

**REVISED**  
**LAND TAX SALE GUIDELINES**

*Sheriff's Land Tax Sale may be highly technical and complicated. We strongly suggest you consult an attorney after acquiring any property. The Sheriff's Office cannot give you legal advice.*

**CONFIRMATION** Takes place in Division Number 29 on the 4<sup>th</sup> floor of the Civil Courts Building.

1. Your purchase MUST be CONFIRMED by the Court. Pursuant to Missouri Statute 92.840, the successful bidder must file with the appropriate Court. A motion to confirm the sale of the property, and must have an appraiser at the confirmation hearing to testify to the reasonable value of the property.
2. The purchaser must also notify by mail or in person the attorney for the Collector of Revenue, Sheriff, previous owner and all lien holders of record the date of the confirmation hearing. It is your responsibility as the purchaser to provide the Court at the confirmation hearing with a full legal description of the property. Please see the Recorder of Deeds for legal description. Failure to do so may result in additional expenses and a delay in recording your deed.
3. After the confirmation hearing, please make sure any and all signed documents by the Judge are turned into the Sheriff's office for proper processing.
4. Once the Sheriff's Office has the "confirmation judgment" and has prepared the "Sheriff's Deed", the Sheriff's Office will record the deed on behalf of the confirmed. Then we will mail a letter to the purchaser to pick up the deed. The deed will be mailed to the name and address as set forth on the confirmation judgment.
5. Please remember that you are to apply for an occupancy permit from the City within ten (10) days after the confirmation hearing.
6. In addition to the purchase price, you will be required to deliver \$72.00 in the form of a cashier's check, money order or cash payable to the Sheriff of the City of St. Louis. This is pursuant to Section 92.840 of the Missouri Statutes which requires the purchaser to pay all costs. The costs to the Sheriff involve the service by posting and the cost of recording the Sheriff's Deed.

**We suggest you keep this paper to remind you of the confirmation and bidding process.**

[WWW.STLSHERIFF.COM](http://WWW.STLSHERIFF.COM)

**City of St. Louis Sheriff's Office (314) 622-4851**

**REVISED**  
**BIDDER PROCESS FOR AUCTION**

**All Land Tax proceedings are held in Division 29 located on the 4<sup>th</sup> floor of the Civil Courts Building**

\$ Bring proper ID with current address to obtain bidder number.

\$ After bid, please have payment into Sheriff's Office by 2:00 p.m., or you will be placed on the no bidder list and barred from any future Sheriff's sales.

\$ Once paid for, wait two weeks and schedule your confirmation hearing for the parcel(s) purchased.

\$ During this time, it is up to the purchaser to find an appraiser, and have the property appraised. The appraiser will need to appear at the confirmation hearing in Court with you.

\$ After confirmation of parcel(s), please make sure any and all signed documents signed by the Judge are turned into the Sheriff's Office for proper processing.

\$ Once the Sheriff's Office has the Confirmation Judgment, it will prepare a Sheriff's Deed and will file with the Recorder of Deeds Office. Once the deed has been returned to our office, we will **MAIL** the deed to the name and address listed on the Confirmation Judgment.