

DELINQUENT TAX CERTIFICATE SALE

ALL BIDDERS ARE ENCOURAGED TO READ ALL LAWS PERTAINING TO TAX SALES, WITH EMPHASIS ON THE REVISED STATUTES OF MISSOURI – SPECIFICALLY, CHAPTER 140.

- ❑ The Tax Sale is held annually on the fourth Monday in August commencing at 10:00 a.m. at the Perry County Administration Building.
- ❑ All lands and lots on which taxes or special assessments are delinquent and unpaid are subject to a tax certificate sale (hereinafter, "Tax Sale") at public auction.
- ❑ Delinquent taxes with all penalties, interest and costs may be paid to the County Collector no later than 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, and may be found on-line at *perrycountymo.us*
- ❑ Non-residents of Missouri **may not bid** unless 1.) special arrangements have been made with the Collector prior to the sale; and 2.) such bidder is in full compliance with Section 140.190, R.S.Mo.
- ❑ The Collector, sometimes through the assistance of an auctioneer, conducts the Tax Sale. The opening bid must, at a minimum, be equal to or greater than the amount of all delinquent taxes, penalties, and Tax Sale costs.
- ❑ Purchasers must be present to bid.
- ❑ Descriptions for properties offered for sale will include, at a minimum, the parcel number, owner of record and brief legal description.
- ❑ Purchasers are recommended to research the property and physically inspect the property prior to sale.
- ❑ All bidders must sign an affidavit stating that he/she is not, at the time of the sale, delinquent on any tax payments on any property. Property purchases will be invalidated for those either failing to sign such an affidavit, or signing a false affidavit. Additional affidavits will be made available at the Collector's office and/or the sale site immediately prior to the Tax Sale.
- ❑ The purchaser will receive a sale sheet identifying the parcel purchased as well as the prevailing bid price at the auction. The total purchase price must be paid to the Collector's office no later than 4:00 p.m. on the day of the sale. The following are the only forms of payment the Collector's office will accept: Cashier's Check, personal check (at Collector's discretion), bank draft, cash and/or credit cards (Fees Applicable).
- ❑ **If the bid is not paid, or if the sale is invalidated as a consequence of purchaser's submission of a false affidavit, a penalty of 25% of the bid amount plus attorney's fee may be assessed against the purchaser.**
- ❑ The Collector issues, records and mails a Tax Sale Certificate of Purchase to the purchaser. The original Tax Sale Certificate of Purchase must be retained by the purchaser. Such Tax Sale Certificate of Purchase is required to be surrendered upon either 1.) property redemption; or 2.) the issuance of a Collector's Deed.
- ❑ Any party with a publicly recorded interest in the property may redeem the property anytime before the one-year anniversary of the Tax Sale. The purchaser may assign ownership of the Tax Sale Certificate of Purchase by completing the assignment portion on the Tax Sale Certificate of Purchase. 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, along with the cost to record the assigned Certificate of Purchase.
- ❑ Publicly recorded liens or other encumbrances are not extinguished at the time of sale, or during the statutorily prescribed redemption period.
- ❑ The purchaser will need to pay any subsequent unpaid taxes, recording fees, release fees, and deed fees, as applicable.
- ❑ We request that all bid increments be made in amounts of \$5 or more