## **FILED**

## MAR 2 9 2024

## JEANNIE GOFF & COUNTY CLERK, IEFFERSON COUNTY, MO

INTRODUCED BY: COUNCIL MEMBER(s): Coefe ke

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 3 <sup>rd</sup>
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
	Page 1 of 5

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,
- 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
Council Member District 2, Gene F. Barbagallo
Council Member District 3, Lori Arons
Council Member District 4, Charles Groeteke
Council Member District 5, Scott Seek
Council Member District 6, Daniel Stallman
Council Member District 7, Bob Tullock
THE ABOVE BILL ON THIS $\frac{25}{}$ DAY OF March, 2024:
PASSED FAILED
A. H
Charles Groeteke, County Council Chair
•
Cherlyn Rane
Cherlynn 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 Mayor, 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:
Jeannie Goff, County Clerk
BY: Shelley Blankenship

First Reading: 03-11-2024

Second Reading: 03-25-2024

Third Reading: 03-25-2024





# PENGAD 800-631-6989

## 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.

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



#### DECINOUENT TAX TRUSTEE

#### REAL ESTATE BID FORM

20. 1.0

Date: 10 11
Name(s) as it is to appear on the Trustee Deed:
Shave Carroll Williams, ASP
Bidder(s) Address: 13478 Klond, Ke of DeSoto Missooli
Phone: 636-288-2018 Email: TNyScorp:086@ Talhoo.Con
Parcel Number: 24411700000002
Amount offered for the property: 2598.79

MOTICE: 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, WISSOURI, DIDES 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 LABBLE FOR ANY MISTAKES IN LEGAL DESCRIPTIONS OR BOUNDARY MEASUREMENTS. BUYERS SHALL BE RESPONSIBLE FOR CLEARING THEFE AND ALL RECURBING AND COMES ASSOCIATED THEREIN. A Trustee's Deed (similar to Quit Claim Deed) is all that will

3/30 WIC XS479 TACKIE CAG COM



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

REC FEE: 30.00 NS FEE:



# DELINQUENT TAXES AT THIRD SALE TO A TRUSTEE

THIS INDENTURE made this Missouri, by whose address is 729 Maple Street Hillsboro, MO 63050, county of Jefferson, State of Missouri, known as "Grantee(s)".

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

JRE made this

25th day of August
Bath Mahn Collector of said county, known as "Grantor", and Jacquelline Waggoner, is 729 Maple Street Hillsboro, MO 63050, county of Jefferson, State of Missouri, known

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

on:

8 Home Sub 1

1. 24 4.1 17.0 002.

17
39
4
1.04

1.05 and
Mary Yanuzzi-Wagner
1. 2006 ; and
Said real estate had been recorded along with other tracts in the office of the Collector of Revenue of only, as delinquent for the non-payment of laxes, costs and charges due for the aforesaid years; and, 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.

Section:

Township:

Range: Acres:

WHEREAS, the state and county taxes for the years

\* on the real estate last in this indenture described, were returned delinquent in the name of

