

## **COLLECTOR'S FOURTH YEAR TAX PROPERTY CLOSED BID AUCTION**

The Missouri Revised Statutes Sections 140.250.4 and 140.260.8 give County Collectors the responsibility to sell 4<sup>th</sup> year properties not sold at the annual Collector's Tax Sale.

In an effort to achieve the best value for the Taney County taxing entities, the Taney County Collector, Sheila Wyatt, will be holding an Auction by sealed/closed bids for the 75 fourth year tax properties that did not sell at the Annual Tax Sale held this past August. The Auction will begin on September 23, 2013 and end on October 23, 2013.

THE LIST OF FOURTH YEAR PROPERTIES AVAILABLE AT AUCTION may be obtained on line or at the Taney County Collector's Office.

Any individual wishing to bid on a parcel must be a Missouri resident and be current on all tax payments in their name. If awarded the parcel by bid, the individual must complete an Affidavit verifying their residency and paid taxes. In addition to the bid amount, \$31.50 per parcel is required for recording fees.

ALL BIDS MUST INCLUDE YOUR FULL NAME, ADDRESS, PHONE NUMBER AND AN E-MAIL ADDRESS IF YOU DESIRE TO BE NOTIFIED BY E-MAIL.

**BIDS FOR EACH PARCEL MUST BE SEPARATE AND STATE THE PARCEL NUMBER AND BID AMOUNT:**

ALL BIDS SHALL BE SEALED AND BE MAILED OR DELIVERED TO:

Taney County Collector, Sheila Wyatt  
132 David Street  
PO Box 278  
Forsyth, MO 65653

PRINT IN LARGE LETTERS ON OUTSIDE OF ENVELOPE

**“BID”**

GIVE THE PARCEL # ONLY ON THE OUTSIDE OF THE ENVELOPE;

UPON THE CLOSING OF ALL BIDS ON OCTOBER 23, 2013, all sealed bids will be opened by parcel number and be awarded to the highest bidder. Upon giving a signed Affidavit, bid payment and \$31.50, the highest bidder shall be entitled to immediate issuance of a Collector's Deed, with no period of redemption.

Notification of the awarded properties will be available October 25, 2013. All fourth year properties not awarded through this auction will be available for purchase over the counter at the Collector's Office after November 1, 2013.

