





# PUBLIC NOTICES

## "BECAUSE THE PEOPLE MUST KNOW"

Continued from Page 7D

### Trustee's Sale

#### TRUSTEE'S SALE

In Re: CHARLA K. DARE, A SINGLE PERSON  
TRUSTEE'S SALE - Under the terms of the Deed of Trust executed by CHARLA K. DARE, A SINGLE PERSON, dated 12/09/2005, and recorded on 12/19/2005, Document 2005-30893, in the office of the Recorder of Deeds for Franklin County, MISSOURI, the undersigned Successor Trustee, will on 08/05/2013, at 9:00 a.m. at the North Front Door of the Franklin County Courthouse, 300 E. Main St., Union, MO 63084, sell at public venue to the highest bidder for cash, the realty described in said deed of trust, to wit:

LOT TEN (10), BLOCK TWO (2) OF BRINKER'S ADDITION TO THE CITY OF WASHINGTON, AS PER PLAT OF RECORD IN PLAT BOOK B PAGE 92, IN THE OFFICE OF THE RECORDER OF DEEDS.

More accurately described as,  
LOT TEN (10), BLOCK TWO (2) OF BRINKER'S ADDITION TO THE CITY OF WASHINGTON, AS PER PLAT OF RECORD IN PLAT BOOK B PAGE 92, IN THE OFFICE OF THE RECORDER OF DEEDS.

SUBSTITUTE TRUSTEE CORPORATION  
SUCCESSOR TRUSTEE  
www.substitutetrusteeecorp.com

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#### TRUSTEE'S SALE

In Re: THELMA L. GAVEL, A SINGLE WOMAN  
TRUSTEE'S SALE - Under the terms of the Deed of Trust executed by THELMA L. GAVEL, A SINGLE WOMAN, dated 11/28/2005, and recorded on 11/30/2005, Document 2005-29253, in the office of the Recorder of Deeds for Franklin County, MISSOURI, the undersigned Successor Trustee, will on 08/05/2013, at 9:00 a.m. at the North Front Door of the Franklin County Courthouse, 300 E. Main St., Union, MO 63084, sell at public venue to the highest bidder for cash, the realty described in said deed of trust, to wit:

LOTS NINE (9) AND TEN (10) IN BLOCK ONE HUNDRED SEVENTY-THREE (173) OF AULT'S ADDITION TO THE CITY OF PACIFIC, AS PER PLAT OF RECORD IN PLAT BOOK A PAGE 42 TO THE CITY OF PACIFIC, AS PER PLAT OF DEEDS, FRANKLIN COUNTY, MISSOURI.

More accurately described as:  
LOTS NINE (9) AND TEN (10) IN BLOCK ONE HUNDRED SEVENTY-THREE (173) OF AULT'S ADDITION TO THE CITY OF PACIFIC, AS PER PLAT OF RECORD IN PLAT BOOK A PAGE 42 IN THE OFFICE OF THE RECORDER OF DEEDS, FRANKLIN COUNTY, MISSOURI.

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#### NOTICE OF SUCCESSOR TRUSTEE'S SALE

WHEREAS, James E. Howard, Jr. and Dena A. Howard, husband and wife, by their Deed of Trust dated November 22, 2000, recorded in the Office of the Recorder of Deeds for Franklin County, Missouri, on December 6, 2000, in Book 1294, Page 853, conveyed to Robert E. Hansen, Trustee, the following described property situated in the County of Franklin, State of Missouri, to-wit:

Part of the Northeast qr of the Southwest qr and part of the West half of the Southeast qr, all in Section 33, Township 41 North, Range 2 East of the 5th P.M., described as follows: Beginning at the Northwest corner of the West half of the Southeast qr, thence south 89 degrees 48 minutes East on the North line thereof 1,136.0 feet to an iron rod, thence South 14 degrees West 1,166.7 feet to a point in the center of a cul-de-sac (having a radius of 90 feet and being also a point in the centerline of Indian Springs Drive), thence with the centerline of Indian Springs Drive South

49 degrees 58 minutes West 432 feet to an iron rod, thence North 36 degrees 15 minutes 54 seconds West 960.14 feet to an iron rod, thence North 639 feet to an iron rod in the North line of the Northeast qr of the Southwest qr, thence North 89 degrees 58 minutes East on said North line 45 feet to the point of beginning and according to plat of survey made by Kirby R. Anderson, Registered Land Surveyor, during the month of January, 1990.

