

Request for Collector's Deed

Purchase Certificate:

Affiant Name: _____

Affiant is the (check one) ☐ Original Bidder ☐ Other: _____

Info from Purchase
Certificate

Date of Tax Sale: _____ Tax Years Unpaid at sale: _____

Property Description: _____

Title Search performed by: _____ Effective Date: _____ ☐ copy

Notification of Right to Redeem:

For each interested party named by the title search, you must include copies of the letter sent, copies of the first class and certified envelopes as they appeared just before mailing (must show date of mailing and address), proof of certified mail delivery, copies of any returned mail, and proof of any additional attempts to notify.

On the lines below, write the names of all parties holding a claim against the property. Check the box for all documents included with this deed request. (Attach additional sheets if necessary.)

Interested Parties:

	Letter	1 st Class Mailing	Certified Envelope	Delivery Confirmation
_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

For Office Use Only:

Latest Notification
Posted Date:

Was notice sent at
least 90 days before
deed request?

☐ yes ☐ no

If no, earliest deed
effective date:

☐ Copies of any returned mail included with this request.

Were any additional notices required because the 1st class and certified mailings were not deliverable?

☐ none required

☐ yes

If yes, in the space provided below, write the party's name and describe any additional notification attempts made:

I, _____, hereby certify that the information provided herein is true and correct to the best of my knowledge. I have complied with the requirements set forth by RSMo §140.405.

In witness whereof, I hereto set my hand on this ____ day of _____, _____.

Affiant Signature



037752-22 09 Sep 2022 08:15:32AM

Book:2022
Page:037752-22
1 pageREAL ESTATE DOCUMENT
GREENE COUNTY, MISSOURI
RECORDERS CERTIFICATION*Kevin M Spaulding*

reclac

RECORDER OF DEEDS

TAX SALE CERTIFICATE OF PURCHASE

Date of Sale: August 23, 2021

Certificate No. 21000

State of Missouri } ss
County of Greene

I, Allen Icet, County Collector in and for the County and State aforesaid, do hereby certify that Ben Buyer, 321 N Noodle Ave, Springfield, MO 65801 did, on the days hereinafter set forth, between the hours of 10 o'clock A.M. and 5 o'clock P.M. of the respective days, purchase at Public Auction, at the Court House in Springfield, the Lands and Town Lots below described, situated in the said County of Greene for the taxes, special assessments, interests, penalties and costs due and unpaid thereon for the years A.D. 2019, & 2020, and paid as purchase money on each tract or lot the total amount of taxes, special assessments, interests, penalties and costs thereon as stated herein above the description of the parcel:

(For Indexing Purposes: Hank Homeowner & Collector of Revenue, Grantor / Ben Buyer, Grantee)

Parcel Number: 88-00-00-000-000
Location Address: 123 S Sesame St (for reference only - not a legal address)
Tax Description: SUNSHINE SUB BLOCK A LOT 1

Tax & Costs of Sale	\$1,000.00	<u>To Whom Assessed</u>	<u>Purchaser</u>
Recording Fee	\$50.00	Hank Homeowner	Ben Buyer
Total	\$1,050.00		
Amount Bid	\$1,500.00	123 S Sesame St	321 N Noodle Ave
Surplus	\$450.00	Springfield, MO 65801	Springfield, MO 65801

To bear interest at the rate of 10% per annum only on taxes and costs of \$1,050.00 in accordance with RSMO 140.340

At any time after the expiration of one year from the date of this sale the above-named purchaser, his heirs or assigns, will upon application and compliance with the provisions of law pertaining thereto, including but not limited to RSMO 140.405, be entitled to a Deed of Conveyance for any real estate herein described, which shall not have been redeemed, provided, that on the failure of the holder of this certificate to take our said deed, as entitled by law, and file the same of record within eighteen months from the date of such sale, then and in that event the amount due such purchaser shall cease to be a lien on such lands so purchased as herein provided.

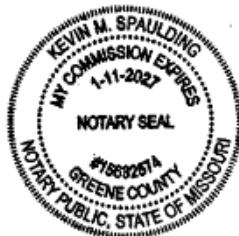
IN WITNESS WHEREOF, I hereunto set my name and affix my seal at my office in Springfield, the 27th day of August, A.D., 2022. County Collector, Allen Icet, RECEIVED, on or about the 23rd day of August, A.D., 2022 of the sum of One Thousand Five Hundred Dollars and No Cents, the amount of purchase money on the above tract or lot of land.

