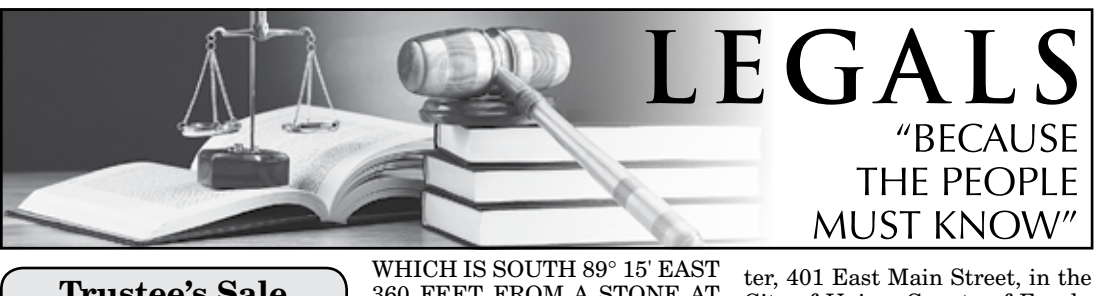

Trustee's Sale

NOTICE OF TRUSTEE'S SALE

Default having been made in the terms of that certain note secured by Deed of Trust executed by **Willard E. and Darleen A. Dell Trustees of The Willard E. and Darleen A. Dell Trust utd 5/15/95**, dated **August 20, 2009,** and recorded on **August 26, 2009,** as Document No. **0917361**, Office of Recorder of Deeds, **Franklin** County, Missouri. The Successor Trustee will on **January 29, 2018**, 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, 300 E. Main St., Courthouse Square, North Front door, Union, MO 63084, sell at public venue to the highest bidder for cash, the following real estate:

Lot Ten (10) and the North half of Lot Nine (9), Block One (1), of Crowe's Addition to the City of Union, Missouri, as per plat of record in Plat Book B, Page 34 in the Office of the Recorder of Deeds.

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

S&W Foreclosure Corporation

Successor Trustee

Pub Commences **January 3, 2018**

S&K File No. **17-030401**

By: Shapiro & Kreisman, LLC

www.shapiroandkreisman-mo.com

Purported address: **1004 North Christina Ave., Union, MO 63084**

Publish in The Missourian January 3, 10, 17 and 24, 2018.

TRUSTEE'S SALE

IN RE: Brian J. Strube, married man, Jessica M. Strube, Trustee's Sale:

For default in payment of debt and performance of obligation secured by Deed of Trust executed by Brian J. Strube, married man, Jessica M. Strube, dated June 6, 2016, and recorded in the Office of the Recorder of Deeds of Franklin County, Missouri, as Document No.: 1608234, the undersigned Successor Trustee, at the request of the legal holder of said Note, will on Monday, January 29, 2018, between the hours of 9:00 a.m. and 5:00 p.m., (at the specific time of 10:30 A.M.), at the North Front Door of the Courthouse, City of Union, County of Franklin, 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 Franklin County, State of Missouri, to-wit:

LOTS SIX (6) AND SEVEN (7) OF WOODLAWN ACRES, BLOCK D IN SECTION 6, TOWNSHIP 40 NORTH, RANGE 2 WEST OF THE 5TH P.M., AS PER PLAT OF RECORD IN PLAT BOOK I, PAGE 41 IN THE OFFICE OF THE RECORDER OF DEEDS. [OF FRANKLIN COUNTY, MISSOURI] [THE INFORMATION CONTAINED 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: 182702.012918.379356 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 Missourian January 3, 10, 17 and 24, 2018.

NOTICE OF SUCCESSOR TRUSTEE'S SALE

WHEREAS, **Dennis James Kostecki Jr., spouse of Melissa A. Kostecki, and Melissa A. Kostecki, spouse of Dennis James Kostecki Jr.**, by their Deed of Trust dated April 4, 2013, recorded in the Office of the Recorder of Deeds for Franklin County, Missouri, on April 12, 2013, as Document No. 1306432, conveyed to Union Trustee Corp., Trustee, the following described property situated in the County of Franklin, State of Missouri, to-wit:

PART OF THE NORTH HALF OF THE NORTHWEST QR IN SECTION THIRTY-TWO (32), TOWNSHIP FORTY-TWO (42) NORTH, RANGE ONE (1) EAST OF THE 5TH P.M., DESCRIBED AS FOLLOWS: BEGINNING AT A STAKE IN THE NORTH LINE OF SAID SECTION 32 WHICH IS SOUTH 89° 15' EAST 360 FEET FROM A STONE AT THE NORTHWEST CORNER THEREOF, RUN THENCE SOUTH 45° EAST 107 FEET TO A STAKE, SOUTH 50° 45' EAST 329 FEET TO A STAKE, SOUTH 41° EAST 144.5 FEET TO A STAKE, SOUTH 25° 45' EAST 406 FEET TO A STAKE, SOUTH 77° 45' EAST 182 FEET TO A 36 INCH WHITE OAK TREE AND THENCE SOUTH 38° 30' EAST 148 FEET TO A POINT IN THE CENTERLINE OF THE COUNTY ROAD, THENCE ON ROAD CENTERLINE NORTH 72° EAST 168.8 FEET, NORTH 62° EAST 100 FEET, NORTH 54° 30' EAST 100 FEET AND NORTH 49° 30' EAST 40 FEET TO A POINT, THENCE LEAVING SAID ROAD LINE AND RUN NORTH 41° WEST 866 FEET TO A POINT IN THE NORTH LINE OF SAID SECTION AND THENCE NORTH 89° 15' WEST 660 FEET TO THE POINT OF BEGINNING, CONTAINING 10.33 ACRES, ACCORDING TO SURVEY BY E.F. KAPPELMANN, COUNTY SURVEYOR, OF RECORD IN SURVEYOR'S RECORD 16, PAGE 155.

More correctly described as:

PART OF THE NORTH HALF OF THE NORTHWEST QR. OF SECTION THIRTY-TWO (32), TOWNSHIP FORTY-TWO (42) NORTH, RANGE ONE (1) EAST OF THE 5TH P.M., BEING MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT AN IRON ROD WITH ALUMINUM CAP AT THE NORTHWEST CORNER OF SAID SECTION 32, THENCE SOUTH 88° 12' 34" EAST ON THE SECTION LINE 357.91 FEET TO THE NORTHEAST CORNER OF GIBSON SUBDIVISION PLAT 2 RECORDED IN DOC. #1312019 AND THE POINT OF BEGINNING, SAME BEING NORTH 43° 28' 20" WEST 3.2 FEET FROM A DRILL ROD, THENCE SOUTH 88° 12' 34" EAST ON THE SECTION LINE 657.27 FEET TO A POINT LOCATED NORTH 39° 52' 02" WEST 6.49 FEET FROM A TALL POST, THENCE SOUTH 39° 52' 02" EAST ON THE PROPERTY LINE 872.83 FEET TO THE CENTERLINE OF MILL HILL ROAD, SAME BEING LOCATED SOUTH 39° 52' 02" EAST 24.73 FEET FROM AN IRON BAR, THENCE ON THE CENTERLINE OF MILL HILL ROAD AS FOLLOWS: THENCE SOUTH 52° 51' 29" WEST 45.63 FEET, THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 750.00 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 63° 35' 12" WEST 279.24 FEET, THENCE SOUTH 74° 18' 56" WEST 80.36 FEET TO A POINT LOCATED SOUTH 37° 20' 03" EAST 29.29 FEET FROM AN IRON PIPE, THENCE LEAVING SAID ROAD AND ON THE PROPERTY LINE AS FOLLOWS: THENCE NORTH 37° 20' 03" WEST 150.56 FEET TO A WHITE OAK STUMP, THENCE SOUTH 79° 45' 33" WEST 181.95 FEET TO AN IRON ROD, THENCE NORTH 23° 39' 53" WEST 405.89 FEET TO AN IRON PIPE IN STONEPILE, THENCE NORTH 39° 56' 00" WEST 144.47 FEET TO AN IRON ROD, THENCE NORTH 49° 30' 22" WEST 330.07 FEET TO A 60D NAIL AT A TALL IRON ROD, THENCE NORTH 43° 28' 20" WEST A DISTANCE OF 109.84 FEET TO THE POINT OF BEGINNING, CONTAINING 10.83 ACRES, MORE OR LESS, AS PER PLAT OF SURVEY BY CAMERON D. LUEKEN, PROFESSIONAL LAND SURVEYOR, IN NOVEMBER, 2017.

which conveyance was made to the said Union Trustee Corp., 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 appointed Milsap & Singer, P.C., as Successor Trustee, said Appointment of Successor Trustee being recorded on September 11, 2017, as Document No. 1713798, in the Office of the Recorder of Deeds for Franklin County, Missouri; and

WHEREAS, the holder of the Note has appointed Union Trustee Corp., as Successor Trustee, said Appointment of Successor Trustee being recorded on October 11, 2017, as Document No. 1715571, 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 **THURSDAY, JANUARY 25, 2018,** 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: /s/ Keith G. Crews
Keith G. Crews,
Senior Vice President
Successor Trustee

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

Publish in The Missourian January 3, 10, 17 and 24, 2018.

