



# PUBLIC NOTICES

## "BECAUSE THE PEOPLE MUST KNOW"

### Trustee's Sale

#### 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 3, 2012**, between the hours of 8:00 a.m. and 5:00 p.m., sell said property at public venue 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.

**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 COUNTY 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 Missouriian November 10-11, 17-18, 24-25 and December 1-2, 2012.

#### NOTICE OF TRUSTEE'S SALE BY SUCCESSOR TRUSTEE

TO WHOM IT MAY CONCERN:

IN RE: **Keith E. Strobel, a single person**

**WHEREAS**, Keith E. Strobel, a single person, by his Deed of Trust dated the 12th day of March, 2010, and recorded in the Recorder of Deeds' Office of Franklin County, Missouri, as Document Number 1004172 conveyed to Tom Kimminau, Trustee, the following described property situated in the County of Franklin, State of Missouri, to-wit:

The West 2/3 part of lots F and G of subdivision of Lot No. 1 of J. G. Warnken's Addition in the City of New Haven, as per plat of record in Plat Book B, Page 40 in the Office of the Recorder of Deeds, said parcel being the full width of said lots F and G by 100 feet deep and fronting on Selma Street.

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, as recorded in the Recorder of Deeds' Office of Franklin County, Missouri, on September 17, 2012, as Document #1216523, 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 Tuesday, the 4th day of December, 2012, 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 Missouriian November 10-11, 17-18, 24-25 and December 1-2, 2012.

#### NOTICE OF TRUSTEE'S SALE

In Cause No.10AB-CC0222 in the Circuit Court of Franklin County, State of Missouri, a judgment was entered on February 7, 2011, and recorded on March 7, 2011, as Document 1103607, in favor of MidFirst Bank for judgment and for enforcement of Deed of Trust executed by **Steve M. White, A Single Man, and Cassandra Zweig, A Single Woman**, dated **October 22, 2003**, and recorded on **October 31, 2003**, as Document No. **2003-28568**, Office of Recorder of Deeds, Franklin County, Missouri. The Successor Trustee will on **December 3, 2012**, 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 following real estate:

**Lot Two (2) of North Bend Loop subdivision Plat 1, a subdivision in part of the Northwest qr. of the Southeast qr. of Section 4, Township 42 North, Range 1 West as recorded in Book N, Page 965 in the Office of the recorder of deeds.**

The above legal description taken verbatim from deed of trust contains an inherent scrivener's error. The correct legal is as follows:

**Tract I: Lot Two (2) of North Bend Loop subdivision Plat 1 in part of the Northwest qr. of the Southeast qr. in Section 4, Township 42 North, Range 1 West of the 5th P.M., as per plat of record in Plat Book N, Page 965 in the office of the Recorder of Deeds.**

**Tract II: Together with the non-exclusive right of ingress and egress over Hidden Lane, a 40' subdivision roadway to North Bend Loop County Road, as more fully shown on the plat of said subdivision.**

**261 Hidden Lane, Union, MO 63084-3800**

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

**S&W Foreclosure Corporation**

Successor Trustee  
Pub Commences **November 10, 2012**

S&W File No.10-009301

By: Shapiro & Weisman, L.C.

www.shapiroattorneys.com/mo

Purported address: **261 Hidden Lane, Union, MO 63084-3800**

Publish in the Weekend Missouriian November 10-11, 17-18, 24-25 and December 1-2, 2012.

#### NOTICE OF TRUSTEE'S SALE

Default having been made in the payment of that certain note secured by Deed of Trust executed by **Anna L. Fulbright, Single Person**, dated **April 25, 2006**, and recorded on **April 28, 2006**, as Document No. **0609691**, and rerecorded on **October 3, 2006**, as Document Number **0622367**, Office of Recorder of Deeds, Franklin County, Missouri. The Successor Trustee will on **December 3, 2012**, 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 following real estate:

The North Half of Lot Sixty-Six in Block Thirteen of the original Town of Washington,

as per plat of record in Plat Book A, Page 26 in the Office of

the Recorder of Deeds  
**121 Walnut St., Washington, MO 63090**

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

**S&W Foreclosure Corporation**

Successor Trustee  
Pub Commences **November 10, 2012**

S&W File No.12-020042

By: Shapiro & Weisman, L.C.

www.shapiroattorneys.com/mo

Purported address: **121 Walnut St., Washington, MO 63090**

Publish in the Weekend Missouriian November 10-11, 17-18, 24-25 and December 1-2, 2012.

