

Trustee's Sale

NOTICE OF **TRUSTEE'S SALE** For default under the terms

of the Deed of Trust executed by Larry C. Henson Jr., a single person, dated October 24, 2008, recorded on November 3, 2008, as Document No. 0819963, Office of the Recorder of Deeds, Franklin County, Missouri, the undersigned Successor Trustee will on Monday, December 17, 2012, at 10:30 AM at the Main Front Door of the Franklin County Courthouse, 401 E. Main St. in Union, Missouri, sell at public vendue to the highest bidder for cash:

Lot thirteen (13), Block one (1) in WEST PARK ADDITION to the City of Washington, as per plat of record in Plat Book C, Page 45 in The Office of the Recorder of Deeds, Franklin County, Missouri,

to satisfy said debt and costs. Martin, Leigh, Laws & Fritzlen, P.C.

Successor Trustee Richard L. Martin, Vice Presi-

dent

(816) 221 - 1430www.mllfpc.com

(Henson, 5797.001, Publication

Start: 11/24/2012) MARTIN, LEIGH, LAWS & FRITZLEN, P.C., AS SUCCES-SOR TRUSTEE, IS ATTEMPT-ING TO COLLECT A DEBT AND ANY INFORMATION OB-

TAINED WILL BE USED FOR THAT PURPOSE. Publish in the Weekend Missourian November 24-25, December 1-2, 8-9 and 15-16, 2012.

NOTICE OF SUCCESSOR **TRUSTEE'S SALE**

Default having been made in the payment of the Note described in and secured by Deed of Trust executed by Loyd Wagner and Glenda Wagner, husband and wife, dated August 29, 2006, and recorded in Document No. 0619735, and conveying to Steven L. Dieckmann Trustee, the following described property situated in the County of Franklin and State of Missouri, to-wit:

Lots Three (3), Four (4) and Five (5) of Cedar Hill Subdivision, a subdivision in Sections Twenty-four (24) and Twenty-five (25), Township Forty-three (43) North, Range One (1) West of the 5th P.M., as per plat of record in Plat Book F, page 72 in the office of the Recorder of Deeds, Franklin County, Missouri, EXCEPTING THEREFROM that portion conveyed by deed recorded in Book 974, page 292 (being Lot 8 of Cedar Hill Subdivision Plat 2) and FURTHER EXCEPTING THEREFROM all that part of Lots 3, 4 and 5 of Cedar Hill Subdivision, a subdivision in Sections 24 and 25, Township 43 North, Range 1 West of the 5th P.M., as per plat of record in Plat Book F, page 72 in the office of the Recorder of Deeds which is located North of a line beginning at a point on the West line of said Lot 5 located 215 feet South of the Northwest corner thereof and extends Eastwardly in a straight line to a point on the East line of Lot 3 located 215 feet South of the Northeast corner thereof. At the request of the legal holder of said Note and in accordance with the provisions of said Deed of Trust, the undersigned Successor Trustee will on MONDAY, December 31, 2012, between the hours of 8:00 a.m. and 5:00 p.m., sell said property at public vendue to the highest bidder for CASH, at the North front door of the old Franklin County Courthouse in the City of Union. Franklin County, Missouri, to satisfy said Note and costs. Hansen Franklin County Land Title & Abstract Company was appointed Successor by the legal holder of the Note by instrument of record in Document No. 1219960

Drive, Washington, MO 63090, 8:00 a.m. to 5:00 p.m., Monday through Friday with the exception of City observed holidays, for a fee of ten dollars (\$10.00). For directions, please call 636-390-1080.

Sealed bids shall be received by Washington City Hall, 405 Jefferson, Washington, MO 63090, until 2:00 p.m. local time, on Friday, December 21, 2012, All bids shall be accompanied with a cashier's check, certified check or acceptable bidders bond payable to the City of Washington, in an amount not less than 5% of the amount of the bid submitted, as a guarantee that if awarded the Contract, the E, Page 52 in the office of the Rebidder will promptly enter into a Contract and execute such bonds the extension of the south line of as required. Failure to submit such a bid security is sufficient cause to reject the bid.

The Scope of Work includes the removal of the existing pebble-tec surfacing and installing a new Diamond Brite, Pebble Sheen or other approved surfacing. The City of Washington anticipates issuing notice to proceed in January of 2013, with construction being completed by May 10, 2013.