TRUSTEE'S SALE

In Re: **Christopher Huebner, a married person:**

TRUSTEE'S SALE — Under the terms of the Deed of Trust executed by **Christopher Huebner, a married person,** dated **07/27/2011, and recorded on 08/01/2011, Document 1111077,** in the office of the Recorder of Deeds for **Franklin County**, MISSOURI, the undersigned Successor Trustee, will on **01/29/2018, 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 subject to the terms announced at the sale, the realty described in said deed of trust, to-wit:

LOT ONE (1) OF L. M. WIESE SUBDIVISION PLAT 2 IN THE CITY OF SULLIVAN, AS PER PLAT OF RECORD IN PLAT BOOK P, PAGE 80 IN THE OFFICE OF THE RECORDER OF DEEDS.

Substitute Trustee Corporation

SUCCESSOR TRUSTEE

www.substitutetrusteecorp.com

Published in the Washington Missourian

File #: **HUECHNOR**

First Publication date 01/03/2018

Publish in The Missourian January 3, 10, 17 and 24, 2018.

TRUSTEE'S SALE

In Re: **HARVEY DUBBS AND BARBARA DUBBS, HUSBAND AND WIFE:**

TRUSTEE'S SALE — Under the terms of the Deed of Trust, executed by **HARVEY DUBBS AND BARBARA DUBBS, HUSBAND AND WIFE**, dated **03/28/2007, and recorded on 04/13/2007, Document 0708257,** in the office of the Recorder of Deeds for **Franklin County,** MISSOURI, the undersigned Successor Trustee, will on **01/29/2018, 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 subject to the terms announced at the sale, the realty described in said deed of trust, to-wit:

LOT EIGHTEEN (18) OF BRIDGEWATER ESTATES, A SUBDIVISION IN PART OF THE EAST HALF OF THE NORTHEAST QR. IN SECTION TWENTY-TWO (22) AND PART OF THE WEST HALF OF THE NORTHWEST QR. IN SECTION TWENTY-THREE (23), TOWNSHIP FORTY-THREE (43) NORTH, RANGE ONE (1) EAST OF THE 5TH P.M., AS PER PLAT OF RECORD IN PLAT BOOK P PAGE 22 IN THE OFFICE OF THE RECORDER OF DEEDS.

Substitute Trustee Corporation

SUCCESSOR TRUSTEE

www.substitutetrusteecorp.com

Published in the Washington Missourian

File #: **DUBBANOR**

First publication date 01/03/2018

Publish in The Missourian January 3, 10, 17 and 24, 2018.

TRUSTEE'S SALE

In Re: **Vernon L. Wagoner and Teresa Wagoner, Husband and wife.**

TRUSTEE'S SALE — Under the terms of the Deed of Trust, executed by **Vernon L. Wagoner and Teresa Wagoner, Husband and wife,** dated **01/18/2011, and recorded on 01/28/2011, Document 1101777,** in the office of the Recorder of Deeds for **Franklin County**, MISSOURI, the undersigned Successor Trustee, will on **01/29/2018, 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 subject to the terms announced at the sale, the realty described in said deed of trust, to-wit:

PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER IN SECTION TWENTY-TWO (22), TOWNSHIP FORTY-ONE (41) NORTH, RANGE TWO (2) EAST OF THE 5TH PM, FRANKLIN COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF THE PROJECT COUNTY ROAD WITH THE CENTERLINE OF EICKMEIER CREEK, THENCE NORTHEASTWARDLY WITH THE CENTERLINE OF SAID CREEK TO ITS JUNCTION WITH THE EAST OF NORTH FORK OF THE LITTLE MERAMEC RIVER THENCE SOUTHEASTWARDLY WITH THE CENTERLINE OF SAID LITTLE MERAMEC TO ITS INTERSECTION WITH THE NORTH LINE OF SAID PROJECT COUNTY ROAD, THENCE WEST ON THE NORTH LINE OF SAID ROAD TO THE POINT OF BEGINNING, CONTAINING 12 ACRES, MORE OR LESS.

LESS AND EXCEPTING THEREFROM THAT PART OF SUBJECT LAND CONVEYED TO COUNTY OF FRANKLIN ACCORDING TO INSTRUMENT RECORDED IN BOOK 1022 PAGE 475.

ALSO LESS AND EXCEPTING THEREFROM THAT PART OF SUBJECT LAND CONVEYED TO COUNTY OF FRANKLIN ACCORDING TO INSTRUMENT RECORDED IN BOOK 1027 PAGE 554 AND CORRECTED BY INSTRUMENT RECORDED IN BOOK 1109, PAGE 348.

Substitute Trustee Corporation

SUCCESSOR TRUSTEE

www.substitutetrusteecorp.com

Published in the Washington Missourian

File #: **WAGTEBBT**

First publication date 01/03/2018

Publish in The Missourian January 3, 10, 17 and 24, 2018.

TRUSTEE'S SALE

IN RE: Alan E. Danter, A Single Person, Trustee's Sale:

For default in payment of debt and performance of obligation secured by Deed of Trust, executed by Alan E. Danter, A Single Person, dated August 20, 2003, and recorded in the Office of the Recorder of Deeds of Franklin County, Missouri, as Document No. 2003-24171, the undersigned Successor Trustee, at the request of the legal holder of said Note, will on Monday, January 29, 2018, between the hours of 9:00 a.m. and 5:00 p.m., (at the specific time of 10:30 AM), at the North Front Door of the Courthouse, City of Union, County of Franklin, 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 Franklin County, State of Missouri, to-wit:

LOT TWELVE (12) OF VILLA RIDGE ESTATES, A SUBDIVISION IN SECTION TWENTY-TWO (22), TOWNSHIP FORTY-THREE (43) NORTH, RANGE ONE (1) EAST OF THE 5TH P.M., AS PER PLAT OF RECORD IN PLAT BOOK M, PAGE 128, IN THE OFFICE OF THE RECORDER OF DEEDS.

to satisfy said debt and cost.
MILLSAP & SINGER, P.C.,
Successor Trustee
612 Spirit Drive
St. Louis, MO 63005
(636) 537-0110
File No: 187743.012918.379947 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 Missourian January 3, 10, 17 and 24, 2018.

TRUSTEE'S SALE

IN RE: Tonya L. Cozart and Daniel P. Cozart, husband and wife, Trustee's Sale:

For default in payment of debt and performance of obligation secured by Deed of Trust, executed by Tonya L. Cozart and Daniel P. Cozart, husband and wife, dated September 30, 2011, and recorded in the Office of the Recorder of Deeds of Franklin County, Missouri, as Document No. 1114657, the undersigned Successor Trustee, at the request of the legal holder of said Note, will on Monday, January 29, 2018, between the hours of 9:00 a.m. and 5:00 p.m., (at the specific time of 10:30 AM), at the North Front Door of the Courthouse, City of Union, County of Franklin, 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 Franklin County, State of Missouri, to-wit:

LOT FORTY-TWO (42) OF GLEN VIEW ESTATES FOURTH ADDITION TO THE CITY OF WASHINGTON, AS PER PLAT OF RECORD IN PLAT BOOK M PAGE 343 IN THE OFFICE OF THE RECORDER OF DEEDS, FRANKLIN COUNTY, MO.

to satisfy said debt and cost.
MILLSAP & SINGER, P.C.,
Successor Trustee
612 Spirit Drive
St. Louis, MO 63005
(636) 537-0110
File No: 180914.012918.380554 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 Missourian January 3, 10, 17 and 24, 2018.

