Thursday, April 18, 2013 warrencountyrecord.com Page 1D

# **PUBLIC NOTICES**

#### NOTICE OF TRUSTEE'S SALE

For default under the terms of the Deed of Trust executed by Edward Spreckelmeyer and Dana Spreckelmeyer, husband and wife, as joint tenants, dated May 22, 2006, recorded on June 1, 2006, as Document No. 04696, in Book 1390, Page 323, Office of the Recorder of Deeds, Warren County, Missouri, the undersigned Successor Trustee will on Friday, May 10, 2013, at 11:00 A.M. at the North Front Door of the Warren County Courthouse, 104 West Boone's Lick Road, in Warrenton, Missouri, sell at public vendue to the highest bidder for cash:

Land situated in the County of Warren, and State of Mis-

souri, to-wit: 25 feet off the East side of Lot One (1) in Block Six (6) of MORSEY-MEYER-KOELLING ADDITION to the City of Warrenton, as numbered and designated on the recorded plat of said addition in the Office of Recorder of Deeds for Warren County, Missouri. Also, the West Half of that part of the East Street in the City of Warrenton which is bounded on the North by South side Street, on the East by Lot 7 of Block 5, on the South by an alley and on the West by Lot 1 of Block 6, all in MORSEY-MEYER-KOEL-LING ADDITION to the City of Warrenton, and which was vacated by City Ordinance recorded in Book 94, Page 533, Warren County Recorder's Office. And the West 25 feet of Lot One (1), and the East 25 feet of Lot Two (2) in Block Six (6) of MORSEY-MEYER-KOELLING ADDITION, to the City of Warrenton, Missouri, as numbered and designated on the recorded plat of said addition in the office of Recorder of Deeds for Warren County, Missouri. Also, the North Half of Lot 14 foot vacated alley which lies South of and adjoins Lot 1 and the East Half of Lot 2 of said Block 6 in said addition and is more particularly described as follows: Beginning at the Southeast corner of said Lot 1; thence South 7 feet to stake for corner; thence West and parallel with the South line of said Block 6, 75 feet to a point 7 feet South of the center line of said Lot 2; thence North to the South line of said Lot 2, Block 6; thence East along the South line of said Block 6 to the point of beginning. Said alley was vacated by Ordinance No. 134, which is recorded in Book 94 at Page 533, Warren County Recorder's Office, Warren County, Missouri,

to satisfy said debt and costs.

Martin, Leigh, Laws & Fritzlen, P.C.

Successor Trustee

Richard L. Martin, Vice President (816) 221-1430

www.mllfpc.com

(Spreckelmeyer, 5797.417, Publication Start: 04/18/2013)

MARTIN, LEIGH, LAWS & FRITZLEN, P.C., AS SUC-ESSOR TRUSTEE, IS ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Publish in the Warren County Record April 18, 25, May 2 and 9,

#### NOTICE OF TRUSTEE'S SALE

For default in the payment of debt secured by a deed of trust executed by Megan A. Lamb, dated November 13, 2009, and recorded on November 19, 2009, Document No. 200907031, in the Office of the Recorder of Deeds, Warren County, Missouri, the undersigned Successor Trustee will on May 1, 2013, at 11:30 A.M., at the North Front Door of the Warren County Courthouse, Warrenton, Missouri, sell at public vendue to the highest bidder for cash:

A tract of land being part of the North half of the

Southwest quarter of Section 34, Township 47 North, Range 3 West and being described as follows: Commencing at an old iron rod at the Southeast corner of the Northeast quarter of the Southwest quarter of Northeast quarter of the Southwest quarter North of beginning of the tract of land herein described; thence continuing along said South line North 89 degrees 17 minutes West 273.43 feet; thence along the South line of the Northwest quarter of the Southwest quarter of said Section  $3\overline{4}$  North 89 degrees 37minutes West 185.88 feet to an iron rod; thence leaving said South line North 26 degrees 19 minutes East 453.36 feet to a point in the centerline of a 40 foot wide road and utility easement; thence along said centerline South 69 degrees 33 minutes East 235.96 feet; thence leaving said centerline South 10 degrees 5 minutes East 212.73 feet to an old iron rod; thence due South 119.39 feet to the place of beginning and containing 3.00 acres, more or less Grantor grants unto Grantee, his heirs and assigns, and reserves unto Grantor, his heirs and assigns, a joint easement for road and utility purposes on the following described lands, to wit: A strip of land 40 feet wide being part of the North half of the Southwest quarter and part of the Northwest quarter of the Southeast quarter, all in Section 34, Township 47 North, Range 3 West and the centerline being described as follows: Commencing at an old iron rod at the Northwest corner of the Northeast quarter of the Southwest quarter of said Section 34; thence along the West line of said Northeast quarter of the Southwest quarter South 0 degrees 40 minutes 30 seconds West 104.64 feet to an iron rod; thence leaving said West line South 79 degrees 30 minutes 30 seconds West 452.20 feet to an iron rod on the East right-of-way line of State Highway "EE", thence South 25 degrees 56 minutes East 386.80 feet to a point on the east rightof-way line of State Highway "EE" and the place of beginning of the centerline herein described; thence leaving said east right-of-way line and along said centerline South 26 degrees 19 minutes 30 seconds East 322.35 feet; thence South 45 degrees 40 minutes 30 seconds East 91.48 feet; thence South 60 degrees

subject to all prior easements, restrictions, reservations, covenants and encumbrances now of record, if any, to satisfy the debt and costs.

24 minutes 30 seconds East 78.14 feet; thence South

69 degrees 33 minutes 30 seconds East 235.96 feet to

the end of said centerline., commonly known as 24556

South & Associates, P.C., Successor Trustee First Publication: April 4, 2013. For more information,

Chariot Court, Warrenton, MO, 63383

visit www.southlaw.com 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 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 (Casefile No. 145372 / Invoice No. 145372-611321). Publish in the Warren County Record April 4, 11, 18 and 25, 2013.

#### NOTICE OF TRUSTEE'S SALE

In Re: Hickory Grove, L.L.C., Robert Lewis Limited Partnership, Lewis Group Farms, L.L.C., Robert MARRIED PEOPLE L. Lewis and R. Earl Requat

TRUSTEE'S SALE: – Default having been made under a promissory note described in and secured by a Deed of Trust (hereinafter the "Deed of Trust"), executed by Hickory Grove, L.L.C., said Deed of Trust being dated October 24, 2008, and recorded as Doc. No. 200806605, in the Office of the Recorder of Deeds for the County of Warren, State of Missouri, the undersigned Successor Trustee at the request of the legal holder of said note, will on May 9, 2013, between the hours of 9 o'clock a.m. and 5 o'clock p.m., (1:00 p.m.), at the North Front Door of the Warren County Courthouse, in the City of Warrenton, Missouri, sell at public vendue to the highest bidder for cash, the following real estate described in said Deed of Trust and situated in the County of Warren, State of Missouri, to-wit:

Lot 12 of The Shire, Plat One, a subdivision in Warren County, Missouri, as per plat thereof recorded in Plat Cabinet D on Slide D-163 of the Warren County Records.

for the purpose of satisfying all or part of said indebtedness and the cost of executing this trust. This is from a debt collector in an attempt to collect a debt, and any information obtained will be used for that purpose.