The wage rates applicable to this project have been predetermined as required by law and are set forth in this specification. When 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. When state and federal wage rates are both required the higher of the two for each job classification shall be used.

Effective January 1, 2009, and pursuant to RSMo 286.530 (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 and documentation affirming the business entity's enrollment and participation in the federal work authorization program and that the contracted services are not illegal immigrants.

THE CITY INTENDS TO AWARD THE CONTRACT TO THE MOST RESPON-SIVE, RESPONSIBLE BID-DER SUBMITTING THE BEST DESIGN AND TOTAL **PROJECT PRICE. THE CITY RESERVES THE RIGHT TO REJECT ANY AND ALL BIDS.** AND TO WAIVE ANY IRREG-**ULARITIES IN THE BEST IN-**TEREST OF THE CITY.

Publish in the Weekend Missourian De-cember 8-9 and The Missourian December 12, 2012.

Commission Order No. 2012-322 COMMISSION ORDER STATE OF MISSOURI SS.

County of Franklin

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 nature of which is a Petition in two (2) counts, Count I being Quiet Title by Deed and Count II being Quiet title by Adverse Possession, and which affects the following described property:

A parcel of land in the City of Washington, described as follows: Beginning at the Southeast corner of Lot Thirty-three (33) of Luetkemeier Addition to the City of Washington, plat of which is of recorded in Plat Book corder of Deeds, thence East on said subdivision to Busch Creek, thence Northeastwardly down said creek to a point which is directly South of the Southeast corner of Lot Twenty-one (21) of said subdivision, thence North to the South line of Oriole Lane, thence Southwestwardly on the South line of Oriole Lane to the Northeast corner of all that part of vacated South Cedar Street and the East line of vacated Eleventh Street 172 feet to the Southeast corner of vacated Eleventh Street, thence West on the South line of vacated Eleventh Street to the Northeast corner of Lot Thirty-three (33) of Luetkemeier Addition, thence South on the East line of said lot 132 feet to the point of beginning.

The names of all parties to said action are stated above in the caption hereof and the name and address of the attorney for Plaintiff are: Daniel M. Buescher, Buescher & White, LLC, 214 Elm Street, Suite 102, Washington, MO 63090.

You are further notified that, unless you file an answer or other pleading or shall otherwise appear and defend against the must submit a sworn affidavit aforesaid petition within 45 days after the 1st day of December, 2012, judgment by default will be rendered against you.

Witness my hand and the seal all of its employees working for of the Circuit Court this 20th day of November, 2012.

Bill D. Miller

Circuit Clerk

Micheal D. Krewson

Deputy Clerk

Publish in the Weekend Missourian December 1-2, 8-9, 15-16 and 22-23, 2012.

NOTICE

To all persons interested in the estate of William N. Helfrich: The undersigned, Michael Haberberger, is acting as Trustee under a trust, the terms of which provide that the debts of the decedent may be paid by the Trustee upon receipt of proper proof thereof. The attorney for the Trustee is Mark S. Vincent. 203 East Main Street, Suite C, Union, MO 63084. All creditors of the decedent are noticed to present their claims to the undersigned by sending same to the above named attorney within six (6) months from the date of the first publication of this notice or be forever barred.

The Missourian

You are further notified that, unless you file an answer or other pleading or shall otherwise appear and defend against the aforesaid petition within fortyfive days after the day of 01-DEC-2012, judgment by default will be rendered against you.

It is ordered that a copy hereof be published according to law in the Washington Missourian, a newspaper of general circulation published in Franklin County, State of Missouri.

A true copy from the record. Witness my hand and the seal

of the circuit court this 20th day of November, 2012.

Bill D. Miller Circuit Clerk

Micheal D. Krewson

Deputy Clerk

Publish in the Weekend Missourian De-cember 1-2, 8-9, 15-16 and 22-23, 2012.

Candidate Filing

NOTICE OF **CANDIDACY FILING**

Notice is hereby given that the Labadie Sewer District of Franklin County will hold an election Tuesday, April 2, 2013, for the purpose of electing one supervisor for a five-year term of said District.