on January 1,

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 v	vas the	
collector of rev	enue of said county;							
	, said real estate, afte							of
	nd charges for said ye ne fourth Monday in A		2006 ; and,	er in the city of hi	isboro, county	or Jenerson, State	3 01	
	, at the aforesaid offe	ring no p	erson offered a sum	therefore equal to	the said deline	quent taxes with it	nterest,	
penalty and co	ists, and,							
	, the state and county		•			04, 2005, 2006		
on the real e	state last in this Inder	iture desc			name of			
on January 1,	2007 ; and,		mary ran	uzzi-Wagner				
WHEREAS	, said real estate has						said	
county, as del	inquent for the non-pa	ayment of	taxes, costs and cha	arges due for the	years last afore	esaid; and,		
WHEREAS	, said real estate, afte	er having	heen duly advertised	d was offered for	sale by said co	lector for non-na	vment (	of
	nd charges for said ye							
Missouri, on th	ne fourth Monday in A	ugust,	2007 ; and,					
	, at said offering of sa			d purposes, no pe	rson offered a	sum therefore eq	ual to	
ne delinquent	taxes with interest, p	enany an	a costs, and,					
	e state and county ta				03, 2004, 200	5, 2006, 2007		
on the real e	state last in this Inder	nture desc			name of			
on January 1,	2008 ; and,		Mary Yar	nuzzi-Wagner				
	, said real estate had	been rec	orded along with oth	ner tracts in the of	fice of the colle	ctor of revenue of	said	
	inquent for the non-pa			arges due for the	years last afore	esaid; and,		
MHEREAS								
			been duly advertised	d, was by said col				
nonpayment o	f taxes, costs and cha	arges for	said years at the Adr	d, was by said col ministration Cente				
nonpayment of state of Missor WHEREAS	f taxes, costs and cha uri, on the fourth Mon 5, the said real estate,	arges for day in Au having b	said years at the Adr igust, 2008 een offered for sale	d, was by said col ministration Cente ; and, as aforesaid for d	r in the city of elinquent taxes	Hillsboro, county of with interest, per	of Jeffe	rson,
nonpayment of state of Misson WHEREAS costs, and at v	If taxes, costs and cha uri, on the fourth Mon is, the said real estate, which sale the said co	arges for day in Au having b lilector ha	said years at the Adr gust, 2008 een offered for sale living received the hig	d, was by said col ministration Cente ; and, as aforesaid for d ghtest offer theref	er in the city of elinquent taxes ore, to-wit, the	Hillsboro, county of with interest, per sum of	of Jeffe nalty ar	rson,
nonpayment o state of Misso WHEREAS costs, and at v Nine Thous	f taxes, costs and cha uri, on the fourth Mon s, the said real estate, which sale the said co sand Eight Hundred	arges for day in Au having b lector ha Forty Ni	said years at the Adr gust, 2008 een offered for sale wing received the hig ne Dollars and Fort	d, was by said col ministration Cente ; and, as aforesaid for d ghlest offer theref y Cents , made	er in the city of elinquent taxes ore, to-wit, the by Jacq	Hillsboro, county of with interest, per sum of ueline Waggoner	of Jeffe nalty an	rson, nd
nonpayment of state of Missor WHEREAS costs, and at w Nine Thous who had been	If taxes, costs and cha uri, on the fourth Mon is, the said real estate, which sale the said co	arges for day in Au having billector ha Forty Nine by the control of the control	said years at the Adr gust, 2008 een offered for sale living received the high ne Dollars and Fort county commission o	d, was by said col ministration Cente ; and, as aforesaid for d ghlest offer therefor y Cents , made of Jefferson Count	er in the city of elinquent taxes ore, to-wit, the by Jacq y, Missouri, as	Hillsboro, county of with interest, per sum of ueline Waggoner a suitable person	of Jeffe nalty and r, to bid	rson, nd
nonpayment of state of Misson WHEREAS costs, and at w Nine Thous who had been the said sale; are sold was a	f taxes, costs and cha uri, on the fourth Mon s, the said real estate, which sale the said co sand Eight Hundred designated as truste and who as trustee for authorized by an orde	arges for day in Au having be become have been the been of the core the core the core the core the been references.	said years at the Adrigust, 2008 seen offered for sale wing received the higher and Forth county commission of the funds entit ounty commission of	d, was by said col ministration Cente ; and, as aforesaid for d ghlest offer therefor y Cents , made of Jefferson Count led to participate said county, date	r in the city of elinquent taxes ore, to-wit, the by Jacquy, Missouri, as in the taxes for d August 20, 1	Hillsboro, county of with interest, per sum of ueline Waggoner a suitable person which the lands had been seen to purchase	of Jeffe nalty ar r, i to bid nerein at	rson, nd
nonpayment of state of Misson WHEREAS costs, and at white Thouse who had been the said sale; are sold was a said sale and the said sale an	If taxes, costs and chauri, on the fourth Mon is, the said real estate, which sale the said co sand Eight Hundred designated as truste and who as trustee for authorized by an order or all of such real esta	arges for day in Au having be illector ha Forty Nine by the correct the ben of the coate as ma	said years at the Adrigust, 2008 seen offered for sale eving received the higher than the county commission of the funds entitionally be necessary to provide the funds and the provided that is not the funds entitionally be necessary to provide the funds at the funds and the funds at the fun	d, was by said col ministration Cente ; and, as aforesaid for d ghlest offer therefor y Cents , made of Jefferson Count led to participate said county, date rotect all taxes du	r in the city of elinquent taxes ore, to-wit, the by Jacquy, Missouri, as in the taxes for d August 20, 1 and owing the	Hillsboro, county of swith interest, per sum of ueline Waggoner a suitable person which the lands had been and to prevent the lands had been	of Jeffe nalty ar  r, to bid nerein at rent	rson, nd
