

FILED

MAR 29 2024

JEANNIE GOFF *JG*
COUNTY CLERK, JEFFERSON COUNTY, MO

BILL NO.: 24-0318

ORDINANCE NO.: 24-0163

INTRODUCED BY: COUNCIL MEMBER(s): *Groeteke*

1 **AN ORDINANCE AUTHORIZING THE DELINQUENT TAX TRUSTEE, AS**
2 **APPOINTED PURSUANT TO SECTION 140.260, RSMO., TO SELL CERTAIN**
3 **REAL PROPERTY, DESCRIBED HEREIN AND LOCATED IN COUNCIL**
4 **DISTRICT 6, AND TO EXECUTE DEEDS, AND DELIVER THE SAME TO SHANE**
5 **C. WILLIAMS.**

6 **WHEREAS**, the Delinquent Tax Trustee for Jefferson County, Missouri, (“Trustee”)
7 as appointed pursuant to Section 140.260, RSMo., purchased on August 25, 2008, at the 3rd
8 offering of the Annual Land Sale the following described parcel of real property, to wit:

9 **PLAT LOT 5, FARM & HOME SUBDIVISION 1**
10 **SECTION 17, TOWNSHIP 39, RANGE 4**
11 **PARCEL 24-4.1-17.0-0-000-002**
12 **(LOCATED IN COUNCIL DISTRICT 6); and,**

13 **WHEREAS**, the current Delinquent Tax Trustee for Jefferson County, Missouri, has
14 been offered Two Thousand Five Hundred Ninety-Eight and 79/100 Dollars (**\$2,598.79**) for
15 the purchase of the above-described property by Shane C. Williams, which said offer is the
16 best thus far received on this parcel since it was turned over to the Delinquent Tax Trustee;
17 and,

18 **WHEREAS**, the sale of the above property would distribute original taxes, the
19 county fines, and fees; and

20 **WHEREAS**, the Trustee has made application and requested an Ordinance of the

1 Jefferson County, Missouri, Council, authorizing the sale of the property described above as
2 set forth and contained in Exhibit "A" attached hereto and incorporated herein by reference;
3 and,

4 **WHEREAS**, pursuant to Chapter 140, RSMo., and Sections 3.4.2.10 and 3.4.2.11 of
5 the Home Rule Charter of Jefferson County, Missouri, the Delinquent Tax Trustee with the
6 approval of the County Council may administer, compromise taxes, interest, penalties and
7 order real estate, lands and lots so purchased by the Trustee sold and the deeds thereto
8 executed and delivered to a buyer; and,

9 **WHEREAS**, it is in the best interest of the County and the taxing entities therein to
10 dispose of the property described herein and to transfer this parcel to the applicant, **SHANE**
11 **C. WILLIAMS**.

12 **BE IT ENACTED BY THE JEFFERSON COUNTY, MISSOURI, COUNCIL,**
13 **AS FOLLOWS:**

14 Section 1. The Jefferson County, Missouri, Council hereby orders that:

15 **PLAT LOT 5, FARM & HOME SUBDIVISION 1**

16 **SECTION 17, TOWNSHIP 39, RANGE 4**

17 **PARCEL 24-4.1-17.0-0-000-002**

18 **(LOCATED IN COUNCIL DISTRICT 6); and,**

19 Be sold to **SHANE C. WILLIAMS**, for Two Thousand Five Hundred Ninety-Eight
20 and 79/100 Dollars (**\$2,598.79**). Said offer is the best thus far received by the Delinquent
21 Tax Trustee. The sum offered of \$2,598.79 is to be applied to the entirety of taxes and fees

1 and part of the county fine amount. The balance of the fine, interest and penalties shall be
2 waived and removed from the tax bills prior to the lot being transferred to the buyer.

3 Section 2. The Jefferson County, Missouri, Council approves and hereby orders
4 the Trustee to execute and deliver the Trustee's Deed for the above-described real property
5 to the buyer.