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 Union Trustee Corp., as Successor Trustee; said Appointment of Successor Trustee being recorded as Document No. 1301568, 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, I, Keith G. Crews, Vice-President of Union 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 Tuesday, July 30, 2013, 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.

Keith G. Crews, Vice-President, Union Trustee Corp., 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.

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#### TRUSTEE'S SALE

In Re: Melissa Gurley, A single woman  
TRUSTEE'S SALE - Under the terms of the Deed of Trust executed by Melissa Gurley, A single woman, dated 11/08/2005, and recorded on 11/14/2005, Document 2005-27929, in the office of the Recorder of Deeds for Franklin County, MISSOURI, the undersigned Successor Trustee, will on 07/29/2013, at 9:00 a.m. at the North Front Door of the Franklin County Courthouse, 300 E. Main St., Union, MO 63084, sell at public venue to the highest bidder for cash, the realty described in said deed of trust, to-wit:

UNIT 509 OF WESTMOOR PLACE PLAT 5, AMENDED, A CONDOMINIUM IN THE CITY OF PACIFIC, TOGETHER WITH ALL THE COMMON ELEMENTS THEREIN AS PER PLAT OF RECORD IN PLAT BOOK M PAGE 709 AND IN THE CONDOMINIUM DECLARATION RECORDED IN BOOK 371 PAGE 961 IN THE OFFICE OF THE RECORDER OF DEEDS.

SUBSTITUTE TRUSTEE CORPORATION  
SUCCESSOR TRUSTEE  
www.substitutetrusteeecorp.com

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#### NOTICE OF SUCCESSOR TRUSTEE'S SALE

WHEREAS, Viola R. Sutton, a single person, by her Deed of Trust dated August 13, 1999, recorded in the Office of the Recorder of Deeds for Franklin County, Missouri, on August 23, 1999, in Book 1202, Page 608, conveyed to Robert E. Hansen, Trustee, the following described property situated in the County of Franklin, State of Missouri, to-wit:

\*\*\*\*Part of the Northwest qr of the Northeast qr, in Section 26, Township 43 North, Range 1 West of the 5th P.M., described as follows: Commencing at the northwest corner thereof, run thence south 87 degrees East 1115.26 feet to a stake, thence South 0 degrees 30 minutes East 1053.5 feet to a stake in the North right-of-way line of the County Road, thence along said road South 81

degrees East 20 feet to the point of beginning of the parcel herein described, run thence North 0 degrees 30 minutes West along the East side of a 20 foot roadway, 150 feet to a point, thence South 81 degrees East 80 feet to property corner, thence South 0 degrees 30 minutes East along property line, 150 feet to property corner in the North line of said County Road, and thence North 81 degrees West 80 feet to the point of beginning.

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 Union Trustee Corp., as Successor Trustee; said Appointment of Successor Trustee being recorded as Document No. 1310607 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, Union 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 Tuesday, July 30, 2013, 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.

Union Trustee Corp.  
By: Keith G. Crews, 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.

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#### NOTICE OF TRUSTEE'S SALE

Default having been made in the payment of the note described in and secured by Deed of Trust dated October 26, 2007, executed by Jamie Lynn LaValle and Ralph LaValle, both single persons, and recorded in the Office of the Recorder of Deeds of Franklin County, Missouri, on October 26, 2007, in Document No. 0724194, and conveying to the undersigned Trustee the following property in Franklin County, Missouri, to-wit:

TRACT I:  
LOTS ONE (1) AND TWO (2), BOCK FOUR (4) OF SCRIVNER'S ADDITION TO THE TOWN (NOW CITY) OF GERALD, AS PER PLAT OF RECORD IN PLAT BOOK C, PAGE 33 IN THE OFFICE OF THE RECORDER OF DEEDS.

