BEGINNING AT A POINT IN

THE NORTHEAST LINE OF

KOZENY & MCCUBBIN,

For additional information

Published in the Washington

First publication date

This firm is a debt collector

and any information we ob-

tain from you will be used for

Publish in the Weekend Missourian Au-

ust 17-18, 24-25, August 31-September 1,

TRUSTEE'S SALE

Myah D. Grawe, husband and

executed by David M. Grawe

and Myah D. Grawe, husband

and wife, dated 10/21/2004, and

recorded on 10/27/2004, Docu-

the Recorder of Deeds for **Frank**-

dersigned Successor Trustee, will

Franklin County Courthouse,

300 E. Main St., Union, MO

63084, sell at public venue to the

highest bidder for cash, the real-

ty described in said deed of trust,

LOT TEN (10), BLOCK ONE

(1) OF PETER'S ADDITION

TO THE CITY OF UNION.

ACCORDING TO THE PLAT

THEREOF RECORDED IN

PLAT BOOK D, PAGE 43 OF

THE FRANKLIN COUNTY.

SUCCESSOR TRUSTEE

please visit Auction.com.

KM File #: **GRADANO7**

Missourian

08/17/2013

September 7-8, 2013.

KOZENY & MCCUBBIN,

For additional information

Published in the Washington

First publication date

This firm is a debt collector

and any information we ob-

tain from you will be used for

that purpose.
Publish in the Weekend Missourian Au-

gust 17-18, 24-25, August 31-September 1,

TRUSTEE'S SALE

and Layne M. Leavitt, hus-

band and wife, and Kenneth

TRUSTEE'S SALE - Under

the terms of the Deed of Trust

executed by Richard D. Leavitt

and Layne M. Leavitt, hus-

band and wife, and Kenneth

V. Schmidt, a single man,

dated 10/28/2011, and record-

1117277, in the office of the Re-

County, MISSOURI, the under-

signed Successor Trustee, will

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, the real-

tv described in said deed of trust,

LOT 21 OF SOUTH RIDGE

ESTATES PLAT 2, BEING

PART OF THE NORTHEAST

QUARTER OF SECTION

33, TOWNSHIP 43 NORTH,

RANGE 1 WEST OF THE

5TH PRINCIPAL MERIDIAN

IN THE CITY OF UNION,

MISSOURI, AS PER PLAT

FILED AS REFERENCE NO.

SUCCESSOR TRUSTEE

TRUSTEE

V. Schmidt, a single man

MISSOURI RECORDS..

lin County, MISSOURI, the un-

In Re: David M. Grawe and

SUCCESSOR TRUSTEE

please visit Auction.com.

KM File #: EXLJANOR

Missourian

08/17/2013

that purpose.

September 7-8, 2013.

Trustee's Sale

HIGHWAY NO. 100. WHICH IS 350 FEET NORTHWEST In Re: Edward Hearring and Elaine Hearring TRUSTEE'S SALE - For MEASURED ALONG (AS default in the payment of debt and THE LINE OF SAID HIGHperformance of obligation described WAY) FROM THE INTERSECin and secured by Deed of Trust TION OF THE NORTH LINE executed by Edward Hearring and OF SAID HIGHWAY WITH Elaine Hearring, Husband and Wife THE EAST LINE OF SAID and dated October 5, 2004, and QUARTER QUARTER SECrecorded on October 19, 2004. TION, RUN THENCE NORTH Document 2004-26482 . in the office 30 DEGREES 30 MINUTES of the Recorder of Deed for Franklin EAST 210 FEET TO AN IRON County, Missouri, the undersigned THENCE NORTH Successor Trustee, at the request of 44 DEGREES 30 MINUTES the legal holder of the debt, who has WEST 166.6 FEET TO A elected to declare the entire debt THENCE SOUTHdue and payable, will on September WESTWARDLY TO A POINT 2013 at 10:30 AM at the North IN THE NORTHEAST LINE Front Door of the Franklin County OF SAID HIGHWAY NO. 100, Courthouse, 300 E. Main Street, 190 FEET NORTH 47 DE-Union, MO, sell at public venue to the highest bidder for cash, the GREES 50 MINUTES WEST realty described in said deed of FROM THE POINT OF BEtrust, to wit: LOT FOUR (4) OF GINNING, THENCE SOUTH ANDREW SCHULTZE`S 47 DEGREES 50 MINUTES ADDITION TO THE CITY OF EAST TO THE POINT OF WASHINGTON, AS PER PLAT OF BEGINNING, BEING ALL OF RECORD IN PLAT BOOK C PAGE LOT 1 AND PART OF LOT 2 46, IN THE OFFICE OF THE OF HOPPE'S SUBDIVISION, RECORDER OF DEEDS. and more AS PER PLAT OF RECORD commonly known as: 715 Walnut St, IN SURVEYOR'S RECORD 13 Washington, MO 63090 Subject to **PAGE 40..**

reservations, and covenants, if any, to satisfy said debt and cost. BY The Boyd Law Group, Successor Trustee (636) 447-8500 phone (636) 447-8505 fax BLG File . #: 13-00474 This firm is a debt collector and any information we obtain from you will be used for that purpose. A-4407994 08/17/2013, 08/24/2013, 08/31/2013, 09/07/2013

TRUSTEE'S SALE In re Alice M. Langlev. a

married person, and Robbie W. Boyer and Janis K. Boyer, husband and wife TRUSTEE'S SALE - Default

having been made in the payment of a debt secured by a Deed of Trust dated June 16, 2005, executed by Alice M. Langley, a married person, and Robbie W. Boyer and Janis K. Boyer, husband and wife, recorded on June 27, 2005, as Document No. 0813040, in the Office of the Recorder of Deeds for the County of Franklin, State of Missouri, the undersigned Successor Trustee, at the request of the legal holder of the promissory note, described in the Deed of Trust, will on Monday, September 9, 2013, between the hours of 9:00 a.m. and 5:00 p.m. (11:00 a.m.) at the North Front door of the former Franklin County Courthouse, at 300 E. Main St., in the City of Union in the said County of Franklin, State of Missouri, sell to the highest bidder for cash at public vendue, the following real estate described in said Deed of Trust and situated in the County of Franklin, State of Missouri, to-wit:

Part of the Southwest qr.

of the Northeast qr. in Section 24, Township 42 North, Range 4 West of the 5th P.M., described as follows: Beginning at a point in the South line thereof which is North 89 degrees 30 minutes West 603 feet from a stone in the Southeast corner thereof, continue thence North 89 degrees 30 minutes West on the South line thereof 411 feet to the intersection with the East line of Missouri State Highway "H," thence Northwardly on the East line of said highway 655 feet to an iron rod, thence South 89 degrees 30 minutes East 447 feet to an iron rod, thence South 0 degrees 45 minutes East 650 feet to the point of beginning, according to plat of survey made by E.F. Kappelmann, Registered Land Surveyor, during the month of July, 1973. Excepting Therefrom that part conveyed to the County of Franklin for roadway purposes by deed of record in Book 828 Page 897 in the office of the Recorder of Deeds. Purported address: 7384 High-

way H, Gerald, MO 63037 To satisfy the indebtedness and the cost of executing the trust.

CB Trustee, LLC, Successor Trustee

(573) 237-3051 Publish in the Weekend Missourian Au-

gust 17-18, 24-25, August 31-September 1 and September 7-8, 2013.

TRUSTEE'S SALE

gle man TRUSTEE'S SALE - Under the terms of the Deed of Trust

In Re: James R. Exler. a sin-

executed by James R. Exler, a single man, dated 03/18/2005, and recorded on 04/08/2005. **Document 2005-08165,** in the office of the Recorder of Deeds for the undersigned

Franklin County, MISSOURI, Successor Trustee, will on 09/09/2013, 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

www.substitutetrusteecorp.com venue to the highest bidder for For additional information cash, the realty described in said deed of trust, to-wit:
PART OF THE NORTHplease visit Auction.com. EAST QUARTER OF THE

NORTHEAST QUARTER IN

OF THE FIFTH PRINCIPAL

MERIDIAN, IN FRANKLIN

COUNTY, MISSOURI, DE-

SCRIBED AS FOLLOWS:

to-wit:

0713913..

SUBSTITUTE

CORPORATION

Published in the Washington Missourian

File #: LEARINOR

SECTION 14, TOWNSHIP 08/17/2013 43 NORTH, RANGE 1 EAST

First publication

Publish in the Weekend Missourian August 17-18, 24-25, August 31-September 1, September 7-8, 2013.

Subscribe to The Missourian.

TRUSTEE'S SALE

In Re: Richard C. Carthy and Elizabeth A. Carthy, Hus-

der the terms of the Deed of

WIESE SUBDIVISION PLAT 2 IN THE CITY OF SULLIVAN. AS PER PLAT OF RECORD IN PLAT BOOK P. PAGE 80 IN THE OFFICE OF THE RE-CORDER OF DEEDS..

CORPORATION SUCCESSOR TRUSTEE

www.substitutetrust-

For additional information please visit Auction.com.

File #: CARELNO2 First publication date Publish in the Weekend Missourian Au-

gust 3-4, 10-11, 17-18 and 24-25, 2013.

the terms of the Deed of Trust executed by JOHN C. DAVIS. AN UNMARRIED MAN, AND SHEA M. PHILLIPS, AN UN-TRUSTEE'S SALE - Under MARRIED WOMAN, dated the terms of the Deed of Trust 04/28/2004, and recorded on 06/23/2004. Document 2004-**16541,** in the office of the Recorder of Deeds for Franklin County, MISSOURI, the under**ment 2004-27263.** in the office of signed Successor Trustee, will on 08/26/2013, at 9:00 a.m. at the North Front Door of the Franklin County Courthouse, on 09/09/2013, at 9:00 a.m. at 300 E. Main St., Union, MO the North Front Door of the **63084**, sell at public venue to the highest bidder for cash, the realty described in said deed of trust.

> OF CREST VIEW ACRES SUBDIVISION FRANKLIN COUNTY, MISSOURI, AS PER PLAT THEREOF RECORDED IN TRUSTEE SUBSTITUTE

SUCCESSOR TRUSTEE

eecorp.com

File #: **DAVJONO9**

First publication date

TRUSTEE'S SALE In Re: Christopher S. Frank

the terms of the Deed of Trust ex-In Re: Richard D. Leavitt ed on 11/14/2011, Document in said deed of trust, to-wit: LOT ONE (1) OF THE RE-

SUBDIVISION OF SIX SUB-RECORDS.

SUBDIVISION OF SIX SUB-

DIVISION, MINOR SUBDIVI-

TRUSTEE

www.substitutetrust-

band and Wife TRUSTEE'S SALE - Un-

Trust executed by Richard C. Carthy and Elizabeth A. Carthy, Husband and Wife, dated 10/26/2009, and recorded on 11/12/2009, Document 0922161, in the office of the Recorder of Deeds for Franklin County, MISSOURI, the undersigned Successor Trustee, will on 08/26/2013, 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, the realty described in said deed of trust,

LOT SIXTEEN (16) OF L.M. SUBSTITUTE

eecorp.com

Published in the Washington Missourian

In Re: JOHN C. DAVIS, AN UNMARRIED MAN, AND SHEA M. PHILLIPS, AN UN-MARRIED WOMAN TRUSTEE'S SALE - Under

TRUSTEE'S SALE

to-wit: LOT THIRTY-THREE (33)

PLAT BOOK J, PAGE 16..