TRUSTEE'S SALE

IN RE: Brent W. Algiere and Susan Algiere, Husband and Wife, Trustee's Sale:

For default in payment of debt and performance of obligation secured by Deed of Trust, executed by Brent W. Algiere and Susan Algiere, Husband and Wife, dated January 16, 2004, and recorded in the Office of the Recorder of Deeds of Franklin County, Missouri, as Reference #2004-04178, the undersigned Successor Trustee, at the request of the legal holder of said Note, will on Monday, January 29, 2018, between the hours of 9:00 a.m. and 5:00 p.m., (at the specific time of 10:30 AM), at the North Front Door of the Courthouse, City of Union, County of Franklin, 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 Franklin County, State of Missouri, to-wit:

LOT 59 IN BLOCK 7 OF CLAIRTOWN, A SUBDIVISION IN THE CITY OF ST. CLAIR, AS PER PLAT OF RECORD IN PLAT BOOK M PAGE 49 OF THE FRANKLIN 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: 175088.012918.380147 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 Missourian January 3, 10, 17 and 24, 2018.

TRUSTEE'S SALE

IN RE: Teresa M. Barton, a Single Person, Trustee's Sale:

For default in payment of debt and performance of obligation secured by Deed of Trust, executed by Teresa M. Barton, a Single Person, dated October 26, 2005, and recorded in the Office of the Recorder of Deeds of Franklin County, Missouri, as Reference No.: 2005-26469 the undersigned Successor Trustee, at the request of the legal holder of said Note will on Monday, January 22, 2018, between the hours of 9:00 a.m. and 5:00 p.m., (at the specific time of 10:30 AM), at the North Front Door of the Courthouse, City of Union, County of Franklin, 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 Franklin County, State of Missouri, to-wit:

LOT FOURTEEN (14) OF TANGLEWOOD, A SUBDIVISION IN SECTION THIRTY-TWO (32), TOWNSHIP FORTY-THREE (43) NORTH; RANGE ONE (1) EAST OF THE 5TH P.M., AS PER PLAT OF RECORD IN PLAT BOOK M PAGE 526 IN THE OFFICE OF THE RECORDER OF DEEDS, FRANKLIN COUNTY, MISSSOURI.

to satisfy said debt and cost.
MILLSAP & SINGER, P.C.,
Successor Trustee
612 Spirit Drive
St. Louis, MO 63005
(636) 537-0110
File No: 185906.012218.376431 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 Missourian December 27, 2017, January 3, 10 and 17, 2018.

TRUSTEE'S SALE

IN RE: Laura K. Kassebaum, and David L. Kassebaum, Her Husband, Trustee's Sale:

For default in payment of debt and performance of obligation secured by Deed of Trust executed by Laura K. Kassebaum, and David L. Kassebaum, Her Husband, dated September 22, 2004, and recorded in the Office of the Recorder of Deeds of Franklin County, Missouri, as Reference #2004-26600, the undersigned Successor Trustee, at the request of the legal holder of said Note, will on Monday, January 22, 2018, between the hours of 9:00 a.m. and 5:00 p.m., (at the specific time of 10:30 A.M.), at the North Front Door of the Courthouse, City of Union, County of Franklin, 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 Franklin County, State of Missouri, to-wit:

PART OF THE SOUTHWEST QR. OF THE NORTHEAST QR. IN SECTION 4, TOWNSHIP 43 NORTH, RANGE 2 WEST OF THE 5TH P.M. DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIPE WHICH IS NORTH 84 DEG. [30 MIN.] WEST [1,578.45] FEET FROM THE SOUTHEAST CORNER OF THE NORTHEAST QR., IN SAID SECTION; THENCE SOUTH 86 DEG. 02 MIN. WEST 100 FEET TO AN IRON PIPE; THENCE SOUTH 3 DEG. 58 MIN. EAST 244.0 FEET TO AN IRON PIPE IN THE NORTH RIGHT OF WAY LINE OF MISSOURI STATE ROUTE "YY"; THENCE NORTH 86 DEG. 02 MIN. EAST ON THE NORTH LINE OF SAID HIGHWAY 100.0 FEET TO AN IRON PIPE; THENCE NORTH 3 DEG. 58 MIN. WEST 244.0 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR ROADWAY PURPOSES OVER AN EXISTING ROAD RUNNING THROUGH PART OF THE NORTHEAST QR. IN SECTION 4, TOWNSHIP 43 NORTH, RANGE 2 WEST OF THE 5TH P.M. [THE INFORMATION CONTAINED 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: 165210.012218.379419 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 Missourian December 27, 2017, January 3, 10 and 17, 2018.

TRUSTEE'S SALE

IN RE: Kent D. Bergeland, a single person, Trustee's Sale:

For default in payment of debt and performance of obligation secured by Deed of Trust executed by Kent D. Bergeland, a single person, dated June 22, 2012, and recorded in the Office of the Recorder of Deeds of Franklin County, Missouri, as Document No. 1211403, and modified by Partial Deed of Release recorded April 20, 2016, as Document No. 1605547, and further modified by Loan Modification Agreement recorded October 28, 2016, as Document No. 1616578, the undersigned Successor Trustee, at the request of the legal holder of said Note, will on Monday, January 8, 2018, between the hours of 9:00 a.m. and 5:00 p.m., (at the specific time of 10:30 A.M.), at the North Front Door of the Courthouse, City of Union, County of Franklin, 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 Franklin County, State of Missouri, to-wit:

ALL THAT PART OF THE SOUTHWEST QR. OF THE NORTHEAST QR., LYING NORTH OF BOONE CREEK AND SOUTH OF JAKES PRAIRIE COUNTY ROAD, ALL IN SECTION TWENTY (20), TOWNSHIP FORTY-ONE (41) NORTH, RANGE THREE (3) WEST OF THE 5TH P.M., FRANKLIN COUNTY, MISSOURI, EXCEPTING THEREFROM THE RIGHT OF WAY GRANTED TO THE COUNTY OF FRANKLIN BY INSTRUMENT OF RECORD IN BOOK 1153, PAGE 393 IN THE OFFICE OF THE RECORDER OF DEEDS OF FRANKLIN COUNTY.

to satisfy said debt and cost.
MILLSAP & SINGER, P.C.,
Successor Trustee
612 Spirit Drive
St. Louis, MO 63005
(636) 537-0110
File No: 173024.010818.380290 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 Missourian December 13, 20, 27, 2017, and January 3, 2018.

• Continued on Page 7E

Subscribe to *The Missourian.*

• Continued from Page 6E

Trustee's Sale

NOTICE OF TRUSTEE'S SALE

For default under the terms of the Deed of Trust executed by Keith Wiley, a married person, acting individually and pursuant to assent of even date, dated February 24, 2012, recorded on March 1, 2012, as Document No. 1203579, Office of the Recorder of Deeds, Franklin County, Missouri, the undersigned Successor Trustee will on Thursday, January 18, 2018, at 10:30 A.M. at the Main Front Door of the Franklin County Courthouse, 401 E. Main St. in Union, Missouri, sell at public vendue to the highest bidder for cash:

Lots Twenty-six (26), Twenty-seven (27) and Twenty-eight (28), Block One Hundred Ninety-nine (199) of TM. AULT'S ADDITION to the Town (now City) of Pacific, according to the plat thereof recorded in Plat Book A, Page 42 in the Office of the Recorder of Deeds of Franklin County, Missouri. Together with that part of the South Half of a 16 foot alley along North of and adjacent to the above described lots, heretofore vacated by Ordinance No. 2424 of the City of Pacific of record in Book 437, Page 372,

to satisfy said debt and costs.
Martin Leigh PC
Successor Trustee
Gregory D. Todd,
Assistant Secretary
(816) 221-1430
www.martinleigh.com
(Wiley, 5123.805, Publication Start: 12/27/2017)

MARTIN LEIGH PC, AS SUCCESSOR TRUSTEE, IS ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Publish in The Missourian December 27, 2017, January 3, 10 and 17, 2018.

