



Trustee's Sale

NOTICE OF TRUSTEE'S SALE

For default under the terms of the Deed of Trust executed by Donald Gass and Alice Gass, his wife, dated March 31, 2008, recorded on April 22, 2008, as Document No. 0807433, Office of the Recorder of Deeds, Franklin County, Missouri, the undersigned Successor Trustee will on Monday, August 17, 2015, at 10:30 A.M. at the Main Front Door of the Franklin County Courthouse, 401 E. Main St. in Union, Missouri, sell at public venue to the highest bidder for cash:

Lot Ninety-two (92) of GRAY SUMMIT HILLS SUBDIVISION NO. 7 in the East Half of the Southeast Quarter of Section Five (5), Township Forty-three (43) North, Range Two (2) East of the 5th P.M., as per plat of record in Plat Book I, Page 31 in the Office of the Recorder of Deeds in Franklin County, Missouri, to satisfy said debt and costs. Martin, Leigh, Laws & Fritzlen, P.C. Successor Trustee Gregory D. Todd, Assistant Secretary (816) 221-1430 www.mllfpc.com (Gass, 6039.565, Publication Start: 07/25/2015)

MARTIN, LEIGH, LAWS & FRITZLEN, P.C., AS SUCCESSOR TRUSTEE, IS ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Publish in the Weekend Missourian July 25-26, August 1-2, 8-9 and 15-16, 2015.

NOTICE OF TRUSTEE'S SALE BY SUCCESSOR TRUSTEE TO WHOM IT MAY CONCERN:

IN RE: **James Schutte, a single person**

WHEREAS, James Schutte, a single person, by his Deed of Trust dated the 5th day of January, 2007, and recorded in the Recorder of Deeds' Office of Franklin County, Missouri, as Document #0701305, conveyed to Tom Kimminau, Trustee, the following described property situated in the County of Franklin, State of Missouri, to-wit:

A tract of land being part of the Northeast Quarter of the Southwest Quarter of Section 26, Township 42 North, Range 2 East of the 5th P.M., being more fully described as follows:

Beginning at a point on the East line of said quarter-quarter section located S 02 degrees 21 minutes 03 seconds W 20.84 feet from an iron rod at the center of said Section 26; thence S 02 degrees 21 minutes 03 seconds W on the quarter section line 840.92 feet to an iron rod at the Northeast corner of Lot 4 of Valley Glenn Estates Plat 2 recorded in Doc. #0625302 in the office of the Franklin County Recorder of Deeds; thence N 87 degrees 38 minutes 57 seconds W on the North line of said Lot 4 for 720.65 feet to the centerline of a 40 foot road easement per plat of Valley Green Estates recorded in Doc. #2003-30590; thence on the centerline of said road easement as follows; thence N 12 degrees 49 minutes 39 seconds E 193.43 feet; thence N 14 degrees 56 minutes 04 seconds E 339.53 feet; thence on a curve to the left having a radius of 720.00 feet and a chord bearing and distance of N 08 degrees 00 minutes 33 seconds E 173.63 feet; thence N 01 degrees 05 minutes 02 seconds E 145.87 feet to the North line of said quarter-quarter section; thence leaving said road easement S 89 degrees 42 minutes 56 seconds E 577.16 feet; thence S 43 degrees 40 minutes 57 seconds E 28.94 feet to the point of beginning; containing 12.52 acres more or less.

Along with and subject to a 40 foot wide road easement (Valley Glenn Drive) per plat of Valley Glenn Estates recorded in doc. #2003-30590.

Also along with a 50 foot wide road easement (Valley Glenn Drive) per plat of Valley Glenn Estates Plat 2 recorded in Doc. #0625302.

which conveyance was made to said Tom Kimminau, Trustee, in Trust, to secure the payment of one (1) certain note in said Deed of Trust described; and

WHEREAS, it is provided in and by the terms of said Deed of Trust, that the beneficiary, its successors or assigns is expressly granted the right to appoint a substitute trustee at any time without notice and without specifying any reason therefore, by filing for record in the office where the Deed of Trust is recorded an instrument of appointment;

AND, WHEREAS, the holder of the Deed of Trust by its Appointment of Successor Trustee (Corrected), as recorded in the Recorder of Deeds' Office of Franklin County, Missouri on June 17, 2015, as Document #1508677 did thereupon appoint

