



## Christian County Commission

100 West Church St, Room 100  
Ozark, MO 65721

**SCHEDULED**

**MEETING ATTACHMENTS (ID # 5439)**

Meeting: 05/16/24 09:00 AM  
Department: County Clerk  
Category: Meeting Items  
Prepared By: Madi Hires Raines  
Initiator: Madi Hires Raines  
Sponsors:  
DOC ID: 5439

# Meeting Attachments

### ATTACHMENTS:

- 16 MAY 2024 FINANCIAL - TAX SURPLUS - HUNT (PDF)
- 16 MAY 2024 FINANCIAL - TAX SURPLUS - CAREY (PDF)
- 16 MAY 2024 TREASURER DESTRUCTION OF RECORDS - 2018, 2019, 2020 (PDF)
- 16 MAY 2024 ARCHITECTURAL SERVICES RENEWAL - TORGERSON DESIGN PARTNERS (PDF)
- 16 MAY 2024 ARCHITECTURAL SERVICES RENEWAL - GASKIN HILL NORCROSS OF MISSOURI, INCORPORATED (GHN) (PDF)
- 16 MAY 2024 ARCHITECTURAL SERVICES RENEWAL - N-FORM ARCHITECTURE (PDF)
- 16 MAY 2024 PLANNING & DEVELOPING SOFTWARE RFP #2022-25 RENEWAL - ONLINE SOLUTIONS, LLC(DBA CITIZENSERVE) (PDF)
- 16 MAY 2024 IT EQUIPMENT DESTRUCTION LIST (PDF)

## Karen Matthews

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**From:** N. Austin Fax <afax@lowtherjohnson.com>  
**Sent:** Monday, April 22, 2024 3:16 PM  
**To:** Karen Matthews  
**Subject:** RE: Weber and Associates/Jacob Hunt

**Caution:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Karen:

Weber has paid the surplus off as a power of attorney for Mr. Hunt. Given your conversation, I think at the very least Mr. Hunt's name needs to be on the check. If they dispute that and they cannot figure out who the check needs to go to, then ultimately we can interplead the funds and let a court decide. But given your conversation, I would not be comfortable going forward issuing a check to just Weber without Hunt agreeing to that happening.

### N. Austin Fax

Lowther Johnson Attorneys at Law, LLC  
901 E. St. Louis Street, 20<sup>th</sup> Flr.  
Springfield, MO 65806  
Phone: 417.866.7777 Ext. 253  
Fax: 417.866.1752  
<http://www.lowtherjohnson.com>



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**From:** Karen Matthews <kmatthews@christiancountymo.gov>  
**Sent:** Monday, April 22, 2024 1:49 PM  
**To:** N. Austin Fax <afax@lowtherjohnson.com>  
**Subject:** RE: Weber and Associates/Jacob Hunt

Austin,

I just got off the phone with Jacob Hunt. He said that he was going to give Mr. Weber some acreage if Mr. Weber paid all of this off. I asked him how much acreage was discussed and he said it had not been discussed. I also asked him if he had signed a lien and he said he had not. I've attached the documents that I have. Mr. Hunt's phone number is 417-848-3965 and his email is [jacobrabbit711@icloud.com](mailto:jacobrabbit711@icloud.com).  
Thanks for your help and please let me know if you need me to do anything else.

*Christian County Treasurer  
Karen Matthews  
100 W. Church St., Rm 209  
Ozark, MO 65721  
Ph: 417-582-4348  
Email: [karenmatthews@christiancountymo.gov](mailto:karenmatthews@christiancountymo.gov)*



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**From:** N. Austin Fax <[afax@lowtherjohnson.com](mailto:afax@lowtherjohnson.com)>  
**Sent:** Wednesday, April 17, 2024 5:06 PM  
**To:** Karen Matthews <[kmatthews@christiancountymo.gov](mailto:kmatthews@christiancountymo.gov)>  
**Cc:** Ted Nichols <[tnichols@christiancountymo.gov](mailto:tnichols@christiancountymo.gov)>  
**Subject:** RE: Weber and Associates/Jacob Hunt

**Caution:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Karen:

Looping in Ted on this one as I have dealt with him on Mr. Weber in the past.

Mr. Weber's paperwork is a mess. And I have talked to him on the phone about this too.

There are two issues at play. 1) Who has the right to redeem the property? 2) Who has the right to the surplus?

As to the first question, RSMo. 140.340.1 provides that "[u]pon paying the reasonable and customary costs of sale to the county collector for the use of the purchaser, his or her heirs, successors, or assigns; **the owner**; lienholder; or occupant of any land or lot sold for taxes, **or any other persons having an interest therein, shall 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, provided upon the expiration of the lien evidenced by a certificate of purchase under section 140.410 no redemption shall be required.”

The only document that Mr. Weber has provided that I am confident in is the Power of Attorney. If he has Power of Attorney for Mr. Hunt, then he has the legal right to redeem the property on Mr. Hunt’s behalf. I believe that is what he has done. And it looks like he has the certificate of redemption.

But just because Mr. Weber has a right to redeem the property on Mr. Hunt’s behalf doesn’t necessarily mean that Mr. Weber is entitled to the surplus. As to the second question:

Mr. Weber claims that he has a “lien” on the property. I’ve not seen any documentation to suggest this is accurate. At least nothing recorded. The “lien” paperwork he originally provided did not make any sense to me. He provided a “Claim of Lien,” which was not signed by Mr. Hunt, did not appear to be recorded, did not have a legal description on the property, did not list the amount of the claimed lien, and it was unclear what the legal basis for the lien was (i.e. is it a mechanic’s lien? Something else?). So, I can’t conclude he has a “lien” on the property.

Mr. Weber has also suggested to me that the right to redeem and the surplus from the tax sale were assigned to him by Mr. Hunt. If there is a valid assignment, that would be proper. But, again, I am not sure there is a valid assignment. The document he provided says that the “Assignor,” which is listed as Weber, “hereby assigns and transfers to the Assignee,” who is listed as Mr. Hunt, “all of his right, title and interest in and to the funds held by the (SIC) Christian County, Missouri from the surplus funds in the amount of \$\_\_\_\_\_.” It appears that Weber is attempting to assign a right to Mr. Hunt, not the other way around. So, I don’t see a valid assignment that would allow Weber to the surplus.

As to the second question, RSMo. 140.230 applies. It provides that “[w]hen 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 and file the other with the county commission, and thereupon the commission shall charge the treasurer with the amount.

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 lesser of a term of three years or ninety days following the expiration of the redemption period for the lienholders of record or for the publicly recorded owner or owners of the property sold at the time of the delinquent land tax auction **or their legal representatives. The surplus shall be first distributed to the former lienholders of record, by priority of the former liens, if any, then to the former owner or owners of the property.** Lien priority shall be set as of the date of the tax sale. No surplus funds shall be distributed to any party claiming entitlement to such funds, other than as part of the redemption process, until ninety days have passed after the period of redemption has expired. At the end of three years, if any funds have not been distributed or called for as part of a redemption or collector’s deed issuance, then such funds shall become a permanent school fund of the county.

County commissions shall compel owners, lienholders of record, or agents to make satisfactory proof of their claims before receiving their money; provided, that no county shall pay interest to the claimant of any such fund. Any such claim shall be filed with the county commission within ninety days after the expiration of the redemption period, be made in writing, and include reference to the lien of record upon which the claim is made. The reference shall include the county recorder’s recording reference information such as book and page number, document

number, or other reference information if the lien is not referenced either by book or page number or document number. Should more than one party make claim to any surplus funds and those parties are unable to reach an agreement satisfactory to the county commission, the county commission shall petition the circuit court within the county where the county commission sits for interpleader. The county commission shall only be required to name as defendants those parties who have made claim to the funds. Upon judgment sustaining the petition for interpleader and the subsequent tender of the surplus funds to the court registry, the county commission so tendering such funds shall be entitled to seek discharge from the case."

