



PUBLIC NOTICES

"BECAUSE THE PEOPLE MUST KNOW"



Trustee's Sale

TRUSTEE'S SALE

In Re: Willard C. Littrell and H. Maxine Littrell, AKA Helen M. Litrell, His Wife
TRUSTEE'S SALE - Under the terms of the Deed of Trust executed by Willard C. Littrell and H. Maxine Littrell, AKA Helen M. Litrell, His Wife, dated 03/08/2007, and recorded on 03/19/2007, Document 0705939, in the office of the Recorder of Deeds for Franklin County, MISSOURI, the undersigned Successor Trustee, will on 10/29/2012, at 12:30 P.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:

THE FOLLOWING LAND SITUATED IN FRANKLIN COUNTY, MISSOURI, TO-WIT: THE EAST HALF OF LOTS FOUR (4) AND FIVE (5), BLOCK TEN (10) OF SHOE FACTORY ADDITION TO THE CITY OF UNION, AS PER PLAT OF RECORD IN PLAT BOOK C, PAGE 21 IN THE OFFICE OF THE RECORDER OF DEEDS..
KOZENY & MCCUBBIN, L.C.
SUCCESSOR TRUSTEE
Published in the Washington Missouriian
KM File #: LITWIWFF
First publication date 10/06/2012
This firm is a debt collector and any information we obtain from you will be used for that purpose.
Publish in the Weekend Missouriian October 6-7, 13-14, 20-21 and 27-28, 2012.

TRUSTEE'S SALE

In Re: Michael C. Murphy and Stephanie D. Tauchert, married man, husband and wife
TRUSTEE'S SALE - Under the terms of the Deed of Trust executed by Michael C. Murphy and Stephanie D. Tauchert, married man, husband and wife, dated 04/25/2008, and recorded on 07/09/2008, Document 0813092, in the office of the Recorder of Deeds for Franklin County, MISSOURI, the undersigned Successor Trustee, will on 10/29/2012, at 12:30 P.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:

LOT 4 BLOCK J OF LAKE ST. CLAIR SUBDIVISION AS SHOWN BY PLAT RECORDED IN THE FRANKLIN COUNTY RECORDER'S OFFICE IN PLAT BOOK J, PAGE 56. BEING THE SAME PROPERTY CONVEYED TO MICHAEL C. MURPHY AND STEPHANIE D. TAUCHERT BY DEED FROM BOULDER DEVELOPMENT CORPORATION RECORDED 05/09/2006 IN INSTRUMENT 0610392.001, IN THE RECORDER'S OFFICE OF FRANKLIN COUNTY, MISSOURI.
KOZENY & MCCUBBIN, L.C.
SUCCESSOR TRUSTEE
Published in the Washington Missouriian
KM File #: MURMIBAC
First publication date 10/06/2012
This firm is a debt collector and any information we obtain from you will be used for that purpose.
Publish in the Weekend Missouriian October 6-7, 13-14, 20-21 and 27-28, 2012.

NOTICE OF TRUSTEE'S SALE
Default having been made in the payment of the note described in and secured by Deed of Trust dated November 13, 2003, executed by **Century Development Group, Inc.**, a Missouri Corporation, and recorded in the Office of the Recorder of Deeds of Franklin County, Missouri, on December 3, 2003, in Document No. 2003-31818, and conveying to the undersigned Trustee the following property in Franklin County, Missouri, to-wit:
Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6) and Seven (7) of **AUGUSTINE HEIGHTS ESTATES**, a Subdivision as per plat of record in Plat Book P, Page 1541 in the Office of the Recorder of Deeds of Franklin County, Missouri.

More correctly described as:
Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6) and Seven (7) of **AUGUSTINE HEIGHTS ESTATES**, a Subdivision as per plat of record in Plat Book P, Page 1541 in the Office of the Recorder of Deeds of Franklin County, Missouri.

More correctly described as:
Lots Sixty-two (62) and Sixty-three (63) of **Baltimore Subdivision Plat 4**, in the City of New Haven, being part of Section 35, Township 45 North, Range 3 West of the 5th P.M., as per plat of record in Document No. 0600997 in the office of the Recorder of Deeds.

at the request of the legal holder of said note who has elected to declare the entire indebtedness due and payable, and in accordance with the provisions of the said Deed of Trust, the undersigned Trustee will on **Wednesday, October 17, 2012**, between the hours of 9:00 a.m. and 5:00 p.m., sell said property at public venue to the highest bidder 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, State of Missouri, to satisfy said note and costs.

