

**SALES OF LAND FOR DELINQUENT TAXES OF 2024**

I, Tara Comer, Collector of Ralls County, Missouri, do hereby certify that the following land or lots of which taxes are delinquent for the year 2021 and subsequent years on the following tracts of land, shall be subject to sale to discharge the lien for unpaid taxes, together with all penalty and costs, shall be sold at the front of the Courthouse at 10:00 A.M. on August 26, 2024 being the fourth Monday in August, according to Missouri Statute 140.70

FIRST OFFERING	MAP PARCEL ID	TAX YEAR	UNPAID	TOTAL
MURPHY, JULIA MAI	09-3.1-06-002-14-05.00000 35-03-13478.000	2021	\$661.95	
		2022	\$581.69	
		2023	\$506.37	
		Publ. fee	\$166.00	<b>\$1,916.01</b>
SEALE, JOHN & MARGARET E	04-0.1-11-002-07-11.00000 35-09-04990.000	2021	\$84.27	
		2022	\$75.20	
		2023	\$66.48	
		Publ. fee	\$166.00	<b>\$391.95</b>
WATKINS, CARRIE L ARDREY, RL	03-0.3-06-000-00-05.00000 35-09-03762.000	2021	\$144.88	
		2022	\$145.25	
		2023	\$145.41	
		Publ. fee	\$166.00	<b>\$601.54</b>
<b>SECOND OFFERING</b>	<b>MAP PARCEL ID</b>	<b>TAX YEAR</b>	<b>UNPAID</b>	<b>TOTAL</b>
<b>THRID OFFERING</b> GARNER, JAMES A	04-0.2-10-001-01-17.01000 35-09-05224.000	2019	\$99.34	
		2020	\$91.70	
		2021	\$82.31	
		2022	\$73.50	
		2023	\$65.01	
		Publ. fee	\$166.00	<b>\$577.86</b>
<b>BEYOND THIRD</b> MC CUNE, LOUIS W & CONNIE A	14-0.8-27-030-90-50.000 35-01-18062.000	2012	\$683.59	
		2013	\$647.02	
		2014	\$606.30	
		2015	\$577.78	
		2016	\$537.87	
		2017	\$511.22	
		2018	\$471.72	
		2019	\$535.26	
		2020	\$504.17	
		2021	\$446.57	
		2022	\$392.56	
		2023	\$341.41	
		Publ. fee	\$166.00	<b>\$6,421.47</b>
		LEE, HERSCHEL R & CHERYL K	08-1.1-01-001-22-11.00000 35-03-10900.000	2013
2014	\$391.06			
2015	\$359.06			
2016	\$537.93			
2017	\$510.63			
2018	\$473.34			
2019	\$482.22			
2020	\$451.47			
2021	\$401.56			
2022	\$353.56			
2023	\$308.21			
Publ. fee	\$166.00	<b>\$4,851.57</b>		
TITAN TOWERS LP	03-0.6-23-000-00-05.00000 35-09-04304.000	2007	\$229.04	
		2008	\$236.59	
		2009	\$216.99	
		2010	\$198.57	
		2011	\$189.80	
		2012	\$188.93	
		2013	\$178.74	
		2014	\$172.94	
		2015	\$159.53	

2016	\$192.68	
2017	\$192.69	
2018	\$182.48	
2019	\$166.72	
2020	\$151.42	
2021	\$134.06	
2022	\$119.62	
2023	\$105.00	
Publ. fee	\$166.00	<b>\$3,181.80</b>

JAEGER, LLOYD K

**06-0.6-14-000-00-53.000**  
**35-09-07389.010**

2012	\$381.77	
2013	\$361.88	
2014	\$339.01	
2015	\$325.22	
2016	\$302.85	
2017	\$294.14	
2018	\$271.79	
2019	\$265.67	
2020	\$243.65	
2021	\$216.50	
2022	\$191.34	
2023	\$167.33	
Publ. fee	\$166.00	<b>\$3,527.15</b>





**Policy applicable to all properties that were offered on the tax sale a 3rd time and did not sell at such 3rd offering.**

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**These properties are now subject to RSMO 140.250, specifically parts 3 and 4 also 140.260 part 8.**

**These properties may be sold for any amount, at any time, without further notice.**

Beginning on the fourth Monday in September after the close of the tax sale in the year after in which the property was offered as a subsequent sale, and was not sold, the collector will begin accepting written offers for the purchase of such properties. All properties will be subject to a minimum of a thirty day public posting period. Which may be one or all of the following, but not limited to, (In office, County Web Site, Physical Posting). The minimum acceptable offer shall be the amount of County taxes due. All offers shall be held and evaluated together at 10:00 a.m. on the first business day of each month. At that time, the property in question shall be sold to the highest bidder, according to the following guidelines:

1. All persons or entities placing bids on these properties shall meet the same qualifications for all regular bidders at the tax sale. However, a bidder for a post 3rd sale property may register at any time prior to bidding on a particular property.
2. The city in which the property is located shall be given the opportunity to purchase the properties located within its city limits, so long as such offer is made, and the amount of the bid paid, by the close of business on the tenth calendar day after the close of the sale.
3. The County land trustee shall be given the opportunity to purchase the properties, so long as such offer is made by the close of business on the tenth calendar day after the close of the sale. The provisions of RSMO 140.260 shall apply to purchases by the County land trustee.
4. The city in which the property is located, and the County land trustee may also submit bids for properties at any time, but after the close of business on the tenth calendar day, such bids shall be considered together with all other bids, and the property shall be sold to the highest bidder.

5. 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 from any purchaser, including the city in which the property is located.
6. Payment for all properties purchased shall be in certified funds, wire transfer, or cash only. Payment must be received by the close of business the third business day after the bid is awarded, or the property will be sold to the next highest bidder.
7. If a bidder is given a Collector's Deed with an effective date after December 31 of the year in which the 3rd tax sale occurred, the bidder will be required to pay the subsequent taxes that became due, in addition to the amount of the bid, prior to receipt of a Collector's Deed.
8. ALL BIDS MUST BE ACKNOWLEDGED BY THE COLLECTOR. If you do not receive acknowledgement of receipt of your bid, do not assume it has been accepted or will be considered.
9. A minimum of thirty days from the day of first bid received and the bid opening date

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 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.

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