I, Allen Icet, County Collector, in and for Greene County, Missouri, hereby guarantee the above to be the true amount due against said land above described as the same appears upon the records.

Allen Icet

County Collector, Greene County, Allen Icet

Subscribed and affirmed before me this 27th day of August, 2021.

Kevin M Spaulding
Kevin M Spaulding, Notary

SPRINGFIELD TITLE COMPANY OWNER AND ENCUMBRANCE REPORT

General Information

1. Effective Date of this report is: March 1, 2022
2. The estate or interest in the land described or referred to in the Commitment is Fee Simple.
3. Title to the Fee Simple estate or interest in the land is vested in:

Suzy Homeowner

Henry Homeowner

4. The land referred to in the report is described as follows:

SUNSHINE SUB BLOCK A LOT 1

Springfield Title Company

by: Tina Tille

SPRINGFIELD TITLE COMPANY OWNER AND ENCUMBRANCE REPORT

Findings

1. This report is for tax parcel 88-01-23-456-789
2. Deed of Trust to Lender Bank, 555 Banking Ln, Springfield, MO, recorded in Book 2015 at Page 00001-15.



000000-21 1 Jan 2015 03:29:15PM



Book: 2015
Page: 00001-15
1 page

recorder

REAL ESTATE DOCUMENT
GREENE COUNTY, MISSOURI
RECORDERS CERTIFICATION
Reginald Recorder
RECORDER OF DEEDS

Quit Claim Deed

This quit claim deed made on the 1st day of January, 2015, by and between, Oscar Old, grantor, and Suzy Homeowner and Henry Homeowner, husband and wife, grantee, whose mailing address is 123 S Seesame St, Springfield, MO 65801.

Witnesseth, that the said grantor for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to him paid by the said grantee, the receipt of which is hereby acknowledged, does by these present, remise, release, and forever quit claim unto the said grantee, their heirs and assigns forever, the following described lots, tracts, or parcels of land, being situated in the County of Greene, State of Missouri, to wit:

All of Lot One (1) Block A of the Sunshine Subdivision in Greene County, Missouri

To have and to hold the same with all rights, immunities, privileges and appurtenances thereto belonging, unto the said grantee, their successors and assigns forever.

In witness whereof, grantor executes this quit claim deed on the 1st day of January, 2015.

Oscar Old

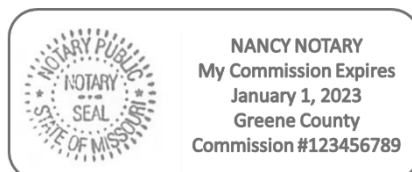
Oscar Old

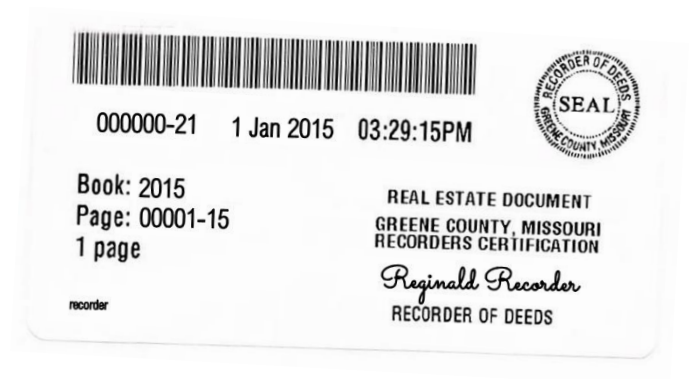
On this 1st day of January, 2015, before me personally appeared Oscar Old, to me known to be there person described in and who executed the foregoing Quit Claim deed as grantor, and acknowledged to me that he executed the same as his voluntary, free act and deed for the purposes therein stated.

In testimony whereof, I set my hand and affixed my seal on the 1st day of January, 2015, in Springfield, MO.