6 Section 3. This Ordinance shall be in full force and effect from and after its date
7 of approval. If any part of this Ordinance is invalid for any reason, such invalidity shall not
8 affect the remainder of this Ordinance.

9 Section 4. Should the applicant fail to submit certified funds or cash to the
10 Trustee for the full amount of the Bid within 15 days after the enactment of this Ordinance,
11 the applicants' Bid and right to purchase the property shall become null and void and then
12 Trustee may sell the property to any other applicant for the sum approved by this Ordinance
13 without need for further Council Action.

[THIS SPACE INTENTIONALLY LEFT BLANK]

THIS BILL BEING DULY INTRODUCED, THE MEMBERS OF THE JEFFERSON COUNTY, MISSOURI, COUNCIL VOTED AS FOLLOWS:

Council Member District 1, Brian Haskins	<u>yes</u>
Council Member District 2, Gene F. Barbagallo	<u>yes</u>
Council Member District 3, Lori Arons	<u>yes</u>
Council Member District 4, Charles Groeteke	<u>yes</u>
Council Member District 5, Scott Seek	<u>absent</u>
Council Member District 6, Daniel Stallman	<u>yes</u>
Council Member District 7, Bob Tullock	<u>yes</u>

THE ABOVE BILL ON THIS 25 DAY OF March, 2024:

PASSED **FAILED**



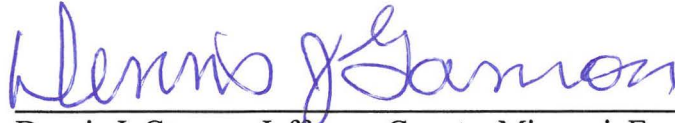
Charles Groeteke, County Council Chair



Cherylann Boyer, Council Executive Assistant

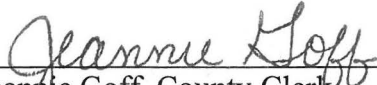
THIS BILL WAS ✓ APPROVED BY THE JEFFERSON COUNTY EXECUTIVE AND EXACTED AS AN ORDINANCE OF JEFFERSON COUNTY, MISSOURI, THIS 29 DAY OF March, 2024.

THIS BILL WAS _____ VETOED AND RETURNED TO THE JEFFERSON COUNTY, MISSOURI, COUNCIL WITH WRITTEN OBJECTIONS BY THE JEFFERSON COUNTY EXECUTIVE, THIS _____ DAY OF _____, 2024.



Dennis J. Gannon, Jefferson County, Missouri, Executive

ATTEST:



Jeanne Goff, County Clerk

BY: 

First Reading: 03-11-2024

Second Reading: 03-25-2024

Third Reading: 03-25-2024



County of Jefferson

State of Missouri
SHARON A KOST, DELINQUENT TAX TRUSTEE

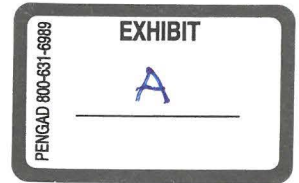
729 Maple Street · PO Box 100
Hillsboro, Missouri 63050

Telephone: 636-797-6292 Fax: 636-797-5079
Web Address: www.jeffcomo.org



ORDINANCE NO.

24-0163



February 20, 2024

There has been an offer made on parcel #24-4.1-17.0-0-000-002 which does not have a property address itself but land locks 13827 Vineland Rd, De Soto MO 63020. This is PT Lot 5 of Farm & Home 1. This property is vacant now, however previously had a dwelling that subsequently was demolished by the County, resulting in a fine. It is also a cesspool of trash, and a small pond in the middle of it. It's definitely not large enough to build on and needs a lot of clean up.

The property was turned over to the trustee in 2008 with a total amount due of \$9,849.40. The total amount of taxes owed on the property is \$1,231.94 plus fees of \$130.00. There is a county fine of \$4,761.00. The interest & penalties totaled \$3,090.62. I have had no inquiries on this property at all. Partially due to the large amount owed on it.