nonpayment of state of Misson WHEREAS costs, and at white Thouse who had been the said sale; are sold was a said sale and the said sale an	If taxes, costs and chauri, on the fourth Mon is, the said real estate, which sale the said co sand Eight Hundred designated as truste and who as trustee for authorized by an order or all of such real esta	arges for day in Au having be illector ha Forty Nine by the correct the ben of the coate as ma	said years at the Adrigust, 2008 seen offered for sale eving received the higher than the county commission of the funds entitionally be necessary to provide the funds and the provided that is not the funds entitionally be necessary to provide the funds at the funds and the funds at the fun	d, was by said col- ministration Center; and, as aforesaid for dightest offer therefore, made of Jefferson Countilled to participate is said county, date rotect all taxes durithe said real esta	r in the city of elinquent taxes ore, to-wit, the by Jacquy, Missouri, as in the taxes for d August 20, 1 and owing the was therefore	Hillsboro, county of swith interest, per sum of ueline Waggoner a suitable person which the lands had been and to prevent the lands had been	of Jeffe  nalty ar  r, to bid nerein at rent m of	erson, ad
nonpayment of state of Misson WHEREAS costs, and at white Thouse who had been the said sale; are sold was a said sale and the said sale an	If taxes, costs and chauri, on the fourth Mon is, the said real estate, which sale the said co sand Eight Hundred designated as truste and who as trustee for authorized by an order or all of such real esta	arges for day in Au having be illector ha Forty Nine by the correct the ben of the coate as ma	said years at the Adrigust, 2008 seen offered for sale eving received the higher than the county commission of the funds entitionally be necessary to provide the funds and the provided that is not the funds entitionally be necessary to provide the funds at the funds and the funds at the fun	d, was by said col- ministration Center; and, as aforesaid for dightest offer therefore, made of Jefferson Countilled to participate is said county, date rotect all taxes durithe said real esta	r in the city of elinquent taxes ore, to-wit, the by Jacquy, Missouri, as in the taxes for d August 20, 1 and owing the was therefore	Hillsboro, county of swith interest, per sum of ueline Waggoner a suitable person which the lands had been and to prevere, sold for the suitable person and to prevere, sold for the suitable person and to prevere.	of Jeffe  nalty ar  r, to bid nerein at rent m of	erson, ad
nonpayment of state of Misson WHEREAS costs, and at white Thouse who had been the said sale; are sold was a said sale and the said sale an	If taxes, costs and chauri, on the fourth Mond, the said real estate, which sale the said cosand Eight Hundred designated as truste and who as trustee for all of such real estate taxing authorities of etaxing authorities of etaxing authorities of sand Eight Hundred use and benefit of the	arges for day in Au, having billector ha Forty Nine by the control of the control	said years at the Adrigust, 2008 een offered for sale wing received the higher and Forty county commission of the funds entitiounty commission of the funds entitiounty commission of the funds entitionally be necessary to prote of inadequate bids; ne Dollars and Forty g:	d, was by said col- ministration Center; and, as aforesaid for dightest offer therefore, made of Jefferson Countilled to participate is said county, date rotect all taxes durithe said real esta	r in the city of elinquent taxes ore, to-wit, the by Jacquy, Missouri, as in the taxes for d August 20, 1 e and owing the was therefore said	Hillsboro, county of swith interest, per sum of ueline Waggoner a suitable person which the lands had been and to preven, sold for the suitable because of the suitable person and to preven, sold for the suitable was acqueline V	of Jeffe nalty ar r, to bid nerein at rent m of Vaggor	erson, ad at ner,
nonpayment of state of Misson WHEREAS costs, and at which had been the said sale; are sold was a said sale any their loss to the Nine Thous to the	If taxes, costs and chauri, on the fourth Mon is, the said real estate, which sale the said co sand Eight Hundred designated as truste and who as trustee for authorized by an order or all of such real esta	arges for day in Au, having billector ha Forty Nine by the control of the control	said years at the Adrigust, 2008 seen offered for sale aving received the higher and Forts county commission of effit of the funds entitionally commission of by be necessary to protect of inadequate bids; ne Dollars and Forts g:	d, was by said col- ministration Center; and, as aforesaid for dightest offer therefore, made of Jefferson Countilled to participate is said county, date rotect all taxes durithe said real esta	r in the city of elinquent taxes ore, to-wit, the by Jacquy, Missouri, as in the taxes for d August 20, 1 and owing the was therefore	Hillsboro, county of swith interest, per sum of ueline Waggoner a suitable person which the lands had been and to preven, sold for the suitable because of the suitable person and to preven, sold for the suitable was acqueline V	of Jeffe nalty ar r, to bid nerein at rent m of Vaggor	erson, ad