Nancy Notary

Nancy Notary





Deed of Trust

Grantor:

Henry Homeowner & Suzy Homeowner, married persons
123 S Sesame St Springfield, MO 65801

Trustee:

Adam Attorney
555 Legal Ln Springfield, MO 65801

Grantee:

Lender Bank
555 N Lending Ln Springfield, MO 65803

Lorem ipsum dolor sit amet, consectetur adipiscing elit. Fusce sodales odio at turpis ultrices, sit amet tristique ex rhoncus. Quisque justo du, pulvinar in lorem rhoncus, mattis auctor mi. Nam porttitor eros at ex finibus pharetra. Sed pellentesque risus quis metus blandit, sit amet mattis ante tempus. Morbi imperdiet justo quis erat ornare pellentesque. Curabitur vel ultricies neque, tristique pharetra sapien. Sed eget scelerisque ante. Quisque ultricies a libero sed condimentum. Nunc eget lectus a augue sagittis tristique non in du.

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Sed interdum massa risus, eu lacinia nunc pretium a. Proin ut finibus risus, ac porttitor massa. Curabitur et est dignissim, iaculis odio id, iaculis nisi. Fusce pharetra enim ullamcorper, eleifend tortor vitae, condimentum nulla. Etiam consectetur fermentum tortor nec efficitur. Pellentesque habitant morbi tristique senectus et netus et malesuada fames ac turpis egestas. Cras felis nulla, auctor ac magna quis, dignissim auctor du. Pellentesque nec elementum lacus, a consequat nulla. Phasellus lorem massa, sagittis sed metus at, posuere dictum lorem. Nulla facilisi. Aliquam nisi elit, volutpat non feugiat sit amet, placerat sed ligula. Lorem ipsum dolor sit amet,

NOTIFICATION LETTER
Delinquent Tax Sale Certificate of Purchase
Pursuant To RSMO §140.405

March 1, 2022

Suzy Homeowner
123 S Sesame St
Springfield, MO 65801

Parcel Number: 88-01-23-456-789
Legal Description: SUNSHINE SUB BLOCK A LOT 1

This letter serves as legal notification to any person(s) holding a financial interest in the above named property.

On August 23, 2021, I purchased Delinquent Tax Certificate of Purchase #21000 which was in the name of Suzy Homeowner with the most current address of 123 N Sesame St, Springfield, MO 65801.

A title search dated March 1, 2022 indicated that you hold a financial interest in the property. This letter is to inform you that I will be applying for the Collector's Deed for the property.

The purpose of this letter is to "notify any person who holds a publicly recorded deed of trust, mortgage, lease, lien or claim upon that real estate of the persons right to redeem such persons publically recorded security or claim." (RSMo §140.405)

**YOU ARE HEREBY NOTIFIED THAT YOU HAVE A RIGHT TO REDEEM THE PROPERTY
BY PAYING TAXES, INTEREST PENALTY, AND COSTS.**

You have the absolute right to redeem the same at any time during the one year next ensuing and shall continue to have a defeasible right to redeem the same until such time as the tax sale purchaser acquires the deed, at which time the right to redeem shall expire. §140.340 RSMo.

Contact the Greene Co Collector's Office for details on how to redeem this property.
940 N Boonville, Springfield, MO 65802
Phone: (417) 868-4036

Very truly yours,



Ben Buyer
321 N Noodle Ave
Springfield, MO 65802

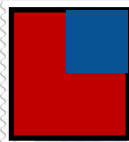
First Class Mail - Notice Sent to Suzy Homeowner

Postmarked 3/15/22

Ben Buyer
321 N Noodle Ave
Springfield, MO 65801

Suzy Homeowner
123 S Sesame St
Springfield, MO 65801

USPS Postmark 3/15/22



Certified Mail - Notice Sent to Suzy Homeowner

Postmarked 3/15/22

Front

Ben Buyer
321 N Noodle Ave
Springfield, MO 65801

Suzy
123 S
Springf

CERTIFIED MAIL™

PS Form 3800, August 2006 See Reverse for Instructions

Sent To: Suzy Homeowner
Street, Apt. No., or PO Box No.: 123 S Seasmoe St
City, State, ZIP+4: Springfield, MO 65801