Persons wishing to file for candidacy may do so by contacting Kent Cunningham, Treasurer of District, by phone number 314-277-5516, for an appointment, at 309 Academy Street, Labadie, Missouri, between 8:00 a.m. and 4:30 p.m. Monday through Friday. Persons may file on Tuesday, December 11, 2012, 8:00 a.m. through Tuesday, January 15, 2013, 4:30 p.m.

The qualifications to be supervisor are that the person is at least twenty-five years of age, a tax paying registered voter, a resident of the District, and who has not been convicted of or found guilty of or pled guilty to a felony or misdemeanor under the federal laws of the United States of America.

Kent Cunningham

Treasurer of District. Publish in the Weekend Missourian December 1-2, 8-9 and The Missourian December 5 and 12, 2012.

LONEDELL R-14 SCHOOL BOARD CANDIDATE **FILING DATES**

Two board members will be elected for a term of three (3) years each. The terms of Scott Schneider and Daniel Short are expiring. Both terms begin in April 2013.

Candidates for election to the Lonedell R-14 Board of Education must file from December 11, 2012, through January 15, 2013, for the April 2, 2013, election.

Candidates must file in person at the school Superintendent's office during regular office hours, 8:00 a.m. to 4:00 p.m. On the final date to file, January 15, the office will be open until 5:00 p.m.

The office will be closed for the holidays as follows: December 24, 25, 31 and January 1, 2013. The provide that the debts of the deoffice may also be closed for severe inclement weather.

Weekend, December 8-9, 2012

All registered voters residing in the St. Clair Fire Protection District will be allowed to vote at this election, if an election is required.

Any person wishing to be a candidate for the Office of Director must file in writing a Notarized Candidate's Affidavit with the Fire Protection District on or after December 11, 2012, and not later than January 15, 2013; said Affidavit shall be obtained through the administration office of the St. Clair Fire Protection District. Affidavit should be filed at the Headquarters of the District, 470 E. North Street, St. Clair, Missouri, Monday through Friday between the hours of 8:00 a.m. and 4:00 p.m. or an appointment can be made in advance for filing either before or after normal business hours. The District office will be closed for holidays on December 24, 25 and 31, 2012, and January 1, 2013. A ten (\$10.00) dollar filing fee must by paid to the District at the time of filing.

Candidates must be (A) a registered voter of the St. Clair Fire Protection District for more than two (2) years prior to the election and (B) must be over the age of twenty-five (25) years.

Board of Directors of St. Clair Fire Protection District.

Publish in the Weekend Missourian De-cember 1-2, 8-9 and The Missourian December 5, 2012.

Notice of Meeting

NOTICE OF MEETING

Notice is hereby given that the Labadie Sewer District of Franklin County will hold a meeting on Tuesday, December 11, 2012, at 6:00 p.m. for the purpose of conducting regular business of the district, act upon annexation petitions from various property owners requesting to be part of the sewer district, and any other business the board deems appropriate. The board meeting is located in the basement of the United Pilgrim Church of Christ located at the corner of Third Street and Academy Street in Labadie, Missouri.

This meeting is posted by the authority of the Board of Supervisors.

Kent Cunningham

Treasurer of District

Publish in the Weekend Missourian De-cember 1-2, 8-9 and The Missourian December 5, 2012.

Notice to Creditors

NOTICE TO CREDITORS **BY TRUSTEE:**

Estate of Ronald L. Moeller To all persons interested in the estate of Ronald L. Moeller. decedent, who died on August 11, 2012, and whose last known address was 410 Heathermoor Court, St. Albans, MO 63073.

The undersigned, Edith A. Moeller, is acting as Trustee under a trust, the terms of which cedent may be paid by the Trustee upon receipt of proper proof thereof. The address of the Trustee is c/o Michael E. Magliari. P.C., Attorneys at Law, 16640 Chesterfield Grove Road, Suite 110, Chesterfield, MO 63005. All creditors of the decedent are notified to present their claims to the undersigned within six (6) months from the date of the first publication of this notice or be forever barred.

SALE WILL COMMENCE AT 1:00 O'CLOCK P.M.

The Successor Trustee, pursuant to Section 443.355 RSMo, may by an announcement on the day of the sale continue the sale to a date, time and place certain for a period not exceeding seven days, without additional publication.