TRUSTEE'S SALE

IN RE: Allen D. Phillips and Cathy J. Phillips, Wife Of, Trustee's Sale:

For default in payment of debt and performance of obligation secured by Deed of Trust executed by Allen D. Phillips and Cathy J. Phillips, Wife Of, dated July 31, 2012, and recorded in the Office of the Recorder of Deeds of Franklin County, Missouri, as Document No.: 1214043, the undersigned Successor Trustee, at the request of the legal holder of said Note, will on Monday, January 22, 2018, between the hours of 9:00 a.m. and 5:00 p.m., (at the specific time of 10:30 A.M.), at the North Front Door of the Courthouse, City of Union, County of Franklin, 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 Franklin County, State of Missouri, to-wit:

LOT ONE B (1B) OF "PENNSYLVANIA ESTATES PLAT 3", A SUBDIVISION IN THE CITY OF UNION, AS PER PLAT OF RECORD IN PLAT BOOK P, PAGE 695 IN THE OFFICE OF THE RECORDER OF DEEDS.

to satisfy said debt and cost.
MILLSAP & SINGER, P.C.,
Successor Trustee
612 Spirit Drive
St. Louis, MO 63005
(636) 537-0110
File No: 185932.012218.380046 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 Missourian December 27, 2017, January 3, 10 and 17, 2018.

TRUSTEE'S SALE

IN RE: Randal L. Shinkle Sr. and Patti L. Shinkle, His Wife, Trustee's Sale:

For default in payment of debt and performance of obligation secured by Deed of Trust executed by Randal L. Shinkle Sr. and Patti L. Shinkle, His Wife, dated October 25, 2005, and recorded in the Office of the Recorder of Deeds of Franklin County, Missouri, as Reference # 2005-27508, the undersigned Successor Trustee, at the request of the legal holder of said Note, will on Monday, January 22, 2018, between the hours of 9:00 a.m. and 5:00 p.m., (at the specific time of 10:30 A.M.), at the North Front Door of the Courthouse, City of Union, County of Franklin, 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 Franklin County, State of Missouri, to-wit:

LOTS EIGHT (8) AND NINE (9) OF KLEIN FOREST ACRES FIRST ADDITION IN THE EAST HALF OF THE NORTHWEST QR. IN SECTION 20, TOWNSHIP 42 NORTH, RANGE 3 WEST OF THE 5TH P.M., AS PER PLAT FILED OF RECORD IN PLAT BOOK G, PAGE 12 IN THE OFFICE OF THE RECORDER OF DEEDS, FRANKLIN COUNTY, MISSOURI.

to satisfy said debt and cost.
MILLSAP & SINGER, P.C.,
Successor Trustee
612 Spirit Drive
St. Louis, MO 63005
(636) 537-0110
File No: 176573.012218.380071 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 Missourian December 27, 2017, January 3, 10 and 17, 2018.

TRUSTEE'S SALE

IN RE: Debbie Keltner, a single person, Trustee's Sale:

For default in payment of debt and performance of obligation secured by Deed of Trust executed by Debbie Keltner, a single person, dated November 18, 2010, and recorded in the Office of the Recorder of Deeds of Franklin County, Missouri, as Document Number: 1020062, the undersigned Successor Trustee, at the request of the legal holder of said Note will on Monday, January 22, 2018, between the hours of 9:00 a.m. and 5:00 p.m., (at the specific time of 10:30 A.M.), at the North Front Door of the Courthouse, City of Union, County of Franklin, 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 Franklin County, State of Missouri, to- wit:

LOT F OF BAILWICK [BAILIWICK] ACRES, PLAT A IN PART OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 43 NORTH, RANGE 1 EAST OF THE 5TH P.M., AS PER PLAT OF RECORD IN PLAT BOOK K PAGE 62 IN THE OFFICE OF THE RECORDER OF DEEDS. [THE INFORMATION CONTAINED 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: 161850.012218.379411 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 Missourian December 27, 2017, January 3, 10 and 17, 2018.

TRUSTEE'S SALE

IN RE: Jimmie A. Carnell and Lori Carnell, husband and wife, Trustee's Sale:

For default in payment of debt and performance of obligation, secured by Deed of Trust, executed by Jimmie A. Carnell and Lori Carnell, husband and wife, dated September 20, 2006, and recorded in the Office of the Recorder of Deeds of Franklin County, Missouri, as Document Number: 0621948 the undersigned Successor Trustee, at the request of the legal holder of said Note, will on Monday, January 8, 2018, between the hours of 9:00 a.m. and 5:00 p.m., (at the specific time of 10:30 AM), at the North Front Door of the Courthouse, City of Union, County of Franklin, 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 Franklin County, State of Missouri, to-wit:

LOTS ONE (1) AND TWO (2), BLOCK TWO (2) OF HINCHCLIFFE'S ADDITION TO THE CITY OF SULLIVAN, EXCEPT THE NORTH 68 FEET OF SAID LOTS, AS PER PLAT OF RECORD IN PLAT BOOK C, PAGE 72 IN THE OFFICE OF THE RECORDER OF DEEDS, FRANKLIN COUNTY, MISSOURI. LOT THREE (3), BLOCK TWO (2) OF HINCHCLIFFE'S ADDITION TO THE CITY SULLIVAN, AS PER PLAT OF RECORD IN PLAT BOOK C, PAGE 72 IN THE OFFICE OF THE RECORDER OF DEEDS, FRANKLIN COUNTY, MISSOURI.

to satisfy said debt and cost.
MILLSAP & SINGER, P.C.,
Successor Trustee
612 Spirit Drive
St. Louis, MO 63005
(636) 537-0110
File No: 186065.010818.376735 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 Missourian December 13, 20, 27, 2017, and January 3, 2018.

TRUSTEE'S SALE

IN RE: Heather R. Sugg, a single person, Trustee's Sale:

For default in payment of debt and performance of obligation secured by Deed of Trust executed by Heather R. Sugg, a single person, dated September 13, 2013, and recorded in the Office of the Recorder of Deeds of Franklin County, Missouri, as Document No.: 1316338, the undersigned Successor Trustee, at the request of the legal holder of said Note, will on Monday, January 8, 2018, between the hours of 9:00 a.m. and 5:00 p.m., (at the specific time of 10:30 A.M.), at the North Front Door of the Courthouse, City of Union, County of Franklin, 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 Franklin County, State of Missouri, to-wit:

LOT NINE (9) CHAMBER OF COMMERCE SUBDIVISION IN THE CITY OF WASHINGTON, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK F PAGE(S) 18 OF THE FRANKLIN 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: 184713.010818.377110 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 Missourian December 13, 20, 27, 2017 and January 3, 2018.

TRUSTEE'S SALE

IN RE: Merl E. Hollandsworth and Judith Ann Hollandsworth, His Wife, Trustee's Sale:

For default in payment of debt and performance of obligation secured by Deed of Trust executed by Merl E. Hollandsworth and Judith Ann Hollandsworth, His Wife, dated May 23, 2012, and recorded in the Office of the Recorder of Deeds of Franklin County, Missouri, as Document No.: 1209861, the undersigned Successor Trustee, at the request of the legal holder of said Note, will on Monday, January 8, 2018, between the hours of 9:00 a.m. and 5:00 p.m., (at the specific time of 10:30 A.M.), at the North Front Door of the Courthouse, City of Union, County of Franklin, 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 Franklin County, State of Missouri, to-wit:

THE FOLLOWING DESCRIBED PROPERTY:

SITUATED IN FRANKLIN COUNTY, MISSOURI, TO-WIT:

PART OF THE SOUTHEAST QR. OF THE NORTHEAST QR. IN SECTION SEVENTEEN (17), TOWNSHIP FORTY-THREE (43) NORTH, RANGE ONE (1) WEST OF THE 5TH P.M., DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER THEREOF, THENCE NORTH 89 DEGREES 30' WEST 330 FEET TO A STAKE, THENCE SOUTH 0 DEGREES 30' EAST 107 FEET TO A STAKE IN THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED, CONTINUE THENCE SOUTH 0 DEGREES 30' EAST 223 FEET TO AN IRON STAKE, THENCE SOUTH 89 1/2 DEGREES EAST TO AN IRON STAKE IN THE WEST RIGHT-OF-WAY LINE OF MISSOURI STATE HIGHWAY "BB", THENCE NORTHEASTWARDLY ALONG THE WEST LINE OF SAID HIGHWAY TO A POINT THEREIN WHICH IS SOUTH 78 DEGREES 30' EAST 231 FEET FROM THE POINT OF BEGINNING, THENCE NORTH 78 DEGREES 30' WEST 231 FEEET TO THE POINT OF BEGINNING, CONTAINING 1.28 ACRES, MORE OR LESS, REFERENCE BEING MADE TO SURVEYOR'S RECORD 11, PAGE 236, AND SURVEYOR'S RECORD 15, PAGE 254.

to satisfy said debt and cost.
MILLSAP & SINGER, P.C.,
Successor Trustee
612 Spirit Drive
St. Louis, MO 63005
(636) 537-0110
File No: 186984.010818.378478 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 Missourian December 13, 20, 27, 2017, and January 3, 2018.