Shane Carroll Williams has made a decent offer of \$2,598.79 on this property. This would recoup all taxes, fees and \$1,000.00 of the county fine. I have checked with Dennis Kehm and they are happy with recouping that amount of the fine. The only thing we would ask is that the interest and penalties be waived. The interest and penalties were high because of the county fine. By accepting this offer, the taxes would be distributed for the first time since 2002 on this property. Plus, it would be back on the tax rolls for the first time in 20 years.

Mr Williams owns the property west of this one that is landlocked with out it. He is trying to sell his property and cannot without an easement. Once he realized he could purchase it, he put in a bid.

Because of the condition of the property and large amount showing owed on it, I don't believe we would obtain a better offer.

Thank you for your consideration.

Sincerely,

Sharon A Kost
Delinquent Tax Trustee
Jefferson County MO

JEFFERSON COUNTY, MISSOURI



DELINQUENT TAX TRUSTEE

REAL ESTATE BID FORM

Date: 2-20-24

Name(s) as it is to appear on the Trustee Deed:

Shane CARROLL Williams, ASP

Bidder(s) Address: 13478 Klondike rd DeSoto Missouri

Phone: 636-288-2018 Email: Tngscorp.086@Yahoo.com

Parcel Number: 24411700000002

Amount offered for the property:

2598.79

NOTICE: If your bid is equal to or more than the amount due on the property – and is approved by Trustee – a deed will be issued once payment has cleared. If the bid is less than the amount due – the Trustee may reject the offer or take the bid to the County Council for approval. Surrounding landowners would be notified so they may offer a bid if interested. Payment will be in the form of a cashier's check or money order made payable to the "Jefferson County, Missouri".

JEFFERSON COUNTY, MISSOURI, DOES NOT WARRANT THE SALE OF THIS PARTICULAR PARCEL OF PROPERTY. ANY AND ALL BUYERS SHOULD CONDUCT A FULL TITLE SEARCH OF THE PROPERTY. ANY AND ALL BUYERS ARE ADVISED TO HAVE AN ACCURATE SURVEY DONE OF THE PROPERTY AS WELL. JEFFERSON COUNTY IS NOT LIABLE FOR ANY MISTAKES IN LEGAL DESCRIPTIONS OR BOUNDARY MEASUREMENTS. BUYERS SHALL BE RESPONSIBLE FOR CLEARING TITLE AND ALL RECORDING AND COSTS ASSOCIATED THEREIN. A Trustee's Deed (similar to Quit Claim Deed) is all that will

3/30
WIC X5479
JACHIE
CHG LDM



* 2 0 0 8 R - 0 3 6 3 9 6 3 *

2008R-036396

FILED AND RECORDED
IN OFFICIAL RECORD
09/22/2008 03:31:43PM
MARLENE CASTLE, RECORDER
PAGES 3
REC FEE: 30.00
NS FEE:



(Space above reserved for Recorder of Deeds certification)

COLLECTOR'S DEED FOR LANDS SOLD FOR DELINQUENT TAXES AT THIRD SALE TO A TRUSTEE

THIS INDENTURE made this **25th** day of **August**, **2008**, between the State of Missouri, by **Beth Mahn**, Collector of said county, known as "Grantor", and **Jacqueline Waggoner**, whose address is 729 Maple Street Hillsboro, MO 63050, county of Jefferson, State of Missouri, known as "Grantee(s)".