CORPORATION www.substitutetrust-

Missourian

08/03/2013

Publish in the Weekend Missourian August 3-4, 10-11, 17-18 and 24-25, 2013.

and Karla M. Frank, husband and wife TRUSTEE'S SALE - Under

ecuted by Christopher S. Frank and Karla M. Frank, husband and wife, dated 11/17/2008, and recorded on 12/03/2008, Document 0821511, in the office of the Recorder of Deeds for Franklin County, MISSOURI, the undersigned Successor Trustee, will on 08/26/2013, 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, the realty described

corder of Deeds for Franklin DIVISION, MINOR SUBDIVI-SION, RESUBDIVISION OF on 09/09/2013, at 9:00 a.m. at LOTS ONE (1), TWO (2), AND THREE (3) OF SIX SUBDIVI-SION, N THE NORTHWEST QUARTER OF SECTION 2. TOWNSHIP 42 NORTH, RANGE 3 WEST, FRANKLIN COUNTY, MISSOURI, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK P, PAGE 957 OF THE FRANKLIN COUNTY More accurately described LOT ONE (1) OF THE RE-

SION, RESUBDIVISION OF LOTS ONE (1), TWO (2), AND THREE (3) OF SIX SUBDIVI-SION. IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 3 WEST, FRANKLIN COUNTY, MISSOURI, AC-CORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK P, PAGE 957 OF THE FRANKLIN COUNTY date RECORDS. SUBSTITUTE

New Haven, being part of the **CORPORATION** Northeast qr. in Section One (1), SUCCESSOR TRUSTEE

The Missourian

Published in the Washington

Publish in the Weekend Missourian Au-

File #: FRACHBA9

First publication

line of said Section 1, being

South 10.00 feet from the North-

along the East line of said section

South 0° 06' West 1,012.42 feet

to a point, thence leaving said

East line of Section 1 North 76°

08' West 211.05 feet to the point

of beginning of the parcel here-

in described, thence South 060

54' West 237.95 feet to a point,

thence South 77° 58' West 88.34

feet to a point, thence North 76°

08' West 195.28 feet to a point

in the East right of way line of

a public road, thence along said

East right of way line North 13°

52' East 274.78 feet to a point,

thence leaving said East right

of way line South 76° 08' East

245.85 feet to the point of begin-

ning, containing 1.62 acres, more

A parcel of land in the City of

New Haven, being part of the

Northeast gr. in Section One (1),

Township Forty-Four (44) North,

Range Three (3) West of the 5th

P.M., described as follows: Com-

mencing at a stone in the East

line of said section which is 10.0

feet South of the Northeast cor-

ner thereof, thence South 00°

06' West on the East line thereof

1,343.21 feet to an iron pipe in

the North right of way line of

Missouri State Highway No. 100,

thence Westwardly along said

right of way on a curve to the

right having a radius of 1.392.70

feet an arc distance of 605.21 feet

to an iron rod in the intersection

of said North right of way line

with the West right of way line of

Industrial Park Road, a 60' wide

public street, thence on the West

line of said street North 04° 43

East 209.77 feet to an iron rod

and North 13° 52' East 250.00

feet to an iron rod in the point

of beginning of the parcel herein

described, thence North 76° 08'

West 357.81 feet to an iron rod,

thence North 27° 21' East 44.43

feet to an iron pipe, thence North

82° 33' West 409.30 feet, thence

North 39° 22' East 418.23 feet.

thence South 76° 08' East 574.11

feet to a point in the West line

of said street, thence South 13°

52' West on the West line of said

street 375.00 feet to the point of

103 Industrial Drive, New Ha-

the cost of executing the trust.

Purported address: 102 and

To satisfy the indebtedness and

CB Trustee, LLC, Successor

Publish in the Weekend Missourian July

27-28, August 3-4, 10-11 and 17-18, 2013.

TRUSTEE'S SALE

gle person, Cynthia McClure,

the terms of the Deed of Trust ex-

ecuted by Marty A Webb, a sin-

gle person, Cynthia McClure,

single person, dated 07/27/2006,

and recorded on 08/15/2006,

Document 0618403, in the of-

fice of the Recorder of Deeds for

Franklin County, MISSOURI,

the undersigned Successor Trust-

ee, will on 08/19/2013, at 9:00

of the Franklin County Court-

LOT TEN (10) OF LEISURE

In Re: Marty A Webb, a sin-

TRUSTEE'S SALE - Under

beginning.

Trustee

ven, MO 63068

(573) 237-3051

single person

trust, to-wit:

or less.

east corner of said section, thence

In re: Lawrence B. Brown, a married person acting individually and persuant ("pursuant") to waiver of marital right dated February 7, 2003, and recorded

in Document 2003-255 in Frank-

TRUSTEE'S SALE – De-

fault having been made in the

lin County Recorder's Office

payment of a debt secured by a Deed of Trust dated February 7, 2003, executed by Lawrence B. Brown, a married person acting individually and persuant ("pursuant") to waiver of marital right dated February 7, 2003, and recorded in Document 2003-255, in Franklin County Recorder's Office, recorded on March 13, 2003 as Document No. 2003-00256 in the Office of the Recorder of Deeds for the County of Franklin. State of Missouri, the undersigned Successor Trustee, at the request of the legal holder of the promissory note described in the Deed of Trust, will on Monday, August 19, 2013, between the hours of 9:00 a.m. and 5:00 p.m. (11:00 a.m.) at the North Front door of the former Franklin County Courthouse, at 300 E. Main St., in the City of Union in the said County of Franklin, State of Missouri, sell to the highest bidder for cash at public vendue, the following real estate described in

said Deed of Trust and situated

in the County of Franklin, State

PART OF THE SOUTHEAST

QR. OF THE NORTHEAST QR.