#### NOTICE OF TRUSTEE'S SALE

Default having been made in the payment of that certain note secured by Deed of Trust executed by **Kurt J. Hermann, A Single Person**, dated **July 27, 2009**, and recorded on **August 3, 2009**, as Document No. **0915831**, Office of Recorder of Deeds, Franklin County, Missouri. The Successor Trustee will on **December 3, 2012**, 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 following real estate:

**Lot 5 in Block 19 of Blumenthal's Addition to the City of Pacific, Missouri, as per plat of Record in Plat Book A Page 14 of the Franklin County Records.**

**226 E. Walnut St, Pacific, MO 63069**

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

**S&W Foreclosure Corporation**

Successor Trustee  
Pub Commences **November 10, 2012**

S&W File No. **12-019994**

By: Shapiro & Weisman, L.C.

www.shapiroattorneys.com/mo

Purported address: **226 E. Walnut St., Pacific, MO 63069**

Publish in the Weekend Missouriian November 10-11, 17-18, 24-25 and December 1-2, 2012.

#### NOTICE OF SUCCESSOR TRUSTEE'S SALE

**WHEREAS**, Tracey S. Medows and Crystal L. Medows, husband and wife, by their Deed of Trust dated January 28, 2005, recorded in the Office of the Recorder of Deeds for Franklin County, Missouri, on February 3, 2005, as Document No. 2005-02883, conveyed to Robert E. Hansen, Trustee, the following described property situated in the County of Franklin, State of Missouri, to-wit:

**LOTS TWENTY-SEVEN (27), TWENTY-EIGHT (28) AND TWENTY-NINE (29) IN BLOCK FIVE (5) OF F.P. WEATHERFORD'S HILLCREST SUBDIVISION IN THE CITY OF ST. CLAIR, AS PER PLAT OF RECORD IN PLAT BOOK C, PAGE 77 IN THE OFFICE OF THE RECORDER OF DEEDS, FRANKLIN COUNTY, MISSOURI.**

which conveyance was made to the said Robert E. Hansen, Trustee, in trust to secure the payment of one promissory note in said Deed of Trust described; and

**WHEREAS**, it is provided in and by the terms of said Deed of Trust, that the holder shall have the power to appoint, in writing, a successor to such Trustee, which successor shall succeed to the title and all of the rights and powers of the original Trustee; and

**WHEREAS**, the holder of the Note has appointed FMB Trustee Corporation as Successor Trustee, said Appointment of Successor Trustee being recorded as Document No. 1218080 in the Office of the Recorder of Deeds for Franklin County, Missouri; and

**WHEREAS**, default was made and still continues in the payment of said note;

**NOW THEREFORE**, at the request of the legal holder of said note and in accordance with the provisions of said Deed of Trust, the undersigned, FMB Trustee Corporation, Successor Trustee, will sell the property for cash, at the Southwest front door of the Franklin County Judicial Center, 401 East Main Street, in the City of Union, County of Franklin, Missouri, on **Thursday, November 29, 2012**, between the hours of 9:00 a.m. and 5:00 p.m., and more particularly at 1:00 for the purpose of satisfying said indebtedness and the costs of executing this trust.

**FMB TRUSTEE CORPORATION**

BY: /s/ Rachel Vance

**Rachel Vance**, Vice President Successor Trustee

Pursuant to the Fair Debt Collection Practices Act, 15 U.S.C. Section 1692c(b), no information concerning the collection of this debt may be given without the prior consent of the consumer given directly to the debt collector or the express permission of a court of competent jurisdiction. The debt collector is attempting to collect a debt and any information obtained will be used for that purpose.

Publish in the Weekend Missouriian November 3-4, 10-11, 17-18 and 24-25, 2012.

#### NOTICE OF TRUSTEE'S SALE

For default under the terms of the Deed of Trust executed by Darrell W. Vance and Rachel M. Vance, Husband and Wife, as joint tenants, dated December 13, 2010, recorded on December 21, 2010, as Document No. 1021877, Office of the Recorder of Deeds, Franklin County, Missouri, the undersigned Successor Trustee will on **Monday, November 26, 2012, 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 twenty (20) of **HAMMER PLACE SUBDIVISION**, being part of the Southeast Qr. in Section 23, Township 41 North, Range 2 West of the 5th P.M., as per plat of record in Plat Book E Page 33 in the Office of the Recorder of Deeds, Franklin County, Missouri, excepting therefrom that part conveyed to the State of Missouri for Interstate Highway No. I-44,