WITNESSETH: That the said Grantor, for and in consideration of the premises, has granted, bargained and sold unto the said Grantee, as trustees, for the use and benefit of the said funds and in proportion hereinbefore set out and to the successors and assigns, forever, the following tract of parcel of real estate lying and being in the County of Jefferson, State of Missouri, described as follows, to-wit:

Legal description:
Pt Lot 5 Farm & Home Sub 1

Parcel Number: **24 4.1 17.0 002.**

Section: **17**
Township: **39**
Range: **4**

Acres: **1.04**

WHEREAS, the state and county taxes for the years **2003, 2004, 2005**
* on the real estate last in this indenture described, were returned delinquent in the name of
Mary Yanuzzi-Wagner

on January 1, **2006**; and
WHEREAS, said real estate had been recorded along with other tracts in the office of the Collector of Revenue of Jefferson County, as delinquent for the non-payment of taxes, costs and charges due for the aforesaid years; and,

WHEREAS, **Beth Mahn** at the last mentioned date was the collector of revenue of said county; and,
 WHEREAS, said real estate, after having been duly advertised, was offered for sale by said collector for non-payment of taxes, costs and charges for said year at the Administration Center in the city of Hillsboro, county of Jefferson, state of Missouri, on the fourth Monday in August, **2006** ; and,

WHEREAS, at the aforesaid offering no person offered a sum therefore equal to the said delinquent taxes with interest, penalty and costs; and,

WHEREAS, the state and county taxes for the years **2003, 2004, 2005, 2006**
 * on the real estate last in this Indenture described were returned delinquent in the name of
Mary Yanuzzi-Wagner

on January 1, **2007** ; and,
 WHEREAS, said real estate has been recorded along with other tracts in the office of the collector of revenue of said county, as delinquent for the non-payment of taxes, costs and charges due for the years last aforesaid; and,

WHEREAS, said real estate, after having been duly advertised, was offered for sale by said collector for non-payment of taxes, costs and charges for said year at the Administration Center in the city of Hillsboro, county of Jefferson, state of Missouri, on the fourth Monday in August, **2007** ; and,

WHEREAS, at said offering of said real estate for the aforesaid purposes, no person offered a sum therefore equal to the delinquent taxes with interest, penalty and costs; and,

WHEREAS, the state and county taxes for the years **2003, 2004, 2005, 2006, 2007**
 * on the real estate last in this Indenture described were returned delinquent in the name of
Mary Yanuzzi-Wagner

on January 1, **2008** ; and,
 WHEREAS, said real estate had been recorded along with other tracts in the office of the collector of revenue of said county, as delinquent for the non-payment of taxes, costs and charges due for the years last aforesaid; and,

WHEREAS, said real estate, after having been duly advertised, was by said collector offered the third time for sale for the nonpayment of taxes, costs and charges for said years at the Administration Center in the city of Hillsboro, county of Jefferson, state of Missouri, on the fourth Monday in August, **2008** ; and,

WHEREAS, the said real estate, having been offered for sale as aforesaid for delinquent taxes with interest, penalty and costs, and at which sale the said collector having received the highest offer therefore, to-wit, the sum of

Nine Thousand Eight Hundred Forty Nine Dollars and Forty Cents ,made by **Jacqueline Waggoner**, who had been designated as trustee by the county commission of Jefferson County, Missouri, as a suitable person to bid at the said sale; and who as trustee for the benefit of the funds entitled to participate in the taxes for which the lands herein are sold was authorized by an order of the county commission of said county, dated August 20, 1996, to purchase at said sale any or all of such real estate as may be necessary to protect all taxes due and owing thereon and to prevent their loss to the taxing authorities on account of inadequate bids; the said real estate was therefore, sold for the sum of **Nine Thousand Eight Hundred Forty Nine Dollars and Forty Cents** , to the said **Jacqueline Waggoner**, trustee for the use and benefit of the following:

FUNDS	AMOUNT	FUNDS	AMOUNT
State	\$ 6.18	Park	\$ 5.95
Health	\$ 15.86	Merchant Sur Tax	-
Road	\$ 44.08	Mental Health	\$ 19.88
Va	\$ 82.08	- Library	\$ -
JC	\$ 71.08	- City	-
73	\$ 834.16	- County Fines	\$ 4,761.00
DR	\$ 132.79	TOTAL TAXES	\$ 5,992.94
Handicapped	\$ 19.88	Interest	\$ 3,090.62
	\$ -	Penalty	\$ 635.84
		Advertising	\$ 75.00
		Record Search	\$ 55.00
		TOTAL	\$ 9,849.40