I am just not sure how Weber thinks that the check for the surplus should be made out in his company's name. If Weber is redeeming the property on behalf of the property owner as the property owner's Power of Attorney, then the check should be made out to the property owner. Or, at the very least, to both the property owner and Weber and then they can decide what happens with it.

**N. Austin Fax**

Lowther Johnson Attorneys at Law, LLC  
901 E. St. Louis Street, 20<sup>th</sup> Flr.  
Springfield, MO 65806  
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**From:** Karen Matthews <[kmatthews@christiancountymmo.gov](mailto:kmatthews@christiancountymmo.gov)>  
**Sent:** Wednesday, April 17, 2024 3:23 PM  
**To:** N. Austin Fax <[afax@lowtherjohnson.com](mailto:afax@lowtherjohnson.com)>  
**Subject:** Weber and Associates/Jacob Hunt

Austin,

Weber Assets, LLC brought the certificate of redemption on the Jacob Hunt property. Can you please look the paper work over and let me know if everything is in order? If it is, I will get on the agenda and get the commission's approval to pay it out.

Thanks and have a great day! 😊

*Christian County Treasurer*

*Karen Matthews*  
*100 W. Church St., Rm 209*  
*Ozark, MO 65721*  
*Ph: 417-582-4348*  
*Email: [karenmatthews@christiancountymo.gov](mailto:karenmatthews@christiancountymo.gov)*



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STATE OF MISSOURI )  
 ) ss.  
COUNTY OF Christian )

**AFFIDAVIT OF OWNERSHIP**

I, the undersigned, being duly sworn, do hereby declare and affirm under penalties of perjury as follows:

1. I am over 18 years of age and competent to make this affidavit.
2. My current residence address is: 3773 St. Hwy K Billings, MO 65610
3. I am the President of Weber Assets LLC
4. On the date of the tax sale conducted by the Christian County Collector of Revenue on August 28, 2023, Weber Assets LLC was a Missouri Corporation and the sole record owner of the real property located at 12490 Hwy 14E Spartz, MO, in Christian County, Missouri, legally described as follows:

All that part of the east half (E 1/2) of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) lying South of Missouri State Highway 44, and the North 475 ft of the East Half (E 1/2) of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4), All 2 part of Section Twenty-seven (27), Township Twenty-seven (27) North, Range Nineteen (19) West, Christian County, Missouri.

5. Having failed to exercise the right of redemption, I hereby request on behalf of Jacob Hunt, the Christian County Commission pursuant to Section 140.230, RSMo., to authorize the County Treasurer to distribute any net surplus generated from the sale of the above-referenced real property to Weber Assets LLC by mailing said proceeds to the following address: PO Box 833 Republic, MO 65738.
6. To the best of my knowledge and belief there were no other publicly recorded owners of the above legally described property on the date of the tax sale other than Jacob Hunt.
7. To the best of my knowledge and belief there were no publically recorded liens on the above legally described property on the date of the tax sale which are presently due and payable out of the surplus generated from the sale of said property and Weber Assets LLC agrees to defend, indemnify and hold harmless the County Commission and Treasurer and their employees from any claims, liability, damages or costs by said lienholders or other claimants arising from the distribution of the surplus to Jacob Hunt.

Signed under penalty of perjury: [Signature]

Title: Owner

Social Security Number [Redacted] Date: 4/16/24

On this 17<sup>th</sup> day of April, 2024, before me, Deborah Turner,  
a Notary Public in and for said State, personally appeared Nick Weber  
who, known to me to be the person who executed the within Affidavit of Ownership and who  
states that he/she is the President of the corporation, and is authorized to execute the within  
document on behalf of said corporation, and acknowledged to me that he/she executed the  
same as his/her free act and deed and as the free act and deed of said corporation for the  
purposes therein stated.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the  
day and year last above written.

Deborah K. Turner  
Notary Public

My Commission Expires:



RECEIVED  
APR 17 2024  
11:15 AM  
CHRISTIAN COUNTY TREASURER  
KAREN HART





Recording Date/Time: 04/15/2024 at 01:28:42 PM

Instr #: 2024L03616

Book: 2024 Page: 3571

Pages: 3

Fee: \$30.00 S 20240003846



Kelly Hall  
Recorder of Deeds

CHRISTIAN COUNTY COLLECTORS OFFICE

TITLE OF DOCUMENT: CORRECTED  
CERTIFICATE OF REDEMPTION

DATE OF CONTENTS: 11-Apr-24

GRANTOR(S): ERIC AND MEGAN HOOKER  
TED NICHOLS COLLECTOR

GRANTEE: NICK WEBER FOR WEBER ASSESTS LLC  
HUNT, JACOB

MAILING ADDRESS: P.O. BOX 833  
REPUBLIC, MO 65738

LEGAL DESCRIPTION: EXHIBIT A

REFERENCE BOOK AND PAGE: BK 2023 PAGE 9418  
BK 2024 PAGE 3509

RECEIVED  
nw@ 3:42  
APR 16 2024  
KCM

CHRISTIAN COUNTY TREASURER  
KAREN MATTHEWS

*Corrected*  
**CERTIFICATE OF REDEMPTION**

STATE OF MISSOURI }

SS.

COUNTY OF CHRISTIAN }

I, Ted Nichols, County Collector in and for said County and State, do hereby certify that Nick Weber for Weber Assets LLC on behalf of Hunt, Jacob has deposited in my office the sum of Forty seven thousand eight hundred sixty one dollars and sixty four cents for the Redemption of the following Real Estate: See Exhibit A .Parcel # 13-0.8-27-000-000-009.000; located in Section 27, township 27, range 19 of Christian County, was sold to Eric and Megan Hooker for taxes, costs , and penalties due thereon for the years 2020, 2021, and 2022 on August 28, 2023. Refers to tax sale certificate number 08287-2023.

Certificate of Purchase 08287-2023

Amount of Taxes, Penalties

Cost of Sale	\$4,327.10
Interest @ 10%	\$288.48
Taxes (next year)	\$1,206.00
Interest @ 8%	\$32.16
Recording of Certificate	\$30.00
Recording of Redemption	\$30.00
Search Fee	\$275.00
Surplus	\$41,672.90
Total	<u>\$47,861.64</u>

IN WITNESS WHEREOF, I have hereunto set my hand and seal this April 11, 2024.

  
Ted Nichols  
Christian County Collector



*Exhibit A*

---

**LEGAL DESCRIPTION:** ALL THAT PART OF THE EAST HALF (E1/2) OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHWEST QUARTER (NW1/4) LYING SOUTH OF MISSOURI STATE HIGHWAY #14, AND THE NORTH 478 FEET OF THE EAST HALF (E1/2) OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHWEST QUARTER (NW1/4), ALL A PART OF SECTION TWENTY-SEVEN (27), TOWNSHIP TWENTY-SEVEN (27) NORTH, RANGE NINETEEN (19) WEST; CHRISTIAN COUNTY, MISSOURI.

**Affidavit of Property Interest for Redemption**

I, Nick Weber for Weber Assets LLC, first being duly sworn, upon my oath state, allege and aver that I reside in the City of Billings, County of Stone, in the State of Missouri, and that I have a property interest as defined in Section 140.340.1 of the revised statutes of Missouri in the real property for which I seek to pay the redemption amount.

My claim of interest is pursuant to:


- Deed
- Lien
- Lease
- Deed of Trust
- Other (Please Specify) \_\_\_\_\_

I have attached documentation of this interest in the subject property which is incorporated into this affidavit as if set forth herein in its entirety. The property in question for which I seek to pay the redemption amount is described as follows:

12490 Hwy 14 E. Sparta, MO 65753

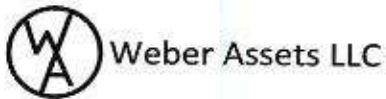
---

I understand that I may pay the redemption on the real property in question only if I am an individual or entity that is the owner or occupant of the real property in question or if I have interest in the real estate as set forth in Section 140.340.1 RSMo.