NOTICE OF TRUSTEE'S SALE

Default having been made in the payment of that certain note secured by Deed of Trust executed by **Kassie J. Muser, a single person**, dated **August 12, 2014**, and recorded on **August 18, 2014,** as Document No. **1410759**, Office of Recorder of Deeds, **Franklin** County, Missouri. The Successor Trustee will on **January 8, 2018**, 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, 300 E. Main St., Courthouse Square, North Front door, Union, MO 63084, sell at public venue to the highest bidder for cash, the following real estate:

All of lot Six (6), (50 feet by 100 feet) and the North part of Lot Seven (7), described as follows: Beginning at the Northeast corner of said Lot 7, run thence South 23 feet, thence Northwestwardly to a point in the West line of said lot, 12 feet South of the Northwest corner thereof, thence North along the West line of said Lot 12 feet to the Northwest corner thereof, thence East 100 feet to the point of beginning. All in Block Three (3) of Charles Reinhard's Addition to the City of Union, as per plat of record in Plat Book B page 35 in the Office of the Recorder of Deeds, Franklin County, Missouri.

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

S&W Foreclosure Corporation
Successor Trustee
Pub Commences **December 13, 2017**
S&K File No. **17-031424**
By: Shapiro & Kreisman, LLC
www.shapiroandkreisman-mo.com
Auction.com
Purported address: **115 Lincoln Ave., Union, MO 63084**

Publish in The Missourian December 13, 20, 27, 2017, and January 3, 2018.

TRUSTEE'S SALE

In Re: **Patrick M. Perry, a single person**

TRUSTEE'S SALE – Under the terms of the Deed of Trust executed by **Patrick M. Perry, a single person,** dated **06/22/2015, and recorded on 06/29/2015, Document 1509317, reformed by Affidavit of Scrivener's Error Dated 11/28/17, and Recorded on 12/1/17, in Document 1718246,** in the office of the Recorder of Deeds for **Franklin County**, MISSOURI, the undersigned Successor Trustee, will on **01/08/2018, 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 subject to the terms announced at the sale, the realty described in said deed of trust, to-wit:

PART OF LOTS SIX (6) AND SEVEN (7), BLOCK TWO (2) OF ESSELBRUEGGE'S ADDITION TO THE CITY OF WASHINGTON AS PER PLAT OF RECORD IN PLAT BOOK B, PAGE 101 IN THE OFFICE OF THE RECORDER OF DEEDS, MORE FULLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOCUST AND SIXTH STREETS IN THE CITY OF WASHINGTON, RUN THENCE SOUTHEASTWARDLY ALONG THE NORTH LINE OF SAID SIXTH STREET, 94 FEET TO A POINT, THENCE NORTHEASTWARDLY PARALLEL WITH LOCUST STREET 82 FEET TO A POINT IN THE NORTH LINE OF SAID LOT 6 THENCE NORTHWESTWARDLY ALONG THE NORTH LINE OF SAID LOT 6, 94 FEET TO THE NORTHWEST CORNER OF SAID LOT 6, AT A POINT IN THE EAST LINE OF LOCUST STREET, THENCE SOUTHWESTWARDLY ALONG THE EAST LINE OF SAID LOCUST STREET 82 FEET TO THE POINT OF BEGINNING.

Substitute Trustee Corporation
SUCCESSOR TRUSTEE
www.substitutetrusteecorp.com
For additional information please visit Auction.com.
Published in the Washington Missourian
File #: **PERPANO4**
First publication date 12/13/2017

Publish in The Missourian December 13, 20, 27, 2017, and January 3, 2018.

You will find many things you want. To place an ad, just phone 636-239-7701.

TRUSTEE'S SALE

IN RE: Kathleen Griffin, a single woman, Trustee's Sale:

For default in payment of debt and performance of obligation secured by Deed of Trust executed by Kathleen Griffin, a single woman, dated November 15, 2007, and recorded in the Office of the Recorder of Deeds of Franklin County, Missouri, as Document No.: 0726297, the undersigned Successor Trustee, at the request of the legal holder of said Note, will on Monday, January 8, 2018, between the hours of 9:00 a.m. and 5:00 p.m., (at the specific time of 10:30 A.M.), at the North Front Door of the Courthouse, City of Union, County of Franklin, 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 Franklin County, State of Missouri, to-wit:

LOT THIRTY-ONE (31) OF COUNTRYSIDE SUBDIVISION PLAT 2, AN ADDITION TO THE CITY OF GERALD, AS PER PLAT OF RECORD IN PLAT BOOK 1 [I], PAGE 81 IN THE OFFICE OF THE RECORDER OF DEEDS, [FRANKLIN COUNTY, MISSOURI.] [THE INFORMATION CONTAINED WITHIN THE BRACKETS IS TO MORE ACCURATELY DESCRIBE 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: 186268.010818.377119 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 Missourian December 13, 20, 27, 2017, and January 3, 2018.

TRUSTEE'S SALE

IN RE: Wayne E. Kaysinger, unmarried, Trustee's Sale:

For default in payment of debt and performance of obligation secured by Deed of Trust executed by Wayne E. Kaysinger, unmarried, dated October 23, 2007, and recorded in the Office of the Recorder of Deeds of Franklin County, Missouri, as Document No: 0724524, the undersigned Successor Trustee, at the request of the legal holder of said Note, will on Monday, January 8, 2018, between the hours of 9:00 a.m. and 5:00 p.m., (at the specific time of 10:30 A.M.), at the North Front Door of the Courthouse, City of Union, County of Franklin, 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 Franklin County, State of Missouri, to-wit:

A CERTAIN TRACT OR PARCEL OF LAND IN FRANKLIN COUNTY, IN THE STATE OF MISSOURI, DESCRIBED AS FOLLOWS: LOT THIRTY-SIX (36) OF GLEN VIEW ESTATES 4TH ADDITION TO THE CITY OF WASHINGTON AS PER PLAT OF RECORD IN PLAT BOOK M, PAGE 343, IN THE OFFICE OF THE RECORDER OF DEEDS, FRANKLIN COUNTY, MISSOURI.

SUBJECT TO RESTRICTIONS, CONDITIONS, COVENANTS, RIGHTS, RIGHTS OF WAY, AND EASEMENTS NOW OF RECORD, IF ANY.

to satisfy said debt and cost.
MILLSAP & SINGER, P.C.,
Successor Trustee
612 Spirit Drive
St. Louis, MO 63005
(636) 537-0110
File No: 187159.010818.378825 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 Missourian December 13, 20, 27, 2017, and January 3, 2018.

TRUSTEE'S SALE

IN RE: Scott A. Hrdlicka and Betty L. Hrdlicka, Trustee's Sale:

For default in payment of debt and performance of obligation secured by Deed of Trust executed by Scott A. Hrdlicka and Betty L. Hrdlicka, dated January 11, 2002, and recorded in the Office of the Recorder of Deeds of Franklin County, Missouri, as Book 1403, Page 0102 and Modified by Loan Modification Agreement Recorded April 8, 2013, as Document No. 1306001, the undersigned Successor Trustee, at the request of the legal holder of said Note, will on Monday, January 8, 2018, between the hours of 9:00 a.m. and 5:00 p.m., (at the specific time of 10:30 A.M.), at the North Front Door of the Courthouse, City of Union, County of Franklin, 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 Franklin County, State of Missouri, to-wit:

LOT SIXTEEN (16) OF EMERALD CITY SUBDIVISION, A SUBDIVISION IN PART OF THE EAST HALF OF SECTION 33, TOWNSHIP 44 NORTH, RANGE 1 WEST OF THE 5TH P.M., FRANKLIN COUNTY, MISSOURI, AS PER PLAT OF RECORD IN PLAT BOOK O, PAGE 107.

to satisfy said debt and cost.
MILLSAP & SINGER, P.C.,
Successor Trustee
612 Spirit Drive
St. Louis, MO 63005
(636) 537-0110
File No: 187297.010818.379082 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 Missourian December 13, 20, 27, 2017, and January 3, 2018.

Notice to Bidders

NOTICE TO BIDDERS

Beaufort Lions Club will be accepting bids on grass cutting, snow removal and hall cleaning.

Please send bids to Beaufort Lions Club, P.O. Box 244, Beaufort, MO 63013. For more information call Lion Roy Brunkhorst at 573-459-2029 or cell 314-805-4826.

