ON THE EAST LINE TO THE

SOUTHEAST CORNER OF THE

LEGAL "BECAUSE THE PEOPLE MUST KNOW"

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 Stephen A. Lucas and Kathleen A. Lucas, Husband and Wife, dated November 21, 2011, and recorded on November 30, 2011, as Document No. 1118286, Office of Recorder of Deeds, Franklin County, Missouri. The Successor Trustee will on July 6, 2016, between the hours of 9:00 o'clock A.M. and 5:00 P.M. more particularly at 10:00 A.M., at the Franklin County Courthouse, Old Courthouse, 300 E. Main St., North Front door, Union, MO 63084, sell at public venue to the highest bidder for cash, the following

real estate: Lot four (4) of resubdivision of lots 4 and 5 of Wiese Subdivision, a subdivision in the City of Sullivan being part of the Southwest qr. Of Section 7, Township 40 North, Range 2 West of the 5th P.M., as per plat filed of record in plat book P, page 958 in the office of the Recorder of Deeds, Franklin County, Missouri. 811 Shady Ln., Sullivan, MO

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

S&W Foreclosure Corpora-

Successor Trustee Pub Commences June 11,

S&K File No. **15-027523** By: Shapiro & Kreisman, LLC

www.shapiroandkreisman-mo. Purported address: 811 Shady

Ln., Sullivan, MO 63080-1058 Publish in the Weekend Missourian June 11-12, 18-19, 25-26 and July 2-3, 2016.

NOTICE OF TRUSTEE'S SALE

Default having been made in the payment of that certain note secured by Deed of Trust executed by **Donald Moore and Julie** Moore, Husband and Wife, dated May 21, 2009, and recorded on June 4, 2009, as Document No. **0911653**. Office of Recorder of Deeds, **Franklin** County, Missouri. The Successor Trustee will on July 6, 2016, between the hours of 9:00 o'clock A.M. and 5:00 P.M. more particularly at 10:00 A.M., at the Franklin County Courthouse, Old Courthouse, 300 E. Main St., North Front door, Union, MO 63084, sell at public venue to the highest bidder for cash, the following real estate:

Lot 93 of The Cedars Plat No. 1, a Subdivision in the Jounty of Franklin, State Missouri, according to the plat thereof recorded in Plat Book K Page 70 of the Franklin County Records.

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

Lot Ninety-three (93) of The Cedars Plat No. 1 in the City of Pacific, as per plat of record in Plat Book K, page 70 in the office of the Recorder of Deeds. 35 Cedar Ridge Drive, Pa-

cific, MO 63069 For the purpose of satisfying

said indebtedness and the costs of executing this trust.

Robert Meyer, Stephanie Morgan, Melanie Verhulst. Karen Ritchie, Bill Nemec, Chris Henchek S&W Foreclo-

sure Corporation Successor Trustee

S&K File No.15-027828 By: Shapiro & Kreisman, LLC

www.shapiroandkreisman-mo. Purported address: 35 Ce-

dar Ridge Drive, Pacific, MO 63069 Publish in the Weekend Missourian

June 11-12, 18-19, 25-26 and July 2-3, 2016.

NOTICE OF TRUSTEE'S SALE

Default having been made in the payment of that certain note secured by Deed of Trust executed by Richard W. Sewell, A Single Person, dated October 7, 2005, and recorded on January 30, **2006,** as Document No. **0602079**, Office of Recorder of Deeds, Franklin County, Missouri. The Successor Trustee will on July 6. 2016, between the hours of 9:00 o'clock A.M. and 5:00 P.M. more particularly at **10:00 A.M.**, at the Franklin County Courthouse, Old Courthouse, 300 E. Main St., North Front door, Union, MO 63084, sell at public venue to the highest bidder for cash, the following real estate:

PART OF THE SOUTHWEST QR. OF THE SOUTHEAST QR. IN SECTION THWENTY SIX (26(, TOWNSHIP FORTY-FOUR (44) NORTH, RANGE TWO (2) EAST OF THE 5TH P.M., DESCRIBED AS FOL-LOWS: COMMENCING AT THE

SOUTHWEST CORNER OF

DEGREES 49 MINUTES 15 SECONDS, 295 FEET TO AN IRON PIN FOR THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED, CONTI-UNE THENCE ALONG SAID WEST LINE, NORTH 1 DE-GREES 49 MINUTES 15 SEC-ONDS EAST, 407.87 FEET TO A POINT THEREOF, WHICH IS SOUTH 1 DEGREES 49 MIN-UTES 15 SECONDS WEST. 640 FEET FROM THE NORTH-WEST CORNER OF SAID QR QR. SECTION THENCE SOUTH 69 DEGREES 28 MINUTES 04 SECONDS EAST, 656.20 FEET TO A POINT IN THE WEST RIGHT-OF-WAY LINE OF MIS-SOURI STATE HIGHWAY NO 100. THENCE SOUTHWARDLY ALONG SAID RIGHT-OF-WAY LINE TO A POINT WHICH IS NORTH 83 DEGREES 06 MIN-UTES 07 SECONDS EAST. 627.08 FEET FROM THE POINT BEGINNING, THENCE

SAID QR. QR. SECTION, RUN

THENCE ALONG THE WEST

THEREOF, NORTH 1

UTES 07 SECONDS 627.08 FEET TO THE POINTOF BE-GINNING. CONTAINING 3.65 ACRES ACCORDING TO SUR-VEY BY RAY E. OBERKRAMER. REGISTERED LAND SURVEY-OR, SURVEY MADE DURING NOVEMBER, 1971. The above legal description taken verbatim from deed of

