



Delinquent Tax Certificate Sale

Revised 7/12/2016

2016 Tax Sale Information 1.docx

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Dear Potential Delinquent Tax Certificate Sale Participant:

THANK YOU for your interest in the 2016 Delinquent Tax Certificate Sale.

This summary is provided for your convenience only. The Annual Delinquent Tax Certificate Sale is governed by Chapter 140 Revised Statutes of Missouri (RSMo.), which is the final authority. Collectors are not responsible to verify COMPLIANCE of procedures.

This is not a mortgage foreclosure sale; we sell Tax Liens on Properties for Taxes due. Only our most delinquent parcels are sold without the ability for redemption.

You should make yourself aware of some of the Missouri laws which govern your rights and responsibilities as a purchaser of property at a Delinquent Tax Certificate Sale. You may wish to consult an attorney before making a bid.

Your County Library has a set of statute books from which you can learn more about tax sale law. The statutes are also available over the internet at the following address: www.moga.mo.gov. You also may obtain from us the Missouri State Tax Commission Chapter 140 Tax Sale Procedure Manual that might be of help to you at a \$5.00 charge, or also available over the internet at the following address: <http://stc.mo.gov/collectors/tax-sale-procedure/>.

The Collector makes no warranty on the title generated by issuance of a Collector's Deed. Failure to lawfully follow all tax sale guidelines and procedures found in Chapter 140, in the Missouri State Statutes, may eventually result in the purchaser's loss of all interest in the purchased property and may leave said purchaser liable for civil damages or criminal charges.

Finally, the Collector and his/her staff will not be able to help you understand nor interpret the laws. The Collector and his/her staff are not attorneys and state statutes prohibit practicing law without a license. For interpretation of the law, consult an attorney.

*Please be aware that the Collector's office will only accept payment from successful bidders in the form of Cashier's Check, Personal Check, Cash, Money Order or credit cards.
(Fees Applicable).*

Thank you again for your interest.

Sincerely yours,