**BIDDER NAME: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**BIDDER NUMBER: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**PLEASE READ AND ACKNOWLEDGE NOTICE**

**BUYER BEWARE** – **THERE ARE** **NO REFUNDS. ALL SALES ARE FINAL**.

The Collector’s office follows RSMO 140 for Tax Sale Procedures found at [www.revisor.mo.gov](http://www.revisor.mo.gov). It is the responsibility of the Tax Sale Bidder to understand the statutes associated to the Tax Sale Process. Since a court’s interpretation of state statutes overrules any interpretation by the Collector’s Office, the Collector or staff cannot answer legal questions and no opinion of the Collector or staff should be considered legal advice and the office will not interpret the laws for the bidder.

It is the bidder’s responsibility to be aware of the property you are bidding on, there may be associated liens and fees due to other organizations, hazardous conditions, or other issues on said property. It is also the bidder’s responsibility to know the associated laws to the tax sale process. Be sure you know what you are buying: Location and Condition. The SITUS listed is from the Assessor’s file for a locater only and may not be the exact situs or description of the property. You can locate a parcel using the Miller County GIS mapping system located at [www.millergis.integritygis.com](http://www.millergis.integritygis.com) by entering the parcel number in the PID Search Box. This will help you locate the parcel. Please note you must not trespass on any of the tax sale properties, the owner still has all rights to the property.

Please be advised, if purchasing a First, Second or Third Offering listing, YOU DID NOT PURCHASE THE REAL PROPERTY, you purchased a tax lien on that property in the form of a Certificate of Purchase, you have no rights of ownership of the property. The property owner still owns the property and has all rights to the property until a Collector’s Deed is issued. Missouri State Law requires that the property owner has a time period to redeem the lien that was purchased. On First and Second offerings, Missouri Law allows a ONE YEAR REDEMPTION PERIOD, on Third offerings, the redemption period is NINETY DAYS. After Third-Subsequent offerings are issued a Collector’s Deed without a redemption time period.

1. Be sure you have researched the properties you intend to bid on. There may be some properties with federal, state, or other liens, hazardous conditions, or that are considered common areas. **It is the responsibility of the bidder to research the property fully and understand how these conditions may impact the purchase**.
2. Non-tax liens or other obligations on the property may not be extinguished at the time of the tax sale or during any redemption period**. We advise you to consult your attorney about liens and/or deed of trust, etc. (RSMo 140.240)**
3. **It is the responsibility of Tax Sale Bidder to understand the statutes associated to the Tax Sale Process.** Since a court’s interpretation of state statutes overrules any interpretation by the Collector’s Office**. The Collector or staff cannot answer legal questions and no opinion of the Collector or staff should be considered as legal advice.**
4. Cell phones are not allowed to be used during the Tax Sale.
5. **Payment of properties purchased at the Tax Sale must be paid by 2:00 p.m. on the day of the sale in the Collector’s Office, or said sale will be invalidated.** In addition to the bid amount, we will be collecting $24.00 on each parcel purchased representing the Certificate of Purchase recording fee.
6. You will receive a copy of the recorded Certificate of Purchase by the second week of September. Please put this in a safe place as you will need to submit it to the Collector’s Office in order for you to receive your monies if the property is redeemed or when you are obtaining a Collector’s Deed.
7. There is a one (1) year redemption period starting from the day of the Tax Sale for first and second offering properties. If the property is not redeemed, after this one-year period, you will be eligible to obtain a Collector’s Deed if you meet the following qualifications listed below. *Failure of the purchaser to obtain a Collector’s Deed withing 1 year and 6 months (18 months) from the date of the purchase of the Certificate of Purchase results in loss of the purchaser’s lien on the property, during which time the property is eligible for redemption (RSMo. 140-340, 140-405, 140.410)*
   * Prior to applying for the Collector’s Deed, you must have a Title Search Report conducted by a licensed attorney or licensed title search company.
   * AT LEAST ninety (90) days prior to the date when the purchaser is “authorized to acquire the deed”, purchaser shall notify the owners of record and any persons who hold a publicly recorded unreleased deed of trust, mortgage, lease, lien, judgement, or any other publicly recorded claim upon that real estate of such person’s right to redeem the property.
   * Notification must be by BOTH First-Class Mail AND First Class Certified Mail with Return Receipt Requested.
   * If BOTH First-Class Mail and First Class Certified Mail is returned undeliverable, you will need to attempt additional notification.
   * If you have not met the requirements set forth in Missouri State Statute 140.405, you will lose **ALL** interest in the property and monies paid. **NO EXCEPTIONS**.
8. If you purchase a **3rd Offering Property**, *you will still need to have a title search performed and within forty-five (45) days of purchase, notify anyone who has an interest in the property by both First Class* ***AND*** *First Class Certified Mail* of the person’s right to redeem the property within ninety (90) days from the postmark date on the notice.
9. What you will need to turn into the Collector’s Office to obtain a Collector’s Deed:
   * Original Copy of Certificate of Purchase.
   * Copy of **ALL** envelopes for First Class and First Class Certified notices as they appear immediately before mailing with certified stickers and postage attached. It is the purchaser’s responsibility to prove the date notices were sent and the names and address of where the notices were sent.
   * Copy of **ACTUAL** letter that was sent for the notice.
   * **ALL returned original** First-Class Mail AND First Class Certified Mail unopened or signed return receipt cards (green).
   * Original Receipts for First Class Mailing AND First Class Certified Mail Postage.
   * Original Title Search and Title Search PAID receipt.
   * Documentation and receipts of attempts at additional notification.
   * Affidavit stating that you have performed all requirements to obtain the Collector’s Deed.
   * Pay Recording and Collection Fee. (Recording fee is $27.00 for the Collector’s Deed.
10. All references to Missouri State Statutes above are also located at revisor.mo.gov.

I acknowledge that I have read, understand, and acknowledge the information stated above and wish to attend and bid at the Miller County Tax Sale on Monday, August 22, 2022.

Bidder Signature: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Bidder Printed Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Date:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Telephone Number: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_