SOUTH 83 DEGREES 06 MIN-

trust contains an inherent scrivener's error. The correct legal is as follows: Part of the Southwest or, of the

Southeast gr. in Section Twentysix (26), Township Forty-four (44) North, Range Two (2) East or the 5th P.M., described as follows: Commencing at the Southwest corner of said gr. gr. section, run thence along the West line thereof, North 1° 49′ 15″, 295 feet to an iron pin for the point of beginning of the tract herein described, continue thence along said West line, North 1° 49′ 15″ East, 407.87 feet to a point therein, which is South 1° 49′ 15 West, 640 feet from the Northwest corner of said qr. qr. section, thence South 69° 28' 04" East, 656.20 feet to a point in the West right-of-way line of Missouri State Highway No. 100, thence Southwardly along said right-of-way line to a point which is North 83° 06' 07" East. 627.08 feet from the point of beginning, thence South 83° 06' 07 West 627.08 feet to the point of beginning, containing 3.65 acres, according to survey by Ray E Oberkramer, Registered Land Surveyor, survey made during November, 1971.

1587 Hwy. 100, Pacific, MO For the purpose of satisfying

said indebtedness and the costs of executing this trust. **S&W Foreclosure Corporation**

Successor Trustee Pub Commences June 11, 2016 S&K File No. **16-028555** By: Shapiro & Kreisman, LLC

www.shapiroandkreisman-mo.

Purported address: 1587 Hwy. 100, Pacific, MO 63069

Publish in the Weekend Missourian

June 11-12, 18-19, 25-26 and July 2-3, 2016.

NOTICE OF TRUSTEE'S SALE

Default having been made in the payment of that certain note secured by Deed of Trust executed by Taylor A. Brown, II, a married person, & Amanda Brown, his wife, dated May 21, 2007, and recorded on May **30, 2007**, as Document No. 0712403, and modified by Loan Modification Agreement recorded on March 13, 2009. as Document #0905219, Office of Recorder of Deeds, Frank-Pub Commences June 11, 2016 lin County, Missouri. The Successor Trustee will on July 6, **2016**, between the hours of 9:00 o'clock A.M. and 5:00 P.M. more particularly at **10:00 A.M.**, at the Franklin County Courthouse, Old Courthouse, 300 E. Main St., North Front door, Union, MO 63084, sell at public venue to the highest bidder for cash, the fol-

lowing real estate: Part of the North half: of the Southeast quarter in Section Thirty-two (32), Township Fortythree (43) North, Range Two (2) West of the 5th p.m., Franklin County, Missouri, described as follows: Commencing at an iron pipe in the center corner of said Section; thence South 57 degrees East 859.5 feet to an iron pipe; thence North 83 degrees 38 minutes East 339.2 feet to an iron pipe, being the point of beg inning of the parcel here in described; thence North 51 degrees 19 minutes East 300 feet to a point in the centerline of the 50 foot roadway; thence with the centerline of the 50 foot roadway, South 48 degrees 29 minutes East 213.24 feet and South 134 degrees 21 minutes East 145.38 feet, run thence South 4 degrees 27 degrees East 65 feet South 22 degrees 30 minutes West 14.7 feet, South 2 degrees 30 minutes East 85 feet, south 57 degrees West 163 feet, South 22 degrees

76.76 feet; thence south 89 de-

grees 10 minutes West 50 feet to an iron pipe; thence North 27 degrees 56 minutes West 615.3 feet to the point of beginning, according to plat of Survey made by Norbert Wunderlich, Registered Land Surveyor, during the month of January, 1976, sometimes known as Lot Nine (9) of Vienna Woods, and containing 5.05 acres.

301 Vienna Woods Rd.,

Beaufort, MO 63013

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

S&W Foreclosure Corpora-

Successor Trustee Pub Commences June 11, 2016

S&K File No. **08-003207** By: Shapiro & Kreisman, LLC www.shapiroandkreisman-mo.

Purported address: 301 Vienna Woods Rd., Beaufort, MO 63013 Publish in the Weekend Missourian June 11-12, 18-19, 25-26 and July 2-3, 2016.

NOTICE OF TRUSTEE'S SALE

Default having been made in the payment of that certain note secured by Deed of Trust executed by David W. Sprock, Single, dated November 12, 2009, and recorded on November 25, 2009, as Document No. 0923079. Office of Recorder of Deeds, Franklin County, Missouri. The Successor Trustee will on July 6, 2016, between the hours of 9:00 o'clock A.M. and 5:00 P.M. more particularly at 10:00 A.M., at the Franklin County Courthouse, Old Courthouse, 300 E. Main St., North Front door, Union, MO 63084, sell at public venue to the highest bidder for cash, the following real estate:

All that certain parcel of land situate in Franklin County, State of Missouri, being known and designated as all of lot one (1) of the resubdivision of lots 4, 5 and 6 Clear View Hills, a subdivision as shown by plat on file in the recorders office of Franklin County, Missouri, in plat book P, page 1673.

