

DELINQUENT TAX CERTIFICATE SALE

GENERAL INFORMATION

- **Prior to bidding, you should have already made yourself aware of Missouri laws which govern your rights and responsibilities as a purchaser. Tax Sale is held in accordance with Chapter 140 of the Revised Statutes of Missouri (RSMo). The statutes can be found at www.revisor.mo.gov**
- **We recommend consulting an attorney to help you understand and interpret the laws. The Collector and her staff will not be able to interpret the statutes for you. For any interpretation of the law, consult an attorney.**
- **Do your research on the properties prior to bidding. Buyer beware. Know exactly what you are bidding on.**
- **Failure to follow the laws regarding your responsibility as a purchaser may result in the loss of your interest in the property.**
- **All lands and lots on which taxes are delinquent and unpaid are subject to a tax certificate sale at public auction. In Dallas County, a property must be delinquent three (3) years before it is offered at a delinquent tax sale.**
- **The tax sale is held annually on the fourth Monday in August commencing at 10:00 AM at the North Door of the Dallas County Courthouse.**
- **Delinquent taxes with penalty, interest and sales costs may be paid to the County Collector at any time before 10:00 a.m. on the sale date to prevent property from selling.**
- **The list of properties that may be offered for sale is published in the Buffalo Reflex newspaper for three consecutive weeks prior to the tax sale. The list is also available in the Collector's office during regular office hours.**
- **The sale is conducted by the Collector. On First, Second and Third Offerings bidding begins for the amount of taxes, penalties and cost of sale. If the parcel is in the city limits, there may also be city taxes and fees.**
- **Parcels being offered for the Subsequent to Third time will be sold in accordance with Section 140.260.8 Revised Statutes of Missouri. Bidder must pay the cost of recording the deed.**
- **Purchaser MUST be present to bid.**
- **Each parcel offered for sale is individually identified by a parcel number, brief description and owner of record, as it appears on the Assessor's roll.**
- **Prior to the sale, Purchaser or appointed agent must sign and have notarized 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 prior to the tax sale and must include a valid driver's license or other government issued ID.

- **The total purchase price must be paid to the Collector's office by 2:00 pm the day of the sale. Cashier's check, cash or money orders are accepted.**
- **Failure to pay the amount bid will result in a 25% penalty of the bid amount plus a Prosecuting Attorney fee. (Section 140.280 RSMo).**
- **Non-residents of Missouri wishing to bid at the sale must execute a Designation of Resident Agent form and the Resident Agent must execute an Agent Appointment Acceptance form prior to the sale.**
- **The purchaser may assign ownership of the Certificate of Purchase. The assignee must be a resident of Missouri. The certificate can not be assigned to anyone owing delinquent taxes. Such assignment must be notarized and presented to the Collector's office to be recorded. A recording fee is required.**
- **The Collector issues, records, and mails a Certificate of Purchase to the purchaser. The Certificate of Purchase must be retained to be surrendered if the property is redeemed or a Collector's Deed is issued.**
- **Property sold at the tax certificate sale for delinquent taxes as a First or Second Offering may be redeemed within one year from the issuance of a certificate of purchase, and thereafter until a Collector's Deed is issued.**
- **Third Offerings have a 90-day redemption period.**
- **Subsequent to Third Offerings have no period of redemption.**
- **Property may be redeemed by the owner of record, lienholder, or occupant of any land or lot sold for taxes, or any other persons having an interest therein during the given redemption period, or at any time prior to the purchaser meeting all requirements necessary to claim a deed.**
- **After the statutory period of redemption has passed, the holder of a Tax Certificate may call for a Collector's Deed. The requirements of Chapter 140 RSMo must be fulfilled before a Deed will be issued. An executed affidavit must also be submitted before a deed will be issued.**
- **Property liens against the property are not extinguished at the time of sale or during any period of the redemption.**
- **To obtain a Bidder Affidavit and additional information, please contact our office.**
- **THIS IS PROVIDED AS GENERAL INFORMATION ONLY. CONTACT A LEGAL PROFESSIONAL FOR ANY LEGAL ADVICE.**