Parcel	OwnerName	Legal	2007	2008	2009	2010	2011	2012	Cost	TotalTaxesDU
<b>4TH YEAR FOR SALE</b>	<b>IMMEDIATE POSSESSION</b>	<b>TAX SALE 2013</b>								
X 04-4.0-19-001-007-043.000	REASONS BRADLEY	VENICE ON THE LAKE - CHEYENNE HILLS LT 43 BLK 3		31.43	26.64	23.92	21.06	18.19	120	\$121.24
X 04-4.0-19-001-007-047.000	LTD	VENICE ON THE LAKE - CHEYENNE HILLS LT 47 BLK 3		28.57	24.04	21.61	19.01	16.41	120	\$109.64
X 04-4.0-19-001-009-010.000	LTD	VENICE ON THE LAKE - CHEYENNE HILLS LT 7 BLK 5		23.78	20.58	18.47	16.25	14.01	120	\$93.09
X 04-4.0-19-001-016-001.000	FISHER MARK D & JOHN L	VENICE ON THE LAKE - CHEYENNE HILLS LT 1 BLK 9		34.30	29.23	26.26	23.14	20.00	120	\$132.93
X 04-4.0-19-002-002-014.000	HOURIGAN BRIAN FRANCIS	VENICE ON THE LAKE - MOHAWK VALLEY LT 11 BLK 5		22.82	18.84	16.90	14.87	12.81	120	\$86.24
X 04-4.0-19-002-009-017.000	JOHNSON JAMES H & PAULINE	VENICE ON THE LAKE - MOHAWK COTTAGE SITES LT 71 BLK 1	20.73	19.02	16.26	14.57	12.79	11.01	140	\$94.38
X 04-4.0-19-002-009-041.000	REASONS BRADLEY	VENICE ON THE LAKE - MOHAWK COTTAGE SITES LT 95 BLK 1		19.02	16.26	14.57	12.79	11.01	120	\$73.65
X 04-4.0-19-002-010-013.000	MOORE MARK R & CYNTHIA A	VENICE ON THE LAKE - MOHAWK COTTAGE SITES LT 39 BLK 1	20.73	19.02	16.26	14.57	12.79	11.01	140	\$94.38
X 04-4.0-19-002-010-030.000	MORRIS FRED A & LOUISE A	VENICE ON THE LAKE - MOHAWK COTTAGE SITES LT 22 BLK 1		19.02	16.26	14.57	12.79	11.01	120	\$73.65
X 04-4.0-19-002-010-046.000	REASONS BRADLEY	VENICE ON THE LAKE - MOHAWK COTTAGE SITES LT 5 BLK 1		10.41	9.36	8.34	7.28	6.23	120	\$41.62
X 04-4.0-19-002-012-035.000	REASONS BRADLEY	VENICE ON THE LAKE - MOHAWK HILLS N 1/3 LT 35 BLK 2		19.02	16.26	14.57	12.79	11.01	120	\$73.65
X 04-4.0-19-002-013-006.000	MEYER FLORN & DOROTHY	VENICE ON THE LAKE - MOHAWK HILLS S 1/3 LT 49 BLK 3	20.73	19.02	16.26	14.57	12.79	11.01	140	\$94.38
X 04-4.0-19-002-013-025.000	HOURIGAN BRIAN FRANCIS	VENICE ON THE LAKE - MOHAWK HILLS LT 67 BLK 3		30.46	25.77	23.17	20.39	17.62	120	\$117.41
X 04-4.0-19-002-013-029.000	WASHINGTON AVE FAMILY PARTNERSHIP	VENICE ON THE LAKE - MOHAWK HILLS LT 63 BLK 3		37.14	31.83	28.63	25.20	21.80	120	\$144.60
X 04-4.0-19-002-013-030.000	HOURIGAN BRIAN FRANCIS	VENICE ON THE LAKE - MOHAWK HILLS N 2/3 LT 62 & S 1/3 LT 61 BLK 3		33.34	28.35	25.48	22.45	19.40	120	\$129.02
