

Post Third Sale Properties Instructions

Properties that have been offered but did not sell at the Collector of Revenue's annual tax sale auction for three consecutive years, become 'Post Third Sale Properties', and are available for bid at the Collector's office at any time. (Chapter 140 RSMo, Section 140.250).

Properties of interest may be researched on the online [real estate information](#) page. Due to call volume, our staff is unable to provide general information over the phone.

The general public is invited to submit bids on those properties. The bidding process for Post Third Sale Properties does not involve a public auction but utilizes random bids exclusively. Available properties are subject to change without notice.

Bidders must meet the following qualifications:

- ✓ Must be Missouri residents or formally appoint a Missouri resident to represent them throughout the process (see posted appointment form);
- ✓ Must be current on their personal property and real estate taxes and submit proof of tax payment;
- ✓ Adhere to all instructions and use the official bid form;
- ✓ The official bid form must be notarized and delivered in person or via mail to the Collector of Revenue Back Tax Division at 41 S. Central Ave in Clayton, MO 63105. Faxed or emailed bid forms are not accepted. **The Collector's office does not provide notary services;**
- ✓ Bid forms must be accompanied by payment in full (cash, cashier's check or money order made payable to "Collector of Revenue"), **plus** a separate payment in the amount of \$30.00, made payable to "Recorder of Deeds", for publication of a collector's deed. **Please do not combine** the bid amount and the recording fee on one check. The payment is held until final approval of the bid is granted.

If you are the highest bidder, a Collector's Deed will be recorded and issued after bid approval. If you are not the highest bidder, the funds you submitted will be returned to you. As the highest bidder, you will be subject to the provisions of Chapter 140 RSMo, specifically Section 140.250 RSMo.

In the event of multiple bids for the same property, we will review all bids, accept the highest reasonable bid and reject the others. Unsuccessful bidders will be advised by mailed notice.

It must be noted that the Supreme Court of Missouri has determined that deeds of trust, mortgages and other security interests may not be extinguished by tax sales pursuant to Chapter 140 R.S. Mo. Said liens may remain in full force and effect. Therefore, in Collector of Revenue Tax Sales, the County only transfers such interest as it possesses in the property at the time of tax sale. Issuance of a Collector's Deed alone does not convey clear title. The Collector makes no warranty, guarantee, or other affirmation as to the title to be transferred by any sale.

Purchases by non-taxable political subdivisions, villages, and municipalities - while not involving actual payment of specific bids - will require purchasers to pay all fees associated with issuance of the Collector's Deed(s). It is further necessary that such entities demonstrate their authority to accept ownership assignment of all such properties through copies of authorizing ordinances.

Parties with an interest in such properties (e.g. family members, mortgage holders) who wish to redeem their interests, must pay all outstanding delinquent taxes, penalties and fees. **Payment must be in the form of certified funds or cash, and partial amounts will not be accepted.**