

When considering a request for Collector's Deed, our office will look for the following:

1. Affidavit from the Bidder for Collector's Deed
2. Letter to the Collector, formally requesting the issuance of the deed
3. *Original* Purchase Certificate returned to the Collector's Office
4. Copy of full title search
5. Copies of notice sent to each party listed on the title search
6. Copy of front and back of certified mail envelopes to each party, as they appeared directly before posting (mailing)
7. Copy of first-class mail envelopes to each party, as they appeared directly before posting (mailing)
8. Copies of delivery receipts for all certified mailings, as they appeared upon their return from the USPS
9. Copies of any envelopes which were returned undelivered

Additionally:

If both the certified notice is returned unsigned and the first-class notice is returned for any reason other than "rejected," please include a copy of the required additional notice and postage sent. You must also include certification of such notice in the affidavit!

You must provide evidence of the date all notices were posted. If you cannot provide a copy of the envelope with USPS postmark, please include a copy of the receipt from the post office.

The Collector maintains the right to refuse any request that does not meet the requirements set down by Missouri statute. The sample documents and lists provided are to be considered a guideline and may not be sufficient in all circumstances.

Please see RSMo §140.405 for a complete list of requirements.

CONTACT AN ATTORNEY FOR LEGAL ADVICE