

SECOND REGULAR SESSION

# HOUSE BILL NO. 1251

99TH GENERAL ASSEMBLY

---

INTRODUCED BY REPRESENTATIVE PLOCHER.

4139H.011

D. ADAM CRUMBLISS, Chief Clerk

---

## AN ACT

To repeal section 140.230, RSMo, and to enact in lieu thereof one new section relating to foreclosure proceeds.

---

*Be it enacted by the General Assembly of the state of Missouri, as follows:*

Section A. Section 140.230, RSMo, is repealed and one new section enacted in lieu thereof, to be known as section 140.230, to read as follows:

140.230. 1. When real estate has been sold for taxes or other debt by the sheriff or collector of any county within the state of Missouri, and the same sells for a greater amount than the debt or taxes and all costs in the case it shall be the duty of the sheriff or collector of the county, when such sale has been or may hereafter be made, to make a written statement describing each parcel or tract of land sold by him for a greater amount than the debt or taxes and all costs in the case together with the amount of surplus money in each case. The statement shall be subscribed and sworn to by the sheriff or collector making it before some officer competent to administer oaths within this state, and then presented to the county commission of the county where the sale has been or may be made; and on the approval of the statement by the commission, the sheriff or collector making the same shall pay the surplus money into the county treasury, take the receipt in duplicate of the treasurer for the surplus of money and retain one of the duplicate receipts himself and file the other with the county commission, and thereupon the commission shall charge the treasurer with the amount.

2. The treasurer shall place such moneys in the county treasury to be held for the use and benefit of the person entitled to such moneys or to the credit of the school fund of the county, to be held in trust for the term of three years for the publicly recorded **record lien holders or for the** owner or owners of the property sold at the time of the delinquent land tax auction or their

EXPLANATION — Matter enclosed in bold-faced brackets [thus] in the above bill is not enacted and is intended to be omitted from the law. Matter in **bold-face** type in the above bill is proposed language.

18 legal representatives. **The surplus shall be first distributed to the former record lien**  
19 **holders, by priority of the former liens, if any, then to the former owner or owners of the**  
20 **property. Lien priority shall be set as of the date of the tax sale. No surplus funds shall**  
21 **be distributed to any party claiming entitlement to such funds, other than as part of the**  
22 **redemption process, until thirty days have passed after the period of redemption has**  
23 **expired.** At the end of three years, if [~~such fund shall~~] **any funds have not [be] been**  
24 **distributed or** called for as part of a redemption or collector's deed issuance, then [~~it~~] **such**  
25 **funds** shall become a permanent school fund of the county.

26 3. County commissions shall compel owners, **record lien holders**, or agents to make  
27 satisfactory proof of their claims before receiving their money; provided, that no county shall pay  
28 interest to the claimant of any such fund. **Any such claim shall be made in writing and shall**  
29 **include reference to the lien of record upon which the claim is made. The reference shall**  
30 **include the county recorder's recording reference information such as book and page**  
31 **number, document number, or other reference information if the lien is not referenced**  
32 **either by book or page number or document number. Should more than one party make**  
33 **claim to any surplus funds and those parties are unable to reach an agreement satisfactory**  
34 **to the county commission, the county commission or collector may petition the circuit court**  
35 **within the county where the collector or county commission sits for interpleader. The**  
36 **county commission or collector shall only be required to name as defendants those parties**  
37 **who have made claim to the funds. Upon judgment sustaining the petition for interpleader**  
38 **and the subsequent tender of the surplus funds to the court registry, the county**  
39 **commission or collector so tendering such funds shall be entitled to seek discharge from**  
40 **the case.**

✓