Signature: 

Date: 4/9/2024

Print: Nick Weber



## Power of Attorney Affidavit and Indemnification

To: Christian County Treasurer

I, being duly sworn, do hereby declare under penalties of perjury that the attached Power of Attorney for Jacob Hunt is in full force and effect and I affirm that:

I am the named attorney-in-fact and I am designated in the POA as an attorney-in-fact for Principal who is not deceased and was competent and not under any undue influence or duress at the time of the POA's execution;

I am authorized to conduct all activities in and relating to the powers given on behalf of the Principal, including authorization to sign forms and no instruction from me relating to the powers expressed in the POA will be prohibited by the POA;


The POA has not been partially or completely revoked, terminated, or suspended by Principal or through a legal proceeding, and I will promptly notify you of any revocation, termination, or suspension of the POA or my authority thereunder;

No guardian has been appointed over Principal and no petition for guardianship is pending;

Principal has not been declared incompetent or incapacitated nor is a petition to determine the competence or mental capacity of Principal pending;

I certify that I am authorized to act independently of any other attorneys-in-fact, if any;

I agree to fully indemnify and hold you, your agents, directors, officers, and employees harmless from and against any losses, liabilities, damages, claims, or costs arising from any act that I make or authorize as the attorney-in-fact for Principal.

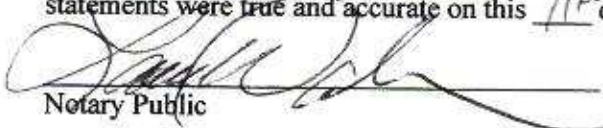
  
\_\_\_\_\_  
Nicholas Weber -Member for  
Weber Assets LLC- Attorney-In-Fact

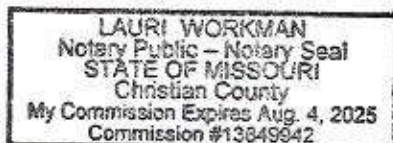
Date: 3/11/24

State of Missouri

County of Christian

Subscribed and sworn to before me by the above named Attorney-In-Fact that the foregoing statements were true and accurate on this 11<sup>th</sup> day of March, 2024.

  
Notary Public



# POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that I/We Jacob Hunt, of Christian County Missouri, the undersigned, (hereafter "Principal"), grant a Power of Attorney to Weber Assets LLC, (Hereafter "Agent") of Greene County, Missouri and telephone number 417-763-5091, to act as its/my Attorney-In-Fact with power under law to represent and perform acts on behalf of Principal.

Including but not limited to **Act as legal representative of any action and management regarding real estate in our names or funds in regard thereof including but not limited to; executing, financial or negotiable or any other instruments, selling property including executing deeds on behalf of, receive or distribute funds, purchase or change insurance, and to perform all other actions, including legal actions on behalf of Principals in regards as it affects real estate in Principals names. Any funds received on behalf of Principal shall be deposited into an escrow account operated by Weber Assets LLC under fiduciary responsibilities to be distributed to in accordance with agreements regarding the funds.** The Principal's transfer of powers to the Attorney-in-Fact are granted upon execution of this agreement and may be revoked by Principal at any time. Attorney-In-Fact agrees to accept this appointment and act in my/our/company's best interests subject to its terms and agrees to act and perform in said fiduciary capacity consistent with my/our/company's best interest.

Any third party who receives a signed copy of this document may act upon it with full rights to accept and reply upon the authority of the attorney-in-fact until receipt of actual notice of revocation. A notarized photocopy or electronic copy of this signed original shall be deemed to be and accepted as an original.

  
Customer

\_\_\_\_\_  
Customer

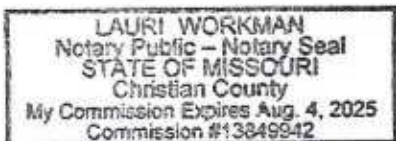
State of Missouri

County of Christian

} ss

On this 11<sup>th</sup> day of March, 2024, before me appeared Jacob Hunt, Principals of this Power of Attorney, who proved to me he/she/they are the same person(s) described in and who executed the foregoing instrument in my presence.

  
Notary Public





## Karen Matthews

---

**From:** N. Austin Fax <afax@lowtherjohnson.com>  
**Sent:** Thursday, May 9, 2024 2:06 PM  
**To:** Karen Matthews  
**Subject:** RE: Surplus

**Caution:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Karen:

The POA and the death certificates look good. This is approved by me. Thanks.

### N. Austin Fax

Lowther Johnson Attorneys at Law, LLC  
901 E. St. Louis Street, 20<sup>th</sup> Flr.  
Springfield, MO 65806  
Phone: 417.866.7777 Ext. 253  
Fax: 417.866.1752  
<http://www.lowtherjohnson.com>



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**From:** Karen Matthews <kmatthews@christiancountymmo.gov>  
**Sent:** Thursday, May 9, 2024 2:01 PM  
**To:** N. Austin Fax <afax@lowtherjohnson.com>  
**Subject:** FW: Surplus

Austin,

I finally got the paperwork from Mr. Lloyd concerning the surplus for Eileen and Charles Carey. Can you please look this over and let me know if it is ok to pay it out?

Thanks,



Christian County Treasurer  
Karen Matthews  
100 W. Church St., Rm 209  
Ozark, MO 65721  
Ph: 417-582-4348  
Email: [karenmatthews@christiancountymo.gov](mailto:karenmatthews@christiancountymo.gov)



---

**From:** Andrew M Lloyd <[texaslloyd@gmail.com](mailto:texaslloyd@gmail.com)>  
**Sent:** Wednesday, May 8, 2024 6:40 PM  
**To:** Karen Matthews <[kmatthews@christiancountymo.gov](mailto:kmatthews@christiancountymo.gov)>  
**Subject:** Re: Surplus

**Caution:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Howdy, Karen!

Okay. We're ready. Please find the death certificates and the power of attorney to have the funds released to us or my mother, either way. We can direct them to a Bank of America account or accept a paper check.

Let me know what else you need me to do. Took me forever to teach my mother how to get something notarized! (and we had to wait for one of the death certificates we couldn't find).

[attachments]

On Fri, Apr 26, 2024 at 10:32 AM Karen Matthews <[kmatthews@christiancountymo.gov](mailto:kmatthews@christiancountymo.gov)> wrote:

Andrew,

The attorney agrees with the certificates of death for your grandparents. He also says that the power of attorney from your mother is needed too. He would like for it to say that she is giving you the right to receive and deposit the money if you prefer to do it that way.

Let me know how you are going to proceed.

Thanks, and have a great day! 😊

*Christian County Treasurer*

*Karen Matthews*

*100 W. Church St., Rm 209*

*Ozark, MO 65721*

*Ph: 417-582-4348*

*Email: [karenmatthews@christiancountymo.gov](mailto:karenmatthews@christiancountymo.gov)*

*Country Roads*  
*Take me home*



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## Karen Matthews

---

**From:** N. Austin Fax <afax@lowtherjohnson.com>  
**Sent:** Friday, April 26, 2024 9:58 AM  
**To:** Karen Matthews  
**Subject:** RE: Surplus

**Caution:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Yes, if he has the power of attorney for the daughter, that would be fine. I would suggest the power of attorney should include a provision giving the grandson the right to receive and deposit the money.

### N. Austin Fax

Lowther Johnson Attorneys at Law, LLC  
901 E. St. Louis Street, 20<sup>th</sup> Flr.  
Springfield, MO 65806  
Phone: 417.866.7777 Ext. 253  
Fax: 417.866.1752  
<http://www.lowtherjohnson.com>



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---

**From:** Karen Matthews <kmatthews@christiancountymmo.gov>  
**Sent:** Friday, April 26, 2024 9:16 AM  
**To:** N. Austin Fax <afax@lowtherjohnson.com>  
**Subject:** RE: Surplus

Austin,

I have talked to Andrew, the grandson, two times this morning. The grandparents (Eileen and Charles Carey) are deceased. They had two children, and their son is deceased. The daughter has been living in the house for 10 years. I told him that I would need the death certificates and a power of attorney from his mother and that the check should be

made to his mother. Do you think that is appropriate? I usually have them fill out one of the affidavits. If he is filling out all of the paperwork and gets a power of attorney, could he sign one for a single person?