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

Lot one (1) of the resubdivision of lots 4, part of lots 5 and 6 Clear View Hills Subdivision, a subdivision being part of the Southwest qr. Of the Northwest qr. Of Section 11, township 41 North, Range 2 East of the 5th P.M., as per plat of record in plat book P, page 1673 in the office of Recorder of Deeds. 9750 Highway HH, Roberts-

ville, MO 63072-3228 For the purpose of satisfying

of executing this trust. S&W Foreclosure Corpora-

Successor Trustee

Pub Commences June 11, 2016 S&K File No. **16-028589** By: Shapiro & Kreisman, LLC www.shapiroandkreisman-mo.

Purported address: 9750 Highway HH, Robertsville,

MO 63072-3228

Publish in the Weekend Missourian June 11-12, 18-19, 25-26 and July 2-3, 2016.

TRUSTEE'S SALE In Re: Kara C. Kastendieck & Timothy J. Monroe

5842 Country Club Road TRUSTEES SALE: For default in payment and performance of obligation secured by a Deed of Trust with future advances executed by Kara C. Kastendieck (n/k/a Kara C. Monroe) and Timothy J. Monroe, as single persons (now husband and wife), to Keith G. Kastendieck, trustee or his successors in trust of the Keith G. Kastendieck Individual Revocable Trust under agreement dated June 12, 2002, an undivided one-half interest, and Ann P. Kastendieck, trustee or her successors in trust of the Ann P. Kastendieck Individual Revocable Trust under agreement dated June 12, 2002, an undivided onehalf interest, dated September 8, 2006, and recorded on September 12, 2006, as Instrument Number 0620806 of the Franklin County, Missouri land records, the undersigned Successor Trustee, at the request of the legal holder of the Promissory Note, will on Friday, July 8, 2016, at 12:00 p.m., at the north door of the Franklin County Courthouse, Union, Missouri 63084, in the area of the Courthouse so designated, sell at public venue to the highest bidder for cash: All that part of the Southwest qr. of the Southeast qr. in Section

Three (3), Township Forty-three (43) North, Range One (1) West of the 5th P.M., lying Southeast of the Country Club County Road 30 minutes West 60 feet, South and according to plat of survey made by Norbert Wunderlich, Registered Land Surveyor, con-

taining 1.42 acres, more or less. Subject to all prior easements, restrictions, reservations, cov-Nest 80 feet, South 1 degree West enants and encumbrances now of

and costs. The Verity Law Firm, LLC Successor Trustee

8011 Clayton Road, Suite 101 Clayton, Missouri 63117 314.603.568

NOTICE

Pursuant to the Fair Debt Collection Practices Act, 15 U.S.C. §1692c(b), no information concerning the collection of this debt may be given out 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 Missourian

June 11-12, 18-19, 25-26 and July 2-3, 2016.

NOTICE OF TRUSTEE'S SALE For default in the payment of

debt secured by a Deed of Trust executed by Garvin Industrial Associates, L.P., as grantor, in which United Bank of Union is named lender, and Keith G. Crews, as trustee, and filed for record with the Recorder of Deeds for Franklin County, Missouri, on July 27, 2010, as Document No. 1011485, the undersigned Trustee will on June 21, 2016, at 1:00 o'clock p.m. at the North Door of the Franklin County Courthouse. in the City of Union, Missouri, sell at public venue to the highest bidder for cash, the real property situated in the County of Franklin, State of Missouri, described as follows: THE WEST 46 FEET OF

FRACTIONAL BLOCK TWO

OF THE ORIGINAL TOWN (NOW CITY) OF UNION, MIS-SOURI, PER PLAT FILED IN DEED BLOCK B, PAGE 65 IN THE OFFICE OF THE FRANK-LIN COUNTY RECORDER OF DEEDS, EXCEPTING THERE-FROM TWO PARCELS DE-SCRIBED AS FOLLOWS: BE-GINNING AT A POINT 5 FEET SOUTH OF THE NORTHWEST CORNER THEREOF, RUN THENCE NORTHEASTWARD-LY IN A STRAIGHT LINE TO THE NORTHEAST CORNER OF SAID BLOCK TWO; AND ALSO A PARCEL HAVING A UNIFORM WIDTH OF 4 FEET LYING SOUTH OF AND AD-JACENT TO THE LAST DE-SCRIBED EXCEPTION.

THE NORTH 1/2 OF THE EAST 40 FEET OF FRACTION-AL BLOCK TWO OF THE ORIG-INAL TOWN (NOW CITY) OF UNION, MISSOURI, PER PLAT FILED IN PLAT BOOK B, PAGE 65 IN THE OFFICE OF THE FRANKLIN COUNTY RECORD-ER OF DEEDS, EXCEPTING THEREFROM THAT PART OF THE NORTH SIDE THEREOF CONVEYED TO THE CITY OF UNION BY DEED OF RECORD IN BOOK 63, PAGE 491.

THE SOUTH 1/2 OF THE EAST 40 FEET OF FRAC-TIONAL BLOCK TWO OF THE ORIGINAL TOWN (NOW CITY) OF UNION, MISSOURI, PER PLAT FILED IN PLAT BOOK B. PAGE 65 IN THE OFFICE OF THE FRANKLIN COUNTY RE-CORDER OF DEEDS.

to satisfy said debts an The sale of all of the foregoing property shall be "AS IS, WHERE IS" and shall be subject to all conditions of title, of records and in fact and neither the Trustee, nor any other party makes any representation or warranty of any kind or nature regarding the condition of, the description of, or title to the property.