Deadline for bids January 12, 2018.

Publish in The Missourian December 20, 2017, January 3, 2018, and the Weekend Missourian December 23-24, 2017, and January 6-7, 2018.

NOTICE TO BID

Uniform bids for City of Washington will be accepted at the office of the City Clerk, 405 Jefferson Street, Washington, Missouri 63090.

Specifications can be picked up at City Hall, 405 Jefferson Street, 2nd floor, Washington, MO 63090, between the hours of 8:00 a.m. and 5:00 p.m. Monday thru Friday.

The deadline for submitting bids is 10:00 a.m. on January 19, 2018.

The bids shall be submitted in a sealed envelope plainly marked with the words "Employee Uniforms."

The City of Washington reserves the right to reject any and / or all bids, and also reserves the right to re-advertise.

City of Washington
Mary Trentmann
City Clerk

Publish in The Missourian January 3 and 10, 2018.

NOTICE TO BIDDERS
RFQ
FIRE STATION ADDITION OR NEW BUILD
BEAUFORT-LESLIE FIRE PROTECTION DISTRICT

Beaufort-Leslie Fire Protection District ("BLFD") is seeking qualified applicants for design and construction of a new fire station addition consisting of fire apparatus bays, office space and a meeting room, with the possibility of living quarters.

BLFD is an all-volunteer district serving primarily rural communities approximately 60 miles southwest of St. Louis, Missouri.

All statements of qualifications should emphasize the firm's experience, technical competence and ability to handle design/build projects of a similar size and complexity on a turnkey basis; capacity and capability to perform the work in question; past records of performance; and the firm's proxmity and familiarity with the area.

The awarded contracts and construction firms must be prepared and comply with all local codes, ordinances, NFPA requirements, and any prevailing wage requirements by the State of Missouri, as well as providing a 100% performance and payment bond to BLFD.

Please submit qualifications for consideration to:

Beaufort-Leslie Fire Protection District
Attn.: John McCreery
6486 Hwy. 185
Beaufort, MO 63013

on or before February 6, 2018. A decision will be made no later than April 4, 2018, as to any firm that may be awarded preparation of design and/or building proposal estimates/documents.

BLFD reserves the right to reject any and all proposals as deemed appropriate by The Fire District Board.

Publish in The Missourian January 3, 10, 17, 24 and 31, and the Weekend Missourian January 6-7, 13-14, 20-21 and 27-28, 2018.

• Continued on Page 8E

* * *

An ad in *The Missourian* will reach more people in this area than an advertisement in any other medium. To reach people, *The Missourian* is the medium to use. It's a proven product!

• Continued from Page 7E

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, Missouri, 63090 up to 10:00 a.m., CDT, Wednesday, January 17, 2018, to be opened in the Conference Room at said City Hall shortly thereafter on the above date, for Struckhoff Landfill Phase 4/5 North Site Preparation. The bid will be awarded to the lowest responsive and responsible bidder.

Plans and specifications may be obtained at the office of the City Engineer, City Hall, Washington, Missouri, upon payment of Twenty-Five Dollars ($25.00), non-refundable, on or after Friday, January 5, 2018.

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 Bond, a 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 "Struckhoff Landfill Phase 4/5 North Site Preparation."

The bid security accompanying each bid shall become the property of the City in case the contract for such work is awarded and the bidder should fail, neglect, or refuse within ten (10) days from the award of the work, to enter into the written contract and give the performance bond required of him/her.

The City Council of said City reserves the right to reject any 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 e-mail: 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 services.

(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 violation of this section.

CITY OF WASHINGTON
COUNTY OF FRANKLIN
STATE OF MISSOURI
BY: Mary K. Trentmann,
City Clerk

Publish in The Missourian January 3 and the Weekend Missourian January 6-7, 2018.

Notice to Creditors

NOTICE TO CREDITORS
§456.5-505

To all persons interested in the Estate of Robert H. Sieg, Jr., decedent. The undersigned, DARLENE COONS, 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 1225 Michelle Drive, St. Clair, MO 63077, and the attorney for the Trustee is Donald W. Ingrum, Post Office Box 1105, Branson, MO 65615.

All creditors of the decedent are noticed to present their claims to the undersigned or their attorney listed above within six (6) months from the date of the first publication of this Notice or be forever barred.

/s/ Darlene Coons
Darlene Coons, Trustee

Publish in The Missourian December 20, 27, 2017, and January 3 and 10, 2018.

Public Hearing

IN THE CIRCUIT COURT OF FRANKLIN COUNTY, MISSOURI
PROBATE DIVISION
DAVID B. TOBBEN
Associate Circuit Judge
In the Matter of:
GUNNER THOMAS WREN, Minor.
Estate No. 17AB-PR00355
ROBERT G. MOORE & KATHLEEN J. PRESLEY, Petitioners.
NOTICE OF HEARING

Notice to all persons interested in the person and estate of Gunner Thomas Wren, minor:

You are hereby notified that there has been filed in the Probate Division of the Circuit Court of Franklin County, Missouri, at Union, Missouri:

Petition for appointment of Guardian of said minor and the court is satisfied that there is good cause for the exercise of jurisdiction as to the matters charged in said petition. Judgment by default may be rendered unless an answer or other pleading is filed or unless you otherwise appear and defend within 45 days after the date of the first publication of this notice, and all persons interested are hereby notified that said petition will be heard by the Probate Division of the Circuit Court of Franklin County, Missouri, at Union, Missouri, in the Judicial Center at 401 East Main, Union, Missouri.

In Witness Whereof, I have hereunto set my hand and affixed the seal of said court on: December 14, 2017.

(seal)
Bill D. Miller, Clerk
By /s/ Tammy Kleinheider
Deputy Clerk

Publish in The Missourian December 27, 2017, January 3, 10 and 17, 2018.

Change of Name

IN THE CIRCUIT COURT OF FRANKLIN COUNTY, MISSOURI
In re:
Elizabeth Anne Niehaus
Petitioner
Case No. 17AB-DR00456
Division No. 6
JUDGMENT FOR CHANGE OF NAME OF ADULT INDIVIDUAL

Elizabeth Anne Niehaus, Petitioner.

The court finds that the change of name would be proper and would not be detrimetal to the interests of any other person.

The name of Petitioner is changed as follows:

Elizabeth Anne Niehaus to Elizabeth Anne Eggert.

DOB 12/22/1972

It is further ordered that the State of New Jersey alter the birth certificate of Petitioner to reflect this judgment. This judgment shall be mailed by the Petitioner to the appropriate state of birth of Petitioner.

Notice of the change of name shall be published at least once each week for three consecutive weeks in the following newspaper of general circulation: The Missourian.

Court costs are to be paid from the court cost deposit(s) previously posted.

Signature of Petitioner, Elizabeth A. Niehaus
Judge David L. Hoven
12/18/2017

Publish in The Missourian December 20, 27, 2017, and January 3, 2018.

IN THE CIRCUIT COURT OF FRANKLIN COUNTY, MISSOURI
In re:
Charles Everett Niehaus
Petitioner
Case No. 17AB-DR00456
Division No. 6
JUDGMENT FOR CHANGE OF NAME OF MINOR CHILD

Charles Everett Niehaus, Petitioner, appears in person.

Elizabeth Anne Niehaus, next friend, appears in person.

Other parent, Kevin Willard Christian, is the father of Petitioner.

The court finds that the change of name would be proper and would not be detrimetal to the interests of any other person.

The name of Petitioner is changed as follows:

Charles Everett Niehaus to Charles Everett Eggert.

DOB 08/17/2004

It is further ordered that the Division of Health and Senior Services, Bureau of Vital Statistics for the State of Missouri alter the birth certificate of Petitioner to reflect this judgment. This judgment shall be mailed by the Petitioner to the Division of Health and Senior Services.

Notice of the change of name shall be published at least once each week for three consecutive weeks in the following newspaper of general circulation: The Missourian.

Court costs are to be paid from the court cost deposit(s) previously posted.

Signature of Next Friend, Elizabeth A. Niehaus
Judge David L. Hoven
12/18/2017

Publish in The Missourian December 20, 27, 2017, and January 3, 2018.