nonpayment of state of Misson WHEREAS costs, and at white Thouse who had been the said sale; are sold was a said sale and the said sale an	If taxes, costs and chauri, on the fourth Mond, the said real estate, which sale the said cosand Eight Hundred designated as truste and who as trustee for all of such real estate taxing authorities of etaxing authorities of etaxing authorities of sand Eight Hundred use and benefit of the	arges for day in Au, having billector ha Forty Nine by the control of the control	said years at the Adrigust, 2008 een offered for sale wing received the higher and Forty county commission of the funds entitiounty commission of the funds entitiounty commission of the funds entitionally be necessary to prote of inadequate bids; ne Dollars and Forty g:	d, was by said col- ministration Center; and, as aforesaid for dightest offer therefore, made of Jefferson Countilled to participate is said county, date rotect all taxes durithe said real estate y Cents to the Park	r in the city of elinquent taxes ore, to-wit, the by Jacquy, Missouri, as in the taxes for d August 20, 1 e and owing the was therefore said	Hillsboro, county of swith interest, per sum of ueline Waggoner a suitable person which the lands had been and to preven, sold for the suitable because of the suitable person and to preven, sold for the suitable was acqueline V	of Jeffe malty ar  r, to bid merein at rent m of Vaggor	erson, ad at ner,
nonpayment of state of Misson WHEREAS costs, and at which had been the said sale; are sold was a said sale any their loss to the Nine Thous to the	If taxes, costs and chauri, on the fourth Mond, the said real estate, which sale the said cosand Eight Hundred designated as truste and who as trustee for all of such real estate taxing authorities of etaxing authorities of etaxing authorities of sand Eight Hundred use and benefit of the	arges for day in Au, having billector ha Forty Nine by the control of the control	said years at the Adrigust, 2008 seen offered for sale aving received the higher and Forts county commission of effit of the funds entitionally commission of by be necessary to protect of inadequate bids; ne Dollars and Forts g:	d, was by said col- ministration Center; and, as aforesaid for dightest offer therefore, made of Jefferson Countilled to participate is said county, date rotect all taxes durithe said real estate y Cents to the Park Merch	r in the city of elinquent taxes ore, to-wit, the by Jacquy, Missouri, as in the taxes for d August 20, 1 e and owing the was therefore said	Hillsboro, county of swith interest, per sum of ueline Waggoner a suitable person which the lands had been and to preven, sold for the suitable because of the suitable person and to preven, sold for the suitable was acqueline V	of Jeffe malty ar  r, to bid merein at rent m of Vaggor	erson, and at  AMOUNT 5,9
nonpayment of state of Misson WHEREAS costs, and at which had been the said sale; are sold was a said sale any their loss to the Nine Thous trustee for the State	f taxes, costs and chauri, on the fourth Mon is, the said real estate, which sale the said cosand Eight Hundred designated as trustee and who as trustee for all of such real estate taxing authorities of sand Eight Hundred use and benefit of the FUNDS	arges for day in Au, having be been the been of the coate as man account Forty Nine following	said years at the Adrigust, 2008 een offered for sale eving received the higher Dollars and Fortecounty commission of efit of the funds entitiounty commission of by be necessary to protect of inadequate bids; ne Dollars and Forteg:  MOUNT 6.18 15.86	d, was by said col- ministration Center; and, as aforesaid for dightest offer therefore, made of Jefferson Countilled to participate is said county, date rotect all taxes durithe said real estate y Cents to the Park Merch	elinquent taxes ore, to-wit, the oby Jacq y, Missouri, as in the taxes for d August 20, 1 e and owing th te was therefor e said  FUN mant Sur Tax	Hillsboro, county of swith interest, per sum of ueline Waggoner a suitable person which the lands had been and to preven, sold for the suitable because of the suitable person and to preven, sold for the suitable was acqueline V	of Jeffe malty ar  r, to bid merein at rent m of Vaggor	erson, at at AMOUNT 5.9
nonpayment of state of Misson WHEREAS costs, and at which had been the said sale; are sold was a said sale any their loss to the Nine Thous trustee for the State	If taxes, costs and chauri, on the fourth Mond, the said real estate, which sale the said cosand Eight Hundred designated as truste and who as trustee for all of such real estate taxing authorities of etaxing authorities of etaxing authorities of sand Eight Hundred use and benefit of the	arges for day in Au, having be beliector had Forty Nine by the control of the con	said years at the Adrigust, 2008 een offered for sale eving received the higher Dollars and Forticounty commission of efit of the funds entitiounty commission of my be necessary to protect of inadequate bids; ne Dollars and Fortig:  MOUNT 6.18	d, was by said col- ministration Center; and, as aforesaid for dightest offer therefore, made of Jefferson Countilled to participate is said county, date rotect all taxes durithe said real estate y Cents to the Park Merch	elinquent taxes ore, to-wit, the oby Jacq y, Missouri, as in the taxes for d August 20, 1 e and owing th te was therefor e said  FUN mant Sur Tax	Hillsboro, county of swith interest, per sum of ueline Waggoner a suitable person which the lands had been and to preven, sold for the suitable person and to preven, sold for the suitable DS	of Jeffe malty ar  r, to bid merein at rent m of Vaggor	erson, and at her, AMOUNT 5.9
nonpayment of state of Misson WHEREAS costs, and at which had been the said sale; are sold was a said sale any their loss to the Nine Thous trustee for the State	f taxes, costs and chauri, on the fourth Mon is, the said real estate, which sale the said cosand Eight Hundred designated as trustee and who as trustee for all of such real estate taxing authorities of sand Eight Hundred use and benefit of the FUNDS	arges for day in Au, having be been the been of the coate as man account Forty Nine following	said years at the Adrigust, 2008 een offered for sale eving received the higher Dollars and Fortecounty commission of efit of the funds entitiounty commission of by be necessary to protect of inadequate bids; ne Dollars and Forteg:  MOUNT 6.18 15.86	d, was by said col- ministration Center; and, as aforesaid for dightest offer therefore, made of Jefferson Countilled to participate is said county, date rotect all taxes durithe said real estate y Cents to the Park Merch	r in the city of elinquent taxes ore, to-wit, the by Jacq y, Missouri, as in the taxes for d August 20, 1 e and owing the te was therefor e said  FUN hant Sur Tax al Health	Hillsboro, county of swith interest, per sum of ueline Waggoner a suitable person which the lands had been and to preven, sold for the suitable person and to preven and to pr	of Jeffe nalty and received to bid neerein at the rent of Vaggor	at ner, 19.8 - 4,761.0