Thanks,

*Christian County Treasurer*

*Karen Matthews*

*100 W. Church St., Rm 209*

*Ozark, MO 65721*

*Ph: 417-582-4348*

*Email: [karenmatthews@christiancountymo.gov](mailto:karenmatthews@christiancountymo.gov)*

*Country Roads*  
*Take me home*



**From:** N. Austin Fax <[afax@lowtherjohnson.com](mailto:afax@lowtherjohnson.com)>

**Sent:** Thursday, April 25, 2024 3:42 PM

**To:** Karen Matthews <[kmatthews@christiancountymo.gov](mailto:kmatthews@christiancountymo.gov)>

**Subject:** RE: Surplus

**Caution:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Karen:

On this one, I assume that the grandparents are still the owners of record by deed and I assume they are dead? The grandson is not just redeeming the property under a power of attorney?

If that is the case, I would think you would need death certificates showing not only that the grandparents are dead, but also that the next generation of lineal descendants (i.e. the parents) are dead or somehow don't have any entitlement to the property. If the parents aren't dead, then the grandson would have to show why the parents aren't entitled to own the property, something such as a disclaimed of their inheritance or an assignment to the grandson, something along those lines.

If the grandparents died without a will (intestate) then it wouldn't automatically go to the grandson.

Grandson would also have to show that he is the ONLY lineal descendent after the parents. I.e., are there any other grandchildren who would stand to inherit?

**N. Austin Fax**

Lowther Johnson Attorneys at Law, LLC  
901 E. St. Louis Street, 20<sup>th</sup> Flr.  
Springfield, MO 65806  
Phone: 417.866.7777 Ext. 253  
Fax: 417.866.1752  
<http://www.lowtherjohnson.com>



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---

**From:** Karen Matthews <[kmatthews@christiancountymo.gov](mailto:kmatthews@christiancountymo.gov)>  
**Sent:** Tuesday, April 23, 2024 10:13 AM  
**To:** N. Austin Fax <[afax@lowtherjohnson.com](mailto:afax@lowtherjohnson.com)>  
**Subject:** Surplus

Good morning,

I have another person requesting tax surplus. This one is different. It is a grandson claiming the surplus for his deceased grandparents. The 4 affidavits (Corporate, LLC, Single or Married) that I have do not fit this scenario. What do I need to request from him. Won't I need copies of the death certificates etc?

Thanks again for your help.

*Christian County Treasurer  
Karen Matthews  
100 W. Church St., Rm 209  
Ozark, MO 65721  
Ph: 417-582-4348  
Email: [karenmatthews@christiancountymo.gov](mailto:karenmatthews@christiancountymo.gov)*

## Karen Matthews

---

**From:** Andrew M Lloyd <texaslloyd@gmail.com>  
**Sent:** Wednesday, May 8, 2024 6:40 PM  
**To:** Karen Matthews  
**Subject:** Re: Surplus  
**Attachments:** Suzanne POA.pdf; Gma Carey death cert.heic; Gpa Carey death cert.heic

**Caution:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Howdy, Karen!

Okay. We're ready. Please find the death certificates and the power of attorney to have the funds released to us or my mother, either way. We can direct them to a Bank of America account or accept a paper check.

Let me know what else you need me to do. Took me forever to teach my mother how to get something notarized! (and we had to wait for one of the death certificates we couldn't find).

[attachments]

On Fri, Apr 26, 2024 at 10:32 AM Karen Matthews <[kmatthews@christiancountymo.gov](mailto:kmatthews@christiancountymo.gov)> wrote:

Andrew,

The attorney agrees with the certificates of death for your grandparents. He also says that the power of attorney from your mother is needed too. He would like for it to say that she is giving you the right to receive and deposit the money if you prefer to do it that way.

Let me know how you are going to proceed.

Thanks, and have a great day! 😊

*Christian County Treasurer*

*Karen Matthews*

*100 W. Church St., Rm 209*

*Ozark, MO 65721*

*Ph: 417-582-4348*

*Email: [karenmatthews@christiancountymo.gov](mailto:karenmatthews@christiancountymo.gov)*

## **STATUTORY DURABLE POWER OF ATTORNEY**

**NOTICE:** THE POWERS GRANTED BY THIS DOCUMENT ARE BROAD AND SWEEPING. THEY ARE EXPLAINED IN THE DURABLE POWER OF ATTORNEY ACT, SUBTITLE P, TITLE 2, ESTATES CODE. IF YOU HAVE ANY QUESTIONS ABOUT THESE POWERS, OBTAIN COMPETENT LEGAL ADVICE. THIS DOCUMENT DOES NOT AUTHORIZE ANYONE TO MAKE MEDICAL AND OTHER HEALTH-CARE DECISIONS FOR YOU. YOU MAY REVOKE THIS POWER OF ATTORNEY IF YOU LATER WISH TO DO SO. IF YOU WANT YOUR AGENT TO HAVE THE AUTHORITY TO SIGN HOME EQUITY LOAN DOCUMENTS ON YOUR BEHALF, THIS POWER OF ATTORNEY MUST BE SIGNED BY YOU AT THE OFFICE OF THE LENDER, AN ATTORNEY AT LAW, OR A TITLE COMPANY.

You should select someone you trust to serve as your agent. Unless you specify otherwise, generally the agent's authority will continue until:

- (1) you die or revoke the power of attorney;
- (2) your agent resigns, is removed by court order, or is unable to act for you;  
or
- (3) a guardian is appointed for your estate.

I, DeVelling Suzanne Lloyd (maiden name "Carey"), of 706 Prospect, Nixa, Christian County, Missouri, 65714, appoint Andrew Monty Lloyd of 1877 CR 1790, Sunset, Wise County, Texas 76270 and Anson Michael Lloyd of 12435 Cotton Creek, San Antonio, Bexar County, Texas 78253 as my Co-agents to act for me in any lawful way with respect to all of the following powers that I have initialed below. UNLESS STATED OTHERWISE, MY CO-AGENTS MAY ACT INDEPENDENTLY.

TO GRANT ALL OF THE FOLLOWING POWERS, INITIAL THE LINE IN FRONT OF (O) AND IGNORE THE LINES IN FRONT OF THE OTHER POWERS LISTED IN (A) THROUGH (N).

TO GRANT A POWER, YOU MUST INITIAL THE LINE IN FRONT OF THE POWER YOU ARE GRANTING.

TO WITHHOLD A POWER, DO NOT INITIAL THE LINE IN FRONT OF THE POWER. YOU MAY, BUT DO NOT NEED TO, CROSS OUT EACH POWER WITHHELD.

- \_\_\_\_\_ (A) Real property transactions;
- \_\_\_\_\_ (B) Tangible personal property transactions;
- \_\_\_\_\_ (C) Stock and bond transactions;
- \_\_\_\_\_ (D) Commodity and option transactions;

\_\_\_\_\_ My co-agents may act for me only if a majority of the co-agents act jointly.

Special instructions are applicable to gifts (initial in front of the following sentence to have it apply):

sl I grant my Co-agents the power to apply my property to make gifts outright to or for the benefit of a person, including by the exercise of a presently exercisable general power of appointment held by me, except that the amount of a gift to an individual may not exceed the amount of annual exclusions allowed from the federal gift tax for the calendar year of the gift.

#### GRANT OF SPECIFIC AUTHORITY

My Co-agents MAY NOT do any of the following specific acts for me UNLESS I have INITIALED the specific authority listed below:

(CAUTION: Granting any of the following will give your Co-agents the authority to take actions that could significantly reduce your property or change how your property is distributed at your death. INITIAL ONLY the specific authority you WANT to give your Co-agents. If you DO NOT want to grant your Co-agents one or more of the following powers, you may also CROSS OUT a power you DO NOT want to grant.)