Keith G. Crews, Trustee 15 East Main Union, MO 63084 Telephone: 636-583-2555 Publish in the Weekend Missourian May 28-29, June 4-5, 11-12 and 18-19, 2016

NOTICE OF TRUSTEE'S SALE BY SUCCESSOR TRUSTEE TO WHOM IT MAY CON-

CERN:

IN RE: James Heinrich and Ann Heinrich, husband and

WHEREAS, James Heinrich and Ann Heinrich, husband and wife, by their Deed of Trust dated the 1st day of November, 2010,

and recorded in the Recorder of Deed's Office of Franklin County, Missouri, as Document #1018894 conveyed to Tom Kimminau. Trustee, the following described property situated in the County of Franklin, State of Missouri, to-wit: Lot Eighty of Stone Crest Sub-

division Plat 3, being part of the U.S. Survey No. 1912 and fractional section thirty-six, township forty-four north, range one west in the City of Washington, Missouri, as per plat filed in Plat Book P, Pages 1529 & 1530, in the office of the Franklin County Recorder of Deeds. 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, said Deed of Trust was assigned to Bank of Franklin County by an Assign-

ment of Deed of Trust as recorded in the Recorder of Deed's Office of Franklin County, Missouri, on November 9, 2010, as Document #1018895; 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 record, if any, to satisfy the debts without notice and without speci- EAST QR., THENCE SOUTH

fying 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 Deed's Office of Franklin County. Missouri, on January 25, 2016, as Document #1601055, did thereupon appoint Christopher W. Jensen as Trustee to act in lieu of and perform the duties and powers delegated to the aforenamed Trustee in and by the terms of said Deed of Trust; and NOW, THEREFORE, at the

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 aforenamed Trustee appointed in and by said Deed of Trust, will sell the property hereinabove described at public vendue, to the highest bidder, FOR CASH, at the North front door of the old Franklin County Courthouse, Union, Missouri, on Monday, the 20th day of June, 2016, 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

request of the legal holder of said

1:00 P.M. CHRISTOPHER W. JENSEN,

SUCCESSOR TRUSTEE THIS IS AN ATTEMPT TO

COLLECT A DEBT. ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT PUR-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

Publish in the Weekend Missourian May 28-29, June 4-5, 11-12 and 18-19, 2016.

NOTICE OF TRUSTEE'S SALE

Default having been made in the payment of the note described in and secured by Deed of Trust dated December 14, 2012, executed by Stuart B. Millner and Bren Millner, husband and wife, and recorded in the Office of the Recorder of Deeds of Franklin County, Missouri, on January 2, 2013, in Document No. 1300061, and conveying to the undersigned Trustee the following property in Franklin County, Missouri, to-wit: TRACT I

PART OF THE EAST HALF

OF THE NORTHEAST QR. IN SECTION SEVEN (7), TOWN-SHIP FORTY-TWO (42) NORTH, RANGE ONE (1) WEST OF THE 5TH P.M., FRANKLIN COUN-TY, MISSOURI MORE FULLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTH-WEST CORNER THEREOF AND RUN THENCE SOUTH 86° 05' EAST, 1,397.06 FEET FEET TO THE NORTHEAST CORNER OF SECTION 7, THENCE ON 28" WEST 78.0 FEET TO THE WEST BANK OF BACHELOR CREEK, THENCE SOUTH 56° 00' WEST 231.0 FEET, THENCE SOUTH 30° 00' WEST 396.0FEET, THENCE SOUTH 20° 00' EAST 333.0 FEET, THENCE SOUTH $28^{\circ}\ 10'\ 47''$ EAST 527.30FEET TO A POINT IN THE SEC-TION LINE, THENCE ALONG SECTION LINE SOUTH 1° 19' 28" WEST 429.84 FEET TO AN IRON ROD, THENCE NORTH 88° 23'14" WEST 1,396.98 FEET TO AN IRON ROD IN THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QR., THENCE NORTH 1° 22' EAST 1,812.71 FEET TO THE PLACE OF BEGINNING.

TRACT II TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER A 40 FOOT WIDE ROAD EASEMENT OFF THE WEST SIDE OF THE EAST HALF OF THE NORTHEAST QR. OF SECTION SEVEN (7), LYING SOUTH OF THE ABOVE DESCRIBED TRACT.

TRACT III TOGETHER WITH THE NON-EXCLUSIVE RIGHT OF INGRESS AND EGRESS OVER A STRIP OF GROUND OF THE UNIFORM WIDTH OF 60 FEET OFF THE SOUTH SIDE OF THE WEST HALF OF THE NORTHEAST QR. IN SECTION SEVEN (7), TOWNSHIP FORTY-TWO (42) NORTH, RANGE ONE (1) WEST OF THE 5TH P.M., LY-ING EAST OF THE CAMP MO-VAL ROAD, AS CREATED BY DEED OF RECORD IN BOOK 283 PAGE 429. TRACT IV:

PART OF THE EAST HALF THE NORTHEAST QR. SECTION SEVEN TOWNSHIP FORTY-TWO (42) NORTH, RANGE ONE (1) WEST OF THE 5TH P.M., MORE FULLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST COR-NER OF THE NORTHEAST QR. OF SECTION 7, THENCE NORTH ALONG THE QR. SEC-TION LINES TO AN IRON ROD THAT BEARS SOUTH 1° 22' WEST 1,812.71 FEET FROM THE NORTHWEST CORNER