nonpayment of state of Misson WHEREAS costs, and at which had been the said sale; are sold was a said sale any their loss to the Nine Thous trustee for the State  Health	f taxes, costs and chauri, on the fourth Mons, the said real estate, which sale the said cosand Eight Hundred designated as trustee and who as trustee for all of such real estate taxing authorities of sand Eight Hundred use and benefit of the FUNDS  Road  Ambulance	arges for day in Au, having be better he ben of the country Nine following AM \$ \$ \$	said years at the Adr gust, 2008 een offered for sale eving received the higher Dollars and Forte county commission of efit of the funds entite ounty commission of by be necessary to pr t of inadequate bids; ne Dollars and Forte g: MOUNT 6.18 15.86 44.08 82.08	d, was by said col- ministration Center; and, as aforesaid for dightest offer therefore, made of Jefferson Countilled to participate is said county, date rotect all taxes durithe said real estate y Cents to the Park Merch	r in the city of elinquent taxes ore, to-wit, the by Jacquy, Missouri, as in the taxes for d August 20, 1 e and owing the was therefore said  FUN  TOTAL	Hillsboro, county of swith interest, per sum of ueline Waggoner a suitable person which the lands had been and to preven, sold for the suitable person and to preven and to pr	of Jeffe malty ar  r, to bid merein at rent m of Vaggor	at at 5.9 4,761.0 5,992.9
nonpayment of state of Misson WHEREAS costs, and at which had been the said sale; are sold was a said sale any their loss to the Nine Thous trustee for the State	f taxes, costs and chauri, on the fourth Mon is, the said real estate, which sale the said cosand Eight Hundred designated as trustee and who as trustee for all of such real estate taxing authorities of sand Eight Hundred use and benefit of the FUNDS	arges for day in Au, having billector ha Forty Nine by the cor the ben of the coate as man account Forty Nine following	said years at the Adr gust, 2008 een offered for sale eving received the higher Dollars and Forte county commission of efit of the funds entite ounty commission of ey be necessary to pr t of inadequate bids; ne Dollars and Forte g: MOUNT 6.18 15.86 44.08	d, was by said col- ministration Center; and, as aforesaid for dightest offer therefore, made of Jefferson Countilled to participate is said county, date rotect all taxes durithe said real estaty Cents to the Park Merch	er in the city of elinquent taxes ore, to-wit, the by Jacquy, Missouri, as in the taxes for d August 20, 1 e and owing that e was therefore said  FUN  TOTAL	Hillsboro, county of swith interest, per sum of ueline Waggoner a suitable person which the lands had been and to preven, sold for the suitable person and to preven and to pr	of Jeffe nalty ar  r, to bid nerein at rent m of Vaggor  \$ \$ \$ \$ \$ \$ \$	nd at 5.9 4,761.0 5,992.9 3,090.6 635.8
nonpayment of state of Misson WHEREAS costs, and at which had been the said sale; are sold was a said sale any their loss to the Nine Thous trustee for the State  Health	f taxes, costs and chauri, on the fourth Mons, the said real estate, which sale the said cosand Eight Hundred designated as trustee and who as trustee for all of such real estate taxing authorities of sand Eight Hundred use and benefit of the FUNDS  Road  Ambulance	arges for day in Au, having be better he ben of the country Nine following AM \$ \$ \$	said years at the Adr gust, 2008 een offered for sale eving received the higher Dollars and Forte county commission of efit of the funds entite ounty commission of by be necessary to pr t of inadequate bids; ne Dollars and Forte g: MOUNT 6.18 15.86 44.08 82.08	d, was by said col- ministration Center; and, as aforesaid for dightest offer therefore, made of Jefferson Countilled to participate is said county, date rotect all taxes dut the said real estate y Cents to the Park Merch Mental interese Penal Adverses Adverses and county.	elinquent taxes ore, to-wit, the oby Jacq y, Missouri, as in the taxes for d August 20, 1 e and owing th te was therefor e said  FUN hant Sur Tax al Health - TOTAL est tty rtising	Hillsboro, county of swith interest, per sum of ueline Waggoner a suitable person which the lands had been and to preven, sold for the suitable person and to preven and to pr	of Jeffe nalty ar  r, to bid nerein at ent m of Vaggor  \$ \$ \$ \$ \$ \$ \$ \$ \$	at at
nonpayment of state of Misson WHEREAS costs, and at which had been the said sale; are sold was a said sale any their loss to the Nine Thous trustee for the State  Health  Va  JC	f taxes, costs and chauri, on the fourth Mon is, the said real estate, which sale the said cosand Eight Hundred designated as trustee and who as trustee for authorized by an orde or all of such real esta e taxing authorities or sand Eight Hundred use and benefit of the FUNDS  Road  Ambulance  College  School	arges for day in Au, having be better he ben of the country Nine following AM \$ \$ \$	said years at the Adrigust, 2008 een offered for sale eving received the higher Dollars and Forty county commission of effit of the funds entitiounty commission of by be necessary to provide the funds and Forty of inadequate bids; ne Dollars and Forty g:  MOUNT 6.18 15.86 44.08 82.08 71.08 834.16	d, was by said col- ministration Center; and, as aforesaid for dightest offer therefore, made of Jefferson Countilled to participate is said county, date rotect all taxes dut the said real estate y Cents to the Park Merch Mental interese Penal Adverses Adverses and county.	er in the city of elinquent taxes ore, to-wit, the by Jacquy, Missouri, as in the taxes for d August 20, 1 e and owing that e was therefore said  FUN  TOTAL	Hillsboro, county of swith interest, per sum of ueline Waggoner a suitable person which the lands had been and to preven, sold for the suitable person and to preven and to pr	of Jeffe nalty ar  r, to bid nerein at rent m of Vaggor  \$ \$ \$ \$ \$ \$ \$	at at