Letters Granted

IN THE 20TH JUDICIAL CIRCUIT COURT, FRANKLIN COUNTY, MISSOURI
Judge or Division
PROBATE
Case Number: 17AB-PR00356
In the Estate of:
VIRGINIA E CLASPILL, Deceased.
NOTICE OF GRANT OF LETTERS OF ADMINISTRATION WITH WILL ANNEXED
(Independent Administration)

To All Persons Interested in the Estate of VIRGINIA E. CLASPILL, Decedent:

On December 1, the last will of the decedent having been admitted to probate, the following individuals was (were) appointed the personal representative(s) of the estate of Virginia E Claspill, decedent, by the Probate Division of the Circuit Court of Franklin County, Missouri.

The Personal Representative's(s') business address and phone number is:

Judy Claspill, 3800 Highway 68, Salem, MO 65560

The Personal Representative's attorney's name, business address and phone number is:

Stephen J. Stark, 200 East High Street, Jefferson City, MO 65101

The personal representative may administer the estate independently without adjudication, order, or direction of the Probate Division of the Circuit Court, unless a petition for supervised administration is made to and granted by the court.

All creditors of said decedent are notified to file claims in court within six months from the date of the first publication of this notice or if a copy of this notice was mailed to, or served upon, such creditor by the personal representative, then within two months from the date it was mailed or served, whichever is later, or be forever barred to the fullest extent permissible by law. Such six-month period and such two-month period do not extend the limitation period that would bar claims one year after the decedent's death, as provided in Section 473.444, RSMo, or any other applicable limitation periods. Nothing in Section 473.033, RSMo, shall be construed to bar any action against a decedent's liability insurance carrier through a defendant ad litem pursuant to Section 537.021, RSMo.

Date of the decedent's death: 02-DEC-2016

Date of first publication: December 13, 2017

Bill D. Miller,
Circuit Clerk
BY: /s/ Scarlett Borgmann,
Deputy Clerk

Receipt of this notice by mail should not be construed by the recipient to indicate that the recipient necessarily has a beneficial interest in the estate. The nature and extent of any person's interest, if any, can be determined from the files and records of this estate in the Probate Division of the above referenced Circuit Court.

Publish in The Missourian December 13, 20, 27, 2017, and January 3, 2018.

IN THE 20TH JUDICIAL CIRCUIT COURT, FRANKLIN COUNTY, MISSOURI
Judge or Division:
PROBATE
Case Number: 17AB-PR00362
In the Estate of:
PATRICK J. MULLEN SR., Deceased.
AMENDED NOTICE OF LETTERS OF ADMINISTRATION GRANTED
(Supervised Administration)

To All Persons Interested in the Estate of PATRICK J. MULLEN SR., Decedent:

On DECEMBER 8, 2017, the following individual was appointed the personal representative of the estate of PATRICK J. MULLEN SR., decedent, by the Probate Division of the Circuit Court of Franklin County, Missouri. The personal representative's address is:

JEFFREY T. MULLEN, 983 WELLINGTON WOODS COURT, EUREKA, MO 63025.

The personal representative's attorney's name and business address is:

KELLY J. DELUCA, DELUCA LAW FIRM, LLC, P.O. BOX 293, COTTLEVILLE, MO 63338-0293.

All creditors of said decedent are notified to file claims in court within six months from the date of the first publication of this notice or if a copy of this notice was mailed to, or served upon, such creditor by the personal representative, then within two months from the date it was mailed or served, whichever is later, or be forever barred to the fullest extent permissible by law. Such six-month period and such two-month period do not extend the limitation period that would bar claims one year after the decedent's death, as provided in Section 473.444, RSMo, or any other applicable limitation periods. Nothing in Section 473.033, RSMo, shall be construed to bar any action against a decedent's liability insurance carrier through a defendant ad litem pursuant to Section 537.021, RSMo.

Date of the decedent's death: OCTOBER 20, 2017

Date of first publication: DECEMBER 20, 2017

Bill D. Miller,
Circuit Clerk
By /s/ Tammy Kleinheider
Deputy Clerk

Receipt of this notice by mail should not be construed by the recipient to indicate that the recipient necessarily has a beneficial interest in the estate. The nature and extent of any person's interest, if any, can be determined from the files and records of this estate in the Probate Division of the above referenced Circuit Court.

Publish in The Missourian December 20, 27, 2017, and January 3 and 10, 2018.

IN THE 20TH JUDICIAL CIRCUIT COURT, FRANKLIN COUNTY, MISSOURI
Judge or Division:
PROBATE
Case Number: 17AB-PR00372
In the Estate of:
KRISTINA ROBERTA DAY, Deceased.
NOTICE OF LETTERS OF ADMINISTRATION GRANTED
(Independent Administration)

To All Persons Interested in the Estate of KRISTINA ROBERTA DAY, Decedent:

On DECEMBER 19, 2017, the following individual was appointed the personal representative of the estate of KRISTINA ROBERTA DAY, decedent, by the Probate Division of the Circuit Court of Franklin County, Missouri. The personal representative's address is:

PAMELA J. DAY, 371 RUNNING FOX COURT, GRUBVILLE, MO 63041

The personal representative may administer the estate independently without adjudication, order, or direction of the Probate Division of the Circuit Court, unless a petition for supervised administration is made to and granted by the court.

The personal representative's attorney's name and business address is:

MICHAEL P. GUNN, 1714 DEER TRACKS TRAIL, STE. 240, SAINT LOUIS, MO 63131.

All creditors of said decedent are notified to file claims in court within six months from the date of the first publication of this notice or if a copy of this notice was mailed to, or served upon, such creditor by the personal representative, then within two months from the date it was mailed or served, whichever is later, or be forever barred to the fullest extent permissible by law. Such six-month period and such two-month period do not extend the limitation period that would bar claims one year after the decedent's death, as provided in Section 473.444, RSMo, or any other applicable limitation periods. Nothing in Section 473.033, RSMo, shall be construed to bar any action against a decedent's liability insurance carrier through a defendant ad litem pursuant to Section 537.021, RSMo.

Date of the decedent's death: JULY 14, 2017

Date of first publication: DECEMBER 27, 2017

Bill D. Miller,
Circuit Clerk

Receipt of this notice by mail should not be construed by the recipient to indicate that the recipient necessarily has a beneficial interest in the estate. The nature and extent of any person's interest, if any, can be determined from the files and records of this estate in the Probate Division of the above referenced Circuit Court.

Publish in The Missourian December 27, 2017, January 3, 10 and 17, 2018.

Public Notice

PUBLIC NOTICE
IN THE CIRCUIT COURT OF FRANKLIN COUNTY, MISSOURI
JUVENILE DIVISION
DAVID B. TOBBEN
Associate Circuit Judge
In the Interest of:
P.H.
Female, DOB 01-24-2007
Case No: 17AB-JU00156
THE STATE OF MISSOURI TO DEFENDANT: Donnie Hardcastle

You are hereby notified that an action has been commenced against you in the court named in the above caption, the object and general nature of which is: custody of your child, P.H. (DOB: 01-24-2007) and that: This matter should be made public by publishing in a local newspaper notice that the child has been relinquished, including the sex of the child, and the date and location of such relinquishment, along with explanation that within 30 days of such public notice, a parent wishing to establish custody shall identify him/herself to the court and state his/her intentions regarding the child.

The name of the court in which this action is pending and the name of all the parties to said suit are stated above in the caption hereof and the name and address of the attorney for Petitioner is:

Laura M. Sexton
120 S. Church Street
Union, MO 63084
636-583-7333

You are further notified that, unless you file an answer or other pleading and serve the same on the Petitioner or his attorney or shall otherwise appear and defend against the aforesaid petition within forty-five days after the 27th day of December, 2017, judgment by default will be rendered against you.

It is ordered that a copy hereof be published according to law and the provision of Section 506.160 in the Washington Missourian, a newspaper of general circulation published in the County of Franklin, State of Missouri.

A true copy from the record.

Witness my hand and the seal of the said court this 21st day of December, 2017.

(Seal)
BILL MILLER /CMK
Clerk of the Court

Publish in The Missourian December 27, 2017, January 3, 10 and 17, 2018.