NORTHEAST QR., THENCE WEST ON THE SOUTH LINE OF THE NORTHEAST QR.. 1,400 FEET, MORE OR LESS TO THE POINT OF BEGINNING. TRACT V PART OF THE SOUTHWEST QR. OF THE NORTHWEST QR. AND PART OF THE NORTH-WEST QR. OF THE SOUTH-WEST QR. IN SECTION EIGHT (8) DESCRIBED AS FOLLOWS BEGINNING AT THE SOUTH-CORNER OF THE SOUTHWEST QR. OF THE NORTHWEST QR., THENCE NORTH 1° 19' 38" EAST 400

FEET TO A POINT, THENCE

EAST 231 FEET TO A POINT IN

THE WEST BANK OF BACHE-

LOR CREEK, THENCE ALONG

SAID WEST BANK SOUTH 4°

28' 03" WEST 401.11 FEET TO

A POINT. THENCE SOUTH 32°

32' 15" WEST 403.20 FEET TO

A POINT IN SECTION LINE,

THENCE ALONG SECTION

LINE NORTH 1° 19' 28" EAST

340 FEET TO THE POINT OF

BEGINNING. ALL IN TOWN-SHIP FORTY-TWO 942) NORTH RANGE ONE (1) WEST OF THE TRACT VI TOGETHER WITH A NON-EXCLUSIVE RIGHT OF IN-GRESS AND EGRESS OVER A STRIP OF GROUND OF THE UNIFORM WIDTH OF 60 FEET OFF THE SOUTH SIDE OF THE WEST HALF OF THE NORTHEAST QR. IN SECTION SEVEN (7), TOWNSHIP FORTY-TWO (42) NORTH, RANGE ONE (1) WEST OF THE 5TH P.M., LY-ING EAST OF THE CAMP MO-VAL COUNTY ROAD AS CRE-ATED BY DEED OF RECORD

IN BOOK 283, PAGE 429. 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 MONDAY, JUNE 13, 2016, between the hours of 9:00 a.m. and 5:00 p.m., sell said property at public vendue 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

MIDWESTERN CORPORATION

BY: /s/ Glenn Overschmidt

Glenn Overschmidt, Vice Pres-

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 Missourian May 21-22, 28-29, June 4-5 and 11-12, 2016,

NOTICE OF TRUSTEE'S SALE

Default having been made in the payment of that certain note secured by Deed of Trust executed by Debbie Guerrette, A Single Person, dated March 13, 2009, and recorded on March 18, 2009, as Document No. 0905576. Office of Recorder of Deeds, Franklin County, Missouri. The Successor Trustee will on June 13, 2016, between the hours of 9:00 o'clock A.M. and 5:00 P.M. more particularly at 10:30 A.M., at the Franklin County Courthouse, Old Courthouse, 300 E. Main St., North Front door, Union, MO 63084, sell at public venue to the highest bidder for cash, the fol-

lowing real estate: Lot Five (5) of Tutterrow Subdivision No. 3 in the City of Sullivan, as per plat filed of record in Plat Book K, Page 18 in the Office of the Recorder of Deeds, Franklin County, Missouri.

229 George St., Sullivan, MO 63080 For the purpose of satisfying

said indebtedness and the costs of executing this trust. Meyer, Robert

Karen Ritchie, Melanie Verhulst, Nikki Rockamann, Dawn Nelke, AKA Dawn M. Muessemeyer, Mary Stephens and Tracey Stephens S&W Foreclosure Corporation

Successor Trustee Pub Commences May 21, 2016 S&K File No.**15-027898**

By: Shapiro & Kreisman, LLC www.shapiroattorneys.com/mo Purported address: George St., Sullivan, MO

Publish in the Weekend Missourian May 21-22, 28-29, June 4-5 and 11-12, 2016

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• Continued on Page 7C

Get connected... Missourian OF THE NORTHEAST QR., THENCE SOUTH 88° 23' 14" EAST 1,396.98 FEET TO THE emissourian.com EAST LINE OF THE NORTH-

Continued from Page 6C

Trustee's Sale

NOTICE OF **SUCCESSOR** TRUSTEE'S SALE

WHEREAS, Gray Summit Realty & Development, Inc., a Missouri corporation, by its Deed of Trust dated May 2, 2008, recorded in the Office of the Recorder of Deeds for Franklin County, Missouri, on May 9, 2008, as Document No. 0808785, conveyed to Richard F. Mayer, Trustee, the following described property situated in the County of Franklin, State of Missouri,

LOT SIX (6) AND A STRIP OF GROUND OF THE UNIFORM WIDTH OF 10 FEET WIDE OFF THE WEST SIDE OF LOT FIVE (5), BLOCK SEVEN (7), EXCEPT A STRIP OF GROUND OF THE UNIFORM WIDTH OF 10 FEET WIDE OFF THE NORTH SIDE OF SAID LOTS AS CONVEYED TO THE STATE OF MISSOURI FOR HIGHWAY PURPOSES AC-CORDING TO INSTRUMENT RECORDED IN BOOK 17, PAG-ES 108 AND 111. ALL IN MOR-LEY'S FIRST ADDITION TO THE CITY OF PACIFIC, AS PER PLAT OF RECORD IN PLAT BOOK A PAGE 16 IN THE OF-FICE OF THE RECORDER OF DEEDS, FRANKLIN COUNTY,