IN SECTION 21, TOWNSHIP

NORTH, RANGE 2 EAST

of Missouri, to-wit:

OF THE 5TH P.M., FRANK-LIN COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT THE COM-CORNER BETWEEN SECTIONS 15, 16, 21, AND 22, AND RUN THENCE SOUTH 1 DEGREE 30 MINUTES WEST ON SECTION LINE 1974 FEET TO AN OLD STONE PILE AT THE SOUTHEAST CORNER OF THE NORTH HALF OF SAID QR. QR. SECTION, AND THENCE NORTH 89 DEGREES 45 MINUTES WEST 450 FEET TO THE POINT OF BEGIN-NING OF THE PARCEL HERE-IN DESCRIBED, CONTINUE THENCE NORTH 89 DEGREES 45 MINUTES WEST 750 FEET TO A POINT: THENCE NORTH 301.2 FEET TO A POINT IN THE SOUTH LINE OF THE COUNTY ROAD: THENCE ON SAID ROAD LINE NORTH 83 DEGREES EAST 491.2 FEET. NORTH 86 DEGREES EAST 100 FEET, SOUTH 81 DEGREES 20 MINUTES EAST 100 FEET, AND SOUTH 76 DEGREES EAST 65.6 FEET TO A POINT, AND THENCE LEAVING SAID ROAD LINE AND RUN SOUTH 346.1 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THAT PORTION OF SAID PROPERTY CON-VEYED TO THE COUNTY OF FRANKLIN FOR HIGHWAY PURPOSES BY INSTRUMENT DATED NOVEMBER 28, 2001 AND RECORDED IN BOOK 1375, PAGE 1293, AND BOOK 1171. PAGE 457. Purported Property Address:

1310 Bergman Rd., Robertsville, MO 63072 For the purpose of satisfying

said indebtedness and the cost of executing this trust.

CB Trustee, LLC, Successor

Trustee

 $(573)\ 237-3051$ July 27, 2013

1st insertion

Publish in the Weekend Missourian July

27-28, August 3-4, 10-11 and 17-18, 2013.

TRUSTEE'S SALE In re Jean M. Haines, Trustee. Jean M. Haines Revocable

Living Trust Agreement dated 8-13-01, an undivided onehalf (1/2) interest and James D. Haines, III and Gina M. Haines, his wife, an undivided one-half (1/2) interest

of Franklin, State of Missouri, to-

A parcel of land in the City of

Township Forty-Four (44) North,

Range Three (3) West of the 5th

P.M., described as follows: Com-

Tract I

ACRES SUBDIVISION, BE-ING PART OF THE NORTH-EAST QUARTER OF THE NORTHEAST QUARTER IN SECTION 13, TOWNSHIP 40 NORTH, RANGE 3 WEST TRUSTEE'S SALE – Default OF THE 5TH P.M., AS PER having been made in the payment of a debt secured by a Deed of PLAT OF RECORD IN PLAT Trust dated June 6, 2008, execut-BOOK J, PAGE 46 IN THE OFFICE OF THE RECORDed by Jean M. Haines, Trustee, Jean M. Haines Revocable Living ER OF DEEDS, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST Trust Agreement dated 8-13-01, an undivided one-half (1/2) interest and James D. Haines, III CORNER OF SAID LOT, THENCE NORTH ON THE and Gina M. Haines, his wife, an WEST LINE OF SAID LOT undivided one-half (1/2) interest, 100 FEET TO THE POINT OF recorded on July 8, 2008, as Document No. 0813040 in the Office BEGINNING OF THE PAR-CEL HEREIN DESCRIBED. of the Recorder of Deeds for the County of Franklin, State of Mis-THENCE EAST PARALLEL WITH THE SOUTH LOT souri, the undersigned Successor LINE OF SAID LOT 14 FEET, Trustee, at the request of the le-THENCE NORTH PARALLEL gal holder of the promissory note described in the Deed of Trust, WITH THE WEST LINE OF SAID LOT 14 FEET, THENCE will on Monday, August 19, 2013, between the hours of 9:00 a.m. WEST PARALLEL WITH THE SOUTH LINE OF SAID LOT and 5:00 p.m. (11:00 a.m.) at the 14 FEET TO A POINT IN North Front door of the former THE WEST LIEN THEREOF, Franklin County Courthouse, at 300 E. Main St., in the City THENCE SOUTH ON SAID WEST LINE 14 FEET TO THE of Union in the said County of Franklin, State of Missouri, sell POINT OF BEGINNING.. **SUBSTITUTE** TRUSTEE to the highest bidder for cash at CORPORATION public vendue, the following real SUCCESSOR TRUSTEE estate described in said Deed of www.substitutetrusteecorp.com Trust and situated in the County

Published in the Washington

Missourian File #: WEBMAGTS First publication date

07/27/2013 Publish in the Weekend Missourian July

27-28, August 3-4, 10-11 and 17-18, 2013.

Weekend, August 17-18, 2013 mencing at a stone in the East TRUSTEE'S SALE - For default in

the payment of debt and

performance of obligation described in and secured by Deed of Trust

executed by Edward D. Hearring

married man and Elaine A. Hearing

his wife and dated September 23

2004, and recorded on October 5 2004, Book 2004, Page 25506, , in the office of the Recorder of Deed for Franklin County, Missouri, the undersigned Successor Trustee, at the request of the legal holder of the debt, who has elected to declare the entire debt due and payable, will on August 19, 2013 at 10:30 AM at the North Front Door of the Franklin County Courthouse, 300 E. Main Street, Union, MO, sell at public venue to the highest bidder for cash, the realty described in said deed of trust, to wit: THE LAND COMMITMENT IS DESCRIBED AS FOLLOWS: LOT FIFTEEN (15) AND SIXTEEN (16), EXCEPT Á STRIP OF GROUND OF UNIFORM WIDTH OF 50 FEET OFF THE WEST SIDE THEREOF OF BLOCK SEVEN (7) OF CHAS REINHARD'S ADDITION TO THE CITY OF UNION. AS PER PLAT OF RECORD IN PLAT BOOK B PAGE 35 IN THE OFFICE OF THE RECORDER OF DEEDS. and more commonly known as: 301 W Springfield Avenue, Union, MO 63084 Subject to easements, restrictions. reservations. covenants, if any, to satisfy said debt and cost. BY: The Boyd Law Group, L.C. Successor Trustee (636) 447-8500 phone (636) 447-8505 fax BLG File #: 13-01355 This

TRUSTEE'S SALE In Re: Jeffrey R. Scott and

firm is a debt collector and any

information we obtain from you will

be used for that purpose. A-4402431 07/27/2013, 08/03/2013,

08/10/2013, 08/17/2013

Patricia A. Scott TRUSTEE'S SALE - Under the terms of the Deed of Trust executed by Jeffrey R. Scott and Patricia A. Scott dated 03/23/2005, and recorded on 03/29/2005, Document 2005-07172, in the office of the Recorder of Deeds for Franklin County, MISSOURI, the undersigned Successor Trustee, will on 08/19/2013, 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, the real-

ty described in said deed of trust, LOT ONE (1) OF CLOVER RIDGE, A SUBDIVISION IN SECTION 14, TOWNSHIP 43 NORTH, RANGE 1 WEST OF THE 5TH P.M., AS PER PLAT OF RECORD IN PLAT BOOK N, PAGE 412 IN THE OFFICE OF FRANKLIN COUNTY RE-CORDER..

