

AGENDA ITEM
October 7, 2014

Subject: Tax Sale Quiet Title Suit

From: City attorney

The Insurance companies will not insure the title derived by tax sale without a quiet title suit.

Prior to the expenditure of substantial funds in clearing the old Baptist Church property, the city attorney therefore recommends acquisition of title insurance and quieting the title is required to obtain the title insurance. Preliminary coordination has been made with the title company. Such an action would foreclose litigation with the prior owner after substantial clearance expenditures.

This ordinance would authorize the filing of such a suit as well as the filing of a Lis Pendens to provide notice as recommended and routinely utilized with such a procedure.

BILL NO. 2014-066

ORDINANCE NO. 8008

A SPECIAL ORDINANCE OF THE CITY OF NEVADA, MISSOURI, AUTHORIZING THE FILING OF A QUIET TITLE SUIT AND A LIS PENDENS AND PAYMENT OF COSTS ASSOCIATED THEREWITH.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NEVADA, MISSOURI, THAT:

Section 1. The Council finds it necessary to file a Quiet Suit to perfect title to the old First Baptist Church property at Hunter and Main, recently acquired by the city at tax sale, and in connection therewith to file a Lis Pendens.

Section 2. The City Manager and City Attorney are authorized to proceed with said litigation and to pay the court costs, service fees, abstracting and other expenses reasonably necessary and associated therewith.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Nevada, Missouri, this 21st day of October, 2014.

(seal)
ATTEST:

Seth Barrett, Mayor

Bev Baker, City Clerk