HANSEN FRANKLIN COUN-TY LAND TITLE & ABSTRACT COMPANY

- By: Robert E. Hansen, President Successor Trustee
- 311 East Main St.
- Union, MO 63084
- (636) 583-2516

Publish in the Weekend Missourian De nber 8-9, 15-16, 22-23 and 29-30, 2012.

Notice to Bidders

REQUEST FOR BIDS

Bid packages for the City of Washington Leisure Pool Re-Surfacing Project will be available Thursday, December 6, 2012, and may be obtained from the Parks ad Recreation Department office located at 1220 S. Lakeshore

Fourth Quarter Term, 2012 In the County Commission of said County, on the 4th day of December, 2012.

IN THE MATTER OF **PUBLIC NOTICE TO BIDDERS** FOR A VHF RADIO NETWORK FOR THE FRANKLIN **COUNTY HIGHWAY** DEPARTMENT IT IS ORDERED BY THE

Franklin County Commission that the following Public Notice to Bidders be published in the Washington Missourian in its editions of December 8, 12 and 15, 2012. The County Commission is requesting bids be addressed to the Franklin County Commission and marked "Bid on VHF Radio Networks" sealed bids will be received by the Franklin County Clerk at the office of said Clerk, 400 East Locust Street, Room 201, Union, Missouri until: 10:00 A.M., Tuesday, December 18, 2012.

IT IS FURTHER ORDERED that bidders proposal must conform to all specifications and conditions which are available at the office of the Highway Administrator, 400 East Locust, Room 003A, Union, Missouri 63084 or call (636) 583-6361.

IT IS FURTHER ORDERED that Debbie Door, Clerk of the County Commission, send a copy of this order to the Franklin County Highway Administrator, Eva Gadcke.

Publish in the Weekend Missourian December 8-9, 15-16 and The Missourian December 12, 2012.

Public Notice

IN THE CIRCUIT COURT OF FRANKLIN COUNTY. **MISSOURI** LYNDIA BLANKENSHIP Plaintiff, v. **Unknown and Interested** Parties **Defendants.** Case No. 12AB-CC00280 **Division: II**

NOTICE UPON ORDER FOR SERVICE BY PUBLICATION

The State of Missouri to defendant unknown heirs, grantees or successors of Fritz Luetkemeier:

Michael Haberberger

Trustee

Publish in the Weekend Missourian December 8-9, 15-16, 22-23 and 29-30, 2012.

IN THE CIRCUIT COURT WITHIN AND FOR THE SAID COUNTY OF FRANKLIN STATE OF MISSOURI STATE OF MISSOURI)

) ss. County of Franklin Judith Messex, Plaintiff. vs. **TIM WILES and** SANDRA KAY WILES their unknown consorts. heirs, devisees, legatees, donees. alienees or immediate, mesne or remote, voluntary or involuntary

grantees or assigns. **Defendants.** Cause No. 12AB-CC00281 **Division I ORDER OF** PUBLICATION OF NOTICE

The State of Missouri to Defendants, TIM WILES and SAN-DRA KAY WILES and their unknown consorts, heirs, devisees, legatees, donees, alienees or immediate, mesne or remote, voluntary or involuntary grantees or assigns.

You are hereby notified that an action has been commenced against you in the Circuit Court for the County of Franklin, State of Missouri, the object and general nature of which is a Petition to Quiet Title and which affects the following described real property:

Lot One (1) of SMS Haven Subdivision #3, being part of the South 1/2 Lot 1 Southwest qr. Section 31, Township 42 North, Range 2 West of the 5th P.M., as per plat recorded in Document No. 0603662 in the office of the Recorder of Deeds.

The names of all parties to said suit are stated above in the caption hereof and the names and addresses of the attorneys for Plaintiff is Hansen, Stierberger, Downard, Melenbrink & Schroeder LLC, 80 North Oak Street, Union, MO 63084.

A candidate must be a citizen

of the United States, at least 24 years of age, and a resident taxpayer of the district who has resided in Missouri for one (1) year preceding the election.

Publish in the Weekend Missourian De-cember 8-9, 2012.

CANDIDATE FILING ST. CLAIR R-XIII SCHOOL DISTRICT

Two board members for the St. Clair R-XIII School District Board of Education will be elected for a term of three (3) years on April 2, 2013.