SUBSTITUTE CORPORATION SUCCESSOR TRUSTEE www.substitutetrusteecorp.

TRUSTEE

Published in the Washington Missourian

File #: SCOJENO2 First publication

07/27/2013 Publish in the Weekend Missourian July

27-28, August 3-4, 10-11 and 17-18, 2013.

NOTICE OF TRUSTEE'S SALE

house, 300 E. Main St., Union, Default having been made MO 63084, sell at public venue to in the payment of that certain the highest bidder for cash, the note secured by Deed of Trust realty described in said deed of executed by **Phillip Ashbaugh** and Laura Ramey, as Joint TRACT I LOTS ELEV-Tenants, both single, dated EN (11), TWELVE (12) AND June 23, 2006, and recorded on THIRTEEN (13) OF LEI-July 3, 2006, as Document No. SURE ACRES SUBDIVISION 0614836. Office of Recorder of IN PART OF THE NORTH-EAST QUARTER OF THE Deeds, Franklin County, Missouri. The Successor Trustee will NORTHEAST QUARTER IN on August 21, 2013, between SECTION 13, TOWNSHIP 40 the hours of 9:00 o'clock A.M. NORTH RANGE 3 WEST OF and 5:00 P.M. more particularly THE 5TH P.M., AS PER PLAT at 12:00 P.M., at the Franklin OF RECORD IN PLAT BOOK County Courthouse, Old Court-J, PAGE 46 IN THE OFFICE house, 300 E. Main St., North OF THE RECORDER OF Front door, Union, MO 63084, DEEDS. TRACT II AN UNDIsell at public venue to the high-VIDED ONE-HALF INTERest bidder for cash, the following EST IN AND TO: PART OF

Part of the Northeast quarter

of the Northwest quarter in Sec-

real estate:

tion One (1), Township Forty-one (41) North, Range One (1) West of the 5th P.M., Franklin County, Missouri, described as follows; Commencing at the Southwest corner thereof, run thence East on the South line thereof 40 feet to a point in the East line of 40 foot roadway; thence North on said roadway line 80 feet to the point of beginning of the parcel herein described, run thence North on said roadway line 360 feet, more or less, to the point of intersection with the West line of the County Road; thence Southeastwardly on said line to a point which is 80 feet, perpendicular distant North from the South line of said quarter quarter Section; thence West parallel with the South line of said quarter quarter Section to the point of beginning, containing .50 acre, more or less.

if any. 1433 Neff Rd, Saint Clair. MO 63077 For the purpose of satisfying

regulations of record.

said indebtedness and the costs of executing this trust.

S&W Foreclosure Corporation Successor Trustee Pub Commences July 27, 2013 S&W File No. **12-018859**

Subject to restrictions, ease-

ments, conditions and zoning

By: Shapiro & Weisman, L.C. www.shapiroattorneys.com/mo Purported address: 1433 Neff Rd, Saint Clair, MO 63077

Publish in the Weekend Missourian July $27\text{-}28, August\ 3\text{-}4,\ 10\text{-}11\ and\ 17\text{-}18,\ 2013.$

Visit emissourian.com. Continued on Page 7D Continued from Page 6D

Trustee's Sale

NOTICE OF TRUSTEE'S SALE

Default having been made in the payment of that certain note secured by Deed of Trust executed by Darrell W. Jackson and Tiffany L. Jackson, Husband and Wife, dated May 2, 2007, and recorded on May 14, 2007, as Document No. **0711118**, Office of Recorder of Deeds, **Franklin** County, Missouri. The Successor Trustee will on August 21, **2013**, between the hours of 9:00 o'clock A.M. and 5:00 P.M. more particularly at 12:00 P.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 fol-

lowing real estate: Lot Ten (10) of Martin's Field, a subdivision in the Northwest Qr., of the Northwest Qr., of Section 14, Township 43 North, Range 1 East of the 5th PM, according to the Plat thereof recorded in Plat Book P, Page 507 of the Franklin County Records.

354 Martin Field Ct., Villa Ridge, MO 63089

For the purpose of satisfying said indebtedness and the costs of executing this trust. Robert Meyer, Michael Gil-

grist, Robin Nemec, Karen Ritchie, Melanie Vulhurst S&W Foreclosure Corporation Successor Trustee

Pub Commences July 27, 2013 S&W File No. 12-018734 By: Shapiro & Weisman, L.C. www.shapiroattorneys.com/mo Purported address: 354 Martin Field Ct., Villa Ridge, MO

Publish in the Weekend Missourian July 27-28, August 3-4, 10-11 and 17-18, 2013.

TRUSTEE'S SALE In Re: KIMBERLY MOODY, AND DAVID MOODY, WIFE AND HUSBAND TRUSTEE'S SALE - Un-

der the terms of the Deed of Trust executed by **KIMBERLY** MOODY, AND DAVID MOODY, WIFE AND HUSBAND, dated **05/10/2006**, and recorded 05/19/2006, Document on 0611403, in the office of the Recorder of Deeds for **Franklin** County, MISSOURI, the undersigned Successor Trustee, will on 08/19/2013, 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, the realty described in said deed of trust, to-wit:

OF THE RESUBDIVISION OF BEAUTY VIEW ACRES IN PART OF THE SOUTHEAST QR. OF LOT TWO (2) OF THE NORTHWEST QR. IN SEC-TION SIX (6), TOWNSHIP FORTY-THREE (43) NORTH, RANGE TWO (2) EAST OF THE 5TH P.M., AS PER PLAT OF RECORD IN PLAT BOOK H, PAGE 77 IN THE OFFICE OF THE RECORDER OF DEEDS.

