

NOTICE OF TRUSTEE'S SALE

WHEREAS, William T. Warnecke, by his Deed of Trust dated August 24, 2007, and recorded on September 4, 2007, in the office of the Recorder of Deeds for Jefferson County, Missouri, at Document No. 2007R-040392, conveyed to Bryan E. Nickell, Trustee, the following described property located at 100 North Fifth Street, Festus, Missouri 63028, situated in the County of Jefferson, State of Missouri, to-wit: The following described parcel of land off of the Northeast corner of Lot Ten (10) of a series of Lots surveyed and numbered by Dan McAllister out of part of United States Survey Nos. 315 and 160, Township Forty (40) North, Range Six (6) East, according to the plat thereof recorded in Plat Book 2, Page 17 of the Jefferson County Land Records, to-wit: Beginning at the Southwest corner of said Lot Ten (10); thence East 49 feet; thence Northeasterly 47 feet; thence West 49 feet; thence South 68 feet to the place of beginning. Which conveyance was made to the said Trustee in Trust to secure payment of one promissory note in said Deed of Trust described; and WHEREAS, default was made and continues to be made in the payment of said note. NOW, THEREFORE, at the request of the legal holder of said note and in accordance with the provisions of said Deed of Trust, I, Bryan E. Nickell, Trustee, will sell the property above described at public vendue, to the highest bidder for cash or cash equivalent, at the north front door of the Jefferson County Courthouse, Hillsboro, Missouri, on July 12, 2019, between the hours of 9:00 o'clock a.m. and 5:00 o'clock p.m. and more particularly at 12:00 o'clock noon, for the purpose of satisfying the said indebtedness and the costs of executing this Trust.

Bryan E. Nickell, 219 S. Kingshighway, P.O. Box 805,
Sikeston, MO 63801, Telephone: (573) 471-1000, Fax: (573) 471-1012