X 08-1.0-01-003-007-003.000	HOURIGAN TERRI & HOURIGAN BRIAN F	MERRIAM WOODS - CEDARWOOD LT 11 BLK 39; MERRIAM WOODS VILLAGE		47.10	50.07	45.21	40.47	35.54	120	\$218.39
X 08-1.0-01-003-017-007.000	JOHN 1/2 INT EA	MERRIAM WOODS - CEDARWOOD LT 6 BLK 37; MERRIAM WOODS VILLAGE		57.13	64.40	58.19	52.15	45.80	120	\$277.67
X 08-1.0-01-004-005-012.000	REASONS BRADLEY	VENICE ON THE LAKE - SILVER CREEK COTTAGE SITES LT 6 BLK G		18.87	16.08	14.43	12.67	10.91	120	\$72.96
X 08-1.0-01-004-006-005.000	ROMAN CARL C & HELEN	VENICE ON THE LAKE - SILVER CREEK COTTAGE SITES LT 9 BLK G	20.57	18.87	16.08	14.43	12.67	10.91	140	\$93.53
X 08-1.0-02-001-007-001.000	HOURIGAN TERRI & HOURIGAN BRIAN F	BLK 8; TIMBERLINE AREA E; MERRIAM WOODS VILLAGE		91.29	76.97	69.55	62.32	54.78	120	\$354.91
X 08-1.0-02-001-012-004.000	CREE GRACE N	MERRIAM WOODS - OAKWOOD LT 36 BLK 2; MERRIAM WOODS VILLAGE		19.96	16.86	15.16	13.51	11.80	120	\$77.29
X 08-1.0-02-001-012-008.000	HODGE HOMER C - ESTATE	MERRIAM WOODS - OAKWOOD NE 10' LT 32 BLK 2; MERRIAM WOODS VILLAGE		19.96	16.86	15.16	13.51	11.80	120	\$77.29
X 08-1.0-02-002-023-043.000	HOURIGAN BRIAN FRANCIS	MERRIAM WOODS - OAKWOOD LT 11 BLK 14; MERRIAM WOODS VILLAGE		23.96	26.29	23.69	20.78	18.19	120	\$112.91
X 08-1.0-02-002-028-062.000	LTD	MERRIAM WOODS - OAKWOOD LT 20 BLK 5; MERRIAM WOODS VILLAGE		23.96	26.29	23.69	20.78	18.19	120	\$112.91
X 08-1.0-11-001-029-029.000	SCHUPP THOMAS F & BRENDA S E	MERRIAM WOODS - ROCKWOOD LT 29 BLK 2; MERRIAM WOODS VILLAGE		10.89	9.69	8.66	7.67	6.66	120	\$43.57
X 08-1.0-11-001-030-041.000	CAMERON JAMES A & REVA J	MERRIAM WOODS - ROCKWOOD LT 32 BLK 1; MERRIAM WOODS VILLAGE		10.89	9.69	8.66	7.67	6.66	120	\$43.57
X 08-1.0-12-001-001-001.003	REASONS BRADLEY	VENICE ON THE LAKE - OSAGE ACRES S 20' LT 15 BLK 1		14.13	12.65	11.35	9.97	8.55	120	\$56.65
X 08-1.0-12-001-001-005.000	HOURIGAN TERRI & HOURIGAN BRIAN F	VENICE ON THE LAKE - OSAGE ACRES LT 12 BLK 1		48.26	40.85	36.82	32.46	28.10	120	\$186.49
X 08-1.0-12-001-001-007.000	YOURLANDOFFICE.COM LLC	VENICE ON THE LAKE - OSAGE ACRES LT 10 BLK 1		52.05	44.27	39.90	35.22	30.49	120	\$201.93
X 08-1.0-12-001-005-013.000	DRUMMOND STEVEN & ERIN	VENICE ON THE LAKE - OSAGE ACRES NW 1/3 LT 17 BLK 5		19.80	16.92	15.24	13.38	11.52	120	\$76.86

