Collector;
- 3) At least **ninety days** before requesting a Collector's Deed, the Certificate holder must have notified, by certified mail, any person who holds a publicly recorded deed of trust, mortgage, lease, lien, or claim upon that real estate of their right to redeem such person's publicly recorded security or claim and verification of such mailing furnished to the Collector;
- 4) If the search revealed no lien holders, the Certificate holder has notified the Collector by affidavit who was found of record with a publicly recorded deed of trust, mortgage, lease, lien, or claim;
- 5) At least **ninety days prior** to requesting a Collector's Deed, the Certificate holder has notified the publicly recorded owner at the last known available address and the notification must have been by certified mail, stating the purchaser's intent to obtain a Collector's Deed;
- 6) The Tax Sale Certificate has been surrendered to the Collector; and
- 7) Appropriate fees have been paid to the Collector. (Fees include \$10 Collector Deed Fee and \$27 Recording Fee. More if additional pages are required.)

Failure of the purchaser to obtain a Collector's Deed **within two years (new law)** from the date on the Tax Sale Certificate results in the loss of the purchaser's lien on the property.

Questions? Contact the Collector's Office for Information.

Collector of Revenue
Vicki A. May

Deputy Collector – Tax Sale Inquiries
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Stone County Website: www.stoneco-mo.us

Office Hours are 8:00 a.m. to 4:00 p.m.
Monday through Friday