- sl Create, amend, revoke, or terminate an inter vivos trust
- sl Make a gift, subject to the limitations of Section 751.032 of the Durable Power of Attorney Act (Section 751.032, Estates Code) and any special instructions in this power of attorney
- sl Create or change rights of survivorship
- sl Create or change a beneficiary designation
- \_\_\_\_\_ Authorize another person to exercise the authority granted under this power of attorney.

ON THE FOLLOWING LINES YOU MAY GIVE SPECIAL INSTRUCTIONS LIMITING OR EXTENDING THE POWERS GRANTED TO YOUR CO-AGENTS.

sl I want my co-agents to each have the ability to help me handle the real estate and all transactions relative to the property and real estate, including liens, foreclosures, taxes, titling, etc. in which I live on and own, that may still be listed in my deceased parents' names (Charles and Eileen Carey), namely the property addressed as 706 Prospect, Nixa, MO 65714 but carrying a more proper legal definition on the deed records of Christian County, Missouri.

UNLESS YOU DIRECT OTHERWISE BELOW, THIS POWER OF ATTORNEY IS EFFECTIVE IMMEDIATELY AND WILL CONTINUE UNTIL IT TERMINATES.



- \_\_\_\_\_ (E) Banking and other financial institution transactions;
- \_\_\_\_\_ (F) Business operating transactions;
- \_\_\_\_\_ (G) Insurance and annuity transactions;
- \_\_\_\_\_ (H) Estate, trust, and other beneficiary transactions;
- \_\_\_\_\_ (I) Claims and litigation;
- \_\_\_\_\_ (J) Personal and family maintenance;
- \_\_\_\_\_ (K) Benefits from social security, Medicare, Medicaid, or other governmental programs or civil or military service;
- \_\_\_\_\_ (L) Retirement plan transactions;
- \_\_\_\_\_ (M) Tax matters;
- \_\_\_\_\_ (N) Digital assets and the content of an electronic communication;
- sl (O) ALL OF THE POWERS LISTED IN (A) THROUGH (N). YOU DO NOT HAVE TO INITIAL THE LINE IN FRONT OF ANY OTHER POWER IF YOU INITIAL LINE (O).

I revoke any prior Statutory Durable Power of Attorney granted by me.

**SPECIAL INSTRUCTIONS:**

Special instructions applicable to agent compensation (initial in front of one of the following sentences to have it apply; if no selection is made, each agent will be entitled to compensation that is reasonable under the circumstances):

\_\_\_\_\_ My Co-agents are entitled to reimbursement of reasonable expenses incurred on my behalf and to compensation that is reasonable under the circumstances.

sl My Co-agents are entitled to reimbursement of reasonable expenses incurred on my behalf but shall receive no compensation for serving as my agent.

Special instructions applicable to co-agents (if you have appointed co-agents to act initial in front of one of the following sentences to have it apply; if no selection is made, each agent will be entitled to act independently):

sl Each of my co-agents may act independently for me.

\_\_\_\_\_ My co-agents may act for me only if the co-agents act jointly.

This power of attorney is effective immediately and is not affected by my subsequent disability or incapacity.

I agree that any third party who receives a copy of this document may act under it. Termination of this durable power of attorney is not effective as to a third party until the third party has actual knowledge of the termination. I agree to indemnify and hold harmless the third party for any claims that arise against the third party because of reliance on this power of attorney. The meaning and effect of this durable power of attorney is determined by Texas Law.

If any agent named by me dies, becomes incapacitated, resigns, or refuses to act, or is removed by court order, or if my marriage to an agent named by me is dissolved by court decree of divorce or annulment or is declared void by a court (unless I provided in this document that the dissolution or declaration does not terminate the agent's authority to act under this power of attorney), I name the following as successor to that agent:

None.

Signed on May 8, 2024.

*Suzanne Lloyd*  
DeVelling Suzanne Lloyd

THE STATE OF MISSOURI §  
  §  
COUNTY OF CHRISTIAN §

This document was acknowledged before me by DeVelling Suzanne Lloyd on May 8, 2024.

*J. Christine Clark*  
Notary Public, State of Missouri



Notary's Printed Name: Jenna Christine Clark  
My Commission Expires: March 3, 2025

## IMPORTANT INFORMATION FOR AGENT

### Agent's Duties:

When you accept the authority granted under this power of attorney, you establish a "fiduciary" relationship with the principal. This is a special legal relationship that imposes on you legal duties that continue until you resign or the power of attorney is terminated, suspended, or revoked by the principal or by operation of law. A fiduciary duty generally includes the duty to:

- (1) act in good faith;
- (2) do nothing beyond the authority granted in this power of attorney;
- (3) act loyally for the principal's benefit;
- (4) avoid conflicts that would impair your ability to act in the principal's best interest; and
- (5) disclose your identity as an agent when you act for the principal by writing or printing the name of the principal and signing your own name as "agent" in the following manner:

(Principal's Name) by (Your Signature) as Agent

In addition, the Durable Power of Attorney Act (Subtitle P, Title 2, Estates Code) requires you to:

- (1) maintain records of each action taken or decision made on behalf of the principal;
- (2) maintain all records until delivered to the principal, released by the principal, or discharged by a court; and
- (3) if requested by the principal, provide an accounting to the principal that, unless otherwise directed by the principal or otherwise provided in the Special Instructions, must include:
  - (A) the property belonging to the principal that has come to your knowledge or into your possession;
  - (B) each action taken or decision made by you as agent;
  - (C) a complete account of receipts, disbursements, and other actions of you as agent that includes the source and nature of each receipt, disbursement, or action, with receipts of principal and income shown separately;
  - (D) a listing of all property over which you have exercised control that includes an adequate description of each asset and the asset's current value, if known to you;
  - (E) the cash balance on hand and the name and location of the depository at which the cash balance is kept;
  - (F) each known liability;
  - (G) any other information and facts known to you as necessary for a full and definite understanding of the exact condition of the property belonging to the principal; and
  - (H) all documentation regarding the principal's property.

### Termination of Agent's Authority

You must stop acting on behalf of the principal if you learn of any event that terminates

or suspends this power of attorney or your authority under this power of attorney. An event that terminates this power of attorney or your authority to act under this power of attorney includes:

- (1) the principal's death;
- (2) the principal's revocation of this power of attorney or your authority;
- (3) the occurrence of a termination event stated in this power of attorney;
- (4) if you are married to the principal, the dissolution of your marriage by a court decree of divorce or annulment or declaration that your marriage is void, unless otherwise provided in this power of attorney;
- (5) the appointment and qualification of a permanent guardian of the principal's estate; or
- (6) if ordered by a court, your removal as agent under this power of attorney.

An event that suspends this power of attorney or your authority to act under this power of attorney is the appointment and qualification of a temporary guardian unless a court order provides otherwise.

Liability of Agent:

The authority granted to you under this power of attorney is specified in the Durable Power of Attorney Act (Subtitle P, Title 2, Estates Code). If you violate the Durable Power of Attorney Act or act beyond the authority granted, you may be liable for any damages caused by the violation or subject to prosecution for misapplication of property by a fiduciary under Chapter 32 of the Texas Penal Code.