Christopher W. Jensen as Trustee to act in lieu of and perform the duties and powers delegated to the aforementioned Trustee in and by the terms of said Deed of Trust; and

NOW, THEREFORE, at the request of the legal holder of said note, I, Christopher W. Jensen, acting as Successor Trustee in accordance with the terms of said Deed of Trust, and in the place and stead of the aforementioned Trustee appointed in and by said Deed of Trust, will sell the property hereinabove described at public venue, to the highest bidder, FOR CASH, at the North front door of the old Franklin County Courthouse, Union, Missouri, on Monday, the 17th day of August, 2015, between the hours of 9 a.m. and 5 p.m. for the purpose of satisfying said indebtedness and the costs of executing this trust.

SALE WILL COMMENCE AT 1:00 P.M.

CHRISTOPHER W. JENSEN, SUCCESSOR TRUSTEE

THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Unless you notify this office within thirty (30) days after receiving this notice that you dispute the validity of the debt or any portion thereof, we will assume this debt is valid. If you notify us in writing within thirty (30) days from receiving this notice, we will obtain verification of the debt and mail you a copy of same.

Publish in the Weekend Missourian July 25-26, August 1-2, 8-9 and 15-16, 2015.

NOTICE OF TRUSTEE'S SALE BY SUCCESSOR TRUSTEE TO WHOM IT MAY CONCERN:

IN RE: **James Schutte and Judith Davis, both single persons**

WHEREAS, James Schutte and Judith Davis, both single persons, by their Deed of Trust dated the 27th day of July, 2006, and recorded in the Recorder of Deeds' Office of Franklin County, Missouri, as Document #0616973, conveyed to Tom Kimminau, Trustee, the following described property situated in the County of Franklin, State of Missouri, to-wit:

Land situated in the County of Franklin, and State of Missouri, to-wit:

Part of the Southeast quarter of the Southeast quarter in Section Five (5), Township Forty-three (43) North, Range Two (2) East of the 5th P.M. Franklin County, Missouri, described as follows:

Beginning at the Southwest corner thereof and run South 88 degrees 45 minutes East on section line 113 1/4 links to the East side of Highway 50, thence North 42 degrees 45 minutes East 166 feet to an iron pin, this being the point of beginning of tract herein described, run thence South 47 degrees 15 minutes East 178 1/2 feet to Section line between Sections 5 and 8, thence along section line South 88 degrees 45 minutes East 103 feet to an iron pin, thence 47 degrees 15 minutes West 256 feet to Highway 50, thence along said highway South 42 degrees 45 minutes West 62 feet to the place of beginning.

Also, a parcel in the Northeast quarter of the Northeast quarter in Section eight (8), Township Forty-three (43) North, Range Two (2) East of the 5th P.M., Franklin County, Missouri, more fully described as follows:

Beginning at an iron stake at the Northeast corner of said Lot 1, Block 16 of the Town of Gray Summit, run thence North 6 degrees East 95 1/2 feet to an iron stake in Section line between Sections 5 and 8, Township 43 North, Range 2 East, thence West along said Section line 115 feet to the North line of said Lot 1, thence South 47 degrees 15 minutes East along said lot line 142 feet to the point of beginning.

Commonly known as: 2612 Highway 100, Gray Summit, Missouri 63039.

which conveyance was made to said Tom Kimminau, Trustee, in Trust, to secure the payment of one (1) certain note in said Deed of Trust described; and

WHEREAS, it is provided in and by the terms of said Deed of Trust, that the beneficiary, its successors or assigns is expressly granted the right to appoint a substitute trustee at any time without notice and without specifying any reason therefore, by filing for record in the office where the Deed of Trust is recorded an instrument of appointment;

AND, WHEREAS, the holder of the Deed of Trust by its Appointment of Successor Trustee (Corrected), as recorded in the Recorder of Deeds' Office of Franklin County, Missouri on June 17, 2015, as Document #1508679, did thereupon appoint Christopher W. Jensen as Trustee to act in lieu of and perform the duties and powers delegated to the aforementioned Trustee in and by the terms of said Deed of

Trust; and

NOW, THEREFORE, at the request of the legal holder of said note, I, Christopher W. Jensen, acting as Successor Trustee in accordance with the terms of said Deed of Trust, and in the place and stead of the aforementioned Trustee appointed in and by said Deed of Trust, will sell the property hereinabove described at public venue, to the highest bidder, FOR CASH, at the North front door of the old Franklin County Courthouse, Union, Missouri, on Monday, the 17th day of August, 2015, between the hours of 9 a.m. and 5 p.m. for the purpose of satisfying said indebtedness and the costs of executing this trust.