LOTS FIVE (5) AND SIX (6)

More accurately described LOTS FIVE (5) AND SIX (6)

OF THE RESUBDIVISION OF BEAUTY VIEW ACRES IN PART OF THE SOUTHEAST QR. OF LOT TWO (2) OF THE NORTHWEST QR. IN SEC-TION SIX (6), TOWNSHIP FORTY-THREE (43) NORTH, RANGE TWO (2) EAST OF THE 5TH P.M., AS PER PLAT OF RECORD IN PLAT BOOK H, PAGE 77 IN THE OFFICE OF THE RECORDER OF DEEDS, FRANKLIN COUN-TY. MISSOURI. TRUSTEE SUBSTITUTE

CORPORATION SUCCESSOR TRUSTEE www.substitutetrust-

eecorp.com

Published in the Washington Missourian

File #: MOOKIBAC

publication First date

07/27/2013

Publish in the Weekend Missourian July 27-28, August 3-4, 10-11 and 17-18, 2013.

Public Notice IN THE CIRCUIT COURT OF

FRANKLIN COUNTY, MISSOURI JAMES HOLLOWAY WOODS, III and JENNIFER TIERNEY,

Plaintiffs,

LAUREN H. DAUGHERTY, Defendant.

Case No. 12AB-CC00239 NOTICE UPON ORDER

FOR SERVICE BY

PUBLICATION THE STATE OF MISSOURI TO DEFENDANT:

You are hereby notified that an action has been commenced against you in the Circuit Court for the County of Franklin, Missouri, the object and general na-

ture of which is to partition the property legally described as fol-

LOT ONE (1) OF THE SOUTH WEST QUARTER (SOME-TIMES DESCRIBED AS THE

EAST HALF OF THE SOUTH WEST QUARTER), AND THE WEST HALF OF THE SOUTH EAST QUARTER, ALL OF SEC-TION 31, TOWNSHIP 42, OF RANGE 1 EAST, CONTAINING 160 ACRES MORE, OR LESS.

The names of all parties to said action are James Holloway Woods, III, Jennifer Tierney and per \$100 valuation. Lauren H. Daughtery, and the name and address of the attorney for Plaintiff James Holloway Woods, III is Mark A. Fletcher, Lathrop & Gage LLP, 910 E. St. Louis Street, Suite 100, Springfield, MO 65806. You are further notified that unless you file an Answer or other pleading or shall otherwise appear and defend against the aforesaid Petition within forty-five (45) days after Debt Service Fund the first publication of this Notice on the 10th day of August, 2013, Tax Commission) judgment by default will be rendered against you.

Witness my hand and the seal of the Circuit Court this 7th day 2013. of August, 2013. Bill D. Miller

Clerk of the Circuit Court Bonnie Berkel Deputy Clerk

Publish in the Weekend Missourian August 10-11, 17-18, 24-25 and August 31-September 1, 2013.

IN THE 20TH JUDICIAL CIRCUIT COURT, FRANKLIN COUNTY, MISSOURI **Judge or Division:** GAEL D. WOOD Plaintiff/Petitioner: DAVID ALBERT JONES Defendant/Respondent: THERESA ANN JONES **Nature of Suit:** FC Dissolution w/o Children Case Number: 13AB-DR00369 NOTICE UPON ORDER FOR SERVICE BY **PUBLICATION** The State of Missouri to: THERESA ANN JONES

You are notified that an action has been commenced against you in the Circuit Court of Franklin County, Missouri, the object and

Rocky Mount, MO 65072

27539 Hwy. W

general nature of which is FC Dissolution- W/O Children and which affects the following described property: The names of all parties in this action are stated in the caption above and the name(s) and

address(es) of the attorney(s) for the plaintiff/petitioner(s) are: DAVID ALBERT JONES 2232 CROSS CREEK LANE UNION, MO 63084

You are further notified that, unless you file an answer or other pleading or otherwise appear and defend against this action within 45 days after AUGUST 9, 2013, judgment by default will be entered against you. (seal)

Bill D. Miller, Clerk Publish in the Weekend Missourian Auet 10-11 17-18 94-95 and Au tember 1, 2013.

Stat	tement	of A	Acco	unt

IN THE CIRCUIT COURT OF

FRANKLIN COUNTY, MISSOURI. PROBATE DIVISION In the Estate of: John P. Mulligan, Deceased. Estate No. 10AB-PR00288 NOTICE OF FILING OF STATEMENT OF ACCOUNT AND

SCHEDULE OF **PROPOSED** DISTRIBUTION To all persons interested

in the Estate of John P. Mulligan, Deceased: You are hereby notified that the undersigned Independent

Personal Representative will file a Statement of Account containing a Schedule of Proposed Distribution of the Assets of the estate, in the Probate Division of the Circuit Court of Franklin County, Missouri, on August 28, 2013, or as may be continued by the Court; that if no objections to the Statement of Account or Schedule of Proposed Distribution are filed in the Court within twenty (20) days after the filing of the Statement of Account, the undersigned Independent Personal Representative will distribute in accordance with the Schedule of Proposed Distribution contained in the Statement of Account. You are further notified that:

If no proceeding is commenced in the court within six (6) months

after the filing of the Statement of Account, the Independent Personal Representative is thereby discharged from further claim or demand by any interested party.

Independent Personal Representative: Colleen P. Mulligan, 6413 Oleatha Avenue, St. Louis, MO 63139. Attorney: Jane Margaret Car-

riker, 8015 Forsyth Boulevard, Clayton, Missouri 63105, (314) 725-3200. Publish in the Weekend Missourian July

27-28, August 3-4, 10-11 and 17-18, 2013.