IN THE 20TH JUDICIAL CIRCUIT COURT, FRANKLIN COUNTY, MISSOURI
Judge or Division:
I I LAMKE
Case Number: 17AB-JU00260
Plaintiff/Petitioner:
THOMAS LUKE HOLMAN
KATIE MARIE HOLMAN
vs.
Defendant/Respondent:
JOHN DOE
Nature of Suit:
FC Adoption-Regular
NOTICE UPON ORDER FOR SERVICE BY PUBLICATION

The State of Missouri to: JOHN DOE
UNKNOWN
ADDRESS UNKNOWN

You are notified that an action has been commenced against you in the Circuit Court of Franklin County, Missouri, the object and general nature of which is Fc Adoption-Regular and which affects the following described property:

The names of all parties in this action are stated in the caption above and the name(s) and address(es) of the attorney(s) for the plaintiff/petitioner(s) are:

JOSEPH W. PURSCHKE, PURSCHKE, WHITE & BRIEGEL LLC, 4A S. CHURCH ST., UNION, MO 63084-1802, 636-583-5760

You are further notified that, unless you file an answer or other pleading or otherwise appear and defend against this action within 45 days after **DECEMBER 13, 2017**, judgment by default will be entered against you.

(seal)
November 29, 2017
Bill D. Miller
Clerk
/s/Patty Hale
Deputy Clerk

Publish in The Missourian December 13, 20, 27, 2017, and January 3, 2018.

IN THE 20TH JUDICIAL CIRCUIT COURT, FRANKLIN COUNTY, MISSOURI
Judge or Division:
DAVID L. HOVEN
Plaintiff/Petitioner:
ERICA RYAN
vs.
Defendant/Respondent:
RICKY RYAN, JR.
Nature of Suit:
FC Dissolution w/o Children
Case No: 17AB-DR00486
NOTICE UPON ORDER FOR SERVICE BY PUBLICATION

The State of Missouri to:
RICKY RYAN, JR.
2204 GAUBLER AVENUE
OVERLAND, MO 63114

You are hereby notified that an action has been commenced against you in the Circuit Court of Franklin County, Missouri, the object and general nature of which is FC Dissolution — W/O Children and which affects the following described property:

The names of all parties in this action are stated in the caption above and the name(s) and address(es) of the attorney(s) for the plaintiff/petitioner(s) are:

JUSTIN E. HEAD, HANSEN STIERBERGER DOWNARD, SCHROEDER & HEAD LLC, 80 N. OAK ST., UNION, MO 63084-1626, 636-583-5118.

You are further notified that, unless you file an answer or other pleading or otherwise appear and defend against this action within 45 days after, judgment by default will be rendered against you.

(SEAL)
December 27, 2017
Bill D. Miller
Clerk of the Court

Publish in The Missourian January 3, 10, 17 and 24, 2018.

• Continued on Page 2F

Your source for news online: emissourian.com.

• Continued from Page 8E

Public Hearing

NOTICE OF PUBLIC HEARING

The Washington Historic Preservation Commission — notice is hereby given that a public hearing will be held on Tuesday, January 16, 2018, at 6:00 p.m. or as soon thereafter as the public may be heard, in the Council Chambers of City Hall of said City to discuss the following:

Phase II Survey of the International Shoe Factory District

Further information is available within the Planning and Engineering Services Department located at Washington City Hall, 405 Jefferson Street, Washington, Missouri 63090.

City of Washington
Mary Trentmann
City Clerk

Publish in The Missourian January 3, 2018.

NOTICE OF PUBLIC HEARING CITY OF UNION

Notice is hereby given that the Planning & Zoning Commission of the City of Union will conduct a Public Hearing:

Monday, January 22, 2018
6:30 p.m.
Union Auditorium, Lower Level
500 E. Locust St.
Union, MO 63084

To hear and consider citizen input regarding an application for Denmark Villas Planned Unit Development.

Location: Denmark Road, Union — Lot 2 of Union Regional Center East Plat 7 as recorded in the Franklin County Recorder of Deeds Office No. 0802415

Applicant: Independence Valley, LLC, Ed Schmelz, Union, Missouri

Citizens and other interested parties are encouraged to attend this public hearing. The Union Board of Aldermen will also hold a public hearing regarding the application tentatively at 6:30 p.m. Monday, February 12, 2018, at 6:30 p.m., also in the lower level of City Hall. Further information may be obtained at the office of the City Clerk, 500 E. Locust St., Union, Missouri, Monday through Friday, 8:00 a.m. - 4:30 p.m., phone 636-583-3600.

By Order of the Mayor and Board of Aldermen of the City of Union

Jonita Copeland, City Clerk

Publish in The Missourian January 3, 2018.

IN THE CIRCUIT COURT OF FRANKLIN COUNTY, MISSOURI
JUVENILE DIVISION
DAVID B. TOBBEN
Associate Circuit Judge

In the Matter
B.B.M.
MALE, DOB 11-01-2017
Laura Sexton,
Attorney for Juvenile Office of Franklin County, Mo.
Petitioner
vs
KEELI MORGAN,
natural mother
17AB-JU00239 & 262

THE STATE OF MISSOURI TO RESPONDENT:

You are hereby notified that an action has been commenced against you in the court named in the above caption, the object and general nature of which is CUSTODY OF YOUR CHILD AND TERMINATION OF YOUR PARENTAL RIGHTS TO YOUR CHILD, B.B.M. The name of the natural mother is,

KEELI MORGAN. Your property is not affected.

The name of the court in which this action is pending and the name of all the parties to said suit are stated above in the caption hereof and the name and address of the attorney for Petitioner is:

Laura M. Sexton
120 South Church Street
Union, MO 63084
636-583-7333

You are further notified that, unless you file an answer or other pleading and serve the same on the Petitioner or his attorney or shall otherwise appear and defend against the aforesaid petition within forty-five days after the 20th day of DECEMBER, 2017, judgment by default will be rendered against you.

It is ordered that a copy hereof be published according to law and the provision of Section 506.160 in the Washington Missourian, a newspaper of general circulation published in the County of Franklin, State of Missouri.

A true copy from the record.

Witness my hand and the seal of the said court this 15th day of December, 2017.

(seal)
Bill Miller/ CMK
Clerk of the Court / Deputy Clerk

Publish in The Missourian December 20, 27, 2017, and January 3 and 10, 2018.

NOTICE OF PUBLIC HEARING CITY OF UNION

Notice is hereby given that the Planning & Zoning Commission of the City of Union will conduct a Public Hearing:

Monday, January 22, 2018
6:30 p.m.
Union Auditorium, Lower Level
500 E. Locust St.
Union, MO 63084

To hear and consider citizen input regarding an application for Amended Independence Valley North Planned Unit Development Area Plan.

Location: North of Independence Drive, south of CC Camp Road, between the streets of Washington Avenue and Church Street.

Applicant: Independence Valley, LLC, Ed Schmelz, 217 Wittenborn Drive, Union, MO 63084

Citizens and other interested parties are encouraged to attend this public hearing. The Union Board of Aldermen will also hold a public hearing regarding the application tentatively at 6:30 p.m. Monday, February 12, 2018, at 6:30 p.m., also in the lower level of City Hall. Further information may be obtained at the office of the City Clerk, 500 E. Locust St., Union, Missouri, Monday through Friday, 8:00 a.m. - 4:30 p.m., phone 636-583-3600.

By Order of the Mayor and Board of Aldermen of the City of Union

Jonita Copeland, City Clerk

Publish in The Missourian January 3, 2018.

Trustee's Sale

TRUSTEE'S SALE

IN RE: Steven O. Holland and Glenda L. Holland, husband and wife, Trustee's Sale:

For default in payment of debt and performance of obligation secured by Deed of Trust executed by Steven O. Holland and Glenda L. Holland, husband and wife, dated November 4, 2013, and recorded in the Office of the Recorder of Deeds of Franklin County, Missouri, as Document No.: 1318952, modified by Loan Modification Agreement Recorded May 10, 2017, as Document No.: 1706900, the undersigned Successor Trustee, at the request of the legal holder of said Note, will on Monday, January 22, 2018, between the hours of 9:00 a.m. and 5:00 p.m., (at the specific time of 10:30 A.M.), at the North Front Door of the Courthouse, City of Union, County of Franklin, 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 Franklin County, State of Missouri, to-wit:

THE NORTH 90 FEET OF LOTS FIVE (5) AND SIX (6) IN BLOCK THREE (3) OF SCRIVNER'S ADDITION TO THE CITY OF GERALD, AS PER PLAT RECORD IN PLAT BOOK C, PAGE 33 IN THE OFFICE OF THE RECORDER OF DEEDS.

to satisfy said debt and cost.

MILLSAP & SINGER, P.C.,
Successor Trustee
612 Spirit Drive
St. Louis, MO 63005
(636) 537-0110
File No: 179735.012218.379642 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 Missourian December 27, 2017, January 3, 10 and 17, 2018.