

Collector's Deed

After the statutory period of redemption has passed, the holder of a Certificate of Purchase may call for and receive a collector's deed to the property. The requirements of Chapter 140 RSMo must be fulfilled before a deed is issued.

Issuance of a Collector's deed may not extinguish the right of other taxing entities to collect their special assessments.

Subsequent taxes coming due after the tax sale will be billed to the buyer and must be paid before they become delinquent. If they are not paid, the buyer forfeits all liens on such lands so purchased. (RSMo 140.440)

CivicSource will perform all statutorily required due diligence on behalf of tax sale buyers in accordance with RSMo 140.405. Buyers will be able to view the status of the due diligence by returning to CivicSource.com and viewing the properties they purchased.

Appropriate fees have been paid to the Collector at the time of sale to cover due diligence costs. Additional fees may be added at the time of collection of a Collector's deed if the due diligence exceeds the amount of the fees collected. Any unused portion of fees collected will be refunded to the buyer. Buyers are always welcome to perform their own additional due diligence, at their own, non-reimbursable expense.

Buyers may view each step of due diligence, as required by RSMO140, as it is performed. Every document mailed, the title search, pictures of postings, etc. are all viewable by the buyers at CivicSource.com. Buyers must co-sign an affidavit indicating their acceptance of due diligence performed by CivicSource. The Collector's office will provide the affidavit and it must be notarized and returned to the Office of the Collector before a Collector's deed can be issued. Buyers should view all documents on CivicSource prior to signing the affidavit. Buyers are welcome to perform their own additional due diligence, at their own, non-reimbursable expense.

Failure to submit and affidavit to obtain a collector's deed within 18 months from the date on the certificate of purchase results in the loss of the buyer's lien on the property. The property will then revert back to the original title holder.

**The Collector's office makes every effort to notify interested parties; however, failure to receive notice(s) does not affect the legal time constraints for redeeming property or obtaining a collector's deed.*

**The Collector makes no warranty on the title by issuance of a collector's deed. Failure to lawfully follow all tax sale guidelines and procedures found in Chapter 140, in the Missouri State Statutes, may eventually result in the buyer's loss of all interest in the purchased property and may leave said buyer liable for civil damages or criminal charges.*