SALE WILL COMMENCE AT 1:00 P.M.
/s/ Richard F. Mayer
Richard F. Mayer, 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 September 22-23, 29-30, October 6-7 and 13-14, 2012.

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Publish in the Weekend Missouriian September 22-23, 29-30, October 6-7 and 13-14, 2012.

Public Notice
PUBLIC NOTICE
The Planning and Zoning Commission of the City of Union, Missouri, will meet in SPECIAL SESSION Monday, October 8, 2012, at 6:00 p.m. City Auditorium Lower Level 500 E. Locust, Union, Mo. To address the following agenda:

- 1. Planned Mobile Home Park - East Central Mobile Home Court Plat 3 - Submitted by Bourbeuse Valley Acquisitions, LLC, Owner/Developer and Wunderlich Surveying & Engineering, Inc., Surveyor/Engineer
- 2. 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@ci.union.mo.us cc: Mike Livengood, Mayor Planning and Zoning Commission
- Board of Aldermen Russell Rost, City Administrator Tim Melenbrink, City Attorney All City Department Heads Government Channel 993 Gregg Jones, Missouriian Publishing Co. KLPW

Posted this 4th day of October, 2012
Publish in the Weekend Missouriian October 6-7, 2012.

PUBLIC NOTICE
EARLY NOTICE AND PUBLIC REVIEW OF A PROPOSED ACTIVITY IN A 100-YEAR FLOODPLAIN AND/OR WETLAND
Date of Publication: October 5, 2012
To: All Interested Agencies, Groups & Individuals
This is to give notice that Franklin County has conducted an evaluation as required by (Executive Order 11988 for floodplain management), in accordance with HUD regulations at 24 CFR 55.20 Subpart C Procedures for Making Determinations on Floodplain Management, to determine the potential affect that its activity in the floodplain and/or wetland will have on the human environment for Community Development Block Grant under Title I of the Housing and Community Development Act of 1974 (PL 93-383). The proposed project(s) is located at Highway MM in Franklin County. Proposed project consists of constructing a 6" water main along Highway MM from Beauty View Acres to Pine Lakes Subdivision. Proposed funding for the project is being provided by Missouri Department of Economic Development, CDBG program and the P.W.S. D. No. 3 of Franklin County. The proposed water main will cross the 100-year floodplain for approximately 7,000 linear feet.

There are three primary purposes for this notice. First, people who may be affected by activities in floodplains and those who have an interest in the protection of the natural environment should be given an opportunity to express their concerns and provide information about these areas. Second, an adequate public notice program can be an important public educational tool. The dissemination of information about floodplains can facilitate and enhance Federal efforts to reduce the risks associated with the occupancy and modification of these special areas. Third, as a matter of fairness, when the Federal government determines it will participate in actions taking place in floodplains, it must inform those who may be put at greater or continued risk.

Written comments must be received by Franklin County at the following address on or before October 22, 2012: Franklin County Clerks Office, 400 E. Locust Street, Union, MO 63084 and (636) 583-6355, Attention: John Griesheimer, Presiding Commissioner. Comments may also be submitted or further information can be requested via email at clerk@franklinmo.net. A full description of the project may also be reviewed from 9 A.M. - 4:00 P.M. at the above address.
John Griesheimer, Presiding Commissioner
Publish in the Weekend Missouriian October 6-7, 2012.

Senior LifeTimes is the only publication published in Franklin County that focuses on senior citizens. It is a Missouriian publication.

Read The Missouriian.

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 September 22-23, 29-30, October 6-7 and 13-14, 2012.

Change of Name

IN THE CIRCUIT COURT OF FRANKLIN COUNTY STATE OF MISSOURI

In Re the Matter of Application of Name Change for:
Michelle Lee Borgmann, Cause No. 12AB-DR00499, Division No. VII CHANGE OF NAME

Public notice is hereby given that on September 25, 2012, by order of the Honorable Stanley D. Williams, Circuit Judge, Division VII of the Franklin County Circuit Court, the name of Michelle Lee Borgmann was changed to Michelle Lee Angell-Borgmann.
Publish in the Weekend Missouriian October 6-7, 13-14 and 20-21, 2012.