Postage \$ 0.48
Certified Fee 3.30
Return Receipt Fee 2.70 optional
Restricted Delivery Fee 5.05 optional
Total Postage & Fees \$11.53

For delivery information visit our website at www.usps.com

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

PS Form 3800, August 2006 See Reverse for Instructions

UNITED STATES POSTAGE
PITNEY BOWES
\$ 000.630
March 15, 2022
MAILED FROM ZIP CODE
USPS Postmark 3/15/22

Back

SENDER: COMPLETE THIS SECTION

■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
■ Print your name and address on the reverse so that we can return the card to you.
■ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
**Suzy Homeowner
123 S Seasmoe St
Springfield, MO 65801**

2. Article Number (Transfer from service label)
7014 0150 0001 8385 8951

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-15-40

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ X
B. Received by (Printed Name)
C. Date of Delivery
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☒ Certified Mail
☐ Registered
☐ Insured Mail
☐ Express Mail
☐ Return Receipt for Merchandise
☐ C.O.D.
4. Restricted Delivery? (Extra Fee) ☐ Yes

Sample Postage Pg 3

Returned Delivery Receipts for Certified Mail sent to Suzy Homeowner

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none">■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.■ Print your name and address on the reverse so that we can return the card to you.■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature X <i>Suzy Homeowner</i> <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee	
1. Article Addressed to: Suzy Homeowner 123 S Sesame St Springfield, MO 65801		B. Received by (Printed Name) Suzy Homeowner	C. Date of Delivery 3/10/22
		D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
		3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.	
		4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes	
2. Article Number (Transfer from service label)		7014 0150 0001 8385 8951	
PS Form 3811, February 2004		Domestic Return Receipt 102595-02-M-1540	

NOTIFICATION LETTER
Delinquent Tax Sale Certificate of Purchase
Pursuant To RSMO §140.405

March 1, 2022

Henry Homeowner
123 S Sesame St
Springfield, MO 65801

Parcel Number: 88-01-23-456-789
Legal Description: SUNSHINE SUB BLOCK A LOT 1

This letter serves as legal notification to any person(s) holding a financial interest in the above named property.

On August 23, 2021, I purchased Delinquent Tax Certificate of Purchase #21000 which was in the name of Suzy Homeowner with the most current address of 123 N Sesame St, Springfield, MO 65801.

A title search dated March 1, 2022 indicated that you hold a financial interest in the property. This letter is to inform you that I will be applying for the Collector's Deed for the property.

The purpose of this letter is to "notify any person who holds a publicly recorded deed of trust, mortgage, lease, lien or claim upon that real estate of the persons right to redeem such persons publically recorded security or claim." (RSMo §140.405)

**YOU ARE HEREBY NOTIFIED THAT YOU HAVE A RIGHT TO REDEEM THE PROPERTY
BY PAYING TAXES, INTEREST PENALTY, AND COSTS.**

You have the absolute right to redeem the same at any time during the one year next ensuing and shall continue to have a defeasible right to redeem the same until such time as the tax sale purchaser acquires the deed, at which time the right to redeem shall expire. §140.340 RSMo.

Contact the Greene Co Collector's Office for details on how to redeem this property.
940 N Boonville, Springfield, MO 65802
Phone: (417) 868-4036