WHEREAS, the said **Jacqueline Waggoner**, trustee as aforesaid is not required to pay the amount of bid but is authorized to take and hold title to the said real estate as trustee for the use and

benefit of the fund or funds entitled to the payment of the taxes for which the said real estate is sold as follows:

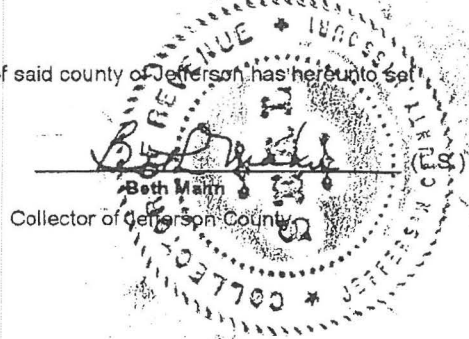
FUNDS	AMOUNT OF TAX	FUNDS	AMOUNT OF TAX
State	\$ 6.18	Park	\$ 5.95
Health	\$ 15.86	Merchant Sur Tax	-
Road	\$ 44.08	Mental Health	\$ 19.88
Va	\$ 82.08	- Library	\$ -
JC	\$ 71.08	- City	-
73	\$ 834.16	- County Fines	\$ 4,761.00
DR	\$ 132.79	TOTAL TAXES	\$ 5,992.94
Handicapped	\$ 19.88	Interest	\$ 3,090.62
		Penalty	\$ 635.84
		Advertising	\$ 75.00
		Record Search	\$ 55.00
		TOTAL	\$ 9,849.40

WHEREAS, the tract of land hereinafter described was the least quantity which would sell for the respective amount due thereon for taxes, interest, costs and charges, and if further appearing from the records of said county collector's office that said lands were legally liable for taxation and have been duly assessed and properly charged on the tax books with the taxes for the years as hereinbefore stated, and

TO HAVE AND TO HOLD the said last mentioned tract or parcel of real estate with the appurtenances thereto belonging to the said Grantee as trustee aforesaid and to the successors and assigns forever in as full and ample manner as the collector of said county is empowered by law.

IN TESTIMONY WHEREOF the said **Beth Mahn**, collector of said county of Jefferson has hereunto set his/her hand and affixed the official seal, the day and year last above written.

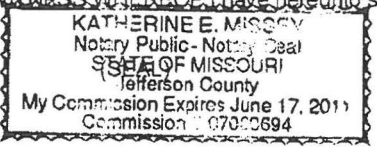
Witness *[Signature]*



STATE OF MISSOURI } ss.
County of Jefferson

Before me, the undersigned, **Katherine E. Missey**
in and for said county, this day, personally came the above named, **Beth Mahn**
collector of said county and acknowledged that he/she executed the foregoing deed for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 11th day of September 2008



[Signature]
Katherine E. Missey (L.S.)

* The blank spaces in the deed showing the years for which the lands are delinquent and sold for taxes are for the convenience of the collector and are not directions as to the number of years for which the lands should be sold.

AFTER RECORDING RETURN TO:
Will Call Jackie Ext. 5479

TRUSTEE SALE

Land Sale
August 25, 2008

Sale # :	3016
Name:	Yanuzzi-Wagner, Mary
Parcel Number:	24 4.1 17.0 002.
Legal:	Farm & Home Sub 1 Pt. Lot 5
Sec. 17.0	Twn. 39 Rng. 4 Acres: 1.04