#### JAMES HUTCHISON & FORTH, P.C. Successor Trustee

111 Westport Plaza Dr., Ste. 505

St. Louis, MO 63146

314.434.5222 Publish in the Warren County Record April 18, 25, May 2 and 9,

### NOTICE OF TRUSTEE'S SALE

In Re: Hickory Grove, L.L.C., Robert Lewis Limited Partnership, Lewis Group Farms, L.L.C., Robert L. Lewis and R. Earl Requat TRUSTEE'S SALE: - Default having been made under

a promissory note described in and secured by a Deed of Trust (hereinafter the "Deed of Trust"), executed by Hickory Grove, L.L.C., said Deed of Trust being dated February 21, 2008, and recorded as Doc. No. 200801205, in the Office of the Recorder of Deeds for the County of Warren, State of Missouri, the undersigned Successor Trustee at the request of the legal holder of said note, will on May 9, 2013, between the hours of 9 o'clock a.m. and 5 o'clock p.m., (1:00 p.m.), at the North Front Door of the Warren County Courthouse, in the City of Warrenton, Missouri, sell at public vendue to the highest bidder for cash, the following real estate described in said Deed of Trust and situated in the County of Warren, State of Missouri, to-wit:

Lot 11 of The Shire, Plat One, a subdivision in Warren County, Missouri, as per plat thereof recorded in Plat Cabinet D on Slide D-163 of the Warren County Records. for the purpose of satisfying all or part of said indebted-

ness and the cost of executing this trust. This is from a debt collector in an attempt to collect a debt, and any information obtained will be used for that purpose.

#### JAMES HUTCHISON & FORTH, P.C. Successor Trustee

111 Westport Plaza Dr., Ste. 505

St. Louis, MO 63146

314.434.5222

Publish in the Warren County Record April 18, 25, May 2 and 9,

### TRUSTEE'S SALE

### IN RE: JOAN M. KING, A SINGLE PERSON

TRUSTEE'S SALE - Default having been made in the payment of an obligation secured by a certain Deed of Trust executed by Joan M. King, a single person, on November 18, 2005, and recorded in the Office of the Recorder said Section 34; thence along the south line of said of Deeds for the County of Warren, State of Missouri, on November 21, 2005, in Book 1357, Page 247, as modified 89 degrees 17 minutes West 1066.74 feet to the place by document recorded March 20, 2009, as Document No. 200901735, (hereinafter "the Deed of Trust"), the law firm of King, Krehbiel & Hellmich, LLC, the undersigned Successor Trustee, at the request of the legal holder of said obligation, will on Thursday, May 9, 2013, between the hours of 9:00 a.m. and 5:00 p.m. (1:00 p.m.) at the North Front Door of the Warren County Courthouse, 104 W. Main, Warrenton, MO 63383, sell at public venue to the highest bidder for cash, the following real estate described in said Deed of Trust and situated in the County of Warren, State f Missouri, to-wit:

ALL OF A TRACT OF LAND COMMENCING AT A SET ROCK ON THE DIVISION LINE OF LAND NOW OWNED BY THE WIDOW OF GEORGE SCHRANTZ, DE-CEASED, ON THE WEST AND SARAH ANN BIGELOW AND ALICE STEVENSON ON THE EAST; THENCE DUE EAST 70 FEET, MORE OR LESS, TO A FENCE AND ROCK FOR CORNER; THENCE DUE SOUTH TO THE ANDS OF EMIL THEERMAN; THENCE DUE WEST 70 FEET TO ROCK FOR CORNER; THENCE DUE NORTH TO THE PLACE F BEGINNING, BEING IN THE SOUTH HALF OF SECTION 28, TOWNSHIP 47 NORTH, RANGE 2 WEST IN THE TOWN OF WARRENTON, MISSOURI AND BEING THE SAME LAND DESCRIBED IN DEED RECORDED IN BOOK 47 PAGE 292 WARREN COUNTY

EXCEPT A TRACT OF LAND BEING PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUAR-TER OF SECTION 28 TOWNSHIP 47 NORTH, RANGE 2 WEST, CITY OF WARRENTON, WARREN COUNTY, MISSOURI, AND BEING PART OF A TRACT OF LAND DESCRIBED IN BOOK 79 AT PAGE 515, WARREN COUNTY DEED RECORDS, AND BEING DESCRIBED AS FOLLOWS: COMMENCING AT AN IRON ROD AT THE NORTHWEST CORNER OF LOT 16 OF BLOCK 7 OF SCHOWENGERDT'S ADDITION, AS SHOWN ON SLIDES A-22 AND A-23 OF THE WARREN COUNTY RECORDS; THENCE SOUTH 89° 48' EAST 65.67 FEET TO AN IRON ROD AT THE PLACE OF BEGINNING OF THE SAID TRACT OF LAND; THENCE ALONG THE EAST LINE OF A TRACT OF LAND DESCRIBED IN BOOK 372 PAGE 30 OF THE WARREN COUNTY RE-CORDS, NORTH  $0^\circ$   $40^\circ$  EAST 325.22 FEET TO AN IRON ROD; THENCE DUE EAST 70 FEET TO AN IRON ROD; THENCE ALONG THE EAST LINE OF A TRACT OF LAND DESCRIBED IN BOOK 79 AT PAGE 535 OF THE WARREN COUNTY RECORDS, SOUTH 0° 40' WEST 325.46 FEET TO AN IRON ROD; THENCE ALONG THE NORTH LINE OF BLOCK 7 OF SCHOWENGERDT'S ADDITION NORTH 89° 48' WEST 70.00 FEET TO THE PLACE OF BEGINNING,

for the purpose of satisfying said indebtedness and the cost of executing this trust.

