



04/07/2025

Loan No: 131826-10,  
Property Address: E JAMES BLVD AND N SPRINGFIELD ST  
ST JAMES MO 65559

C & B MOTORS LLC,  
1508 W SPRINGFIELD  
ST JAMES, MO 65559

Dear Mortgagor:

Upon recent examination of the official tax records, your taxes were not paid. Failure to pay your taxes prior to their delinquency date constitutes a default under the terms of your mortgage or deed of trust and places your loan in jeopardy.

If you have paid the item below, please forward a copy of the receipt or cancelled check to us. If you have not paid the delinquent item shown below, please do so immediately and forward a copy of the receipt to us.

Please contact the tax collector for the exact amount to pay.

\*\*\*\*\* Note - Payments made after 04/03/2025 are not reflected here \*\*\*\*\*

PHELPS COUNTY	200 N Main St Ste 129, Rolla, MO 65401-3070	(573) 458-6155
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BILL TYPE	PARCEL NO	TAX YEAR	INSTALLMENT	TOTAL DUE
REGULAR	1427	2024	Inst - 1	\$285.61
REGULAR	1382	2024	Inst - 1	\$92.65
			Total Amount	\$378.26