MISSOURI. More Correctly Described as: LOT SIX (6) AND A STRIP OF GROUND OF THE UNIFORM WIDTH OF 10 FEET OFF THE WEST SIDE OF LOT FIVE (5) IN BLOCK SEVEN (7) OF MOR-LEY'S FIRST ADDITION TO THE CITY OF PACIFIC, AS PER PLAT OF RECORD IN PLAT BOOK A, PAGE 16 IN THE OF-FICE OF THE RECORDER OF DEEDS, EXCEPTING THERE-FROM A STRIP OF GROUND OF THE UNIFORM WIDTH OF 10 FEET OFF THE NORTH SIDE THEREOF CONVEYED TO THE STATE OF MISSOURI FOR HIGHWAY PURPOSES.

which conveyance was made to the said Richard F. Mayer, 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;

WHEREAS, the holder of the Note has appointed Washington Trustee Corp., as Successor Trustee, said Appointment of Successor Trustee being recorded as Document No.1606242 in the Office of the Recorder of Deeds for Franklin County, Missouri;

WHEREAS, default was made services. 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, Washington Trustee Corp., 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 MONDAY, JUNE 13, 2016, between the hours of 9:00 a.m. and 5:00 p.m., and more particularly at 1:00 P.M. for the purpose of satisfying said indebtedness and the costs of executing this trust.

WASHINGTON TRUSTEE CORP.

By: /s/ Timothy W. Tobben Timothy W. Tobben, 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 informa-

purpose. Publish in the Weekend Missourian May 21-22, 28-29, June 4-5 and 11-12, 2016.

tion obtained will be used for that

Notice to Bidders

SECTION 00100 REQUEST FOR BIDS

Sealed proposals, addressed to: City of Washington, Missouri 405 Jefferson Street Washington, MO 63090

Attention: Mary K. Trentmann, City Clerk

Bids will be received at the office of the City Clerk, 405 Jefferson Street, Washington, MO 63090 up to 2:00 p.m., CDT, on Friday, June 24, 2016, to be opened in the Conference Room at said City Hall shortly thereafter on the above date, for the 2016 Asphalt Overlay and Concrete Replacement Program. The bid will be awarded to the lowest

and best bid.

Plans and specifications may

be obtained at the office of the

ington, Missouri, upon payment of Twenty Five Dollars (\$25.00), nonrefundable.

All prospective bidders must hold or obtain a valid City license prior to commencement of work, provide the specified bid, payment and performance security, and provide proof of the specified liability insurance.

Each bid, and accompanying bid security in the form of a Bid Bond, Cashier's Check or a Certified Check, shall be placed in a sealed envelope, and on or across the envelope shall be written the words "2016 Asphalt Overlay and Concrete Replacement Program." The bid security accompanying each bid shall become the properfor such work is awarded and the bidder should fail, neglect, or refuse within ten (10) days from the award of the work, to enter the performance bond required of

The City Council of said City and/or all bids, and to waive any irregularities therein.

Special Needs: If you have special needs addressed by the Americans with Disabilities Act, please notify Mary K. Trentmann at (636) 390-1006, or email: mtrentmann@ci.washington.mo.us, or through the Missouri Relay System, 800 735-2966 [TTY] or 800-735-2466 [voice], at least five (5) working days prior to the bid opening you plan to attend.

The City of Washington hereby notifies all bidders that it will affirmatively insure that in any contract entered into pursuant to this advertisement, Disadvantaged Business Enterprises (DBE) will be afforded full opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, religion, creed, sex, age, ancestry, or national origin in consideration for an award.

Employment of Unauthorized Aliens Prohibited

(a) Contractor agrees to comply with Missouri Revised Statute Section 285.530.1 in that it shall not knowingly employ, hire for employment, or continue to employ an unauthorized alien to perform work within the State of Missouri.

(b) As a condition for the award of this contract, the Contractor shall, by sworn affidavit and provision of documentation, affirm its enrollment and participation in a federal work authorization program with respect to the employees working in connection with the contracted services. The Contractor shall also sign an affidavit affirming that it does not knowingly employ any person who is an unauthorized alien in connection with the contracted

(c) Contractor shall require each subcontractor to affirmatively state in its contract with Contractor that the subcontractor shall not knowingly employ. hire for employment or continue to employ an unauthorized alien to perform work within the State of Missouri and shall not henceforth do so. Alternatively. Contractor shall require each subcontractor to provide Contractor with a sworn affidavit under the penalty of perjury attesting to the fact that the subcontractor's employees are lawfully present in the United States.

Construction Safety Program

Requirements: (a) Contractor shall provide a ten-hour Occupational Safety and Health Administration (OSHA) construction safety program for its employees working onsite on the project. The program shall include a course in construction safety and health approved by OSHA or a similar program approved by the Missouri Department of Labor and Industrial Relations which is at least as stringent as an approved OSHA program. All employees working on the project are required to complete the program within sixty (60) days of beginning work on the construction project.

(b) Any employee found on the worksite subject to this section without documentation of the successful completion of the course required under subsection (a) shall be afforded 20 days to produce such documentation before being subject to removal from the project. (c) Contractor shall require all

onsite employees of any subcontractors to complete the ten-hour training program required under subsection (a). (d) Pursuant to Sec. 272.675

RSMo., Contractor shall forfeit as a penalty to the City \$2,500.00 plus \$100.00 for each employee employed by Contractor or subcontractor, for each calendar day, or portion thereof, such employee is employed without the required training. The penalty shall not begin to accrue until the time periods in subsections (a) and (b) have elapsed. City shall withhold and retain from the amount due Contractor under this contract. all sums and amounts due and owing City as a result of any vio-

City Engineer, City Hall, Wash- lation of this section. CITY OF WASHINGTON COUNTY OF FRANKLIN STATE OF MISSOURI BY: Mary K. Trentmann, City Clerk

Publish in The Missourian June 8 and the Weekend Missourian June 11-12, 2016.