TRACT II:  
ALL THAT PORTION OF MILDRED STREET AND AN ALLEYWAY FORM MILDRED STREET TO A STREET, WHICH LIES WEST OF THE EAST SECTION LINE OF SECTION 11, TOWNSHIP 42 NORTH, RANGE 4 WEST OF THE 5TH P.M., BEING BOUNDED ON THE SOUTH BY AN EXTENSION TO THE EAST OF THE SOUTH LINE OF LOT 2 OF BLOCK 4 OF SCRIVNER'S ADDITION TO THE TOWN (NOW CITY) OF GERALD, AND ON THE NORTH BY THE CENTERLINE OF MILDRED STREET, AS VACATED BY ORDINANCE NO. 321 OF RECORD IN BOOK 604, PAGE 424 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 Tuesday, July 30, 2013, 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/ Keith G. Crews  
Keith G. Crews, 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.

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### Change of Name

#### IN THE CIRCUIT COURT OF FRANKLIN COUNTY STATE OF ISSOURI

In Re the Matter of Application of:

Name Change for: ALAN JOSEPH FINNEGAN, Age 16, by his Next Friends, SALLY PETERSON and ROBERT PETERSON, as Co-Guardians pursuant to Letters of Co-Guardianship dated 12-20-06

Petitioners, TAMMY M. FINNEGAN, Respondent.

Cause No. 13AB-DR00086  
Division No. VI  
CHANGE OF NAME  
Public notice is hereby given that on July 16, 2013, by order of the Honorable David L. Hoven, Associate Circuit Judge, Division VI of the Franklin County Circuit Court, the name of Alan Joseph Finnegan was changed to Alan Joseph Peterson.

Published in the Weekend Missouriian July 20-21, 27-28 and August 3-4, 2013.

### Notice to Creditors

#### NOTICE TO CREDITORS BY TRUSTEE

Estate of Marguerite A. Rau  
To all persons interested in the estate of Marguerite A. Rau

Whose last known address was 141 Monticello Drive, Washington, MO 63090

The undersigned, Douglas W. Rau, 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 464 N. Taylor Avenue, St. Louis, MO 63122

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 7/13/2013

Trustee Douglas W. Rau  
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### Public Hearing

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

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, August 12, 2013, at 6:00 p.m. in the Council Chambers of City Hall, 405 Jefferson Street.

Said hearing is to hear and decide an appeal relating to the following City Code:

Section 495.160 A2 Specific Standards which requires the lowest floor, including basement, to be elevated two (2) feet above the base flood elevation.

The applicant, Franklin County Concrete is requesting a variance to place the low floor of an office trailer at 1 Kingsland Drive at elevation 488, in lieu of the code required elevation of 493.2.

Done by order of the Board of Adjustments, July 25, 2013

Mary K. Trentmann  
City Clerk  
Published in the Weekend Missouriian July 27-28, 2013.

### Notice to Bidders

#### ADVERTISEMENT FOR BIDS

The Meramec Valley R-III School District Maintenance Department is accepting bids on the following projects:

Various Roof Projects  
Materials and Labor

Not less than the prevailing hourly wage rates, as determined by the State of Missouri, Division of Labor Standards, and the Davis-Bacon Act, shall be paid all workers employed on this project.

Specifications and conditions of bidding will be available Saturday, July 27, 2013, at the district website www.mvr3.k12.mo.us, www.FINDRFP.com, or may be obtained from the Business Manager, Meramec Valley R-III School District at the district address noted below. A pre-bid meeting is set for 10:00 a.m., Thursday, August 8, 2013, at the Board of Education address noted below. Sealed bids are to be submitted no later than 10:00 a.m. Tuesday, August 13, 2013, to: THE BOARD OF EDUCATION OFFICE

126 NORTH PAYNE STREET PACIFIC, MO 63069  
Various Roof Projects  
Materials and Labor  
The Meramec Valley R-III School District reserves the right to reject any and all bids and to

waive informalities and minor irregularities in bids received and to accept any portion of the bid or all items proposed if deemed in the best interest of the School District.

By: Ms. Joel Cracchiolo  
Business Manager  
Meramec Valley R-III School District

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#### ADVERTISEMENT FOR BIDS

Sealed bids will be received by the School District of Washington, 220 Locust Street, Washington, MO 63090, until Wednesday, August 14, 2013, at 2:00 p.m. CDT, for the Washington High School Mechanical Roof-Top Unit Replacement and Minor Renovations. Bids will be opened publicly at that time.