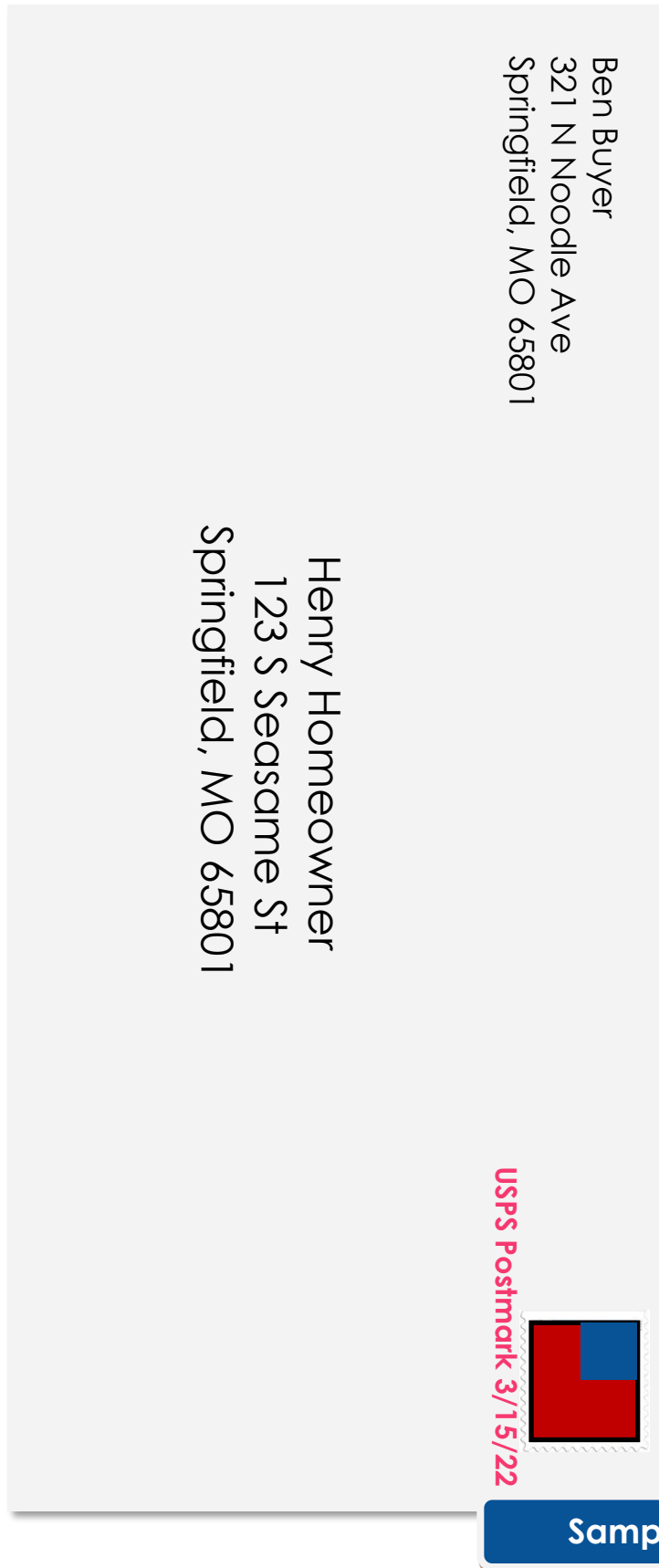
Very truly yours,



Ben Buyer
321 N Noodle Ave
Springfield, MO 65802

First Class Mail - Notice Sent to Henry Homeowner

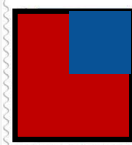
Postmarked 3/15/22



Ben Buyer
321 N Noodle Ave
Springfield, MO 65801

Henry Homeowner
123 S Seesame St
Springfield, MO 65801

USPS Postmark 3/15/22



Certified Mail - Notice Sent to Henry Homeowner

Postmarked 3/15/22

Front

Back

Ben Buyer
321 N Noodle Ave
Springfield, MO 65801

Henry Homeowner
123 S Seesame St
Springfield, MO 65801

CERTIFIED MAIL™

PS Form 3811, February 2004 Domestic Return Receipt

102595-02-M-1540

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com.

OFFICIAL USE

Postage \$0.48 Certified Fee 3.30 Return Receipt Fee (Endorsement Required) 2.70 optional Registered Delivery Fee (Endorsement Required) 5.05 optional Total Postage & Fees \$11.53

Sent to Henry Homeowner
Street, Apt. No., or PO Box No. 123 S Seesame St
City, State, ZIP+4® Springfield, MO 65801

See Reverse for Instructions

UNITED STATES POSTAGE
PITNEY BOWES
\$000.630
MAILED FROM ZIP CODE
USPS Postmark 3/15/22

Henry Homeowner
123 S Seesame St
Springfield, MO 65801

2. Article Number (Transfer from service label) 7014 0150 0001 8385 8951

PS Form 3811, February 2004 Domestic Return Receipt

102595-02-M-1540

SENDER: COMPLETE THIS SECTION

■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
■ Print your name and address on the reverse so that we can return the card to you.
■ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ X ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:

3. Service Type ☒ Certified Mail ☐ Express Mail ☐ Registered ☐ Return Receipt for Merchandise ☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes ☐ No

Sample Postage Pg 7

Returned Delivery Receipts for Certified Mail sent to Henry Homeowner

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<p>1. Article Addressed to:</p> <p>Henry Homeowner 123 S Sesame St Springfield, MO 65801</p>		<p>B. Received by (Printed Name) Henry Homeowner</p>	<p>C. Date of Delivery 3/10/22</p>
		<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>	
		<p>3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p>	
		<p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>	
<p>2. Article Number (Transfer from service label)</p>		<p>7014 0150 0001 8385 8951</p>	
PS Form 3811, February 2004		Domestic Return Receipt 102595-02-M-1540	

NOTIFICATION LETTER
Delinquent Tax Sale Certificate of Purchase
Pursuant To RSMO §140.405

March 1, 2022

Lender Bank
555 Lending Ln
Springfield, MO 65801

Parcel Number: 88-01-23-456-789
Legal Description: SUNSHINE SUB BLOCK A LOT 1

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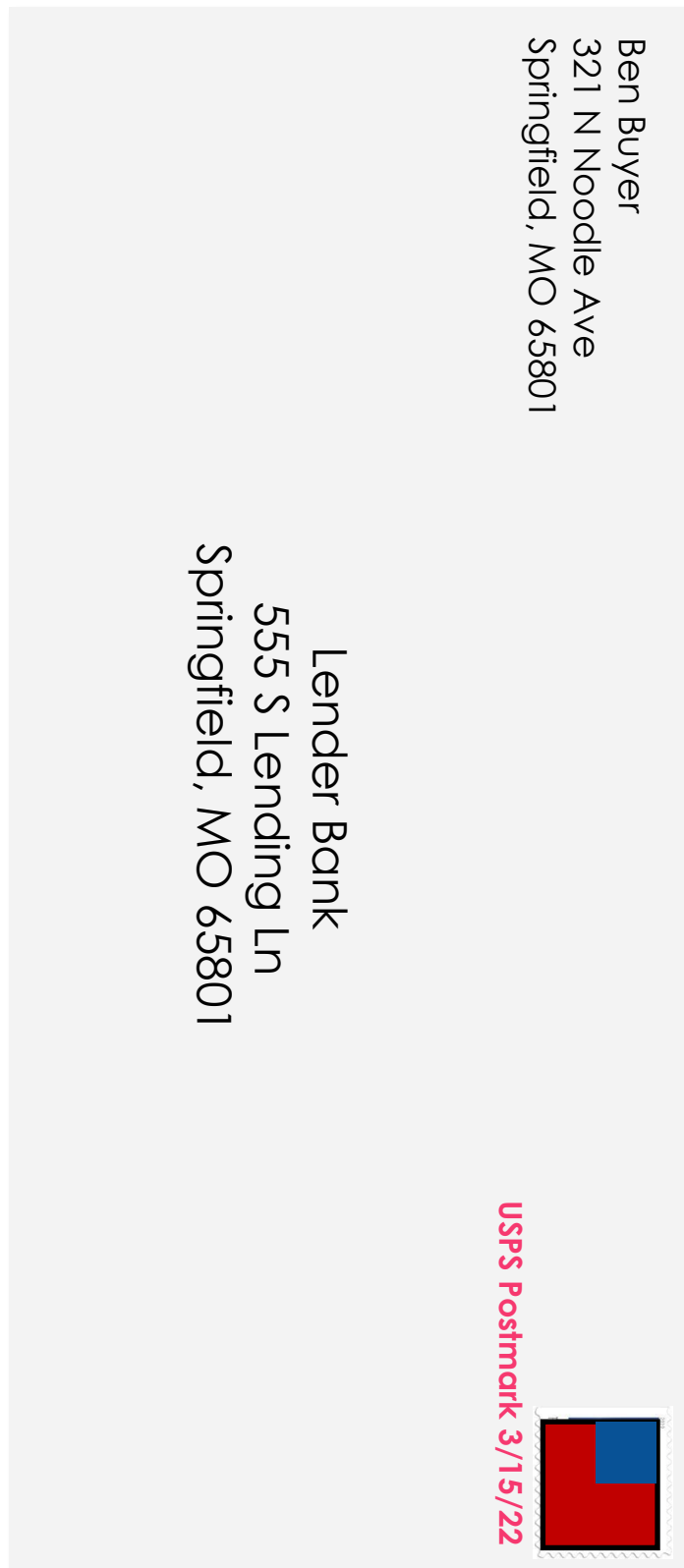
Very truly yours,