Public Hearing

NOTICE FOR PUBLIC HEARING

A Public Hearing will be held at 4:00 p.m. on August 28, 2013, at Labadie Fire Station, 2731 Hwy. T, Labadie, Mo., at which citizens may be heard on the property tax rates proposed to be set by the Boles Fire Protection District, a political subdivision.

The tax rates shall be set to produce the revenues which the budget for the fiscal year beginning January 1, 2014, shows to be required from the property tax. Each tax rate is determined by dividing the amount of revenue required by the current assessed valuation. The result is multiplied by 100 so the tax rate will be expressed in cents

Assessed Valuation (By Categories)	Current Tax Year	Prior Tax Year
Real Estate	\$188,354,700	\$209,871,803
Personal Property	90,386,572	75,978,477
TOTAL	\$278,741,272	\$285,850,280
Fund	Amount of Property Tax Revenues for Curent Year (2013)	Proposed Tax Rates for Current Year (2013)
General Fund	\$1,647,640	.5911

(Subject to change by the Board of Equalization and/or the State **Board of Directors**

\$ 590,095

Boles Fire Protection District Publish in The Missourian August 14, 21 and the Weekend Missourian August 17-18,

Real Estate

Residential

Agricultural

Commercial

TAX RATE HEARING NOTICE The New Haven School District No. 138 will hold a tax rate hearing

in the central office, 100 Park Drive, New Haven, Mo., on Tuesday, August 27, at 7:00 p.m. The purpose of the hearing is to review information concerning the assessed valuation of the district, the proposed levy for for the 2013-2014 school year and the revenues anticipated through the proposed levy. Citizens may be heard concerning the tax levy, which will be officially set by the Board of Education at a regular business session following the hearing. **Assessed Valuation 2012-2013** 2013-2014

Personal Property	\$ 5,411,975	\$ 6,168,2	53
Total Assessed Valuation	\$35,235,080	\$34,532,4	30
			Total Projected Revenue
Tax Levy	2012-2013	2013 - 2014	(2012-2013)
General Fund	3.9448	3.9448	\$1,362,235
Special Fund	0.00	0.00	\$0
Debt Service Fund	0.53	0.53	\$ 183,021
Cap. Proj. Fund	0.00	0.00	\$ 0
Total Levy	4.4748	4.4748	\$1,545,256
Additional revenue genera	ated as a resul	t of new cons	truction:

\$ 8,563,911

\$20,485,772 \$19,424,020

773,422 \$ 757,240

\$ 8,182,917

0%

\$18,241 Additional revenue generated as a result of reassessment: \$

Percent of additional new revenue from reassessment:

Publish in the Weekend Missourian August 17-18 and The Missourian August 21, 2013.

NOTICE OF HEARING A hearing will be held at 6:30 p.m. August 21, 2013, at the Union

R-XI School District Board Room, 1217 West Main Street, Union, MO 63084, at which citizens may be heard on the property tax rates proposed to be set by the Union R-XI School District. The tax rates are set to produce the revenues, which the budget for the fiscal year beginning July 1, 2013, shows to be required from the property tax. Each tax rate is determined by dividing amount of revenue needed by the current assessed valuation. The result is multiplied by 100, so the tax rate will be expressed in cents per \$100 valuation. A copy of the budget is available for public inspection at the Union R-XI Administrative Office, 770 Independence Drive, Union, MO 63084.

l 1	Assessed Valuation (By Categories)	Estimated Current Tax Year	Prior Tax Year
,	Real Estate	\$232,107,832	\$244,556,851
-	Personal Property	55,945,345	55,157,212
	Merchants & Manufacture	ers 0	0
	Railroad & Utility	1,789,433	796,533
	TOTAL	\$289,842,610	\$300,510,596
-	THE FOLLOWING TAX	RATES ARE PROPOS	SED:

)	FUND	Amount of Property Tax Revenue Theoretical Yield for 2013	Proposed Tax Rate (Per \$100) for 2013
•	Teachers	\$ 0	\$ 0
	Operating	8,086,609	2.79
	Debt Service	2,782,489	.96
	Capital Projects	0	0
	TOTAL:	\$10,869,098	${$3.75}$
	New Revenue from	New Construction and Improve	ements: \$116,449

449 (\$414,086) New Revenue from Reassessment: Percentage of New Revenue from Reassessment: (4.9389%)

Board of Education of Union R-XI School District By Lisa Delmain

Secretary of the Board of Education

**Subject to change by the Board of Equalization and/or the State

Publish in The Missourian August 14 and the Weekend Missourian August 17-18, 2013.

PUBLIC HEARING CITY OF WASHINGTON TAX LEVY A public hearing will be held on August 19, 2013, at 7:00 p.m., or as soon thereafter as the public may be heard, in the Council Chambers

of City Hall of said City to set the proposed property tax rates for the City of Washington and the City of Washington Library District. Citizens may be heard on the following proposed property tax rates: CITY OF WASHINGTON

Assessed Valuation Proposed

		Tax Icai	Tax Icai
	Real Estate	\$266,888,872	\$281,321,119
	Personal Property	48,087,138	55,005,664
	TOTAL	\$314,976,010	\$336,326,783
	Based on Missouri Sta	te statutes, the permitte	d 2013 tax levy for
•	the general operating lev		gton is \$0.6062 per
	\$100 of assessed valuation	m	

Tax Revenue Proposed For 2013-2014 Fund Tax Rate

General Fund	\$1,909,385	\$0.6062/\$100
CITY OF WASH	INGTON - LIBRAR	Y DISTRICT
Assessed Valuation	Proposed Tax Year	Prior Tax Year

Real Estate \$120,208,433 \$129,172,588

Personal Property	23,073,399	25,620,285
TOTAL	\$143,281,832	\$154,792,873
Based on Missouri State	statutes, the permitte	d 2013 tax levy for
the general operating levy	of the City of Washing	gton – Library Dis-
triot is \$0.1000 per \$100 of	aggogged voluction	

Tax Revenue Proposed For 2013-20134 Fund **Tax Rate**

MAXIMUM ALLOWED, BY MO STATE STATUTES: TOTAL OF BOTH TAX LEVIES: \$0.7062/\$100 RATES ARE CONTINGENT ON FINAL ASSESSED VALUA-

CITY OF WASHINGTON, MISSOURI

Library Fund

TIONS AND COMPLIANCE WITH STATE LAWS. Publish in The Missourian August 14 and the Weekend Missourian August 17-18, 2013.