REQUEST FOR BIDS WASHINGTON SPECIAL ROAD DISTRICT CONCRETE DRIVEWAY

REPLACEMENT Sealed bids will be received at the office of the engineer, Wunderlich Surveying & Engineering, 512 E. Main Street, Union, MO 63084 until 4:00 p.m., CDT, on June 20, 2016. Bids to be ty of the City in case the contract opened in the Conference Room at the Washington Special Road District Building located at 1081 Clay Street, Washington, MO 63090, at 6:00 p.m., CDT, on into the written contract and give
June 20, 2016, for the driveway replacement.

Plans and specifications may be obtained at the office of the reserves the right to reject any Engineer. All prospective bidders must provide the specified bid, bid security, payment and performance bonds, and provide proof of the specified liability insurance.

The Washington Special Road District reserves the right to reject any and/or all bids, and to vaive any irregularities therein. Publish in the Weekend Missourian June 11-12 and The Missourian June 15, 2016.

DIVISION 0 • BIDDING REQUIREMENTS $00\ 11\ 16\ \text{INVITATION}$ TO BID PART 1 GENERAL

. Invitation: Qualified General Contractors are invited to submit a lump sum bid(s) to furnish labor, supervision, materials, and equipment necessary to complete the below listed project(s).

PROJECT:

New Ambulance Station # 2 OSAGE AMBULANCE DISTRICT 59 Mari Osa Delta Lane Jefferson City, MO 65101 **ARCHITECT:**

Horn Architects 3 Lafayette Street Washington, MO 63090 Contact: Steven Strubberg

Email: sstrubberg@hornarchitects.com Phone: 636-239-0309

Fax: 636-239-5679 B. Project Description: A new satellite ambulance station consisting of a 1,848 square foot Living Quarters, 2,430 square foot Apparatus Bay and a 1,848 square foot Basement. Building construction consists of a pre-engineered metal building structure, concrete foundations, precast concrete hollowcore slabs, interior construction and finishes, mechanical, electrical and plumbing. Site development ets of site grading, so mediation, parking lot and driveway, sewage lagoon and utility

C. Contract Documents will be available at the Office of the Architect on June 3, 2016, Contact the Architect for instructions for document procurement via electronic format for the Contractor's use in bidding and construction. Each contractor will be furnished PDF files of the Drawings and

Specifications for their use. D. A lump-sum Bid for this project must be submitted in order to be entertained, and must be accompanied by Bid Security in the form of a Cashier's or Certified Check or Bid Bond, in an amount equal to 5% of the total amount of the Bid, made payable to the Owner. **The Bid Security** should be provided with the

E. The Owner will require the successful bidder to furnish a Performance Bond and Payment Bond covering the faithful performance of the Contract and the payment of all obligations in the amount of One Hundred Percent (100%) of the bid amount. The cost of these Bonds shall be included in the Bid. Provide certificate indicating that the Contractor qualifies for the described Performance Bond and Payment Bond with the

F. The Bid shall be enclosed in a sealed opaque envelope. The envelope shall be addressed to "Joshua Krull, District Administrator, Osage Ambulance District, 119 South Highway 89 Linn, MO 65051." The envelope shall be identified with the project name and the bidder's name. The envelope should be clearly marked "SEALED BID ENCLOSED." The Bidding firm's name shall appear in the upper left hand corner of the envelope. Bids shall be due at 2:00 P.M. Thursday, June 23, 2016.

G. The Owner reserves the right to reject any or all bids

and to waive any technicalities therein. H. Contractors must comply with all State and Federal wage

law determinations. I. The results of the bidding will be read publicly immediately following the receipt of all bids on the date bids are due, or as otherwise determined by the Owner. The successful bidder will be proposed amendments may be

announced after the bids can be analyzed and after a contract is written and signed with the successful bidder.

Publish in The Missourian June 8 and the Weekend Missourian June 11-12, 2016.

Public Notice

PUBLIC NOTICE AMENDING 2016 BUDGET

Notice is hereby given that it is the intent of the Franklin County Commission to hold a Budget Amendment Hearing on June 21, 2016, at 9:45 A.M. It will be held in the Commission Chamber, 400 East Locust, Room 206, Union, MO 63084.

Publish in the Weekend Missourian June 11-12, 2016.

Public Hearing

NOTICE OF **PUBLIC HEARING** BOARD OF ADJUSTMENT CITY OF WASHINGTON

Pursuant to Section 475.030(C), Appeals, within the Washington City Code, Title IV, notice is hereby given that the Board of Adjustment will meet on Monday, June 27, at 6:00 p.m. in the Council Chambers of City Hall, 405 Jefferson Street.

Bill Porter Development Applicant is requesting a variance at 516 Louis Street to reduce the front yard setback from 25 feet to 1 foot.

Titan Transporting – The applicant is requesting a variance at 2475 E. 5th Street to allow a gravel parking lot in lieu of concrete or asphalt.

Done by order of the Board of Adjustment, June 9, 2016 Mary Trentmann

City Clerk Publish in the Weekend Missourian June 11-12, 2016.

CITY OF PACIFIC **PUBLIC HEARING** NOTICE

The City of Pacific Planning and Zoning Commission will hold its regular meeting at 7:00 p.m. on Tuesday, June 28, 2016, at the Pacific Government Center, 300 Hoven Drive, Pacific, MO 63069. A public hearing will be held to consider the following:

1. PZ 2016-6: A Public Hearing to consider a Conditional Use Permit (CUP) to allow automotive repair at a building located at 2034 Rose Lane. Micah Vawter, applicant.

