County of **CAMDEN** *State of Missouri*

1 Court Circle NW, Suite 1
Camdenton, Missouri 65020

Presiding Commissioner
Ike Skelton

1st District Commissioner
James Gohagan

Office of the
CAMDEN COUNTY COMMISSION

Commission Clerk
Rowland Todd

2nd District Commissioner
Steve Dougan

---REQUEST FOR QUALIFICATIONS---
Trustee for Post-Third-Offering Properties (Section 140.260, RSMo)

The Camden County Commission is accepting statements of qualifications from individuals interested in appointment as Trustee for Post-Third-Offering Properties under Section 140.260, RSMo. The Trustee will bid on, hold title to, and resell lands and lots that remain unsold after the third tax sale offering, for the benefit of the taxing authorities entitled to the taxes. The Trustee is compensated solely from resale proceeds, not to exceed ten percent (10%) of each sale price, and receives no salary, retainer, or payment from County general revenue.

Respondents must be at least twenty-one years of age, able to hold title to real property in Missouri, and able to obtain the bonding and insurance required by the County. The full Request for Qualifications, including the required submission contents, is available from the Camden County Clerk's Office at the address below and at camdencountymo.gov.

Questions regarding this Request for Qualifications must be directed to the County Counselor, Charlie Dickman, at 573-346-4440 ext. 1247. Respondents may not contact any County Commissioner about this Request for Qualifications except through the County Counselor.

Sealed submissions must be in the hands of Rowland A. Todd, County Clerk, by 10:00 A.M. December 10, 2026. **One original and four (4) copies** must be submitted to the following address:

Rowland A. Todd- Camden County Clerk
1 Court Circle NW, Ste 2
Camdenton, MO 65020

The outer envelope shall be marked in the lower left hand corner **"261210 Trustee for Post-Third-Offering Properties"** with the name of the individual submitting the qualifications. Late submissions will not be considered. Submissions by fax or email alone will not be accepted.

The Camden County Commission reserves the right to reject any or all submissions, to waive informalities, to cancel or reissue this Request for Qualifications, and to make no appointment.

Camden County Commission

PHONE (573) 346-4440 X-1244 FAX (573) 346-5181

REQUEST FOR QUALIFICATIONS
TRUSTEE FOR POST-THIRD-OFFERING PROPERTIES

CAMDEN COUNTY, MISSOURI REQUEST FOR QUALIFICATIONS TRUSTEE FOR TAX SALE PROPERTIES UNDER SECTION 140.260, RSMo

The County Commission of Camden County, Missouri, is accepting statements of qualifications from individuals interested in appointment as trustee under section 140.260, RSMo, to bid on, hold title to, and resell lands and lots that remain unsold after the third tax sale offering, for the benefit of the taxing authorities entitled to the taxes. The trustee is compensated solely from resale proceeds, not to exceed ten percent of each sale price. The full Request for Qualifications is available from the Camden County Clerk, 1 Court Circle NW, Camdenton, Missouri 65020, and at camdencountymo.gov. Sealed submissions marked "261210 Trustee for Post-Third-Offering Properties" are due to the County Clerk no later than 10:00 A.M. on December 10, 2026. The County reserves the right to reject any or all submissions and to waive informalities.

Background and Authority

Camden County is a county of the first classification without a charter form of government. A substantial number of lands and lots offered for delinquent taxes under section 140.250, RSMo, remain unsold after the third offering. Many carry delinquent taxes, interest, penalties, and costs exceeding their fair market value. They produce no meaningful revenue for the County or the other taxing authorities.

On November 5, 2026, the County Commission adopted Order No. 11-05-2026, electing to proceed under section 140.260, RSMo, and directing the County Counselor to prepare this Request for Qualifications. Section 140.260 authorizes the Commission to designate and appoint a suitable person with discretionary authority to bid at all sales to which section 140.250 applies, and to purchase lands and lots as necessary to protect the taxes due and prevent their loss through inadequate bids. The person appointed holds title as trustee for the use and benefit of the fund or funds entitled to the payment of the taxes. For any parcel that has already been offered at three or more annual tax sales without a sale, the Trustee may bid on the parcel through the County Collector at any time and need not wait for the next annual August tax sale.

The Commission will appoint the trustee by a subsequent order after reviewing the submissions received. Issuance of this Request for Qualifications does not obligate the County to appoint any respondent.

Scope of Services

The trustee will exercise authority to bid on parcels to which section 140.250, RSMo, applies and to acquire lands and lots as necessary to protect the taxes due. The trustee is not required to pay the amount bid. The trustee has no authority to bid on any land or lot for which any person bids an amount sufficient to pay in full all delinquent taxesand other costs as required by the Collector. Title will be conveyed by Collector's deed reciting the delinquent taxes, the amount due each taxing authority, and that the trustee holds title for the use and benefit of the funds entitled to the taxes.