SALE WILL COMMENCE AT 1:00 P.M.

CHRISTOPHER W. JENSEN, SUCCESSOR TRUSTEE

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Publish in the Weekend Missourian July 25-26, August 1-2, 8-9 and 15-16, 2015.

NOTICE OF TRUSTEE'S SALE BY SUCCESSOR TRUSTEE TO WHOM IT MAY CONCERN:

IN RE: **James L. Schutte, a single person**

WHEREAS, James L. Schutte, a single person, by his Deed of Trust dated the 17th day of November, 2006, and recorded in the Recorder of Deeds' Office of Franklin County, Missouri, as Document #0627852, conveyed to Tom Kimminau, Trustee, the following described property situated in the County of Franklin, State of Missouri, to-wit:

All that part of the West half of Lot 1 of the Northwest quarter in Section 3, Township 42 North, Range 2 East of the 5th P.M., Franklin County, Missouri, that lies North and West of Highway "N", described as follows: Beginning at the Northwest corner of said quarter quarter section, run thence South on line, 644 feet to Highway "N", thence along the Northwest line of said Highway, 920 feet to the North line of said quarter quarter section, thence West on line 682 feet to the place of beginning.

Less and excepting that part conveyed to State of Missouri for highway purposes by Warranty Deed recorded in Book 1252, page 348 of the Franklin County Records.

Less and excepting that part conveyed to Clinton W. Sowards and Karrie A. Sowards, his wife, by instrument recorded in Book 1299 page 1242 of the Franklin County Records.

which conveyance was made to said Tom Kimminau, Trustee, in Trust, to secure the payment of one (1) certain note in said Deed of Trust described; and

WHEREAS, it is provided in and by the terms of said Deed of Trust, that the beneficiary, its successors or assigns is expressly granted the right to appoint a substitute trustee at any time without notice and without specifying any reason therefore, by filing for record in the office where the Deed of Trust is recorded an instrument of appointment;

AND, WHEREAS, the holder of the Deed of Trust by its Appointment of Successor Trustee (Corrected), as recorded in the Recorder of Deeds' Office of Franklin County, Missouri on June 17, 2015, as Document #1508678 did thereupon appoint Christopher W. Jensen as Trustee to act in lieu of and perform the duties and powers delegated to the aforementioned Trustee in and by the terms of said Deed of Trust; and

NOW, THEREFORE, at the request of the legal holder of said note, I, Christopher W. Jensen, acting as Successor Trustee in accordance with the terms of said Deed of Trust, and in the place and stead of the aforementioned Trustee appointed in and by said Deed of Trust, will sell the property hereinabove described at public venue, to the highest bidder, FOR CASH, at the North front door of the old Franklin County Courthouse, Union, Missouri, on Monday, the 17th day of August, 2015, between the hours of 9 a.m. and 5 p.m. for the purpose of satisfying said indebtedness and the costs of executing this trust.

SALE WILL COMMENCE AT 1:00 P.M.

CHRISTOPHER W. JENSEN, SUCCESSOR TRUSTEE

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Unless you notify this office

within thirty (30) days after receiving this notice that you dispute the validity of the debt or any portion thereof, we will assume this debt is valid. If you notify us in writing within thirty (30) days from receiving this notice, we will obtain verification of the debt and mail you a copy of same.

Publish in the Weekend Missourian July 25-26, August 1-2, 8-9 and 15-16, 2015.