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

Successor Trustee

Richard L. Martin,

Vice President

(816) 221-1430

www.mllfpc.com

(Vance, 5729.887, Publication Start: 11/03/2012)

**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 Missouriian November 3-4, 10-11, 17-18 and 24-25, 2012.

#### NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**WHEREAS**, Joseph H. Zelch and Sharon K. Zelch, husband and wife, by their Deed of Trust dated December 29, 2006, and recorded in the office of the recorder of deeds for Franklin County, Missouri, as Document No. 0700042 on January 2, 2007, conveyed to Kevin M. Langford, Trustee, the following-described property situated in the County of Franklin, State of Missouri, to-wit:

All that part of the East half of the East half of the Northeast qr. in Section Twenty-seven (27), Township Forty-one (41) North, Range Four (4) West of the 5th P.M., that lies North of the centerline of the Bourbeuse River.

which conveyance was made to the said Trustee in trust to secure the payment of the promissory note described in said Deed of Trust; and

**WHEREAS**, Kevin M. Langford has refused to act and has resigned as Trustee and the holder of the aforesaid promissory note has appointed the undersigned, John C. Reed, as Substitute Trustee as provided in said Deed of Trust; and

**WHEREAS**, default was made and still continues in the payment of said note;

**NOW THEREFORE**, at the request of the legal holder of said note and in accordance with the provisions of said deed of trust, the undersigned Substitute Trustee will on Tuesday, November 20, 2012, between the hours of 9:00 a.m. and 5:00 p.m., to-wit at 1:00 p.m., sell said property at public venue to the highest bidder for cash at the north front door of the Franklin County Courthouse, 300 East Main Street, Union, Missouri 63084, to satisfy said note and the costs of executing this trust.

Dated: October 25, 2012

/s/ John C. Reed

John C. Reed,

Substitute Trustee

Publish in the Weekend Missouriian October 27-28, November 3-4, 10-11 and 17-18, 2012.

#### Public Notice

**NOTICE OF FINDING OF NO SIGNIFICANT IMPACT AND NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS**

**Date of Publication: November 16, 2012**

**Name of Responsible Entity (RE) - Franklin County, Missouri**

**Address 400 E. Locust St. Union, MO 63084 636 583-6359**

These notices shall satisfy two separate but related procedural requirements for activities to be undertaken by the **County of Franklin, Missouri.**

**REQUEST FOR RELEASE OF FUNDS**

On or after **December 3, 2012**, the **County of Franklin, Missouri**, will submit a request to the State of Missouri Department of Economic Development for the release of Community Development Block Grant funds under Title I of the Housing and Community Development Act of 1974 (PL 93-383), to undertake the following project:

**Project Title:** Beauty View Acres Water Improvement Project

**Purpose:** Construct a 6" water main extension from Beauty View Acres development to an existing system located in Pine Lakes subdivision which is owned and operated by PWS# 3 of Franklin County. Install meters to all existing customers of Beauty View Acres.

**Location:** Project will run from Maple Drive and Highway MM, down the right-of-way and easements off of Highway MM to the entrance of Pine Lakes subdivision.

Publish in the Weekend Missouriian November 3-4, 10-11, 17-18 and 24-25, 2012.

#### Estimated Cost: \$321,300.00 FINDING OF NO SIGNIFICANT IMPACT

The **County of Franklin, Missouri**, has determined that the project will have no significant impact on the human environment. Therefore, an Environmental Impact Statement under the National Environmental Policy Act of 1969 (NEPA) is not required. Additional project information is contained in the Environmental Review Record (ERR) on file at the **Franklin County Clerk's Office, 400 E. Locust Street, Union, MO 63084**, and may be examined or copied weekdays 9 A.M. to 4 P.M.

#### PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the ERR to the Franklin County Courthouse, All comments received by December 3, 2012, will be considered by the Franklin County prior to authorizing submission of a request for release of funds. Comments should specify which Notice they are addressing.

#### RELEASE OF FUNDS

**Franklin County, Missouri**, certifies to the State of Missouri that **John Griesheimer**, in his capacity as Presiding Commissioner, consents to accept the jurisdiction of the Federal Courts if an action is brought to enforce responsibilities in relation to the environmental review process and that these responsibilities have been satisfied. The State of Missouri's approval of the certification satisfies its responsibilities under NEPA and related laws and authorities and allows the Franklin County, Missouri, to use HUD program funds.