Drawings and specifications for this project are on file at the office of the Architect, Hoener Associates, Inc., 6707 Plainview Avenue, St. Louis, MO 63109, (314) 781-9855, FAX (314) 781-0163.

Information as to bidding instructions and requirements for procuring bidding documents may be obtained from the Architect.

Not less than the prevailing hourly wage rates, as determined by the State of Missouri, Division of Labor Standards, shall be paid all workers employed on this project.

The Board of Education reserves the right to waive technicalities, to select any contractor filing a proposal, and to reject any or all bids.

A PRE-BID MEETING WILL BE HELD ON TUESDAY, AUGUST 6, 2013, AT 10:00 A.M. CDT, AT THE WASHINGTON HIGH SCHOOL - BLUE JAY GYMNASIUM. ATTENDANCE AT MEETING IS VOLUNTARY.

By: Dr. Brendan Mahon  
Assistant Superintendent  
Published in the Weekend Missouriian July 27-28 and The Missouriian July 31, 2013.

#### ADVERTISEMENT FOR BIDS

The Meramec Valley R-III School District Maintenance Department is accepting bids on the following project:

Riverbend School Parking Lot Repairs

Materials and Labor  
Not less than the prevailing hourly wage rates, as determined by the State of Missouri and Division of Labor Standards shall be paid all workers employed on this project.

Specifications and conditions of bidding will be available Saturday, July 27, 2013, at the district website www.mvr3.k12.mo.us, www.findrfp.com or may be obtained from the Business Manager, Meramec Valley R-III School District at the district address noted below. A pre-bid meeting is scheduled for Tuesday, August 8, 2013, at 11:00 a.m. Sealed bids marked with project name are to be submitted no later than 11:00 a.m., Tuesday, August 13, 2013, to:

THE BOARD OF EDUCATION OFFICE

126 NORTH PAYNE STREET PACIFIC, MISSOURI 63069

The Meramec Valley R-III School District reserves the right to reject any and all bids and to waive informalities and minor irregularities in bids received and to accept any portion of the bid or all items proposed if deemed in the best interest of the School District.

By: Ms. Joel Cracchiolo  
Business Manager  
Meramec Valley R-III School District

Published in the Weekend Missouriian July 27-28 and August 3-4, 2013.

### Statement of Account

#### IN THE CIRCUIT COURT OF FRANKLIN COUNTY, MISSOURI, PROBATE DIVISION

In the Estate of:  
John P. Mulligan, Deceased.

Estate No. 10AB-PR00288

#### NOTICE OF FILING OF STATEMENT OF ACCOUNT AND SCHEDULE OF PROPOSED DISTRIBUTION

To all persons interested in the Estate of John P. Mulligan, Deceased:

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

You are further notified that: If no proceeding is commenced in the court within six (6) months after the filing of the Statement of Account, the Independent Personal Representative is thereby

discharged from further claim or demand by any interested party. Independent Personal Representative: Colleen P. Mulligan, 6413 Oleatha Avenue, St. Louis, MO 63139.

Attorney: Jane Margaret Carriker, 8015 Forsyth Boulevard, Clayton, Missouri 63105, (314) 725-3200.

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### Trustee's Sale

#### NOTICE OF TRUSTEE'S SALE

Default having been made in the payment of that certain note secured by Deed of Trust executed by Darrell W. Jackson and Tiffany L. Jackson, Husband and Wife, dated May 2, 2007, and recorded on May 14, 2007, as Document No. 0711118, Office of Recorder of Deeds, Franklin County, Missouri. The Successor Trustee will on August 21, 2013, between the hours of 9:00 o'clock A.M. and 5:00 P.M. more particularly at 12:00 P.M., at the Franklin County Courthouse, Old Courthouse, 300 E. Main St., North Front door, Union, MO 63084, sell at public venue to the highest bidder for cash, the following real estate:

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

354 Martin Field Ct., Villa Ridge, MO 63089

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

Robert Meyer, Michael Gilgrist, Robin Nemeck, Karen Ritchie, Melanie Vulhurst & S&W Foreclosure Corporation

Successor Trustee  
Pub Commences July 27, 2013  
S&W File No. 12-018734

By: Shapiro & Weisman, L.C.  
www.shapiroattorneys.com/mo  
Ported address: 354 Martin Field Ct., Villa Ridge, MO 63089

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