**THE AGENT, BY ACCEPTING OR ACTING UNDER THE APPOINTMENT, ASSUMES THE FIDUCIARY AND OTHER LEGAL RESPONSIBILITIES OF AN AGENT.**

PREPARED IN THE OFFICE OF:  
**LLOYD & ASSOCIATES, PLLC**  
1512 E. McKinney St. Suite 201  
Denton, Texas 76209  
Tel: 940.381.2600  
Fax: 866.701.0339

08/29/2023

DELINQUENT TAX SALE - SOLD AT TAX SALE

PAGE NO 1

SC-TW-RG-ACRES: 35-28-24- 0.00 C.O.P.# 00001-2023 UPC - 07-0.7-35-004-005-001.000 PUB.#  
SHIPMAN, VICKI M  
LOT 3 SOUTH OAKS

TOTAL TAX: 397.73 + COST: 150.00 = 547.73  
SOLD TO: RYDER WILSON AMOUNT: 900.00 SURPLUS: 352.27

SC-TW-RG-ACRES: 12-27-22- 0.00 C.O.P.# 00002-2023 UPC - 10-0.1-12-003-004-009.000 PUB.#  
CAREY, HILDEB D & CHARLES  
LOT 28 KELTNER'S GREEN ACRES 3RD

TOTAL TAX: 3,783.19 + COST: 150.00 = 3,933.19  
SOLD TO: SWR & ASSOCIATES, LLC AMOUNT: 22,000.00 SURPLUS: 18,066.81

SC-TW-RG-ACRES: 13-27-22- 0.00 C.O.P.# 00003-2023 UPC - 10-0.6-13-002-007-005.000 PUB.#  
LEIGH, JAMES  
LOT 8 MCCROSKEY ADD BLK 3

TOTAL TAX: 7,510.56 + COST: 150.00 = 7,660.56  
SOLD TO: PEDRO JAIME AMOUNT: 35,000.00 SURPLUS: 27,339.44

SC-TW-RG-ACRES: 02-27-21- 0.00 C.O.P.# 00004-2023 UPC - 11-0.1-02-001-001-004.000 PUB.#  
TAYLOR, LORETTA & TAYLOR, HEATH  
LOT 234 THE RIVERS

TOTAL TAX: 7,110.28 + COST: 150.00 = 7,260.28  
SOLD TO: SWR & ASSOCIATES, LLC AMOUNT: 52,000.00 SURPLUS: 44,739.72

SC-TW-RG-ACRES: 01-27-20- 42.10 C.O.P.# 00005-2023 UPC - 12-0.1-01-000-000-012.000 PUB.#  
4S PROPERTY INVESTMENTS LLC  
S1/2 SE1/4 (EX TR E OF RD) EX TR SOLD SOLD 2014 TAX SALE

TOTAL TAX: 12,621.21 + COST: 150.00 = 12,771.21  
SOLD TO: KEVIN S HALL AMOUNT: 41,000.00 SURPLUS: 28,228.79

*pd 12/22/23  
ch # 18164  
45 Prop Invest LLC*

SC-TW-RG-ACRES: 12-27-20- 0.00 C.O.P.# 00006-2023 UPC - 12-0.1-12-000-000-002.000 PUB.#  
4S PROPERTY INVESTMENTS LLC  
PT N1/2 NE

TOTAL TAX: 158.20 + COST: 100.00 = 258.20  
SOLD TO: KEVIN S. HALL AMOUNT: 600.00 SURPLUS: 541.80

*pd 12/22/23  
ch # 18164  
45 Prop Invest LLC*

SC-TW-RG-ACRES: 27-27-19- 19.70 C.O.P.# 00007-2023 UPC - 13-0.8-27-000-000-009.000 PUB.#  
HUNT, JACOB  
E1/2 NE1/4 NW1/4 LYING S OF HWY 14 AND N 478' OF E1/2 SE1/4 NW1/4.

TOTAL TAX: 4,177.10 + COST: 150.00 = 4,327.10  
SOLD TO: ERIC AND MEGAN HOOKER AMOUNT: 46,000.00 SURPLUS: 41,672.90

08/29/2023

DELINQUENT TAX SALE - SOLD AT TAX SALE

PAGE NO 2

BASE TAX: 35,758.27  
ADVERTISING: 1,000.00  
TOTAL TAX: 36,758.27  
SURPLUS: 160,941.73

SCHOOL SURPLUS



18,066.81

Canary, Charles & Eliza  
Both are deceased

~~Anthony~~

Andrew - 214 995 0581  
214-995-0881  
texas110yd@gmail.com



Recording Date/Time: 04/19/2024 at 03:14:01 PM

Instr #: 2024L03872

Book: 2024 Page: 3823

Pages: 2

Fee: \$27.00 S 20240003912

CHRISTIAN COUNTY COLLECTORS OFFICE



Kelly Hall  
Recorder of Deeds

RECEIVED  
APR 22 2024  
The @ 9:17 AM  
CHRISTIAN COUNTY TREASURER  
KAREN MATTHEWS

TITLE OF DOCUMENT:	CERTIFICATE OF REDEMPTION
DATE OF CONTENTS:	19 APRIL, 2024
GRANTOR(S):	SWR & ASSOCIATES LLC TED NICHOLS COLLECTOR
GRANTEE:	CAREY, CHARLES & ELIEEN % DEVILLING SUZANNE CAREY LLOYD
MAILING ADDRESS:	1877 CR 1790 SUNSET, TEXAS 76270
LEGAL DESCRIPTION:	LOT TWENTY EIGHT (28) OF KELTNER'S GREEN ACRES 3RD ADDITION, A SUB- DIVISION IN NIXA, CHRISTIAN COUNTY, MISSOURI
REFERENCE BOOK AND PAGE:	BK 2023 PAGE 9413

1/2

**CERTIFICATE OF REDEMPTION**

STATE OF MISSOURI    }

SS.

COUNTY OF CHRISTIAN }

I, Ted Nichols, County Collector in and for said County and State, do hereby certify that DEVILLING SUZANNE CAREY LLOYD on behalf of CAREY, CHARLES & EILEEN has deposited in my office the sum of Twenty three thousand five hundred thirty two dollars and forty eight cents for the Redemption of the following Real Estate: ~~See Exhibit A~~ Parcel # 10-0.1-12-003-004-009.000; located in section 12, township 27, range 22 of Christian County, was sold to SWR& ASSOCIATES, LLC for taxes, costs, and penalties due thereon for the years 2020, 2021, and 2022 on August 28, 2023. Refers to tax sale certificate number 08282-2023.

Certificate of Purchase 08282-2023

Amount of Taxes, Penalties

Cost of Sale	\$3,933.19
Interest @ 10%	\$262.24
Taxes (next year)	\$984.00
Interest @ 8%	\$26.24
Recording of Certificate	\$30.00
Recording of Redemption	\$30.00
Search Fee	\$200.00
Surplus	\$18,066.81
Total	<u>\$23,532.48</u>

IN WITNESS WHEREOF, I have hereunto set my hand and seal this April 19, 2024.

  
Ted Nichols  
Christian County Collector





## DESTROYED RECORDS 2018

January-December 2018	Receipts/Documents	716-1712 & 1722
January-December 2018	Bank Statements Co Rev, Cerf, Cap Sch, Rd/Brdg, Assessor Web, Judicial Expansion & Bond Debt Serv	
January-December 2018	Bank Reconciliations A, B, C, E, F, I & J	
January-April 2018	Bank Reconciliations G	
January-December 2018	Treasurer Warrants	
January-December 2018	Court Orders	
January-December 2018	Cerf Manual Check Copies/Cerf Reports	
January-December 2018	Void Checks, Documents, Transfers & Corrections	
January-December 2018	Bank A Check Stubs 10924-12596	
January-December 2018	Bank C Check Stubs 3165-3202	
January-December 2018	Bank E Check Stubs 20542-20723	
January-December 2018	Miscellaneous Correspondence	
January-December 2018	Deposits Slips for Bank A, B & C	
January-December 2018	Recorder Family Violence Reports	
January-December 2018	Prosecutor Victim Restitution, Bad Checks and MoDOR Reports	
January-December 2018	Collector Reports	
January-December 2018	Bill of Costs Reports	
January-December 2018	#300 County Revenue Sales Tax Reports	
January-December 2018	#310 Road & Bridge Sales Tax Reports	
January-December 2018	#360 COLE Sales Tax Reports	
January-December 2018	#361 LEST Sales Tax Reports	
January-December 2018	CART Reports	
January-December 2018	Fax Reports	
January & December 2018	Financial Institution Tax & Financial Institution Tax Interest Reports	
January-December 2018	Confirmation of Checks Received	
January-December 2018	Tax Surplus & Sunshine Requests Correspondence	
January-December 2018	Stop Pays, Voids, Transfers & Corrections	
January-December 2018	Payroll Check/Draft Registers & Documentation	
January-December 2018	Accounts Payable Check Registers	
January-December 2018	Treasurer Check/Draft Registers for Banks A, B, C, E & I	
March-September 2018	Treasurer Check/Draft Registers for Banks J	
September 2018	Capital School & Tax Surplus Payout	
January-December 2018	Treasurer Check Copies	
January-December 2018	County Revenue Interest Reports	
January-December 2018	Pledge Certificates	
January-December 2018	Assessor Web Settlements/Transfers	
January-December 2018	#310 Road & Bridge Sales Tax Quarterly Disbursements	
January-December 2018	Treasurer Purchase Orders	

