

**MISSOURI COURT OF APPEALS  
WESTERN DISTRICT**

**IN THE MATTER OF THE FORECLOSURE OF LIENS FOR DELINQUENT LAND  
TAXES BY ACTION IN REM; COLLECTOR OF REVENUE, BY AND THROUGH THE  
ACTING DIRECTOR OF COLLECTIONS FOR JACKSON COUNTY, MISSOURI,  
RESPONDENT**

**vs.**

**PARCELS OF LAND ENCUMBERED WITH DELINQUENT TAX LIENS; CHARLES  
SPEARMAN,  
APPELLANT**

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DOCKET NUMBER WD77244

DATE: DECEMBER 23, 2014

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Appeal from:

The Circuit Court of Jackson County, Missouri  
The Honorable Marco A. Roldan, Judge

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Appellate Judges:

Division Two: Joseph M. Ellis, P.J., Victor C. Howard, J. and Mark D. Pfeiffer, J.

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Attorneys:

Jacqueline A. Sommer, for Respondent

Charles Spearman, Appellant Pro-se

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**MISSOURI APPELLATE COURT OPINION SUMMARY**

**MISSOURI COURT OF APPEALS  
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**IN THE MATTER OF THE FORECLOSURE OF LIENS FOR DELINQUENT LAND TAXES BY ACTION IN REM; COLLECTOR OF REVENUE BY AND THROUGH THE ACTING DIRECTOR OF COLLECTIONS FOR JACKSON COUNTY, MISSOURI, RESPONDENT**

**v.**

**PARCELS OF LAND ENCUMBERED WITH DELINQUENT TAX LIENS; CHARLES SPEARMAN, APPELLANT**

WD77244

Jackson County, Missouri

Before Division Two Judges: Joseph M. Ellis, P.J., Victor C. Howard, J. and Mark D. Pfeiffer, J.

On January 28, 2014, the Circuit Court of Jackson County entered a judgment confirming the sale of Appellant Charles Spearman's property to the Land Bank of Kansas City Missouri. In its judgment, the circuit court concluded that the County "duly advertised said sale and offered [the property] for sale at public auction on three successive days" and, after not receiving a bid for Appellant's property "equal to the full amount of taxes, interest, penalties, attorney's fees and cost due thereon," the Land Bank of Kansas City Missouri was "deemed to have bid the full amount due." Appellant now appeals from the circuit court's judgment.

In his sole point on appeal, Appellant contends that the circuit court's judgment is not supported by the evidence because the County denied him his due process rights by failing to take additional reasonable steps to notify him of the tax sale. The County, however, avers that we should dismiss this appeal due to the deficiencies in Appellant's brief and the record on appeal.

**DISMISSED**

**Division Two holds:**

1. The County's motion to dismiss this appeal is granted because, although we prefer to decide cases on the merits, the lack of a proper record and transcript of the proceedings below prevents us from reviewing the issues raised by Appellant in this case. Accordingly, we must dismiss this appeal.

Opinion by Joseph M. Ellis, Judge

Date: December 23, 2014

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