TRUSTEE'S SALE

In Re: **Gene Boyer, a single person**

TRUSTEE'S SALE - Under the terms of the Deed of Trust executed by **Gene Boyer, a single person**, dated **05/28/2009**, and recorded on **06/02/2009**, Document **0911499**, in the office of the Recorder of Deeds for **Franklin County, MISSOURI**, the undersigned Successor Trustee, will on **08/10/2015**, at **9:00 a.m. at the North Front Door of the Franklin County Courthouse, 300 E. Main St., Union, MO 63084**, sell at public venue to the highest bidder for cash subject to the terms announced at the sale, the realty described in said deed of trust, to-wit:

LOT 25 OF SUMMIT HILLS FARM #3, A SUBDIVISION IN SECTIONS 11 AND 14, TOWNSHIP 43, RANGE 2 EAST OF THE 5TH P.M. ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK N PAGE 354 OF THE FRANKLIN COUNTY, RECORDS.

Substitute Trustee Corporation SUCCESSOR TRUSTEE

www.substitutetrusteeecorp.com

For additional information please visit Auction.com.

Published in the Washington

Missourian

File #: **BOYGENOR**

First publication date **07/18/2015**

Published in the Weekend Missourian July 18-19, 25-26, August 1-2 and 8-9, 2015.

NOTICE OF TRUSTEE'S SALE

Default having been made in the payment of that certain note secured by Deed of Trust executed by **Walter E. Ellis, a Single Man**, dated **March 11, 2008**, and recorded on **March 18, 2008**, as Document No. **0804953**, and modified by **Loan Modification Agreement recorded on October 31, 2014**, as Document **#1414585**, Office of Recorder of Deeds, **Franklin County, Missouri**. The Successor Trustee will on **August 10, 2015**, between the hours of 9:00 o'clock A.M. and 5:00 P.M. more particularly at **10:00 A.M.**, at the Franklin County Courthouse, Old Courthouse, 300 E. Main St., North Front door, Union, MO 63084, sell at public venue to the highest bidder for cash, the following real estate:

Lot Two (2) of Henry Merk's Addition to the City of Gerald, as per plat of recorded in Plat Book F Page 77 in the Office of the Recorder of Deeds of Franklin County.

8 S. Bernhardt Avenue, Gerald, MO 63037

For the purpose of satisfying said indebtedness and the costs of executing this trust.

S&W Foreclosure Corporation Successor Trustee

Pub Commences **July 18, 2015**

S&K File No. **15-026553**

By: Shapiro & Kreisman, LLC

www.shapiroattorneys.com/mo

Purported address: **8 S. Bernhardt Avenue, Gerald, MO 63037**

Published in the Weekend Missourian July 18-19, 25-26, August 1-2 and 8-9, 2015.

Final Settlement

IN THE PROBATE COURT OF FRANKLIN COUNTY STATE OF MISSOURI

In the Estate of:

JUDITH L. KLENKE, Deceased.

Case No. **14AB-PR00109**

NOTICE OF FILING OF FINAL SETTLEMENT AND PETITION FOR DISTRIBUTION

TO ALL PERSONS INTERESTED IN THE ESTATE OF JUDITH L. KLENKE, DECEASED:

You are hereby notified that the Personal Representative will file a Final Settlement and Petition for determination of the persons who are the successors in interest to the personal and/or real property of the Decedent, and of the extent and character of their interest therein, and for distribution of such property, in the Probate Division of the Circuit Court of Franklin County, Missouri, on August 17, 2015, or as may be continued by the court. Any objections or exceptions to such Final Settlement or Petition, or any item thereof, must be in writing and filed within twenty (20) days after the filing of such Final Settlement.

Respectfully submitted,
ZICK, VOSS, POLITTE & RICHARDSON

A Professional Corporation
By Kurt A. Voss,
MBE #36668
438 West Front Street
P.O. Box 2114
Washington, Missouri 63090
(636) 239-1616
(636) 239-5161 Facsimile
kav@zvplaw.com

Attorney for the Estate

Published in the Weekend Missourian July 11-12, 18-19, 25-26 and August 1-2, 2015.

Request for Proposal

REQUEST FOR PROPOSALS

The Village of Parkway is seeking sealed proposals to repair and level a section of street on Parkway Drive located in St. Clair, Missouri, that is 24 feet wide by 300 feet long.

The proposals will be opened on August 10 at 7:00 p.m.

All proposals must be clearly marked "Sealed Proposal."