nonpayment of state of Misson WHEREAS costs, and at which had been the said sale; are sold was a said sale any their loss to the Nine Thous trustee for the State  Health  Va  JC  73  DR	f taxes, costs and chauri, on the fourth Mons, the said real estate, which sale the said cosand Eight Hundred designated as trustee and who as trustee for all of such real estate taxing authorities of sand Eight Hundred use and benefit of the FUNDS  Road  Ambulance  College	arges for day in Au, having be better he ben of the country Nine following AM \$ \$ \$	said years at the Adrigust, 2008 een offered for sale eving received the higher pollars and Forty county commission of efit of the funds entitiounty commission of the funds entitiounty commission of the funds entitionally be necessary to provide the funds and Forty gradients and Forty gradients.  MOUNT 6.18 15.86 44.08 82.08 71.08 834.16 132.79	d, was by said col- ministration Center; and, as aforesaid for dightest offer therefore, made of Jefferson Countilled to participate is said county, date rotect all taxes dut the said real estate y Cents to the Park Merch Mental interese Penal Adverses Adverses and county.	elinquent taxes ore, to-wit, the oby Jacq y, Missouri, as in the taxes for d August 20, 1 e and owing th te was therefor e said  FUN nant Sur Tax al Health  TOTAL est tty rtising rd Search	Hillsboro, county of swith interest, per sum of ueline Waggoner a suitable person which the lands had been and to preven, sold for the suitable person and to preven and to pr	of Jeffe nalty ar  r, to bid nerein at ent m of Vaggor  \$ \$ \$ \$ \$ \$ \$ \$ \$	at at 19.8 AMOUNT 5.9 4,761.0 5,992.9 3,090.6 635.8 75.0
nonpayment of state of Misson WHEREAS costs, and at which had been the said sale; are sold was a said sale any their loss to the Nine Thous trustee for the State  Health  Va  JC	f taxes, costs and chauri, on the fourth Mon is, the said real estate, which sale the said cosand Eight Hundred designated as trustee and who as trustee for authorized by an orde or all of such real esta e taxing authorities or sand Eight Hundred use and benefit of the FUNDS  Road  Ambulance  College  School	arges for day in Au, having be better he ben of the country Nine following AM \$ \$ \$	said years at the Adrigust, 2008 een offered for sale eving received the higher Dollars and Forty county commission of effit of the funds entitiounty commission of by be necessary to provide the funds and Forty of inadequate bids; ne Dollars and Forty g:  MOUNT 6.18 15.86 44.08 82.08 71.08 834.16	d, was by said col- ministration Center; and, as aforesaid for dightest offer therefore, made of Jefferson Countilled to participate is said county, date rotect all taxes durithe said real estate y Cents to the Park Merch Mental Interese Penal Adverses of the Recommendation of the Recommendation of the Park Merch Mental Interese Penal Adverses of the Park Recommendation of the Park Merch Recommendation of the Park Mental Recommendation of the Park R	elinquent taxes ore, to-wit, the oby Jacq y, Missouri, as in the taxes for d August 20, 1 e and owing th te was therefor e said  FUN nant Sur Tax al Health  TOTAL est tty rtising rd Search	Hillsboro, county of swith interest, per sum of ueline Waggoner a suitable person which the lands had been and to preven, sold for the suitable person and to preven and to pr	of Jeffe nalty ar  r, to bid nerein at ent m of Vaggor  \$ \$ \$ \$ \$ \$ \$ \$ \$	erson, ad at ner,
nonpayment of state of Misson WHEREAS costs, and at which had been the said sale; are sold was a said sale any their loss to the Nine Thous trustee for the State  Health  Va  JC  73  DR	f taxes, costs and chauri, on the fourth Mons, the said real estate, which sale the said cosand Eight Hundred designated as trustee and who as trustee for all of such real estate taxing authorities of sand Eight Hundred use and benefit of the FUNDS  Road  Ambulance  College  School  Fire	arges for day in Au, having be beliector had Forty Nine by the control of the con	said years at the Adrigust, 2008 een offered for sale eving received the higher pollars and Forty county commission of efit of the funds entitiounty commission of the funds entitiounty commission of the funds entitionally be necessary to provide the funds and Forty gradients and Forty gradients.  MOUNT 6.18 15.86 44.08 82.08 71.08 834.16 132.79	d, was by said colministration Center; and, as aforesaid for dightest offer therefore, made of Jefferson Countiled to participate is said county, date rotect all taxes durithe said real estate y Cents to the Park Merch Menter interese Penal Adverse Reco	elinquent taxes ore, to-wit, the by Jacq y, Missouri, as in the taxes for d August 20, 1 e and owing the te was therefor e said  FUN mant Sur Tax al Health  TOTAL est tty rtising rd Search	Hillsboro, county of swith interest, per sum of ueline Waggoner a suitable person which the lands had been and to preven, sold for the suitable person and to preven and to pr	of Jeffe nalty ar r, to bid nerein at rent m of Vaggor \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	at at 19.8 AMOUNT 5.9 - 19.8 4,761.0 5,992.9 3,090.6 635.8 75.0 9,849.4