The trustee will hold, secure as reasonably necessary, and market acquired lands and lots for resale through a transparent public process. The trustee is a fiduciary for the taxing authorities and must seek a fair price for each parcel. The Trustee shall continuously inform the County Commission of the Trustee's plans and avenues for selling the parcels. No land or lot may be sold except upon order of the County Commission approving that sale, after which the trustee will execute and deliver the deed to the purchaser.

The trustee will maintain complete records of every acquisition, sale, cost, and distribution, and will provide the Commission and the County Collector a written report at least quarterly, together with an annual accounting. Reports will identify each parcel acquired and sold, the sale price, costs advanced and reimbursed, trustee compensation, and the amount distributed to each taxing authority. The trustee will advise purchasers in writing that a quiet title action may be needed to obtain marketable title.

Compensation and Costs

The trustee's compensation is payable solely from the proceeds of sale and may not exceed ten percent of the price for which each land or lot is sold. The trustee receives no compensation for parcels that do not sell, and no salary, retainer, or payment from County general revenue. Respondents must state the percentage they propose, which may be less than the statutory maximum.

Deed, recording, and advertising costs will be advanced from the County treasury. The proceeds of each sale are applied first to the costs incurred and advanced, and the balance is distributed pro rata to the funds entitled to receive the taxes as provided in section 140.230, RSMo. Any other expense, including auctioneer fees and property securing costs, must be approved in advance by the Commission and is payable only from sale proceeds.

Qualifications and Submission Contents

Respondents must be individuals at least twenty-one years of age who are able to hold title to real property in Missouri and to obtain the bonding and insurance described below. Experience with tax-delinquent or distressed real estate, Missouri tax sale procedures, real estate title and quiet title matters, and the auction or marketing of real property is expected.

Prior service as a trustee under section 140.260, RSMo, or in a comparable public role should be described in detail.

Each submission must include a cover letter signed by the respondent; a resume or narrative of relevant experience, identifying any comparable engagements with other counties or public bodies and a contact person for each; at least three professional references; a description of the respondent's proposed approach to acquiring, securing, marketing, and reselling parcels, including any auctioneer or other professionals the respondent intends to engage; the proposed compensation percentage; a description of proposed reporting to the Commission, the Collector, and the taxing authorities; and evidence of the respondent's ability to obtain a fidelity or performance bond in an amount set by the Commission, general liability insurance of not less than $1,000,000 per occurrence, and errors and omissions insurance of not less than $1,000,000, each naming Camden County as an additional insured where applicable.

Each submission must also include a written disclosure of any present or prior employment, contract, or other relationship with Camden County, any County officer or employee, or any taxing authority within the County, and of any interest, direct or indirect, in any land or lot that may come within the trustee's authority. The Trustee may not buy any parcel it holds as Trustee. This includes a purchase through any entity in which the Trustee, or any of its owners, officers, or employees, holds an ownership interest. A respondent who serves the County in any other capacity must explain how the respondent would avoid conflicts of interest under Chapter 105, RSMo, and, if the respondent is an attorney, under the Missouri Rules of Professional Conduct.

Evaluation and Selection

The Commission will evaluate submissions on the respondent's relevant experience and record with comparable properties; the soundness of the proposed approach to marketing and resale; the proposed compensation; the quality of proposed reporting and recordkeeping; the respondent's ability to meet bonding and insurance requirements; and the absence of conflicts of interest. The Commission may interview any respondent, request additional information, and contact references.

The Commission may appoint one or more trustees. Any appointment will be made by order of the Commission in open session, and the County Clerk will deliver a certified copy of the appointing order to the County Collector. The appointment may be revoked by the Commission at any time by order.

Submission Deadline and Instructions

Submit one original and four copies in a sealed envelope marked "261210 Trustee for Post-Third-Offering Properties" to the Camden County Clerk, 1 Court Circle NW, Camdenton,

Missouri 65020, no later than 10:00 A.M. on December 10, 2026. Late submissions will not be considered. Submissions by fax or email alone will not be accepted.

Respondents may not contact any County Commissioner about this Request for Qualifications after its issuance except through the County Counselor.

General Terms and Conditions

The County reserves the right to reject any or all submissions, to waive informalities, to cancel or reissue this Request for Qualifications, and to make no appointment. Respondents bear all costs of preparing and submitting their qualifications. Submissions become the property of the County and are public records subject to the Missouri Sunshine Law, Chapter 610, RSMo; any material a respondent believes is closed by law must be identified, with the legal basis stated.

The trustee serves at the pleasure of the Commission and is subject to section 140.260, RSMo, the Commission's Order No. 11-05-2026, and any appointing order. The appointment creates no employment relationship with the County. The trustee will be required to comply with all applicable federal, state, and local laws, including the federal work authorization requirements of section 285.530, RSMo, and to indemnify the County against claims arising from the trustee's acts or omissions to the extent permitted by law.