All proposals must be received no later than 6:30 p.m. on August 10.

The Village of Parkway reserves the right to reject any and all bids.

For further information, please contact the office at 636-629-9961.

Lynnette Busse
Village Clerk/Collector
636-629-9961
Published in the Weekend Missourian July 25-26 and The Missourian July 29, 2015.

Notice to Bidders

INVITATION FOR BIDS

Sealed bids for the Water System Extensions for Beauty View Acres Subdivision (hereinafter "Project") will be received by the Franklin County PWSB No. 3, 150 Old Highway 100, Villa Ridge, MO 63089, until 9:00 a.m. CST, on Friday, August 14, 2015. The bids will be publicly opened and read aloud immediately thereafter.

The Scope of Work includes approximately 8,797 linear feet of new 6-inch water main and other incidental items and work described in the Project Manual, or reasonably inferable therefrom.

Bid packages will be available after 9 a.m. on Friday, July 17, 2015, and may be obtained from the office of Cochran located at 530A East Independence Drive, Union, MO 63084, upon payment of a non-refundable fee of \$100 per set. For directions, please call 636-584-0540.

A bid security in the amount of five percent (5%) of the bid amount must accompany each bid, in accordance with the Instructions to Bidders.

A pre-bid meeting will be held on Thursday, August 6, 2015, at 9:00 a.m. at 150 Old Highway 100, Villa Ridge, MO 63089.

The Franklin County PWSB No. 3 anticipates issuing notice to proceed in September.

The wage rates applicable to this project have been predetermined as required by law and are set forth in this specification. Federal wage rates are applicable and included, this contract is subject to the "Work Hours Act of 1962," (P.L. 87-581: 76 Stat. 357) and implementing regulations. The higher wage rate between Federal and State wage rates shall be paid. Certified payroll shall be submitted weekly.

Effective January 1, 2009, and pursuant to RSMo 285.530 (1), No business entity or employer shall knowingly employ, hire for employment, or continue to employ an unauthorized alien to perform work within the state of Missouri. The successful bidder must submit a sworn affidavit and documentation affirming the business entity's enrollment and participation in the federal work authorization program and that all of its employees working for the contracted services are not illegal immigrants.

Upon signing the contract, the successful contractor and any subcontractor performing the work shall provide a ten-hour Occupational Safety and Health Administration (OSHA) construction safety program for their on-site employees.

The Franklin County PWSB No. 3 hereby notifies all bidders that it will affirmatively ensure that in any contract entered into pursuant to this advertisement, disadvantaged business enterprises will be afforded full opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, or national origin in consideration for an award.

THE OWNER INTENDS TO AWARD THE CONTRACT TO THE MOST RESPONSIVE, RESPONSIBLE BIDDER SUBMITTING THE LOWEST BID. THE OWNER RESERVES THE RIGHT TO REJECT ANY AND ALL BIDS, AND TO WAIVE ANY IRREGULARITIES IN THE BEST INTEREST OF THE OWNER.

FRANKLIN COUNTY AND THE FRANKLIN COUNTY PSD #3 ARE EQUAL EMPLOYMENT OPPORTUNITY EMPLOYERS AND ENCOURAGE THE PARTICIPATION OF FEMALE AND MINORITY CONTRACTORS.

Published in the Weekend Missourian July 18-19, 25-26, August 1-2 and The Missourian July 22, 29 and August 5.

Public Notice

PUBLIC NOTICE IMPORTANT INFORMATION ABOUT YOUR DRINKING WATER TESTS SHOW COLIFORM BACTERIA STANDARD EXCEEDED IN UNION WATER FOR JUNE, 2015

July 20, 2015
To Whom It May Concern:

Our Water system recently violated a drinking water standard for June, 2015. Although this is not an emergency, as our customers, you have a right to know what happened, what you should do, and what we are doing to correct this situation.

We routinely monitor for the presence of drinking water contaminants. The standard is that at small water systems no more than 1 sample may test positive.

