

# CERTIFICATE SALE

**ALL BIDDERS ARE ADVISED TO READ ALL LAWS PERTAINING TO TAX SALES, WITH EMPHASIS ON THE REVISED STATUTES OF MISSOURI CHAPTER 140. THE FOLLOWING INFORMATION IS FOR REFERENCE ONLY.**

- The entire MO State Statutes chapter 140 is available online or a copy may be purchased from the collector's office for a fee.
- All tax sale bidders are encouraged to pre-register with the Collector's office the week prior to tax sale.
- All lands and lots on which taxes are delinquent and unpaid are subject to a tax certificate sale at a public auction.
- The tax sale is held annually on the fourth Monday in August commencing at 10:00 am at the St. Francois County Annex.
- The list of properties subject to sale is published in a local newspaper for three consecutive weeks prior to the tax sale. Can be found online at [dailyjournalonline.com](http://dailyjournalonline.com).
- Non-residents of Missouri may not bid unless special arrangements have been made with the Collector prior to the sale.
- Certificates of purchase cannot be assigned to non-residents or delinquent taxpayers. Section 140.410.
- The sale is conducted by the Collector. Bidding begins for the amount of taxes, penalties, and sales costs. (Amount listed in paper plus \$63.75.)
- Buyers must be present to bid.
- Each parcel offered for sale is individually identified by parcel number and a brief legal description.
- Purchasers are recommended to research the property and physically locate the property prior to the sale.
- All bidders must sign 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 the week prior to the tax sale.
- All bidders must be assigned a bid number by the Collector's office.
- The total purchase price plus fees must be paid to the Collector's office immediately at the close of the sale. Cashier's check, money order, personal check, and cash are accepted. Real Estate receipts will be issued.
- A recorded copy of the Certificate of Purchase will be mailed. For a 3<sup>rd</sup> year sale, the purchaser shall within forty-five days notify such person of the person's right to redeem the property within ninety days from the postmark date on the notice Section 140.405.
- The original property owner may redeem the property any time within one year from the sale date and up to ninety days after certified notices are mailed by the certificate holder for a 1<sup>st</sup> or 2<sup>nd</sup> year sale. On a 3<sup>rd</sup> year sale, the original owner has up to ninety days after certified notice postmark date. If property is redeemed, the Certificate holder must return the original Tax Sale Certificate before redemption proceeds will be disbursed.