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<b>4TH YEAR FOR SALE IMMEDIATE POSSESSION TAX SALE 2013</b>										
X 08-1.0-12-001-005-013.001	RESORTS 1/2 INT EA	VENICE ON THE LAKE - OSAGE ACRES SE 2/3 LT 17 BLK 5		38.79	33.17	29.85	26.33	22.76	120	\$150.90
X 08-7.0-25-002-007-031.000	HOURIGAN BRIAN F & HOURIGAN TERRI	LAKE TANEYCOMO WOODS - UNIT 4 LT 37		19.94	16.96	15.31	13.65	11.93	120	\$77.79
X 08-7.0-25-002-007-046.000	PRIDE DANNY	LAKE TANEYCOMO WOODS - UNIT 4 LT 19		22.68	18.60	16.76	14.98	13.10	120	\$86.12
X 08-7.0-25-003-001-009.000	REASONS BRADLEY	LAKE TANEYCOMO WOODS - AMENDED UNIT 5 LT 1		33.60	28.33	25.63	22.91	20.11	120	\$130.58
X 08-7.0-25-003-001-013.000	REASONS BRADLEY	LAKE TANEYCOMO WOODS - 2ND AMENDED UNIT 5 LT 63		33.60	28.33	25.63	22.91	20.11	120	\$130.58
X 08-7.0-25-003-001-026.000	HANCOCK D G & JOANNE G	LAKE TANEYCOMO WOODS - 2ND AMENDED UNIT 5 LT 48		33.60	28.33	25.63	22.91	20.11	120	\$130.58
X 08-7.0-25-003-001-030.000	REASONS BRADLEY	LAKE TANEYCOMO WOODS - 2ND AMENDED UNIT 5 LT 41		33.60	28.33	25.63	22.91	20.11	120	\$130.58
X 08-7.0-25-003-001-035.000	REASONS BRADLEY	LAKE TANEYCOMO WOODS - 2ND AMENDED UNIT 5 LT 36		33.60	28.33	25.63	22.91	20.11	120	\$130.58
X 08-7.0-25-003-001-036.000	REASONS BRADLEY	LAKE TANEYCOMO WOODS - 2ND AMENDED UNIT 5 LT 35		33.60	28.33	25.63	22.91	20.11	120	\$130.58
X 08-7.0-25-003-001-037.000	REASONS BRADLEY	LAKE TANEYCOMO WOODS - AMENDED 2ND AMENDED UNIT 5 LTS 28 & 29		91.79	77.12	69.85	62.64	55.11	120	\$356.51
X 08-7.0-25-003-008-033.000	LEILA K WILSON LLC	LAKE TANEYCOMO WOODS - AMENDED UNIT 5 LT 32		33.60	28.33	25.63	22.91	20.11	120	\$130.58
X 08-7.0-25-003-009-006.000	REASONS BRADLEY	LAKE TANEYCOMO WOODS - 2ND AMENDED UNIT 5 LTS 364 & 365		62.69	52.70	47.74	42.77	37.59	120	\$243.49
X 08-7.0-25-003-009-011.000	PRIDE DANNY	LAKE TANEYCOMO WOODS - 2ND AMENDED UNIT 5 LT 345		33.60	28.33	25.63	22.91	20.11	120	\$130.58
X 08-7.0-25-003-009-019.000	CRAWFORD JACQUE	LAKE TANEYCOMO WOODS - 2ND AMENDED UNIT 5 LT 353		33.60	28.33	25.63	22.91	20.11	120	\$130.58
X 08-7.0-25-003-010-009.000	REASONS BRADLEY	LAKE TANEYCOMO WOODS - 2ND AMENDED UNIT 5 LTS 285 & 284		65.45	54.36	49.21	44.12	38.78	120	\$251.92
X 08-7.0-25-003-010-021.000	PRIDE DANNY	LAKE TANEYCOMO WOODS - 2ND AMENDED UNIT 5 LTS 305 & 306		62.69	52.70	47.74	42.77	37.59	120	\$243.49
X 08-7.0-25-003-010-032.000	REASONS BRADLEY	LAKE TANEYCOMO WOODS - 2ND AMENDED UNIT 5 LT 308		33.60	28.33	25.63	22.91	20.11	120	\$130.58
X 08-7.0-25-003-011-016.000	REASONS BRADLEY	LAKE TANEYCOMO WOODS - 2ND AMENDED UNIT 5 LT 256		32.71	26.73	24.13	21.61	18.94	120	\$124.12
X 08-7.0-25-003-012-001.000	DRUMMOND STEVEN & ERIN	LAKE TANEYCOMO WOODS - 2ND AMENDED UNIT 5 LTS 65 & 182		62.69	52.70	47.74	42.77	37.59	120	\$243.49
X 08-7.0-25-003-012-032.000	DRUMMOND STEVEN & ERIN	LAKE TANEYCOMO WOODS - 2ND AMENDED UNIT 5 LT 95		33.60	28.33	25.63	22.91	20.11	120	\$130.58
X 08-7.0-26-004-001-001.000	DRUMMOND STEVEN & ERIN	LAKE TANEYCOMO WOODS - ORIG UNIT 5 LT 144		44.51	37.29	33.74	30.21	26.53	120	\$172.28
X 08-7.0-26-004-004-008.000	DRUMMOND STEVEN & ERIN	LAKE TANEYCOMO WOODS - 2ND AMENDED UNIT 5 LT 376		9.95	8.85	7.92	7.01	6.08	120	\$39.81
X 08-7.0-26-004-004-015.000	PRIDE DANNY	LAKE TANEYCOMO WOODS - 2ND AMENDED UNIT 5 LT 335		9.95	8.85	7.92	7.01	6.08	120	\$39.81
X 08-7.0-26-004-005-006.004	REASONS BRADLEY	LAKE TANEYCOMO WOODS - 2ND AMENDED UNIT 5 LT 219		9.95	8.85	7.92	7.01	6.08	120	\$39.81
X 08-7.0-26-004-005-022.000	REASONS BRADLEY	TANEYCOMO RD		9.95	8.85	7.92	7.01	6.08	120	\$39.81
X 08-7.0-26-004-007-004.000	DRUMMOND STEVEN & ERIN	LAKE TANEYCOMO WOODS - 2ND AMENDED UNIT 5 LT 147		9.95	8.85	7.92	7.01	6.08	120	\$39.81
X 08-7.0-26-004-007-024.000	DRUMMOND STEVEN & ERIN	TANEYCOMO RD		9.95	8.85	7.92	7.01	6.08	120	\$39.81
X 08-7.0-26-004-007-026.000	REASONS BRADLEY	TANEYCOMO RD		9.95	8.85	7.92	7.01	6.08	120	\$39.81
X 08-7.0-26-004-007-027.000	REASONS BRADLEY	TANEYCOMO RD		9.95	8.85	7.92	7.01	6.08	120	\$39.81
X 08-7.0-26-004-007-031.000	DRUMMOND STEVEN & ERIN	LAKE TANEYCOMO WOODS - AMENDED 2ND AMENDED UNIT 5 LT 2		9.95	8.85	7.92	7.01	6.08	120	\$39.81