#### KING, KREHBIEL & HELLMICH, LLC Successor Trustee

314/646-1110

Warren County, Missouri, Publish in the Warren County Record April 18, 25, May 2 and 9, TRUSTEE'S SALE

IN RE: THOMAS R. KING AND JOAN M. KING, UN-

TRUSTEE'S SALE – Default having been made in the payment of an obligation secured by a certain Deed of Trust executed by Thomas R. King and Joan M. King, unmarried people, on October 11, 2004, and recorded in the Office of the Recorder of Deeds for the County of Warren, State of Missouri, on October 12, 2004, in Book 1283, Page 053, (hereinafter "the Deed of Trust"), the law firm of King, Krehbiel & Hellmich, LLC, the undersigned Successor Trustee, at the request of the legal holder of said obligation, will on Thursday, May 9, 2013, between the hours of 9:00 a.m. and 5:00 p.m. (1:00 p.m.) at the North Front Door of the Warren County Courthouse, 104 W. Main, Warrenton, MO 63383, sell at public venue to the highest bidder for cash, the following real estate described in said Deed of Trust and situated in the County of Warren, State of Missouri, to-wit:

THE NORTH 130 FEET OF A TRACT OF LAND DE SCRIBED AS FOLLOWS, TO WIT: COMMENCIN ON THE EAST LINE OF THE LAND OF MRS HILL, FORMERLY OWNED BY MRS. E.R. JOHNSON AT A POINT WHERE THE EXTENSION OF WALTON STREET WOULD INTERSECT SAID LINE; THENCI DUE EAST TO A SET ROCK ON the DIVISION BETWEEN LANDS OCCUPIED BY SAID GEORGE SCHRANTZ AND GEORGE MAUS; THENCE DUE SOUTH TO THE SCHOWENG ERDT LINE OF LANDS FORMERLY OWNED BY PA RIC RYAN; THENCE DUE WEST TO LANDS OWNE BY JON H. KOELLING; THENCE DUE NORTH ALON KOELLING LINE TO LAND OF MRS. LOU HILL, FOR SAME DIRECTION ALONG SAID LINE TO THE PLACE BEGINNING. SAID TRACT BEING IN SEC 28. TOWNSHIP 47 NORTH, RANGE 2 WEST, IN THE CITY OF WARRENTON, MISSOURI AND HAVING FRONTAGE OF 70 FEET, MORE OR LESS, ON WALTON STREET. BEING THE SAME TRACT DESCRIBED IN DEED RECORDED IN BOOK 24 AT PAGE 5, WARREN COUNTY DEED RECORDS,

for the purpose of satisfying said indebtedness and the cost of executing this trust.

#### KING, KREHBIEL & HELLMICH, LLC

Successor Trustee 314/646-1110

Warren County, Missouri

Publish in the Warren County Record April 18, 25, May 2 and 9

#### TRUSTEE'S SALE

#### IN RE: Jason C. Jaycox and Gwendolyn Hansen, Husband and Wife, Trustee's Sale:

For default in payment of debt and performance of ob ligation secured by Deed of Trust executed by Jason C. Jaycox and Gwendolyn Hansen, Husband and Wife, dated November 6, 2008, and recorded in the Office of the Recorder of Deeds of Warren County, Missouri, as Document No. 200807062, the undersigned Trustee, at the request of the legal holder of said Note, will on Thursday, May 9, 2013, between the hours of 9:00 a.m. and 5:00 p.m., (at the specific time of 12:40 P.M.), at the North Front Door of the Courthouse, City of Warrenton, County of Warren, State of Missouri, sell at public vendue to the highest bidder for cash the following described real estate, described in said Deed of Trust, and situated in Warren County, State of Missouri, to-wit:

A TRACT OF LAND BEING PART OF THE NORTH EAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 47 NORTH, RANGE 2 WEST CITY OF WARRENTON, WARREN COUNTY, MISSOURI, AND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT A MISOSURI STATE LAND SUR-VEY MONUMENT AT THE SOUTHEAST CORNER OF SECTION 16, THENCE ALONG THE EAST LINE OF SECTION 16, NORTH 01 DEGREES 14' EAST 1496.82 FEET TO THE PLACE OF BEGINNING OF THE SAID TRACT OF LAND; THENCE LEAVING THE SAID EAST LINE AND ALONG THE SOUTH LINE OF A TRACT OF LANDS DESCRIBED IN BOOK 118 PAGE 193 OF THE WARREN COUNTY RECORDS, NORTH 88 DEGREES 32' WEST 375.38 FEET TO AN IRON ROD; THENCE LEAV-ING THE SAID SOUTH LINE, NORTH 01 DEGREES 14' EAST 198.80 FEET TO AN IRON ROD; THENCE SOUTH 82 DEGREES 10' EAST 155.11 FEET TO AN IRON ROD; THENCE SOUTH 68 DEGREES 29' EAST 235.93 FEET TO AN IRON ROD; THENCE ALONG THE EAST LINE OF SECTION 16, SOUTH 01 DEGREES 14' WEST 100.74 FEET TO THE PLACE OF BEGINNING.

TOGETHER WITH A STRIP OF LAND 40 FEET WIDE FOR A ROAD AND UTILITY EASEMENT BEING PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 47 NORTH, RANGE 2 EAST, CITY OF WARRENTON, WARREN COUNTY, MISSOURI, AND BEING DESCRIBED AS

COMMENCING AT A MISSOURI STATE LAND SUR-VEY MONUMENT AT THE SOUTHEAST CORNER OF SECTION 16; THENCE ALONG THE EAST LINE OF SECTION 16, NORTH 01 DEGREES 14' EAST 1496.82 FEET TO A POINT; THENCE LEAVING THE SAID EAST LINE AND ALONG THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN BOOK 118 PAGE 193 OF THE WARREN COUNTY RECORDS, NORTH 88 DEGREES 32' WEST 375.38 FEET TO AN IRON ROD AT THE PLACE OF BEGINNING OF THE SOUTH LINE OF THE SAID 40 FOOT WIDE STRIP OF LAND; THENCE ALONG THE SAID SOUTH LINE, NORTH 88 DEGREES 32' WEST 326.11 FEET TO THE NORTHWEST CORNER OF LOT 35 OF SUNRISE TERRACE AS RECORDED ON SLIDE A-66 OF THE WARREN COUNTY RECORDS; THENCE NORTH 88 DEGREES 32' WEST 50.00 FEET TO THE WEST LINE OF RAINBOW DRIVE AND THE END OF THE SOUTH LINE OF THE SAID 40 FOOT WIDE STRIP OF LAND.

to satisfy said debt and cost. MILLSAP & SINGER, P.C.,

Trustee 612 Spirit Drive St. Louis, MO 63005 (636) 537-0110 File No: 145669.050913.304645 FC

**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 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 Warren County Record April 18, 25, May 2 and 9,

Thursday, April 18, 2013 warrencountyrecord.com

# **PUBLIC NOTICES**

#### NOTICE OF TRUSTEE'S SALE

A default has accrued on a certain note secured by a deed of trust executed by, CHRISTOPHER P. CASKEY AND DANIELLE M. CASKEY dated 7/22/2005, and recorded on 8/11/2005, in BOOK 1337, PAGE 118, in the Recorder's office for **Warren County**, Missouri. The successor trustee will on May 3, 2013, between the hours of 9:00 a.m. and 5:00 p.m, more particularly at 11:00 A.M., at the North Front Door of the Warren County Courthouse, 104 West Boone's Lick Road, Warrenton, Missouri, sell at public venue to the highest bidder for cash (certified funds only), the following real estate:

### LOT 62 OF TROTTER'S CREEK. RECORDED IN SLIDE C. PAGES 331-334 OF WARREN COUNTY RE-

Commonly known as: 211 Trotters Point Drive, Wright City, Missouri 63390 for the purpose of satisfying said indebtedness and the

costs of executing this trust.