This meeting is open to the public. As provided in the Zoning Regulations of Pacific, Missouri, the above items will be discussed and considered by the Planning & Zoning Commission and all persons interested in said matter will have an opportunity to be heard.

Rae Cowsert,

City of Pacific Planning & Zoning Publish in the Weekend Missourian June 11-12, 2016.

NOTICE OF

PUBLIC HEARING Pursuant to Section 325 of he Franklin County Unified Land-Use Regulations 2001 notice is hereby given that a public hearing will be held before the Franklin County Commission on Wednesday, June 29, 2016, in the Second Floor Commission Chambers of the Franklin County Government Center, 400 East Locust, Union, Missouri, to consider the following application(s). The $\,$ Hearing will begin at 1:30 p.m.

FILE 160064 CFMV VEN-

TURE LLC **Request:** Applicant is requesting the rezoning of a parcel that is less than one acre in size from Suburban Development (SD) to Commercial Activity/Highway Service (CA).

Location: Property is located at 3883 Highway NN, to the south of the intersection of Highway NN and Old Highway O, in Township 43 North, Range 2 East, Section 36, Calvey Township, being parcel 19-7-36.0-1-000-007.000

FILE 160095 PEGGY HOPE

Request: Applicant is requesting the rezoning of a parcel approximately twenty one (21) acres in size from Suburban Development (SD) to Non-Urban & Agricultural (NUA).

Location: Property is located at 2603 Wild Plum Valley, approximately 150 feet west of the intersection of Highway O and Wild Plum Valley, in Township 43 North, Range 2 East, Section 35, Calvey Township, being parcel 19-7-35.0-0-000-012.100. FILE 160100 S U M M E R

HILL ESTATES SUBDIVI-SION PROPERTIES, LLC Request: Applicant is request-

ing the rezoning of a parcel approximately 9.8 acres in size from Community Development (CD) to Residential Development 1 (RD1).

Location: Property is located off of Watermill Drive, approximately 135 feet north of the intersection of Watermill Drive and Millstone Court, in Township 44 North, Range 1 West, Section 33, St. John's Township, being parcel 10-8-33.0-0-000-093.000.

FILE 160104 PLANNING & ZONING DEPARTMENT

Request: Applicant is seeking to amend the 2001 Unified Land-Use Regulations of Franklin County. Proposal includes amendments to Article 7: Zoning Districts. A full copy of the obtained from the Planning and Zoning Department.

By order of the County of Franklin, State of Missouri, on June 8, 2016.

Scottie Eagan

Planning Director Publish in the Weekend Missourian June 11-12, 2016.

Request for **Proposals**

REQUEST FOR **PROPOSALS** For

Program Administration Proposal Request

City of Washington, Franklin County, Missouri (City), is soliciting proposals from organizations to serve as a Program Administrator for the City of Washington's Property Assessed Clean Energy (PACE) Program. All proposals must be sub-

mitted by 4:00 p.m. on June 23, 2016, to:

Mary Trentmann, City Clerk City of Washington 405 Jefferson Street Washington, MO 63090 in a sealed envelope clearly

marked "PACE Program Ad**ministration**" in the lower lefthand corner. The City reserves the right to

reject any and all proposals and to negotiate any particulars in any proposal received.

Contact Person Questions relating to this docu-

ment may be addressed to: Darren Lamb, Economic Development Director c/o City of Washington 405 Jefferson Street Washington, MO 63090 636-390-1000

Bidders should direct any question to Darren Lamb, Economic Development Director.

Proposal Requirements

Proposal requirements are available at the office of the City Clerk, 405 Jefferson Street, Washington, MO 63090 or on the City's website: www. ci.washington.mo.us

Publish in the Weekend Missourian June 4-5, 11-12 and The Missourian June 8 and 15, 2016.

Final Settlement

IN THE 20TH JUDICIAL CIRCUIT COURT. FRANKLIN COUNTY. **MISSOURI** PROBATE DIVISION In the Estate of:

SANDRAS. NUNLEY,

Deceased. ${\bf Case\ No.:\ 15AB\text{-}PR00135}$ NOTICE OF FILING OF FINAL SETTLEMENT AND PETITION FOR DISTRIBUTION

TO ALL PERSONS INTER-ESTED IN THE ESTATE OF SANDRA S. NUNLEY, DE-

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 and/or real property of the decedent, and of the extent and character of their interest therein, and for distribution of such property, in the Probate Division of the Circuit Court of Franklin County, Missouri, on July 8, 2016, or as may be continued by the court. Any objections or exceptions to such Final Settlement or Petition, or any item thereof, must be in writing and filed within twenty (20) days after the filing of such Final Settlement. Michael B. Edsel

Personal Representative 1716 E. 9th St. Washington, MO 63090 Respectfully submitted, ZICK, VOSS, POLITTE & RICHARDSON, P.C.

By: /s/ David P. Politte David P. Politte, MBE #46121 438 West Front Street P.O. Box 2114 Washington, MO 63090

Phone: (636) 239-1616 Facsimile: (636) 239-5161 Email: dpp@zvplaw.com Attorney for Personal Repre-

sentative Publish in the Weekend Missourian June 4-5, 11-12, 18-19 and 25-26, 2016.