

2021 Clay County Post 3rd Sale Guidelines

Properties that have received no bids after being offered at the annual tax sale for at least three successive years are available for purchase at any time for a compromised amount, beginning ten days after the close of the annual tax sale. The state statutes regarding such properties are RSMO 140.250 and RSMO 140.260, stating that these properties may be sold in this manner, without further notice to the owner.

- For a period of 10 days following the annual tax sale, all eligible properties will first be offered to the county land trustee, public interest organizations, and the cities in which each parcel may be found. After such time, any unpurchased properties will be considered available to the general public until April 30th of the following year.
- The owner of the property in question shall have the right to pay the taxes due at any time prior to the minute the Collector's office receives payment of the amount bid by any purchaser, including the county land trustee, a public interest organization, or the city in which property is located.
- To make a bid, any person that was not registered to bid at the most recent annual tax sale is required to submit an affidavit in compliance with RSMO 140.190 stating that they are a Missouri resident or that they are a bidder that has designated a Clay County resident to act as an agent. All bids will be held in confidence until the first business day of each month, at which time they will be opened and the properties awarded based on the highest bid from properly registered bidders.
- Each listing will contain the full amount of taxes due at the time of the most recent annual tax sale. The minimum bid will be set at 10% of the county taxes due at the time of the most recent annual tax sale, plus any subsequent taxes that have come due, plus \$27.00 to cover the cost of recording the deed. The list of properties is available online or by calling the Collector's office. Bids may be submitted by using the online form and must include the parcel number of the property being bid upon, and the amount of the bid. All bids must be acknowledged by the Collector's office. If you do not receive acknowledgement of your bid, do not assume it has been accepted or will be considered.
- All bids will be held in confidence until the first business day of each month, at which time they will be opened and the properties awarded based on the highest bid from properly registered bidders. Payment must be made by 5:00pm on the third business day after the bid is awarded. Payment for all properties purchased must be in cash, cashier's check, or money order. If payment is not received or the bidder is disqualified for any reason, including part/full ownership of real estate or personal property on which the taxes are delinquent, the property will be awarded to the next highest bidder.

Missouri statutes do indicate that a Collector's Deed issued under these circumstances will give the purchaser a superior right over all other liens, except those for real property taxes, but purchasers are strongly encouraged to consult with an attorney and to conduct a title search before proceeding. In many cases, purchasers will have to file a quiet title action to get good title, and the court's interpretation of that provision will prevail over the interpretation of the Collector's office.