CSM Foreclosure Trustee Corp. Successor Trustee (800) 652-4080 4x 4/11, 4/18, 4/25 and 5/2/13 CSM File 26-12-00459

Publish in the Warren County Record April 11, 18, 25 and May 2,

#### NOTICE OF TRUSTEE'S SALE

Default having been made in the payment of that certain note secured by Deed of Trust executed by **Steven McCol**ley and Melissa McColley, Husband and Wife, dated September 10, 2007, and recorded on September 19, 2007, as Document No. 200707294, Office of Recorder of Deeds, Warren County, Missouri. The Successor Trustee will on May 3, 2013, between the hours of 9:00 o'clock A.M. and 5:00 P.M., more particularly at 10:00 A.M., at the Warren County Courthouse, 104 West Main Street, North Front door, Warrenton, Mo., sell at public venue to the highest bidder for cash, the following real estate:

A tract of land being part of the former Poisse tract in the Northwest quarter of the Northwest quarter of Section 28, Township 47 North, Range 2 West, Warren County, (City of Warrenton), Missouri, said tract being described as follows: Commencing at an old axle at the Northeast corner of Mittong and Spurell Subdivision No. 2 thence, South 89 degrees 30' 00" East along the South right of way line of Oaklawn Avenue, 80.00 feet to the point of beginning of the tract herein described; thence continuing along said South line, South 89 degrees 30' 00" East 80.00 feet to a point; thence leaving the said South line, South 06 degrees 11' 57" West 342.16 feet to a point on the North right of way line of the Wabah Railroad; thence along said North line, North 76 degrees 17 00" West 60.00 feet to a point; thence leaving said North line, North 02 degrees 40' 20" East (North 02 degrees 27' 20" East, record) along the East line of property now and formerly of Keevan, 326.98 feet to

### 404 Oaklawn Avenue, Warrenton, MO 63383

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

#### **S&W Foreclosure Corporation** Successor Trustee

Pub Commences April 11, 2013

S&W File No.12-020611 By: Shapiro & Weisman, L.C.

the point of beginning.

www.shapiroattorneys.com/mo

Purported address: 404 Oaklawn Avenue, Warren-

Publish in the Warren County Record April 11, 18, 25 and May 2,

### NOTICE OF TRUSTEE'S SALE

For default in the payment of debt secured by a deed of trust executed by Todd A. Schindler and Jennifer L. Shaw, dated October 8, 2007, and recorded on October 31, 2007 Document No. 200708428, in the Office of the Recorder of Deeds, Warren County, Missouri, the undersigned Successor Trustee will on April 24, 2013, at 11:30 A.M., at the North Front Door of the Warren County Courthouse, Warrenton, Missouri, sell at public vendue to the highest

A tract of land being part of the West Half of the

Northwest Quarter of Section 10, Township 46 North, Range 2 West, Warren County, Missouri, and being described as follows: commencing at an old stone at the Southwest corner of the Northwest Quarter; thence along the South line of the Northwest Quarter, North 89 degrees 59' East 406.66 feet to an iron rod; thence leaving the said South line, North 12 degrees 27' East 601.21 feet to a point in the centerline of a 40 foot wide road and utility easement; thence along the said centerline, South 79 degrees 45' East 20.73 feet to the place of beginning of the said tract of land; thence leaving the said centerline, North 14 degrees 53' East 830.44 feet to a point in the centerline of the creek; thence along the said centerline, South 65 degrees 23' East 41.91 feet; thence South 58 degrees 41' East 179.97 feet; thence South 85 degrees 56' East 15.96 feet; thence leaving the said centerline, South 16 degrees 24' West 793.77 feet to a point in the centerline of a 40 foot wide road and utility easement; thence along the said centerline, North 69 degrees 19' West 192.51 feet; thence North 79 degrees 45' West 17.17 feet to the place of beginning and containing 4.08 acres, more or less

commonly known as 18599 Royal Drive, Warrenton, MO, 63383

subject to all prior easements, restrictions, reservations, covenants and encumbrances now of record, if any, to satisfy the debt and costs.

South & Associates, P.C., Successor Trustee

First Publication: March 28, 2013. For more information, visit www.southlaw.com

### 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 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 (Casefile No. 117737 / Invoice No. 117737-635240).

18, 2013

Publish in the Warren County Record March 28, April 4, 11 and

#### NOTICE OF TRUSTEE'S SALE

A default has accrued on a certain note secured by a deed of trust executed by, WILLIAM CHRISTOPHER PEATROSS AND CATHERINE L. PEATROSS dated 5/9/2008, and recorded on 5/13/2008, in **DOCUMENT** NUMBER 200803192, in the Recorder's office for Warren County, Missouri. The successor trustee will on May 10, **2013,** between the hours of 9:00 a.m. and 5:00 p.m., more particularly at 11:00 A.M., at the North Front Door of the Warren County Courthouse, 104 West Boone's Lick Road, Warrenton, Missouri, sell at public venue to the highest bidder for cash (certified funds only), the following real estate:

LOT 46 OF COUNTRY MEADOWS, AS PER PLAT THEREOF RECORDED IN SLIDE C-23 OF THE WARREN COUNTY RECORDS.

Commonly known as: 2402 Balboa Circle, Warrenton, Missouri 63383

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

CSM Foreclosure Trustee Corp. Successor Trustee

4x 4/18, 4/25, 5/2 and 5/9/13 CSM File 26-12-00676

(800) 652-4080

Publish in the Warren County Record April 18, 25, May 2 and 9,

### NOTICE OF TRUSTEE'S SALE

For default in the payment of debt secured by a deed of trust executed by Sean Turner, dated December 5, 2007, and recorded on December 17, 2007, Document No. 200709466, in the Office of the Recorder of Deeds, Warren County, Missouri, the undersigned Successor Trustee will on May 15, 2013, at 11:30 A.M, at the North Front Door of the Warren County Courthouse, Warrenton, Missouri, sell at public vendue to the highest bidder for cash:

A tract of land being part of the Northeast Quarter of the Northeast Quarter of Section 26, Township 47 North, Range 2 West, Warren County, Missouri, and being described as follows: Commencing at a Missouri State Land Survey Monument at the Northeast Corner of Section 26; thence South 00 degrees 57' West 660.51 feet; thence North 89 degrees 06' West 253.08 feet; thence North 89 degrees 19' West 522.31 feet; thence North 89 degrees 32' West 59.06 feet to an iron rod at the place of beginning of the said tract of land; thence South 00 degrees 20' West 255.80 feet to an iron rod; thence North 89 degrees 32' West 511.00 feet; thence along the West line of the Northeast Quarter of the Northeast Quarter, in the County Road, North 00 degrees 20' East 255.78 feet; thence along the boundary line agreement, as described in Book 1051 at Page 871 of the Warren County Records, South 89 degrees 32' East 511.00 feet to the place of beginning., commonly known as 27848 Franklin Road, Wright City, MO, 63390

subject to all prior easements, restrictions, reservations, covenants and encumbrances now of record, if any, to satisfy the debt and costs.