Ben Buyer
321 N Noodle Ave
Springfield, MO 65802

First Class Mail - Notice Sent to Lender Bank

Postmarked 3/15/22



Certified Mail - Notice Sent to Lender Bank

Postmarked 3/15/22

Front

Ben Buyer
321 N Noodle Ave
Springfield, MO 65801

Lender Bank
555 S Lending Ave
Springfield, MO 65801

PS Form 3800, August 2006
See Reverse for Instructions

Postage	Certified Fee	Return Receipt Fee	Restricted Delivery Fee	Total Postage & Fees
\$0.48	3.30	2.70 optional	5.05 optional	\$11.53

U.S. Postal Service[™]
CERTIFIED MAIL[™] RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)
For delivery information visit our website at www.usps.com

OFFICIAL USE

Postmark Here

Sent To: Lender Bank
Street, Apt. No., or PO Box No.: 555 S Lending Ave
City, State, ZIP+4: Springfield, MO 65801



Back

102595-02-M-1540

Domestic Return Receipt

PS Form 3811, February 2004

2. Article Number
(Transfer from service label)
7014 0150 0001 8385 8951

1. Article Addressed to:

Lender Bank
555 S Lending Ln
Springfield, MO 65801

3. Service Type
☒ Certified Mail
☐ Registered
☐ Insured Mail
☐ Express Mail
☐ Return Receipt for Merchandise
☐ C.O.D.
4. Restricted Delivery? (Extra Fee) ☐ Yes

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

SENDER: COMPLETE THIS SECTION

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PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS. FOLD AT DOTTED LINE

Returned Delivery Receipts for Certified Mail sent to Lender Bank

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none">■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.■ Print your name and address on the reverse so that we can return the card to you.■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature X Billy Banker <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee	
1. Article Addressed to: Lender Bank 555 S Lending Ln Springfield, MO 65801		B. Received by (Printed Name) Billy Banker	C. Date of Delivery 3/11/22
		D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
		3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.	
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PS Form 3811, February 2004		Domestic Return Receipt 102595-02-M-1540	

NOTIFICATION LETTER
Delinquent Tax Sale Certificate of Purchase
Pursuant To RSMO §140.405

March 1, 2022

Occupant
123 S Sesame St
Springfield, MO 65801

Parcel Number: 88-01-23-456-789
Legal Description: SUNSHINE SUB BLOCK A LOT 1

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On August 23, 2021, I purchased Delinquent Tax Certificate of Purchase #21000 which was in the name of Suzy Homeowner with the most current address of 123 N Sesame St, Springfield, MO 65801.

A title search dated March 1, 2022 indicated that you hold a financial interest in the property. This letter is to inform you that I will be applying for the Collector's Deed for the property.

The purpose of this letter is to "notify any person who holds a publicly recorded deed of trust, mortgage, lease, lien or claim upon that real estate of the persons right to redeem such persons publically recorded security or claim." (RSMo §140.405)

**YOU ARE HEREBY NOTIFIED THAT YOU HAVE A RIGHT TO REDEEM THE PROPERTY
BY PAYING TAXES, INTEREST PENALTY, AND COSTS.**

You have the absolute right to redeem the same at any time during the one year next ensuing and shall continue to have a defeasible right to redeem the same until such time as the tax sale purchaser acquires the deed, at which time the right to redeem shall expire. §140.340 RSMo.

Contact the Greene Co Collector's Office for details on how to redeem this property.
940 N Boonville, Springfield, MO 65802
Phone: (417) 868-4036

Very truly yours,


Ben Buyer
321 N Noodle Ave
Springfield, MO 65802

Tip from the Collector:

You don't have to send notice to the occupants unless additional notification is required due to returned mailings.

First Class Mail - Notice Sent to Occupant

Postmarked 3/15/22