Notice to Bidders

NOTICE FOR BID

The Boles Fire Protection District will receive sealed bids for three "Four-Wheel-Drive Utility Vehicles" per specifications. Bids should be marked "Utility Bid." Further specification may be obtained from Boles Fire Protection District, 2731 Hwy. T, Labadie, MO 63055, or by phone (636) 742-2515 during normal business hours.

Bids must be filed with the Fire District Board of Directors before October 10, 2012, at 3:00 P.M. Bids will be opened on October 10, 2012, at 4:00 P.M.

The Board of Directors reserves the right to reject any and all bids.
Lloyd Harfst, Chairman
Boles Fire Protection District
Publish in the Weekend Missouriian September 29-30, October 6-7 and The Missouriian October 3, 2012.

NOTICE TO BIDDERS

Lonedell R-14 School District is seeking bids for the following:

- Provide a list of trees, shrubs, and various flowers that will be planted at a future date in close proximity to the walkway around the outlying area of the Lonedell R-14 School property.
- Bid must list separate pricing: Trees, 5-7 gallon, (35 total) Shrubs, 1-3 gallon, (500 total) Flowers, 1 gallon, (400 total)

Detailed information including a sketch drawing will be provided upon request; contact Mr. Fred VanBibber, Superintendent, at fvbibber@lonedell.org, 636-629-4974 or 417-827-0407. Approximate start date for this project will be late October, 2012, and will be completed by mid-November, 2012.

Please submit your sealed bid by October 12, 2012, to: Lonedell R-14 School District Superintendent's Office 7466 Hwy. FF, Lonedell, MO 63060

We are an equal opportunity employer
Publish in the Weekend Missouriian October 6-7, 2012.

Public Hearing

NOTICE OF PUBLIC HEARING

Pursuant to Section 323 of the Franklin County Unified Land-Use Regulations 2001 notice is hereby given that a public hearing will be held before the Franklin County Commission on Tuesday, October 23, 2012, in the Second Floor Commission Chambers of the Franklin County Government Center, 400 East Locust, Union, Missouri, to consider the following applications. The Hearing will begin at 7 P.M.

FILE 120158 RAYMOND HARMON

Request: Applicant is requesting to rezone one parcel, approximately two (2) acres in size, from Suburban Development (SD) to Commercial Activity 3/Community Business (CA3).

Location: Property is located at 2846 **Tiny Ridge Way**, approximately 3/10 mile west of Highway NN, in Township 43 North, Range 2 East, Section 36, Calvey Township, being parcel 19-7-36.0-3-000-002.000

FILE 120163 KOELLING FAMILY LP

Request: Applicant is requesting to rezone two parcels, totaling approximately 15.34 acres in size, from Suburban Development (SD) to Community Development (CD).

Location: Property is located at 1323 **Highway 100**, approximately 2/10 mile west of Highway OO, in Township 44 North, Range 2 East, Section 25, Boles Township, being parcels 08-7-25.0-0-000-013.000 and 08-6-24.0-0-000-030.000.

FILE 120171 PLANNING & ZONING

Request: Applicant is requesting to amend the Franklin County Unified Land Use Regulations. The proposal includes amendments to Article 5; Article 7, Section 135; Article 10, Section 231; and Article 8, Section 171. A full text of the proposed amendment can be obtained from the Planning and Zoning Department. Substantial changes in the proposed amendment may be made following the public hearing.

By order of the County of Franklin, State of Missouri, on October 3, 2012.
Tori Karim
Zoning Enforcement Officer
Publish in the Weekend Missouriian October 6-7, 2012.

Statement of Account

IN THE CIRCUIT COURT OF FRANKLIN COUNTY STATE OF MISSOURI PROBATE DIVISION

In the Estate of:
RAYMOND JOSEPH MUELLER Deceased.