penefit of the	fund or funds entitled	to the paym	nent of the taxes for	r which the said	real estate is	sold as follow	15;	
	FUNDS	AMOU	INT OF TAX	n en Chimen Chim	FUNDS	8	AMOL	JNT OF TAX
State		\$	6.18	Park Merchan	nt Sur Tax		\$	5.95 -
lealth		\$	15,86	Mental H	lealth		\$	19.88
	Road	\$	44.08			Library City	\$	
a	Ambulance	\$	82.08		TOTAL TA	County Fines XES	\$	4,761.00 5,992.94
С	College	\$	71.08	Interest Penalty			\$	3,090.62 635,84
3	School	\$	834.16	Advertis Record 9			\$	75.00 55.00
R	Fire	\$	132.79					
andicapped		\$	19.88	TOTAL			\$	9,849.40
ereon for ta at said land e taxes for TO HAVE the said Q	xes, interest, costs and services and services as hereinberthe years as hereinberthe AND TO HOLD the services after a services after the services and the services after the services after the services and the services after the services and the services and the services after th	nd charges, and charges, and taxation at fore stated, and last mentioned by law.  Solution is said and to red by law.  Solution is said and the displayed at th	Beth Mahn ay and year last ab	aring from the re rassessed and cel of real esate and assigns forev	ecords of said properly charg with the appu er in as full an	county collecting ded on the tax	amount of tor's offic books w reto belo ner as th	due e ith nging to the e
ereon for ta at said land e taxes for TO HAVE the said Of billector of said Comments of the Comments of the Co	xes, interest, costs and severe legally liable for the years as hereinbeing and the years as hereinbeing and the AND TO HOLD the search of the years and the Astrustee afore and the years of the years	and charges, and taxation and fore stated, and last mentioned by law.  and seal, the discount of the discount	and if further appeared have been duly and tioned tract or parcethe successors and Beth Mahn ay and year last about the successors.	aring from the re assessed and cel of real esate ad assigns forev , collector of so pove written.	with the appurer in as full and county of sollector of definitions.	county collecting ded on the tax	amount of tor's offic books w reto belo ner as the	due e ith nging to the e
TO HAVE to the said Quellecter of said  TO HAVE to the said Quellecter of said  TOTESTIFICATE OF Its  TOTATE OF Its  Before men and for said ollector of said	xes, interest, costs and severe legally liable for the years as hereinbeing and the years as hereinbeing and the AND TO HOLD the search of the search of the search of the years of the yea	and charges, and restated, and last mentioned by law.  and seal, the discount of the seal of	and if further appeared have been duly and tioned tract or parcethe successors and Beth Mahn ay and year last about the E. Missey he the above name	aring from the related assessed and cel of real esate and assigns forever, collector of soove written.	with the appurer in as full and county of collector of certain	county collecting of the tax arrenances the ample man defersor has been county as a county of the co	tor's offic books w reto belo ner as th hereunto	e ith nging to the e
TO HAVE  TO HAVE  TO HAVE  TO HAVE  TO HAVE  THE SAID OF  TO HAVE  THE SAID OF  THE SAID OF  THE SAID  THE	xes, interest, costs and severe legally liable for the years as hereinbeing and the years as hereinbeing and the head of the years as hereinbeing and the head of the years and the head of the head o	and charges, and taxation and fore stated, and last mentions and and to red by law.  I said last mentions and and to red by law.  I said last mentions and last mentions are unto set in the last mentions and last mentions are unto set in the last mentions and last mentions are unto set in the last mentions are unto set in the last mentions are unto set in the last mentions and last mentions are unto set in the last mentions are unto set in the last mentions and last mentions are unto set in the last mentions and last mentions are unto set in the last mentions and last mentions are unto set in the last mentio	and if further appeared have been duly and tioned tract or parcethe successors and Beth Mahn ay and year last about the above name the/she executed for the last and and seal, it was for which the last are f	aring from the related assessed and cel of real esate and assigns forever, collector of soove written.  Collector of soove written.  Collector of soove written.	with the appurer in as full and county of the collector of definition of the collector of the use of the collector of the col	county collecting on the tax internances the and ample man before son has been dependent on the son that it is a son to the son taxes are the son taxes.	reto belo ner as th hereunto nes there es there of the for the	e ith nging to the e
TO HAVE  TO HAVE  TO HAVE  TO HAVE  TO HAVE  THE SAID OF  TO HAVE  THE SAID OF  THE SAID OF  THE SAID  THE	xes, interest, costs and severe legally liable for the years as hereinbeing. AND TO HOLD the search of the years as hereinbeing. AND TO HOLD the search of the years as hereinbeing. And the property of the search of the years of years of the years of th	said last menters and l	and if further appeared have been duly and tioned tract or parcethe successors and Beth Mahn ay and year last about the above name the/she executed for the last and and seal, it was for which the last are f	aring from the related assessed and cel of real esate and assigns forever, collector of soove written.  Collector of soove written.  Collector of soove written.	with the appurer in as full and county of the collector of definition of the collector of the use of the collector of the col	county collecting on the tax internances the and ample man before son has been dependent on the son that it is a son to the son taxes are the son taxes.	reto belo ner as th hereunto nes there es there of the for the	e ith nging to the e

