



Hank Smythe
Southern Commissioner

Dennis Wood
Presiding Commissioner

Mark W. Maples
Northern Commissioner

INFORMATION FOR BIDDERS

COUNTY TRUSTEE PROPERTIES

FOLLOWING 2018 COLLECTOR'S LAND TAX SALE

The County Commission has appointed itself County Trustee under §140.260. County Trustee properties are offered for sale immediately following the Collector's annual land tax sale held on the fourth Monday in August of each year.

- The 2018 land tax sale will be held on Monday, August 27 2018.
- The Collector has a list of the properties held by the Trustee. The properties are listed on the Collector's website.
- The Collector and the Trustee's representative will be available immediately following the tax sale for discussions with prospective bidders.
- The Trustee will accept bids until Tuesday, September 25 2018.
- The Trustee will reject any bid less than the amount of accrued taxes, special assessments, penalties, and interest. All bids must be at least the amount of accrued taxes, special assessments, penalties, and interest. To all bids, the Trustee will add \$150 for the Collector's advertising and notice expenses.
- The Trustee may reject part or all of any bid, or negotiate between or among bidders to secure the highest price.
- Neither the County nor the Trustee warrants that good and marketable title to the property is being conveyed. Rather, the conveyance is of what title, if any, was received by the Trustee in the Collector's delinquent land tax sale; that is, whatever title the 'named taxpayers' had. It may be that the 'named taxpayers' listed in the County's records did not actually have title to the property, or own all interests in the property, or it may be that there are title defects.
- The property may be subject to easements, covenants, and restrictions of record, or to restrictions, encumbrances, or claims of third parties. A successful purchaser should plan on the expenses of
 - a title search to determine whether there are any restrictions, encumbrances, or claims of third parties,
 - having an attorney bring a quiet title action to cure any defects in title.
- With any tax sale or county trustee's sale, there is a possibility that a former owner or lienholder can bring a lawsuit to have the tax sale set aside due to improper notice or for other reasons.

108 EAST 4TH STREET • P.O. BOX 19 • GALENA, MISSOURI 65656
(417) 357-8141 • FAX (417) 357-3098
WWW.STONECO-MO.US

§140.250 provides in pertinent part

4. A purchaser at any sale subsequent to the third offering of any land or lots, whether by the collector or a trustee as provided in section 140.260, shall be entitled to the immediate issuance and delivery of a collector's deed and there shall be no period of redemption from such post-third year sales; provided, however, before any purchaser at a sale to which this section is applicable shall be entitled to a collector's deed it shall be the duty of the collector to demand, and the purchaser to pay, in addition to his bid, all taxes due and unpaid on such lands or lots that become due and payable on such lands or lots subsequent to the date of the taxes included in such advertisement and sale. The collector's deed or trustee's deed shall have priority over all other liens or encumbrances on the property sold except for real property taxes.
5. In the event the real purchaser at any sale to which this section is applicable shall be the owner of the lands or lots purchased, or shall be obligated to pay the taxes for the nonpayment of which such lands or lots were sold, then no collector's deed shall be issued to such purchaser, or to anyone acting for or on behalf of such purchaser, without payment to the collector of such additional amount as will discharge in full all delinquent taxes, penalty, interest and costs.