

Due to Covid-19 there will be a few new regulations for the annual Land Sale held August 24, 2020.

We will be limiting the number of people allowed in the assembly room during the sale. ONLY the registered bidder will be allowed inside.

Further, you will be REQUIRED to wear a mask at all times while inside the building and assembly room.

We will take a small recess after 1<sup>st</sup> sale. If you have no other properties you are interested in, we ask that you step outside to the hall where you can make your payment and are then free to leave.

# 2020 BIDDERS INFORMATION

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## DO YOUR RESEARCH

It is your responsibility to research the property before bidding on it. There could be mortgages, liens, and other fees associated with the real estate. The property you are bidding on is sold as is, where is, subject to liens, encumbrances, claims, exceptions, or qualifications to title that may or may not be recorded in the land records! Buyer Beware!!

## NO IMMEDIATE ACCESS TO THE PROPERTY!

THIS MATERIAL IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY. FURTHER, THE JEFFERSON COUNTY COLLECTOR'S OFFICE CANNOT PROVIDE YOU WITH LEGAL ADVICE AND SUGGESTS THAT YOU CONTACT AN ATTORNEY TO ANSWER ANY QUESTIONS YOU MAY HAVE.

- For information pertaining to Land Tax Sales, please refer to Chapter 140 of the Missouri Revised Statutes. [revisor.mo.gov](http://revisor.mo.gov)

- The Missouri State Tax Commission also has information available at:

[stc.mo.gov](http://stc.mo.gov)

Click on **Collectors**, and then click on **Tax Sale Manual**

- You must register and obtain a bid number to participate in our sale.  
You will **NOT** be issued a bid number if any real estate or personal property taxes are owed. **We will NOT issue bid #'s once the sale has started.**
- A current Missouri Driver's license is required to verify Missouri residency.
- Out of State bidders must appoint an agent from Jefferson County and both parties must sign an affidavit. The appointed Jefferson County Agent will do the bidding. The Certificate of Purchase and Collector's Deed will be issued to the Jefferson County Agent only. Please refer to Chapter 140 of the Missouri Revised Statutes under Section 140.190.
- **If purchasing property as a Corporation, Company, or Partnership**, we require a current copy of your Articles of Incorporation **and** a current copy of a Certificate of Good Standing from the Secretary of State. We must have this paperwork **PRIOR** to issuing your bid number.
- A signed and notarized affidavit is required stating the bidder is not delinquent on any taxes. The affidavit is included in this packet.
- Fill out the affidavit **exactly** how you want the Collector's Deed to read.
- If you are putting your spouse's name or another person on the affidavit, both parties must sign, and **BOTH MUST COME IN TO RETURN AFFIDAVIT FOR BID #.**

- Do not sign the affidavit until you are in front of a notary.
- Once the affidavit is returned, your bid number will be issued.
- **Do not lose the bid number** – If you do not have your bid number you will not be able to participate in the sale.
- **PLEASE BE AWARE THAT YOU ARE ONLY BUYING A TAX LIEN AGAINST THE PROPERTY. YOU WILL NOT HAVE IMMEDIATE ACCESS.** This is a complicated process and you must follow the instructions and Missouri state statutes. If you do not understand what is required of you, we suggest you hire a real estate attorney to assist you. You could ultimately lose your bid money if everything is not done correctly!
- The current owner/occupant/lien holder has a predetermined redemption period.
- After the redemption period has expired and once the purchaser is in compliance with section 140.405 of the Missouri State Statutes, a Collector's Deed will then be issued.
- The timeline and procedures for issuance of a Collector's Deed are located in Missouri Revised Statutes Section 140.405.
- The Land Sale Purchaser must notify the Collectors office of any subsequent taxes, title search fees, and mailing costs that they have incurred for redemption purposes. If you fail to send those invoices/receipts to us, and the taxpayer redeems the property, **you will not be reimbursed for any of those fees.** If you fail to complete the paperwork required within the 18-month period, **you will lose your interest in the property and will not receive any type of refund or reimbursement.**

# **METHODS OF PAYMENT FOR** **LAND SALE**

CASH

CHECK

CASHIER'S CHECK

MONEY ORDER

CREDIT AND DEBIT CARDS

**VISA DEBIT CARD - \$3.95 PROCESSING  
FEE**

**ALL OTHER CARDS, INCLUDING CREDIT  
CARDS – 2.4% OF BILL PROCESSING FEE**

# BIDDER'S AFFIDAVIT

STATE OF MISSOURI  
COUNTY OF JEFFERSON

As required by Section 140.190 Revised Statutes of Missouri,

\_\_\_\_\_, who resides at  
(Legal name-as it will appear on recorded documents)

\_\_\_\_\_  
(Mailing address of the above named bidder)

being first duly sworn makes this his/her affidavit and states: I am not currently delinquent on any tax payments on any property. Furthermore, I understand that failure to sign this affidavit, as well as signing a false affidavit, may invalidate the purchase of the property for which I successfully bid at the Tax Certificate Sale conducted by Jefferson County Collector of Revenue, Beth Mahn on the 4th Monday in August, annually.

\_\_\_\_\_  
Signature of affiant

PHONE #

\_\_\_\_\_  
Signature of affiant

PHONE #

SWORN TO AND SUBSCRIBED before me this \_\_\_\_\_ day of \_\_\_\_\_

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_