What does this mean? THIS IS NOT AN EMERGENCY. If it had been you would have been notified immediately. Total coliform bacteria are generally not harmful themselves. Coliforms are bacteria which are naturally present in the environment and are used as an indicator that other, potentially harmful, bacteria may be present. Coliforms were found in more samples than allowed and this was a warning of potential problems. **THE WATER IS SAFE TO DRINK, COLIFORM BACTERIA IS FOUND EVERYWHERE, IT IS NOT DISEASE CAUSING BACTERIA.**

Usually, coliforms are a sign that there could be a problem with the treatment or distribution system (pipes). Whenever we detect coliform bacteria in any sample, we do follow-up testing to see if other bacteria of greater concern, such as fecal coliform or E.coli, are present. **We did not find any of these bacteria in our subsequent testing.** If we had, we would have notified you immediately.

What happened? Coliforms were found in more samples than allowed and this was a warning of potential problems. **THE WATER IS SAFE TO DRINK, COLIFORM BACTERIA IS FOUND EVERYWHERE, IT IS NOT DISEASE CAUSING BACTERIA.** (Two samples were effected.)

What is being done? Subsequent testing has been performed and **ALL** samples have passed **ALL** tests. For more information, please contact the water system staff at City Hall, 636-583-3600 or at the Water Plant, 636-583-3522.

What should I do?

1. For this type of violation, boiling drinking water is usually not deemed necessary for the general population. However, if you have specific health concerns, consult your doctor.

2. People with severely compromised immune systems, infants, and some elderly may be at increased risk. These people should seek advice about drinking water from their health care providers. General guidelines on ways to lessen the risk in infection by microbes are available from EPA's Safe Drinking Water Hotline at 1-800-426-4791.

Additionally, you may contact the Missouri Department of Natural Resources' St. Louis Reg Office SLRO at 314-416-2960 or Public Drinking Water Program at 573-751-5331.

Please share this information with all other people who drink this water, especially those who may not have received this notice directly (for example, people in apartments, nursing homes, schools and businesses). You can do this by posting this public notice in a public place or distributing copies by hand or mail.

This notice is being sent to you by Union State Water System ID#: MO6010801.

July, 2015.
Published in the Weekend Missourian July 25-26, 2015.

PUBLIC NOTICE

The Planning and Zoning Commission of the City of Union, Missouri, will meet in session

Monday, July 27, 2015, 6:30 p.m.

City Auditorium Lower Level, 500 E. Locust Street, Union, Mo.

To address the following agenda:

1. 2nd Review - Conditional Use Permit Application - Ray Pracht - Request to operate automotive service in a B2 Zoning (window tinting, auto detailing, auto repair, windshield repair, tires, batteries, auto dismantling, towing and welding pre-fab.)

2. Update - Discussion of Rezoning Regulations

3. Update - Paving Surety for Driveways and Parking Lots

4. Miscellaneous

5. Adjourn

This is a public meeting. Interested parties are encouraged to attend or send written comments prior to the meeting date to:

Jonita Copeland, City Clerk
500 E. Locust St.,
Union, MO 63084
636-583-3600
cityclerk@unionmissouri.org



Legals "Because the People Must Know"

• Continued from Page 6C

Public Notice

NOTICE OF PUBLIC HEARING CITY OF UNION

Notice is hereby given that the Board of Aldermen of the City of Union, Missouri, will hold a Public Hearing for

**Monday, August 10, 2015,
6:30 p.m.**

**Union Auditorium Building,
Lower Level,
500 E. Locust Street,
Union, Mo.**

To receive citizen input regarding a conditional use permit application as follows:

**Applicant: Ray Pracht,
Owner**

Application: Request to operate automotive service in a B2 Zoning (window tinting, auto detailing, auto repair, windshield repair, tires, batteries, auto dismantling, towing and welding pre-fab.)

General Property Description: #1311 E. Old Hwy. 50, Union, Missouri.

The Planning and Zoning Commission will further review the application at its regular meeting on **Monday, July 27, 2015, at 6:30 p.m.**, and make a recommendation to the Board of Aldermen. Citizens and other interested parties are encouraged to attend this meeting and the public hearing. Further information may be obtained at the office of the City Clerk, 500 E. Locust St., Union, Missouri, Monday through Friday, 8:00 a.m.-4:30 p.m., phone 636-583-3600.

By Order of the Mayor and Board of Aldermen

Jonita Copeland, City Clerk

Publish in the Weekend Missourian July 25-26, 2015.