South & Associates, P.C., Successor Trustee

First Publication: April 18, 2013. For more information, visit www.southlaw.com

### **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 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 (Casefile No. 141975 / Invoice No. 141975-640893).

Publish in the Warren County Record April 18, 25, May 2 and 9,

## NOTICE OF TRUSTEE'S SALE

In Re: National Resorts Groups, L.L.C., a/k/a National Resorts Group, L.L.C. and Robert L. Lewis

TRUSTEE'S SALE: - Default having been made under promissory note described in and secured by a Deed of Trust (hereinafter the "Deed of Trust"), executed by National Resorts Groups, L.L.C., said Deed of Trust being dated January 16, 2007, and recorded as Doc. No. 200700498, in the Office of the Recorder of Deeds for the County of Warren, State of Missouri, the undersigned Successor Trustee at the request of the legal holder of said note, will on May 9, 2013, between the hours of 9 o'clock a.m. and 5 o'clock p.m., (1:00 p.m.), at the North Front Door of the Warren County Courthouse, in the City of Warrenton, Missouri, sell at public vendue to the highest bidder for cash, the following real estate described in said Deed of Trust and situated in the County of Warren, State of Missouri, to-wit:

A tract of land 145 feet wide, being the East 145 feet of Outlot No.2 in Gerken addition to the Town of Wright City, Missouri, and also being in the Southwest Quarter of the Southwest Quarter of Section 15, Township 47 North, Range 1 West, Warren County, Missouri, and more particularly described as follows: Beginning at the intersection of the South right-of-way

line of Old Missouri U.S. Highway 40, with the East line of the said Southwest Quarter of the Southwest Quarter of Section 15, South 921.9 feet from the Northeast corner of the said Southwest Quarter of the Southwest Quarter of Section 15; thence continuing South 342.1 feet along the Quarter Quarter Section line to its intersection with the North right-or-way line of the Wabash Railroad; thence Westwardly along said Railroad right-of-way along a curve 147.2 feet, more or less, to an iron pipe; thence North 334.6 feet along a line, being parallel to and 145 feet from the said Quarter Quarter Section line, to the South right-ofway line of said Highway 40, thence along said Highway 146.04 feet to the place of beginning, and containing 1.12 acres, more or less, as per survey executed by William G. Van Cleve, Jr., during July 1961, except that part conveyed to the State of Missouri for Highway purposes, as recorded in Book 105 at page 427, Warren County Deed Records.

Wright City, MO 63390. for the purpose of satisfying all or part of said indebted-

Commonly known as 150 Veterans Memorial Pkwy.,

ness and the cost of executing this trust. This is from a debt collector in an attempt to collect a debt, and any information obtained will be used for that purpose.

#### JAMES HUTCHISON & FORTH, P.C. Successor Trustee

111 Westport Plaza Dr., Ste. 505 St. Louis, MO 63146 314.434.5222

Publish in the Warren County Record April 18, 25, May 2 and 9,

#### NOTICE OF TRUSTEE'S SALE

For default in the payment of debt secured by a deed of trust executed by Amy Loos and Dwayne R. Loos, dated October 23, 2009, and recorded on December 4, 2009, Document No. 200907234, in the Office of the Recorder of Deeds, Warren County, Missouri, the undersigned Successor Trustee will on May 3, 2013, at 11:30 A.M., at the North Front Door of the Warren County Courthouse, Warrenton, Missouri, sell at public vendue to the highest bidder for

A-39 of the Warren County Records, commonly known as 100 Kerland Dr., Wright City, MO, 63390 subject to all prior easements, restrictions, reservations,

TERRACE, a subdivision in Warren County, Mis-

souri, according to the plat thereof recorded in Slide

Lot numbered One Hundred (100) of KERLAND

covenants and encumbrances now of record, if any, to satisfy the debt and costs.

South & Associates, P.C., Successor Trustee

First Publication: April 11, 2013. For more information, visit www.southlaw.com

#### **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 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 (Casefile No. 131925 / Invoice No. 131925-638156).

Publish in the Warren County Record April 11, 18, 25 and May 2,

#### TRUSTEE'S SALE

IN RE: Richard A. Motta and Kathleen R. Motta, husband and wife, Trustee's Sale:

For default in payment of debt and performance of obligation secured by Deed of Trust executed by Richard A. Motta and Kathleen R. Motta, husband and wife, dated June 6, 2005, and recorded in the Office of the Recorder of Deeds of Warren County, Missouri, in Book 1325, Page 531, the undersigned Successor Trustee, at the request of the legal holder of said Note, will on Thursday, May 9, 2013, between the hours of 9:00 a.m. and 5:00 p.m., (at the specific time of 12:40 P.M.), at the North Front Door of the Courthouse, City of Warrenton, County of Warren, State of Missouri, sell at public vendue to the highest bidder for cash the following described real estate, described in said Deed of Trust, and situated in Warren County, State of

Missouri, to-wit: ALL OF TRACTS THIRTY-EIGHT (38) AND THIRT NINE (39) AS SHOWN AND DESIGNATED ON PLAT OF THE CERTAIN SUBDIVISION KNOWN AS COVENTRY, PLAT 1, LOCATED IN WARREN COUNTY MISSOURI, AS SHOWN AND DESIGNATED ON THE PLAT THEREOF RECORDED IN PLAT BOOK 3 PAG-ES 72 AND 73 OF THE WARREN COUNTY RECORDS CONTAINING 10.00 ACRES, MORE OR LESS

to satisfy said debt and cost.

MILLSAP & SINGER, P.C., Successor Trustee 612 Spirit Drive St. Louis, MO 63005 (636) 537-0110

File No: 150669.050913.305030 FC

### **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 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 Warren County Record April 18, 25, May 2 and 9,

### NOTICE OF TRUSTEE'S SALE

In Re: National Resorts Group, L.L.C. and Robert L. Lewis

TRUSTEE'S SALE: - Default having been made under a promissory note described in and secured by a Deed of Trust (hereinafter the "Deed of Trust"), executed by National Resorts Group, L.L.C., said Deed of Trust being dated February 8, 2010, and recorded as Doc. No. 201000687, in the Office of the Recorder of Deeds for the County of Warren, State of Missouri, the undersigned Successor Trustee at the request of the legal holder of said note, will on May 9, 2013, between the hours of 9 o'clock a.m. and 5 o'clock p.m., (1:00 p.m.), at the North Front Door of the Warren County Courthouse, in the City of Warrenton, Missouri, sell at public vendue to the highest bidder for cash, the following real estate described in said Deed of Trust and situated in the County of Warren, State of Missouri, to-wit:

A tract of land being part of the Southeast Quarter of the Northeast Quarter of Section 20, part of the Southwest Quarter of the Northwest Quarter, and part of the Northwest Quarter of the Southwest Quarter of Sec tion 21; All in Township 46 North, Range 1 West, Warren County, Missouri, and being described as follows:

Beginning at the Northwest Corner of Lot 16 of WILD-WOOD HILLS, as shown on Slide A-82 of the Warren County Records; thence along the West line of Lot 16, South 18°-42' West 279.78 feet to a point in the centerline of the County Road; thence along the said centerline, North  $79^{\circ}-40'$  West 28.10 feet; thence North  $04^{\circ}-30'$  West 326.79feet; thence leaving the said centerline, South 80°-27' East 23 . 21 feet; thence North 08°-49' West 503.92 feet; thence South 85°-10' West 42.12 feet to an iron rod; thence North 02°-14′ West 73.94 feet to an iron rod; thence North 69°-43′ East 554.94 feet to a point in the centerline of the County Road; thence along the said centerline with a curve to the right, said curve having a chord of South 17'-41' East 19.67 feet; thence South 70°-19' East 362.38 feet; thence South 01°-54' East 323.35 feet; thence South 02°-53' West 133.90 feet; thence leaving the said centerline, South 38'-31' East 191.67 feet to an iron rod; thence South 89° -34' East 570.00 feet to an iron rod; thence South 0°-26' West 500.00 feet to an old iron rod; thence along the North line of WILDWOOD HILLS, as shown on Slide A-82 of the Warren County Records, North 60°-08' West 594.97 feet; thence

for the purpose of satisfying all or part of said indebtedness and the cost of executing this trust. This is from a debt collector in an attempt to collect a debt, and any information obtained will be used for that purpose.

North 80°-33' West 810.12 feet to the place of beginning.

#### JAMES HUTCHISON & FORTH, P.C. Successor Trustee

111 Westport Plaza Dr., Ste. 505 St. Louis, MO 63146 314.434.5222

Publish in the Warren County Record April 18, 25, May 2 and 9,

Page 3D Thursday, April 18, 2013 warrencountyrecord.com

# **PUBLIC NOTICES**

#### TRUSTEE'S SALE

IN RE: Kimberly M. Mackenzie, a single person, Trustee's Sale:

For default in payment of debt and performance of obligation secured by Deed of Trust executed by Kimberly M. Mackenzie, a single person, dated October 12, 2007, and recorded in the Office of the Recorder of Deeds of Warren County, Missouri, as Document Number 200708076, the undersigned Successor Trustee, at the request of the legal holder of said Note will on Thursday, May 9, 2013, between the hours of 9:00 a.m. and 5:00 p.m., (at the specific time of 12:40 P.M.), at the North Front Door of the Courthouse, City of Warrenton, County of Warren, State of Missouri, sell at public vendue to the highest bidder for cash the following described real estate, described in said Deed of Trust, and situated in Warren County, State of Missouri,

LOT 46 OF TROTTERS CREEK [A SUBDIVISION IN WARREN COUNTY, MISSOURI, AS PLAT THEREOF], RECORDED IN SLIDE C PAGES 331-334 OF THE WAR-REN COUNTY RECORD[S]. [THE INFORMATION CON-TAINED IN BRACKETS HAS BEEN ADDED TO MORE ACCURATELY REFLECT THE LEGAL DESCRIPTION.]

to satisfy said debt and cost.

MILLSAP & SINGER, P.C.,

Successor Trustee 612 Spirit Drive St. Louis, MO 63005

(636) 537-0110 File No: 87908.050913.300463 FC

**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 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 Warren County Record April 18, 25, May 2 and 9,

#### TRUSTEE'S SALE

Cheryl A. Keling a/k/a Cheryl Keling, Husband and Wife, Trustee's Sale:

For default in payment of debt and performance of obigation, secured by Deed of Trust, executed by Bradley Keling a/k/a Bradley K. Keling and Cheryl A. Keling a/k/a Cheryl Keling, Husband and Wife, dated May 30, 2007, and recorded in the Office of the Recorder of Deeds of Warren County, Missouri, as Doc. #200704412, the undersigned Successor Trustee, at the request of the legal holder of said Note, will on Thursday, April 25, 2013, between the hours of 9:00 a.m. and 5:00 p.m., (at the specific time of 12:40 PM), at the North Front Door of the Courthouse, City of Warrenton, County of Warren, State of Missouri, sell at public vendue to the highest bidder for cash the following described real estate, described in said Deed of Trust, and situated in Warren County, State of Missouri, to-wit:

LOT 34 OF DIECKMANN FARMS, A SUBDIVISION IN WARREN COUNTY, MISSOURI, ACCORDING TO THE PLAT THEREOF RECORDED IN SLIDE C-317 AND C-318 OF THE WARREN COUNTY RECORDS.

to satisfy said debt and cost. MILLSAP & SINGER, P.C., Successor Trustee 612 Spirit Drive St. Louis, MO 63005  $(636)\ 537-0110$ 

File No: 82941.042513.302747 FC

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 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 Warren County Record April 4, 11, 18 and 25, 2013.

### NOTICE OF TRUSTEE'S SALE

For default under the terms of the Deed of Trust executed by Imajewell A. Hackel, a single person, dated October 18, 2007, recorded on October 26, 2007, as Document No. 200708292, Office of the Recorder of Deeds, Warren County, Missouri, the undersigned Successor Trustee will on Friday, April 26, 2013, at 11:00 A.M. at the North Front Door of the Warren County Courthouse, 104 West Boone's Lick Road, in Warrenton, Missouri, sell at public vendue to the highest bidder for cash:

A tract of land being part of the Northeast Quarter of the Southeast Quarter of Section 5, Township 46 North, Range 2 West, Warren County, Missouri, and being described as follows: Commencing at an Old Iron Pipe at the Northwest corner of said Northeast Quarter of the Southeast Quarter; thence along the West line of said Northeast Quarter of the Southeast Quarter South 2 degrees 56 minutes West 26.06 feet to an iron rod; thence leaving said West line along the South line of 26 foot wide road North 88 degrees 58 minutes East 485.74 feet to an iron rod at the place of beginning of said tract of land; thence continuing along said South line North 88 degrees 58 minutes East 512.51 feet to a point on the Southwest right-of-way line of Missouri State Highway 47; thence along said right-of-way line South 37 degrees 27 minutes East 248.43 feet to a cornerpost; thence leaving said right-of-way line along the South line of a 30 foot wide road and utility easement South 88 degrees 51 minutes West 477.00 feet to an old iron pipe; thence leaving said South line North 14 degrees 21 minutes West 15.41 feet to a point in the centerline of a 30 foot wide road and utility easement; thence along said road centerline South 64 degrees 50 minutes West 223.01 feet to a point; thence leaving said road centerline North 3 degrees 56 minutes East 278.12 feet to an iron rod at the place of beginning,

to satisfy said debt and costs.

Martin, Leigh, Laws & Fritzlen, P.C. Successor Trustee Richard L. Martin, Vice President

(816) 221-1430 www.mllfpc.com

(Hackel, 5724.292, Publication Start: 04/04/2013)

MARTIN, LEIGH, LAWS & FRITZLEN, P.C., AS SUC-CESSOR TRUSTEE, IS ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE

USED FOR THAT PURPOSE. Publish in the Warren County Record April 4, 11, 18 and 25, 2013.