Parcel	OwnerName	Legal	2007	2008	2009	2010	2011	2012	Cost	TotalTaxesDU
<b>4TH YEAR FOR SALE</b>	<b>IMMEDIATE POSSESSION</b>	<b>TAX SALE 2013</b>								
X 08-7.0-26-004-008-004.000	REASONS BRADLEY	LAKE TANEYCOMO WOODS - 2ND AMENDED UNIT 5 LT 28		9.95	8.85	7.92	7.01	6.08	120	\$39.81
X 08-7.0-26-004-008-007.000	DRUMMOND STEVEN & ERIN	LAKE TANEYCOMO WOODS - 2ND AMENDED UNIT 5 LT 25		9.95	8.85	7.92	7.01	6.08	120	\$39.81
X 08-7.0-26-004-008-008.000	DRUMMOND STEVEN & ERIN	LAKE TANEYCOMO WOODS - 2ND AMENDED UNIT 5 LT 24		9.95	8.85	7.92	7.01	6.08	120	\$39.81
X 08-7.0-26-004-008-027.000	DRUMMOND STEVEN & ERIN	LAKE TANEYCOMO WOODS - 2ND AMENDED UNIT 5 LT 2		9.95	8.85	7.92	7.01	6.08	120	\$39.81
X 17-4.0-18-004-003-013.000	DEAN SANFORD H JR & TWINK	HOLIDAY HAVEN - 2ND AMENDED LT 39 BLK 36; CITY OF HOLLISTER		28.81	24.87	23.42	20.38	17.42	120	\$114.90
X 19-1.0-12-001-007-007.000	LIVING TRUST 4-16-1987	OZARKS PARADISE VILLAGE LT 17 BLK 49		41.95	41.81	39.68	34.38	29.66	120	\$187.48
X 19-1.0-12-004-008-006.000	LIVING TRUST 4-16-1987	OZARKS PARADISE VILLAGE LT 8 BLK 49		65.40	64.31	61.08	53.19	45.96	120	\$289.94
X 19-1.0-12-004-009-002.000	YOURLANDOFFICE.COM	OZARKS PARADISE VILLAGE LT 18 BLK 48		65.40	64.31	61.08	53.19	45.96	120	\$289.94
X 19-1.0-12-004-013-008.000	LIVING TRUST 4-16-1987	OZARKS PARADISE VILLAGE LT 67 BLK 59		65.40	64.31	61.08	52.48	45.33	120	\$288.60
X 19-1.0-12-004-013-038.000	RES-COM INTEGRATION TRUST THE	OZARKS PARADISE VILLAGE LTS 35 & 36 BLK 59		124.08	126.63	120.37	103.09	89.16	120	\$563.33
X 19-6.0-14-002-002-001.000	LIVING TRUST 4-16-1987	OZARKS PARADISE VILLAGE LT 208 BLK 6		32.17	26.68	25.23	22.08	19.02	120	\$125.18
X 19-6.0-14-002-002-002.000	LIVING TRUST 4-16-1987	OZARKS PARADISE VILLAGE LT 209 BLK 6		49.75	41.37	39.26	34.38	29.66	120	\$194.42
X 19-6.0-24-001-021-033.000	MOORE DOREATHA F & BARTLEY NELLITA	OZARKS PARADISE VILLAGE - OAKHOLLOW ADD LT 50 BLK C		21.37	21.05	19.91	17.03	14.65	120	\$94.01
X 19-6.0-24-001-022-002.000	HOURIGAN BRIAN F	OZARKS PARADISE VILLAGE - OAKHOLLOW ADD LT 12 BLK C		33.12	32.69	31.05	27.15	23.42	120	\$147.43
X 19-6.0-24-001-023-021.000	HOURIGAN BRIAN F	OZARKS PARADISE VILLAGE - OAKHOLLOW ADD LT 21 BLK C		37.04	36.61	34.73	30.06	25.93	120	\$164.37