**DESTROYED RECORDS 2018**

2009, 2010 & 2011	Recorder Statutory Fund Reimbursement	
November 15 & December 18	Line of Credit Irrevocable Letters	
January-December 2016, 2017, 2018	Ozark Bank Account Listing	
Sept 22, 2014-Feb 21, 2017	Forest Hills CD	
July 15, 2014-Nov 1, 2018	Greene Hills CD	
January-December 2017	FEMA Receipts/Documents	
January-December 2017	Logan Rogersville Fire Audit	
February 2018	Private Car	
June 2016 & 2018	PILT	
January-December 2018	Clerk Deposit Transfers/County Rev to Election/HAVA Accounts	
February & May 2018	National Forest & Mineral Receipts	
	Picked up on 2/24/24	

DESTROYED DOCUMENTS 2019

January-December 2019	Receipts/Documents 1713-1721 & 1723-2758 (1722 was reported on 2018 destroyed records)
January-December 2019	Bank Statements Co Rev, Cerf, Cap Sch, Rd/Brdg, Assessor Web, Judicial Expansion & Bond Debt Serv
January-December 2019	Bank Reconciliations A, B, C, E, F, I & J
January-April 2019	Bank Reconciliations G
February-April 2019	Treasurer Prosecutor Warrants
January-December 2019	Court Orders
January-December 2019	Cerf Manual Check Copies/Cerf Reports
January-December 2019	Stop Pays, Void Checks, Documents, Transfers & Corrections
January-December 2019	Bank A Check Stubs 12597-14174
January-December 2019	Bank C Check Stubs 3203-3237
January-December 2019	Bank E Check Stubs 20724-20908
January-December 2019	Miscellaneous Correspondence
January-December 2019	Deposits Slips for Bank A, B & C
January-December 2019	Recorder Family Violence Reports
January-December 2019	Prosecutor Victim Restitution, Bad Checks and MoDOR Reports
January-December 2019	Collector Reports
January-December 2019	Bill of Costs Reports
January-December 2019	#300 County Revenue Sales Tax Reports
January-December 2019	#310 Road & Bridge Sales Tax Reports
January-December 2019	#360 COLE Sales Tax Reports
January-December 2019	#361 LEST Sales Tax Reports
January-December 2019	CART Reports
January-December 2019	Fax Reports/Logs
February & December 2019	Financial Institution Tax & Financial Institution Tax Interest Reports
January-December 2019	Confirmation of Checks Received
January-December 2019	Tax Surplus & Sunshine Requests Correspondence
January-December 2019	Payroll Check/Draft Registers & Documentation
January-December 2019	Accounts Payable Check Registers
January-December 2019	Treasurer Check/Draft Registers for Banks A, B, C, E & I
March-September 2019	Treasurer Check/Draft Registers for Banks J
September 2019	Capital School & Tax Surplus Payout
January-December 2019	Treasurer Check Copies
January-December 2019	County Revenue Interest Reports
January-December 2019	Pledge Certificates
January-December 2019	Assessor Web Settlements/Transfers
January-December 2019	#310 Road & Bridge Sales Tax Quarterly Disbursements
January-December 2019	Treasurer Purchase Orders
January-December 2019	Line of Credit Irrevocable Letters
January-December 2019	Ozark Bank Account Listing
January-December 2019	Vendor Audit Reports
January-December 2019	Auditor Monthly Treasurer Detail Budget Reports
January-December 2018 & 2019	US Census Quarterly Sales Tax Surveys
2015, 2016, 2017, 2018 & 2019	Ozark Special Road Audit Reports
2017 & 2018	Logan Rogersville Fire Audit Reports
2018	Christian County Health Department Audit
February 2019	Private Car
June 2019	PILT
June 2018-October 2019	Kane VS USPILT Lawsuit and Documents
January-December 2019	Clerk Deposit Transfers/County Rev to Election/HAVA Accounts
April & May 2019	National Forest and Mineral Receipts
April 2019	Surtax
September-December 2019	38th Circuit Drug Treatment Payments/Reimbursements
January-December 2019	HB2224 Deputy Supplemental Salary Reports
2019	PACARS Packet
December 2017-December 2019	Worldpay Correspondence
	Picked up on 2/29/24

## DESTROYED DOCUMENTS 2020

January-December 2020	Receipts/Documents 2758-3903
January-December 2020	Bank Statements A-Co Rev, B- Cerf, C-Cap Sch, E-Rd/Brdg, F-Assessor Web & J-Bond Debt Serv
January-March 2020	I-Judicial Expansion
January-December 2020	Bank Reconciliations A, B, C, E, F & J
January-March 2020	Bank Reconciliation I
January-November 2020	Treasurer Prosecutor Warrants
January-December 2020	Court Orders
January-December 2020	Cerf Manual Check Copies/Cerf Reports
January-December 2020	Stop Pays, Void Checks, Documents, Transfers & Corrections
January-December 2020	Bank A Check Stubs 14175-15501
January-December 2020	Bank C Check Stubs 3238-3269
January-December 2020	Bank E Check Stubs 20909-21018
January-December 2020	Miscellaneous Correspondence
January-December 2020	Deposits Slips for Bank A, B & C
January-December 2020	Recorder Family Violence Reports
January-December 2020	Prosecutor Victim Restitution, Bad Checks and MoDOR Reports
January-December 2020	Collector Reports
January-December 2020	Bill of Costs Reports
January-December 2020	#300 County Revenue Sales Tax Reports
January-December 2020	#310 Road & Bridge Sales Tax Reports
January-December 2020	#360 COLE Sales Tax Reports
January-December 2020	#361 LEST Sales Tax Reports
January-December 2020	CART Reports
January-December 2020	Fax Reports/Logs
January & December 2020	Financial Institution Tax & Financial Institution Tax Interest Reports
January-December 2020	Confirmation of Checks Received
January-December 2020	Payroll Check/Draft Registers & Documentation/Bank Confirmations
January-December 2020	Accounts Payable Check Registers
January-December 2020	Treasurer Check/Draft Registers for Banks A, B, C, E & J
January-March 2020	Treasurer Check/Draft Registers for Bank I
September 2020	Capital School Payout
January-December 2020	Treasurer Check Copies
January-December 2020	County Revenue Interest Reports
January-December 2020	Pledge Certificates
January-December 2020	Assessor Web Settlements/Transfers
January-December 2020	#310 Road & Bridge Sales Tax Quarterly Disbursements
January-December 2020	Treasurer Purchase Orders

## DESTROYED DOCUMENTS 2020

January-December 2020	Line of Credit Irrevocable Letters
January-December 2020	Ozark Bank Account Listing
January-December 2020	Vendor Audit Reports
January-December 2020	Auditor Monthly Treasurer Detail Budget Reports
January-December 2020	US Census Quarterly Sales Tax Surveys
2017 & 2018	Ozark Fire Protection District Audit Reports
2012-2016	Bradleyville R8 School District Audit Reports
2012-2020	Chadwick R1 School District Audit Reports
2012	Clever R5 School District Audit Report
2012-2020	Fordland R78 School District Audit Reports
2012-2019	Spokane R7 School District Audit Reports
2019	Christian County Health Department Audit Report
February 2020	Private Car
June 2020	PILT
January-December 2020	Clerk Deposit Transfers/County Rev to Election/HAVA Accounts
April 2020	National Forest and Mineral Receipts
March 2020	Surtax
January-December 2020	38th Circuit Drug Treatment Payments/Reimbursements
January-December 2020	HB2224 Deputy Supplemental Salary Reports
2018 & 2020	PACARS Packet
January-December 2020	Email Correction List
Sept 2019-August 2021	MO DHSS Violent Death & Overdose Grant
April 2020-December 2020	Wire Transfers
January-December 2020	Treasurer Detail/Budget Reports
February-April 2020	Worldpay Class Action Lawsuit & Settlement Documents
October 2015-February 2016	Grandview Estates CD
August 2010-December 2020	Miscellaneous, Tax Surplus & Sunshine Requests Correspondence
October 2019-January 2020	Kloppe & Associates Phone Audit Documents
June 2019 & 2020	County Clerk DESE Reports
2017	County Funds Claimed from State Unclaimed Funds Department
2012	Nixa Public School Energy Block Grant Documents
October 2020	MODOR ACH Transfer Agreement Letter for Financial Institution Tax
	Picked up on 3/16/24