#### NOTICE OF CHANGE OF NAME

TO WHOM IT MAY CONCERN:

You are hereby notified that a Judgment entered on the 16th day of April, 2013, in the Circuit Court of Warren County, State of Missouri, the name of TONI LEE KLOTT was changed to "TONI LEE ENLOE."

Lydia and Dennis Enloe

Mother, Father and Next Friend

Publish in the Warren County Record April 18, 25 and May 2, 2013.

### NOTICE OF TRUSTEE'S SALE

Default having been made in the payment of that certain

note secured by Deed of Trust executed by Lacy L. Mc-Farland, a single woman, dated November 20, 2009, and recorded on December 4, 2009, as Document No. 200907281, Office of Recorder of Deeds, Warren County, Missouri. The Successor Trustee will on May 3, 2013, between the hours of 9:00 o'clock A.M. and 5:00 P.M., more particularly at 10:00 A.M., at the Warren County Courthouse, 104 West Main Street, North Front door, Warrenton, Mo., sell at public venue to the highest bidder for cash, the following real estate:

All of unit 15D of resubdivision of lots 14 and 15 Oak View and Arlington Condo of the City of Warrenton as per plat thereof recorded on slide C-85 and re-recorded on slide C-87 and 88.

### 1010 Arlington Ct, Warrenton, MO 63383

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

**S&W Foreclosure Corporation** Successor Trustee

Pub Commences April 11, 2013

S&W File No.12-018977

By: Shapiro & Weisman, L.C. www.shapiroattorneys.com/mo

Purported address: 1010 Arlington Ct, Warrenton, MO 63383

### Publish in the Warren County Record April 11, 18, 25 and May 2,

#### NOTICE OF TRUSTEE'S SALE

Default having been made in the payment of that certain IN RE: Bradley Keling a/k/a Bradley K. Keling and note secured by Deed of Trust executed by Kenneth Swaringen and Amy M. Swaringen, Husband and Wife, dated April 10, 2007, and recorded on April 20, 2007, as Document No. 200703030, Office of Recorder of Deeds, Warren County, Missouri. The Successor Trustee will on May 3, 2013, between the hours of 9:00 o'clock A.M. and 5:00 P.M., more particularly at 10:00 A.M., at the Warren County Courthouse, 104 West Main Street, North Front door, Warrenton, Mo., sell at public venue to the highest bidder for cash, the following real estate:

> Lot 16 of Greenleaf Estates East as recorded in Plat Cabinet B, slide B, 217-217 of the Warren County, MO. Records, together with restrictions as recorded in Book 589 at AJT Pages 289 through 292. Also with amended restrictions as recorded 7-29-93 in Book 614 at pages 23, 24, 25. Also granting and reserving roof and utility easements as shown on the above stated plat. Subject to easements, restrictions and conditions of record, if any.

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

### 13350 Bobwhite Court, Wright City, MO 63390

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

**S&W Foreclosure Corporation** Successor Trustee

Pub Commences April 11, 2013

S&W File No. **12-017457** By: Shapiro & Weisman, L.C.

www.shapiroattorneys.com/mo

Purported address: 13350 Bobwhite Court, Wright City, MO 63390

Publish in the Warren County Record April 11, 18, 25 and May 2,

### TRUSTEE'S SALE

IN RE: GARY L. BADOUR and SHARON D. MCK-EE, N/K/A SHARON D. BADOUR, husband and wife.

TRUSTEE'S SALE: Default having been made in payment of principal and interest on Note described in and secured by Deed of Trust executed by Gary L. Badour and Sharon D. Badour, husband and wife, dated the 31st day of July, 2007, and recorded on August 3, 2007, as Document Number 200706013 of the Recorder of Deeds Office of the County of Warren, State of Missouri, as modified by instrument recorded as Document No. 201004655, the undersigned Trustee, at the request of the legal holder of said Note, will, on MAY 3, 2013, between the hours of 9:00 a.m. and 5:00 p.m. (1:00 p.m.), at the North Front Door of the Warren County Courthouse, 104 W. Main Street, in the City of Warrenton, State of Missouri, sell at public vendue to the highest bidder for cash, the following real estate described in said Deed of Trust and situated in the County of Warren, State of Missouri, to-wit:

ATRACT OF LAND BEING PART OF THE NORTH-WEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 47 NORTH, RANGE 1 WEST, AND BEING MORE PARTICULARLY DE-SCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE NORTH-WEST QUARTER, THENCE ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF THE NORTH WEST QUARTER SOUTH 0 DEGREES 15 MINUTES EAST, 673.95 FEET TO A POINT; THENCE LEAVING SAID EAST LINE SOUTH 89 DEGREES 29 MINUTES WEST 330.00 FEET TO A POINT; THENCE NORTH 0 DEGREES 15 MINUTES WEST, 674.24 FEET TO A POINT ON THE NORTH LINE OF SAID NORTH-WEST QUARTER OF THE NORTHWEST QUARTER, THENCE ALONG SAID NORTH LINE NORTH 89 DEGREES 32 MINUTES EAST, 330.00 FEET TO THE POINT OF BEGINNING.

KNOWN AS AND NUMBERED Lot 4 Meadowhaven. For the purposes of satisfying said indebtedness and the

cost of executing this trust.

PULASKI SERVICE CORPORATION Trustee

WARREN COUNTY

Publish in the Warren County Record April 4, 11, 18 and 25, 2013.

### **EMPLOYMENT OPPORTUNITY**

The Warren County Commission is seeking an applicant to fill a full-time position for a Warren County Sanitarian. Any questions regarding the work-related issues should be addressed to the Warren County Commission at 636-456-3045.

Warren County accepts applications on a regular basis. Applications are available at the Warren County Clerk's Office, 101 Mockingbird Ln., Ste 302, Warrenton, MO 63383 and should be returned to the same ad-

Applications will be accepted through Friday, May 3, 2013, at 4:30 p.m. Warren County is an Equal Opportunity Employer.

Publish in the Warren County Record April 18, 2013.

### NOTICE OF TRUSTEE'S SALE

For default in the payment of debt secured by a deed of trust executed by Justin D. Mills and Rebecca L. Brockmann, dated April 30, 2009, and recorded on June 2, 2009, Document No. 200903476, in the Office of the Recorder of Deeds, Warren County, Missouri, the undersigned Successor Trustee will on May 1, 2013, at 11:30 A.M., at the North Front Door of the Warren County Courthouse, Warrenton, Missouri, sell at public vendue to the highest bidder for

Lot 267 of Gettysburg Commons-Plat One, a subdi-

vision in the City of Wright City, Missouri, according to the Plat thereof recorded on side D-183 and D-184 of the Warren County Records., commonly known as 105 Chancellerville Drive, Wright City, MO, 63390 subject to all prior easements, restrictions, reservations,

covenants and encumbrances now of record, if any, to satisfy the debt and costs.