2003		2004		2005		2006	
Current #	097012	Current #	098860	Current #	100825	Current #	102564
State..	\$ 1.14	State..	\$ 1.14	State..	\$ 1.23	State..	\$ 1.23
Health.	\$ 3.01	Health.	\$ 3.01	Health.	\$ 3.15	Health.	\$ 3.15
Road	\$ 7.96	Road	\$ 8.23	Road	\$ 8.94	Road	\$ 8.87
VA Ambu	\$ 11.76	VA Ambu	\$ 13.66	VA Ambu	\$ 16.79	VA Ambu	\$ 18.84
JC Coll	\$ 13.24	JC Coll	\$ 13.24	JC Coll	\$ 14.28	JC Coll	\$ 14.28
73 Schl	\$ 155.34	73 Schl	\$ 156.40	73 Schl	\$ 166.26	73 Schl	\$ 165.68
DR Fire	\$ 21.94	DR Fire	\$ 23.89	DR Fire	\$ 27.83	DR Fire	\$ 27.83
Handic.	\$ 3.77	Handic.	\$ 3.77	Handic.	\$ 3.95	Handic.	\$ 3.95
Park...	\$ 1.13	Park...	\$ 1.13	Park...	\$ 1.18	Park...	\$ 1.18
Br-Bond	\$ -	Br-Bond	\$ -	Br-Bond	\$ -	Br-Bond	\$ -
Stl Spo	\$ -	Stl Spo	\$ -	Stl Spo	\$ -	Stl Spo	\$ -
Mer Sur	\$ -	Mer Sur	\$ -	Mer Sur	\$ -	Mer Sur	\$ -
Mentl H	\$ 3.77	Mentl H	\$ 3.77	Mentl H	\$ 3.95	Mentl H	\$ 3.95
Library	\$ -	Library	\$ -	Library	\$ -	Library	\$ -
County Fine	\$ -	County Fine	\$ -	County Fine	\$ 4,761.00	County Fine	\$ -
Total Tax	\$ 223.06	Total Tax	\$ 228.24	Total Tax	\$ 5,008.56	Total Tax	\$ 248.96
Interest	\$ 196.29	Interest	\$ 159.77	Interest	\$ 2,604.45	Interest	\$ 84.65
Penalty	\$ 29.35	Penalty	\$ 27.16	Penalty	\$ 532.91	Penalty	\$ 23.35
Advertising	\$ 25.00	Advertising	\$ 25.00	Advertising	\$ 25.00	Advertising	
Rec. Search	\$ 5.00	Rec. Search	\$ 25.00	Rec. Search	\$ 25.00	Rec. Search	
Amt Due	\$ 478.70	Amt Due	\$ 465.17	Amt Due	\$ 8,195.92	Amt Due	\$ 356.96

2007		Sold by the County Trustee on: _____ To: _____ _____	Totals	
Current #	104333			
State..	\$ 1.44		State..	\$ 6.18
Health.	\$ 3.54		Health.	\$ 15.86
Road	\$ 10.08		Road	\$ 44.08
VA Ambu	\$ 21.03		VA Ambu	\$ 82.08
JC Coll	\$ 16.04		JC Coll	\$ 71.08
73 Schl	\$ 190.48		73 Schl	\$ 834.16
DR Fire	\$ 31.30		DR Fire	\$ 132.79
Handic.	\$ 4.44		Handic.	\$ 19.88
Park...	\$ 1.33		Park...	\$ 5.95
Br-Bond	\$ -		Br-Bond	\$ -
Stl Spo	\$ -		Stl Spo	\$ -
Mer Sur	\$ -		Mer Sur	\$ -
Mentl H	\$ 4.44		Mentl H	\$ 19.88
Library	\$ -		Library	\$ -
County Fine	\$ -		County Fine	\$ 4,761.00
Total Tax	\$ 284.12	for the amount of: \$ _____	Tot Tax	\$ 5,992.94
Interest	\$ 45.46	Recording Fee: \$ _____	Interest	\$ 3,090.62
Penalty	\$ 23.07	Trustee Commission: \$ _____	Penalty	\$ 635.84
Advertising		Trustee Deed: \$ _____	Advertising	\$ 75.00
Rec. Search		Balance to Collector: \$ _____	Rec. Search	\$ 55.00
Amt Due	\$ 352.65	Total Paid: \$ _____	Total	\$ 9,849.40