\$143,281

NOTICE OF PUBLIC HEARING Notice is hereby given that a Public Hearing will be held on the

Page 7D

37,967,451

\$223,924,505

\$211,985,289

27th day of August, 2013, at the St. Clair Fire Protection District Station No. 1, 470 E. North Street, St. Clair, Mo., at 5:30 p.m. for the purpose of setting the proposed rate of tax levy for the St. Clair Fire Protection District. That the valuation of the taxable property within the said District for the year 2012 was as follows: Real Property \$185,957,054

That the valuation of the taxable property within the St. Clair Fire Protection District for the year 2013, as shown on the assessment list of Franklin County is as follows:

Real Property \$175,335,084 Personal Property 36,650,205

TOTAL ASSESSED VALUATION: That the proposed tax levy of .5796 cents per one hundred dollars

TOTAL ASSESSED VALUATION:

Personal Property

Weekend, August 17-18, 2013

.2117

assessed valuation on the above sum will produce \$1,228,666.74. The amount of revenue required to be provided from the property tax as set forth in the annual budget. The above proposed tax levy is an estimation and may be adjusted to reflect any new information received from the State of Missouri prior to September 1, 2013, as the District has not received all-final figures. The reduced tax levy is due to the voters approving a 1/2-cent sales tax in April of 2008. GENERAL: Amount of Property Proposed Tax

Rate for Fiscal Year 2013 Tax Revenues Budgeted for 2013 Based ONLY ON THE 2013 \$1,228,666.74 ASSESSED VALUATION \$.5796 SALES TAX: AMOUNT OF SALES TAX REVENUES FOR 2012: \$455,714.75 BOARD OF DIRECTORS

ST. CLAIR FIRE PROTECTION DISTRICT OF FRANKLIN COUNTY 08/27/2013 Publish in the Weekend Missourian August 17-18 and 24-25 and The Missourian Au-

gust 21, 2013

NOTICE OF PUBLIC HEARING **CITY OF UNION**

As required by Missouri Statute Chapter 67.110, notice is hereby given that the Board of Aldermen of the City of Union, Missouri, will conduct a Public Hearing:

August 26, 2013 6:00 p.m. Union Auditorium Building - 500 E. Locust, Union, Mo. Lower Level

To receive citizen input regarding the 2013 City of Union Tax Rate. The tax rates shall be set to produce the revenues that the budget for the fiscal year beginning July 1, 2013, shows to be required from the property tax. Each rate being proposed is determined by dividing the

amount of revenue required by the current assessed valuation. The

result is multiplied by 100 so the tax rate will be expressed in cents

for \$100 assessed valuation. Aggregate Valuation Prior Current **Tax Year (2012)** Tax Year (2013) Real Estate \$138,397,917 \$133,633,209 30,445,038 Personal Property 32,895,311 TOTAL \$168,842,955 \$166,528,520 Prior Current Tax Year (2013) Fund **Tax Year** (2012)

Park Fund .1302.1359 .79 TOTAL LEVY .6707 .7000 Pursuant to RSMo 67.110 (4), the following increase in tax reve-

.5405

.5641

\$0.00

<u>\$(+-%)</u>

Tax Year 2013

.96 0 nues are expected by the City: .75 Fund Due to new construction Due to and improvements Reassessment

\$12,906.72

\$ 3,109.42

\$16.016.14

Amounts may change subject to final approval of **Missouri State Auditor** By Order of the Mayor and Board of Aldermen

Jonita Copeland, City Clerk Publish in the Weekend Missourian August 17-18, 2013.

General Fund

General Fund

(By Category)

Park Fund

TOTAL

Prior

\$0.1000/\$100

PUBLIC HEARING NOTICE **AMENDED** A Public Hearing will be held on Tuesday, August 20, 2013, at

CITY OF PACIFIC

7:00 p.m. at a Board of Aldermen meeting at the Government Center, 300 Hoven Dr., Pacific, Mo., at which time citizens may be heard on the property tax rate to be set by the City of Pacific, a political subdivision. The tax rate shall be set subject to change, based on the State Auditor's approval, to produce revenues which the budget for the fiscal year beginning July 1, 2013, shows to be required from the property tax. The tax rate is determined by dividing the amount of revenue by the current assessed valuation. The result is multiplied by 100 as the tax rate will be expressed in cents per \$100 valuation. **Assessed Valuation Prior** Current

Tax Year 2012

\$50.663.313	\$47,202,161
\$1,162,964	\$1,379,686
\$40,765,182	\$40,874,142
\$92,591,459	\$89,455,989
\$24,756,510	\$23,863,827
\$117,347,969	\$113,319,816
\$298,312	\$3,061,896
ΦΔ90,51Δ	ψ0,001,000
Amount of	Proposed
. ,	, , ,
Amount of Property Tax Revenues	Proposed Tax Rates For 2013
Amount of Property Tax	Proposed Tax Rates
	\$40,765,182 \$92,591,459 \$24,756,510 \$117,347,969

The decrease in real property tax revenue is due to a \$3,135,470 decrease in the assessed value as a result of economic changes and is anticipated at a rate of 3% of the total revenue. The decrease in personal property tax revenue is due to a \$892,683 decrease in the assessed value as a result of economic changes and is

anticipated at a rate of 2% of the total revenue. The increase of new construction tax revenue is due to a \$3,061,896 increase in the assessed value as a result of economic changes and is

anticipated at a rate of 90% of the total revenue. Published by order of the City Clerk, Kimberly Barfield