# Christian County Commission

100 W. Church Street Room 100  
Ozark, Missouri 65721  
(417)582-4300

Lynn Morris  
Presiding Commissioner

Bradley A. Jackson  
Eastern Commissioner

Hosea Bilyeu  
Western Commissioner

May 16, 2024

Torgerson Design Partners  
116 N 2<sup>nd</sup> Avenue  
Ozark, MO 65721  
ATTN: John Torgerson  
417-848-0147  
jtorgerson@tdp-arch.com

Dear Mr. Torgerson,

The Christian County Commission voted in session today to renew the contract for Architectural Services to Torgerson Design Partners. The original contract was awarded in 2022 with options to renew. This is the second contract renewal (year three). Torgerson requested a five percent (5%) increase in pricing, which was allowed in their original bid.

Your point of contact will be the Director of Resource Management, Todd Wiesehan. Mr. Wiesehan can be reached at 417-582-4386, or by email at [toddw@christiancountymo.gov](mailto:toddw@christiancountymo.gov).



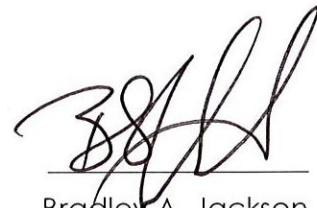
Hosea Bilyeu  
Western Commissioner

Date: 5-16-2024

Absent

Lynn Morris  
Presiding Commissioner

Date: \_\_\_\_\_



Bradley A. Jackson  
Eastern Commissioner

Date: 5-16-2024



# Christian County Commission

100 W. Church Street Room 100  
Ozark, Missouri 65721  
(417)582-4300

Lynn Morris  
Presiding Commissioner

Bradley A. Jackson  
Eastern Commissioner

Hosea Bilyeu  
Western Commissioner

May 16, 2024

Gaskin Hill Norcross of Missouri, Incorporated (GHN)  
300 S Jefferson Ave., Suite 301  
Springfield, MO 65806  
ATTN: Brad Baker  
417-869-0719  
bbaker@ghnae.com

Dear Mr. Baker,

The Christian County Commission voted in session today to renew the contract for Architectural Services for Christian County to Gaskin Hill Norcross, Incorporated (GHN) for another year. The contract (originally awarded in 2022) was for a one-year period with the option of renewing for four additional one-year periods. This is the second renewal of the contract.

Your point of contact will be the Director of Resource Management, Todd Wiesehan. Mr. Wiesehan can be reached at 417-582-4386, or by email at [toddw@christiancountymo.gov](mailto:toddw@christiancountymo.gov).

Hosea Bilyeu  
Western Commissioner

Date: 5-16-2024

Absent

Lynn Morris  
Presiding Commissioner

Date: \_\_\_\_\_

Bradley A. Jackson  
Eastern Commissioner

Date: 5-16-2024



# Christian County Commission

100 W. Church Street Room 100  
Ozark, Missouri 65721  
(417)582-4300

Lynn Morris  
Presiding Commissioner

Bradley A. Jackson  
Eastern Commissioner

Hosea Bilyeu  
Western Commissioner

May 16, 2024

N-Form Architecture  
312 W Commercial St.  
Springfield, MO 65803  
ATTN: Jennifer Wilson  
417-873-2255 ext 2401  
jwilson@informarc.com

Dear Ms. Wilson,

The Christian County Commission voted in session today to renew the contract for Architectural Services for Christian County to N-Form Architecture for another year. The contract (originally awarded in 2022) was for a one-year period with the option of renewing for four additional one-year periods. This is the second renewal of the contract.

Your point of contact will be the Director of Resource Management, Todd Wiesehan. Mr. Wiesehan can be reached at 417-582-4386, or by email at [toddw@christiancountymo.gov](mailto:toddw@christiancountymo.gov).

Hosea Bilyeu  
Western Commissioner

Date: 5-16-2024

Absent

Lynn Morris  
Presiding Commissioner

Date: \_\_\_\_\_

Bradley A. Jackson  
Eastern Commissioner

Date: 5-16-2024





# Christian County Commission

100 W. Church Street Room 100  
Ozark, Missouri 65721  
(417)582-4300

Lynn Morris  
Presiding Commissioner

Bradley A. Jackson  
Eastern Commissioner

Hosea Bilyeu  
Western Commissioner

May 16, 2024

Online Solutions, LLC (DBA Citizenserve)  
1101 E Warner  
Suite 160  
Tempe, AZ 85284  
ATTN: Kara McFall, PMP  
800-325-9818 x709  
[kara@citizenserve.com](mailto:kara@citizenserve.com)

Dear Ms. McFall,

The Christian County Commission voted in session today to renew the contract for Planning & Developing Software to Online Solutions, LLC (DBA Citizenserve) for another year. Per RFP #2022-25, the contract was for a one-year period with the option of renewing for four additional one-year periods. This is the first renewal of the contract.

Your point of contact will be the Director of Resource Management, Todd Wiesehan. Mr. Wiesehan can be reached at 417-582-4386, or by email at [toddw@christiancountymo.gov](mailto:toddw@christiancountymo.gov).

Hosea Bilyeu  
Western Commissioner

Date: 5-16-2024

Absent

Lynn Morris  
Presiding Commissioner

Date: \_\_\_\_\_

Bradley A. Jackson  
Eastern Commissioner

Date: 5-16-2024

<b>PC Number</b>	<b>Date Picked Up By Vendor</b>	<b>Vendor Verified Destruction Date</b>
5569		
25556		
25164		
24832		
24536		
23606		
23020		
25043		
23615		
24047		
20180		
23884		
23242		
24048		
24049		
24283		
24554		
30224		
24504		
25552		
23053		
22870		
23881		
23878		
MJOBNQ5K		
MXL3381RF5		

Hard Drive SN	Date Picked Up By Vendor	Vendor Verified Destruction Date
CF1HR90J		
CF1HR64J		
Y9GTX0YB		
WES3WMT5		
Y9H06DKB		
Y9GZMXUB		
WX31AB2P7904		
3R6P04O		
Y9GXXWMB		
83T157L6		
WCAYUEL55440		
2FKYK00VZ54GXZ		
X7QN5T2AS		
W3T542ZC		
2FKYKQ1VZ6137Z		
827976001		
W3T158TZ		
W3TDDZ5M		
83T13JJG		
WCC6Z4FNKL4U		
WCC253KUBLI		
931612SAS		
83T13ESF		
64349E0KS		
WCC2E7YYA1CL		
WCC2E5VYZK78		
19971DPMS		
WCC6Z2PJSVJS		
Z990VLYT		
380VYLSAS		
77VHTPYAS		
97LWLL2AS		
Z6EFMP1E		
WFC622AFXP		
WMC2E9471120		

Printer & SN	Date Picked Up By Vendor	Vendor Verified Destruction Date
EcoSys FSC5015N - APQ8907647		
HP Color Laser Jet CP1518NI - CNAC869125		
HP Color Laser Jet MFP-179FNW - CNB3M7X6KG		
HP Scanner Pro 2500 F1 - CN8BCA113Q		
Cannon Image DR-6010C - FB333485		
HP Laser Jet P1102W - VND3157165		
HP Laser Jet 3052 - CNRK376336		
HP Laser Jet M604 - CNBCH4D1MB		