#### OBJECTIONS TO RELEASE OF FUNDS

The State of Missouri will accept objections to its release of funds and **Franklin County** certification for a period of fifteen days following the anticipated submission date or its actual receipt of the request (whichever is later) only if they are on one of the following bases: (a) the certification was not executed by the Certifying Officer of **Franklin County, Missouri**; (b) **Franklin County** has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR part 58; (c) the grant recipient or other participants in the development process have committed funds, incurred costs or undertaken activities not authorized by 24 CFR Part 58 before approval of a release of funds by the State of Missouri; or (d) another Federal agency acting pursuant to 40 CFR Part 1504 has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality. Objections must be prepared and submitted in accordance with the required procedures (24 CFR Part 58, Sec. 58.76) and shall be addressed to State of Missouri Department of Economic Development, Community Development Block Grant at PO Box 118, Jefferson City, MO 65102. Potential objectors should contact the State of Missouri Department of Economic Development to verify the actual last day of the objection period.

Name and Title of RE Certifying Officer **JOHN GRIESHEIMER, PRESIDING COMMISSIONER**

Publish in the Weekend Missouriian November 17-18, 2012.

#### Notice to Bidders

Commission Order No. 2012-303

Fourth Quarter Term 2012

**COMMISSION ORDER**

STATE OF MISSOURI )

) ss.

County of Franklin )

Tuesday, November 13, 2012

Bid Notice

**IN THE MATTER OF PUBLIC NOTICE TO BIDDERS**

**FOR SUPPLIES AND EQUIPMENT FOR THE FRANKLIN COUNTY HOMELAND SECURITY RESPONSE TEAM (HSRT)**

**WHEREAS**, the Franklin County Commission is requesting bids for service and maintenance for existing equipment and replacement of consumables that have expired for the Franklin County HSRT;

**WHEREAS**, equipment specifications are identified on the Bid Specifications sheet in Exhibit A, attached to this Commission Order; and

**WHEREAS**, prospective bidders may bid on all or any of the items specified; and

**WHEREAS**, the office of Debbie Door, Clerk of the County Commission, 400 East Locust, Room 201, Union, MO 63084 will receive bids until 10:00 A.M. on December 4, 2012. Bids must be received in sealed envelopes and clearly marked: "HSRT Equipment Bid" and listed on the Equipment Bid Worksheet available at the Franklin County Emergency Management Agency, 401 East Springfield Avenue, Union, MO 63084; and

**WHEREAS**, Franklin County reserves the right to reject or accept any bid received, and to accept only those bids deemed best to meet the needs of the HSRT.

**IT IS HEREBY ORDERED** that notice of this request for bids be published in the Washington Missouriian in its edition of November 17, November 21, and November 28, 2012. It is further ordered that Franklin County Emergency Management Agency distribute this notice by

any other appropriate manner to prospective bidders. Questions may be asked and specifications may be obtained by contacting the office of the Franklin County Emergency Management Agency, 401 East Springfield Avenue, Union, MO 63084 or calling (636) 583-1679.

**IT IS FURTHER ORDERED** that Debbie Door, Clerk of the County Commission, send a certified copy of this order to Abraham Cook, Franklin County Emergency Management Agency Director.

John E. Griesheimer  
Presiding Commissioner

Terry O. Wilson  
Commissioner of 1st District

Ann Schroeder  
Commissioner of 2nd District

Publish in the Weekend Missouriian November 17-18 and The Missouriian November 21 and 28, 2012.

#### INVITATION FOR BIDS

Bid packages for the City of Washington Pool Operations and Management will be available on Friday, November 9, 2012, and may be obtained from the Parks and Recreation Department office located at 1220 S. Lakeshore 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 twenty-five dollars (\$25.00). 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, November 30, 2012, at Washington City Hall. 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 (management fee, maintenance fee, and not to exceed amount), as a guarantee that if awarded the Contract, the bidder will promptly enter into a Contract and execute such bonds as required. Failure to submit such Bid security is sufficient cause to reject the Bid.

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.

The City intends to award the contract to the most responsive, responsible bidder submitting the lowest best bid. The City reserves the right to reject any and all bids, and to waive any irregularities in the best interest of the City.

Publish in The Missouriian November 14 and the Weekend Missouriian November 17-18, 2012.

#### Final Settlement

STATE OF MISSOURI )

) ss.

County of Franklin )

**IN THE CIRCUIT COURT OF FRANKLIN COUNTY, MISSOURI**

**PROBATE DIVISION**

In The Estate Of:

# Public Notices

Continued from Page 7C

## 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 provide that the debts of the decedent 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.

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.