South & Associates, P.C., Successor Trustee

First Publication: April 4, 2013. For more information, visit www.southlaw.com

### **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 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 (Casefile No. 147912 / Invoice No. 147912-637710).

Publish in the Warren County Record April 4, 11, 18 and 25, 2013.

#### TRUSTEE'S SALE

IN RE: Mark Lawrence Adams and Sarah E. Adams, Husband and Wife, Trustee's Sale:

For default in payment of debt and performance of obligation secured by Deed of Trust executed by Mark Lawrence Adams and Sarah E. Adams, Husband and Wife, dated June 26, 2009, and recorded in the Office of the Recorder of Deeds of Warren County, Missouri, as Document No. 200904375, the undersigned Successor Trustee, at the request of the legal holder of said Note, will on Thursday, April 25, 2013, between the hours of 9:00 a.m. and 5:00 p.m., (at the specific time of 12:40 P.M.), at the North Front Door of the Courthouse, City of Warrenton, County of Warren, State of Missouri, sell at public vendue to the highest bidder for cash the following described real estate, described in said Deed of Trust, and situated in Warren County, State of Missouri, to-wit:

LOT 27 OF ASHLAND MEADOWS, PLAT 2, CITY OF WARRENTON, AS SHOWN AND DESIGNATED ON RECORDED PLAT ON SLIDE B-359 OF THE WARREN COUNTY RECORDS.

to satisfy said debt and cost.

MILLSAP & SINGER, P.C., Successor Trustee 612 Spirit Drive St. Louis, MO 63005 (636) 537-0110 File No: 130277.042513.299404 FC

### 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 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 Warren County Record April 4, 11, 18 and 25, 2013.

### **VIRGINIA:**

IN THE 26TH DISTRICT JUVENILE AND DOMESTIC RELATIONS COURT IN HARRISONBURG

> HARRISONBURG ROCKINGHAM SOCIAL SERVICES DISTRICT Petitioner

ALEX CASTORENA Respondent

ORDER OF PUBLICATION **DOCKET NO. J-24319-13** 

The object of this suit is to terminate the residual parental rights of ALEX CASTORENA to a female child born on or about May 25, 2007. Sarah McDorman is the mother of the child.

If the court terminates ALEX CASTORENA's residual parental rights to the female child born May 25, 2007. ALEX CASTORENA would have no further right or control over said child. Further, ALEX CASTORENA could no longer visit the child and would never again be permitted to make decisions concerning the child's education, discipline, religion, medical care, future home or any other matter. In addition, said child could be placed for adoption without ALEX CASTORENA's knowledge or consent.

Be advised that **ALEX CASTORENA** is entitled to representation by an attorney and that the Court will appoint an attorney to represent him if he cannot afford to hire one.

Accordingly, it is ORDERED that ALEX CASTORENA appear in this Court located at 53 Court Square, in Harrisonburg, Virginia, on May 8, 2013, at 9:00 a.m., or as soon thereafter as counsel may be heard, to protect his interests.

Entered this 19th day of March, 2013. H. David O'Donnell

Judge

I ASK FOR THIS: Rachel Figura

Counsel for Petitioner

Publish in the Warren County Record April 4, 11, 18 and 25, 2013.

# **PUBLIC NOTICES**

#### NOTICE OF TRUSTEE'S SALE

For default in the payment of debt secured by a deed of trust executed by Shannon D. Brown and Monica J. Brown, dated March 11, 2005, and recorded on March 16, 2005, Document No. 01960, in Book No. 1308, at Page 712 in the Office of the Recorder of Deeds, Warren County, Missouri, the undersigned Successor Trustee will on May 1, 2013, at 11:30 A.M., at the North Front Door of the Warren County Courthouse, Warrenton, Missouri, sell at public vendue to the highest bidder for cash:

LOT 7 OF COUNTRY MEADOWS, A SUBDIVISION IN WARREN COUNTY, MISSOURI, ACCORDING TO THE PLAT THEREOF RECORDED ON SLIDE C-263 AND C-264 OF THE WARREN COUNTY RECORDS., commonly known as 2413 Santa Maria, Warrenton, MO, 63383

subject to all prior easements, restrictions, reservations, covenants and encumbrances now of record, if any, to satisfy the debt and costs.

South & Associates, P.C., Successor Trustee

First Publication: April 4, 2013. For more information, visit www.southlaw.com

#### 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 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 (Casefile No. 154157 / Invoice No. 154157-632112).

Publish in the Warren County Record April 4, 11, 18 and 25, 2013.

STATE OF MISSOURI	)	
County of Warren	)	S

IN THE CIRCUIT COURT OF WARREN COUNTY

In Re the Marriage of

MARY LOU CUMPTON, Petitioner,

STATE OF MISSOURI

v. JEFFERY SCOTT CUMPTON, Respondent.

Case No.: 13BB-DR00051

## NOTICE UPON ORDER FOR SERVICE BY PUBLICATION

THE STATE OF MISSOURI TO RESPONDENT, JEF-

FERY SCOTT CUMPTON:

You are hereby notified that an action has been commenced against you in the Circuit Court for the County of Warren, State of Missouri, the object and general nature of

which is a Petition for Dissolution of Marriage.

The names of all parties to said action are stated above in the caption hereof and the name and address of the attorney for Petitioner is Timothy M. Joyce, 625 East Veter-

You are further notified that unless you file an answer or other pleading or shall otherwise appear and defend against the aforesaid petition within thirty (30) days after the 18th day of April, 2013, judgment by default will be rendered against you.

ans Memorial Parkway, Warrenton, MO 63383.

Witness my hand and the seal of the Circuit Court this 8th day of April, 2013.

Brenda Eggering

Circuit Clerk

(seal) (A true copy of record)

Publish in the Warren County Record April 18, 25, May 2 and 9, 013.

## IN THE 12TH JUDICIAL CIRCUIT COURT, WARREN COUNTY, MISSOURI

Judge or Division: PROBATE

Case Number: 13BB-PR00023

In the Estate of

 ${\bf GEORGE\ CHARLES\ MATTHES,\ Deceased.}$ 

NOTICE TO CREDITORS (Small Estate)

To All Persons Interested in the Estate of GEORGE CHARLES MATTHES, Decedent.

On MARCH 20, 2013, a small estate affidavit was filed by the distributees for the decedent under Section 473.097, RSMo, with the Probate Division of the Circuit Court of Warren County, Missouri.

All creditors of the decedent, who died on 06-SEP-2012, are notified that Section 473.444, RSMo, sets a limitation period that would bar claims one year after the death of the decedent. A creditor may request that this estate be opened for administration.

Receipt of this notice should not be construed by the recipient to indicate that the recipient may possibly have a beneficial interest in the estate. The nature and extent of any person's interest, if any, may possibly be determined from the affidavit on this estate filed in the Probate Division of the Circuit Court of Warren County, Missouri.

Date of first publication is APRIL 11, 2013.

Sheryl Schimweg Probate Division Clerk

Publish in the Warren County Record April 11 and 18, 2013.