Estate No.: 10AB-PR00300 NOTICE OF FILING OF STATEMENT OF ACCOUNT AND SCHEDULE OF PROPOSED DISTRIBUTION

TO ALL PERSONS INTERESTED IN THE ESTATE OF RAYMOND JOSEPH MUELLER, deceased:

You are hereby notified that the undersigned Independent Personal Representative will file a Statement of Account and Schedule of Proposed Distribution in the Circuit Court of Franklin County, Missouri Probate Division on or about **October 4, 2012**, or as may be continued by the Court; that if no objections are filed in the Court within twenty (20) days after the filing of the Statement of Account, the Independent Personal Representative will distribute in accordance with the Schedule of Proposed Distribution in the Statement of Account.

YOU ARE FURTHER NOTIFIED THAT:
If no proceeding is commenced in the Court within one year after filing of the Statement of Account, the Independent Personal Representative thereby will be discharged from further claim or demand by an interested party.

Barbara Ann Meyer
Personal Representative
Publish in the Weekend Missouriian September 29-30, October 6-7, 13-14 and 20-21, 2012.

IN THE CIRCUIT COURT OF FRANKLIN COUNTY STATE OF MISSOURI PROBATE DIVISION

In the Estate of:
DEBORAH K. DUNCAN VEDDER Deceased.

Estate No.: 09AB-PR00175 NOTICE OF FILING OF STATEMENT OF ACCOUNT AND SCHEDULE OF PROPOSED DISTRIBUTION

TO ALL PERSONS INTERESTED IN THE ESTATE OF DEBORAH K. DUNCAN VEDDER, deceased:

You are hereby notified that the undersigned Independent Personal Representative will file a Statement of Account and Schedule of Proposed Distribution in the Circuit Court of Franklin County, Missouri Probate Division on or about **October 4, 2012**, or as may be continued by the Court; that if no objections are filed in the Court within twenty (20) days after the filing of the Statement of Account, the Independent Personal Representative will distribute in accordance with the Schedule of Proposed Distribution in the Statement of Account.

YOU ARE FURTHER NOTIFIED THAT:
If no proceeding is commenced in the Court within one year after filing of the Statement of Account, the Independent Personal Representative thereby will be discharged from further claim or demand by an interested party.

Patti Kimmel
Personal Representative
Publish in the Weekend Missouriian September 29-30, October 6-7, 13-14 and 20-21, 2012.

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 Tuesday, October 23, 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 120183 DEBRA BENSON

Request: Applicant is requesting a variance from the requirement of a fifty (50)-foot-wide right-of-way as found in Article 8, Section 171, Table #8-2. Applicant is requesting to access a proposed subdivision lot via a fifty (50)-foot-wide easement.

Location: Property is located at 207 **Dinky Road**, approximately 4/10 mile east of Acid Mine Road and 2/10 mile north of Dinky Road, in Township 41 North, Range 2 West, and Section 27, Meramec Township, being parcel 28-8-27.0-0-000-017.300.

FILE 120186 NEW HAVEN FARM & FEED

Request: Applicant is requesting a variance of thirty-five (35) feet from the required thirty-five (35)-foot building setback as stated in Article 8, Section 193 (B), for a new setback distance zero (0) feet.

Location: Property is located at 9659 **Highway 100**, approximately 1/2 mile east of Highway E, in Township 45 North, Range 03 West, Section 35, Boeuf Township, being parcel 04-7-35.0-0-000-076.000.

FILE 120188 HERMAN & CONNIE GRIMES

Request: Applicant is requesting a variance from Article 8, Section 196 (A)(1)(a), which requires central water and sewer for all lots that are less than three (3) acres in size. Applicant is requesting to be permitted to install private water and sewer systems.

Location: Property is located at 133 **North Service Road**, approximately 3/10 mile south of Highway 50, in Township 43 North, Range 1 East, Section 33, Central Township, being parcel 18-8-33.0-0-004-035.100.

By order of the County of Franklin, State of Missouri, on October 3, 2012.
Tori Karim
Zoning Enforcement Officer
Publish in the Weekend Missouriian October 6-7, 2012.

Statement of Account

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Barbara Ann Meyer
Personal Representative
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IN THE CIRCUIT COURT OF FRANKLIN COUNTY STATE OF MISSOURI PROBATE DIVISION

In the Estate of:
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