#### TRUSTEE SALE

Sale # :		3016	ett ett en 144. Til 1944 i 194 Till 1945 film ett ett ett ett ett ett ett ett ett et
Name:	The second of th	Yanuzzi-Wagner	, Mary
Parcel Number:		24 4.1 17.0	002.
Legal:	ŀ	arm & Home Sub 1	Pt. Lot 5
Sec. 17.0	Twn. 39	Rna. 4	Acres: 1.04

2003		2004		2005			2006				
Current #		97012	Current #	0	98860	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	<b>Total Tax</b>	\$	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	at the same of the	\$	25.00	- Commence of the commence of	\$	25.00	Rec. Search		
Amt Due	\$	478.70	Amt Due	\$	465.17	Amt Due	\$	8,195.92	Amt Due	\$	356.96

2007				and the second s	Totals				
Current #	•	104333	Sold by the County Trustee on:			- Totals			
State	\$	1.44		State	\$	6.18			
Health.	\$	3.54	To:			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			de V	DR Fire	\$	132.79	
Handic.	\$	4.44	for the amount of:	\$	-11105	Handic.	\$	19.88	
Park	\$	1.33				Park	\$	5.95	
Br-Bond	\$					Br-Bond	\$	-	
Stl Spo	\$	-	Recording Fee:	\$		Stl Spo	\$	-	
Mer Sur	\$	-				Mer Sur	\$	-	
Mentl H	\$	4.44	Trustee Commission:	\$		Mentl H	\$	19.88	
Library	\$	-				Library	\$	-	
County Fine	\$	-				County Fine	\$	4,761.00	
<b>Total Tax</b>	\$	284.12	Trustee Deed:	\$		Tot Tax	\$	5,992.94	
Interest	\$	45.46	· V			Interest	\$	3,090.62	
Penalty	\$	23.07	Balance to Collector:	\$		Penalty	\$	635.84	
Advertising		AND DESCRIPTION OF THE PERSON NAMED OF THE PER				Advertising	\$	75.00	
Rec. Search			Total Paid:	\$		Rec. Search	\$	55.00	
Amt Due	\$	352.65				Total	\$	9,849.40	