The "Declaration for Candidate" forms are available at the office of the Superintendent in the Central Administrative Offices, 905 Bardot Street, St. Clair, Missouri. The candidate shall declare his/her intent to become a candidate, in person and in writing to the Secretary of the Board of Education.

Candidates must be citizens of the United States and resident taxpayers of the district, reside in Missouri for one year next preceding their election or appointment, and be at least twenty-four (24) years of age.

Filing will begin on Tuesday, December 11, 2012, at 8:00 a.m. and will end on Tuesday, January 15, 2013, at 5:00 p.m.

Filing Dates and Hours:

Tuesday, December 11, 2012, through Friday, December 21, 2012, 8:00 a.m. - 4:30 p.m.

Monday, December 24, 2012, through Wednesday, January 2, 2013. Central Office Closed for Holiday.

Thursday, January 3, 2013, through Monday, January 14, 2013, 8:00 a.m. - 4:30 p.m.

Tuesday, January 15, 2013, 8:00 a.m. - 5:00 p.m.

Publish in the Weekend Missourian De-cember 1-2, 8-9 and The Missourian December 5, 2012.

NOTICE OF FILING OF CANDIDATES For the office of **Director of the St. Clair Fire Protection District**

Notice is hereby given that the St. Clair Fire Protection District will accept filings for the Office of Director. One (1) Director to be elected for a six-(6) year term. Election to be held on Tuesday, April 2, 2013, if required by law.

Date of first publication is November 17, 2012.

Edith A. Moeller,

Trustee

Publish in the Weekend Missourian November 17-18, 24-25, December 1-2 and 8-9, 2012.

Public Hearing

NOTICE OF **PUBLIC MEETING**

Pursuant to Section 77 of the 2001 Unified Land Use Regulations of Franklin County, Missouri, notice is hereby given that a public hearing will be held before the Franklin County Board of Zoning Adjustment on Wednesday, December 26, 2012, in the Franklin County Government Center, Commission Chambers, at 400 East Locust Street, Union, Missouri, to consider the following case(s). The hearing will begin at 7:00 P.M. (Doors will open at 6:30 P.M.)

FILE 120216 ROBERT MIELENZ

Request: Applicant is requesting a variance of seven (7) feet from the required ten (10)-foot building setback as stated in Article 8, Section 171, Table #8-2, for a new setback distance of approximately three (3) feet.

Location: Property is located at 254 Highway M, approximately 500 feet southwest of Bridgewater Hill Drive, in Township 43 North, Range 01 East, Section 22, Boles Township, being parcel 18-5-22.0-1-003-036.000.

By order of the County of Franklin, State of Missouri, on December 5, 2012.

Scottie Eagan **Planning Director**

Publish in The Missourian December 8-9, 2012.

The Washington Missourian is the oldest newspaper in this area. It dates back to 1860. It also is one of the oldest in the state of Missouri.

Final Settlement

STATE OF MISSOURI)

County of Franklin IN THE CIRCUIT COURT OF FRANKLIN COUNTY, MISSOURI **PROBATE DIVISION** In The Estate Of: LEE ROY HAHNE, Deceased. Estate No. 11AB-PR00266 NOTICE OF FILING OF FINAL SETTLEMENT AND PETITION FOR DISTRIBUTION

TO ALL PERSONS INTER-ESTED IN THE ESTATE OF LEE ROY HAHNE, DECEASED:

You are hereby notified that the undersigned Personal Representative will file a Final Settlement and Petition for determination of the persons who are the successors in interest to the personal/ 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 December 17, 2012, or as may be continued by the Court, and that any objections or exceptions to such Final Settlement or Petition or any item thereof must be in writing and filed within twenty days after the filing of such Final Settlement.

Steven L. Hahne, Personal Representative 1883 Lunenberg Drive St. Peters, MO 63376 Steven P. Kuenzel, MBE #25658 ECKELKAMP KUENZEL LLP Attorneys for the Estate 200 West Main Street, 2nd Floor P. O. Box 228 Washington, MO 63090 (636) 239-7861 (636) 239-1595 (facsimile) Publish in the Weekend Missourian November 17-18, 24-25, December 1-2 and 8-9, 2012.

) ss.