

In Re: James F Schneider and

Linda S Schneider, his wife

TRUSTEE'S SALE - Under the terms of the Deed of Trust executed by James F Schneider and Linda S Schneider, his wife dated 12/11/2002, and recorded on 12/23/2002 Document 020073838 RE-RECORDED ON 03/21/2003 in Document 030020498 in the office of the Recorder of Deeds for Jefferson County, MISSOURI, the undersigned Successor Trustee, will on **03/09/2018 at 9:00 AM** at the North front door of the Jefferson County Courthouse, 300 Main St. Hillsboro, MO 63050, 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:

PARCEL NO. 1: A TRACT OF LAND IN PART OF THE EAST HALF OF SECTION 12, TOWNSHIP 41 NORTH, RANGE 5 EAST, JEFFERSON COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTHERN LINE OF AN 8.3 ACRE TRACT DESCRIBED IN BOOK 416 PAGE 573 IN THE RECORDER'S OFFICE, JEFFERSON COUNTY, MISSOURI, SAID POINT BEING LOCATED NORTH 89 DEGREES 16 MINUTES 00 SECONDS EAST, A DISTANCE OF 848.39 FEET FROM A STONE MARKING THE SOUTHWEST CORNER OF SAID 8.3 ACRE TRACT; THENCE NORTH 17 DEGREES 12 MINUTES 17 SECONDS WEST, A DISTANCE OF 339.44 FEET TO THE CENTERLINE OF A 40 FOOT WIDE ROAD EASEMENT DESCRIBED IN BOOK 496 PAGE 896 IN THE RECORDER'S OFFICE, JEFFERSON COUNTY, MISSOURI; THENCE WITH THE CENTERLINE OF SAID ROAD EASEMENT, NORTH 83 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 30.82 FEET TO A POINT; THENCE CONTINUING WITH SAID CENTERLINE NORTH 72 DEGREES 47 MINUTES 44 SECONDS EAST, A DISTANCE OF 187.45 FEET TO A POINT; THENCE LEAVING SAID CENTERLINE OF SAID ROAD EASEMENT SOUTH 17 DEGREES 12 MINUTES 17 SECONDS EAST A DISTANCE OF 398.37 FEET TO THE SOUTH LINE OF AFORESAID 8.3 ACRE TRACT; THENCE WITH SAID SOUTH LINE SOUTH 89 DEGREES 16 MINUTES 00 SECONDS WEST, A DISTANCE OF 227.09 FEET TO THE POINT OF BEGINNING.

ALSO, A 20 FOOT WIDE ROAD EASEMENT 10 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: BEGINNING AT A POINT LOCATED NORTH 17 DEGREES 12 MINUTES 17 SECONDS WEST, A DISTANCE OF 100.70 FEET FROM THE SOUTHEAST CORNER OF THE ABOVE DESCRIBED TRACT; THENCE SOUTH 49 DEGREES 26 MINUTES 42 SECONDS EAST A DISTANCE OF 33.40 FEET TO A POINT; THENCE SOUTH 43 DEGREES 11 MINUTES 30 SECONDS EAST A DISTANCE OF 54.01 FEET TO A POINT; THENCE SOUTH 65 DEGREES 56 MINUTES 00 SECONDS EAST A DISTANCE OF 22.27 FEET TO A POINT; THENCE SOUTH 68 DEGREES 45 MINUTES 56 SECONDS EAST A DISTANCE OF 24.34 FEET TO A POINT; THENCE SOUTH 89 DEGREES 31 MINUTES 09 SECONDS EAST A DISTANCE OF 74.44 FEET TO A POINT; THENCE SOUTH 68 DEGREES 26 MINUTES 37 SECONDS EAST A DISTANCE OF 16.47 FEET TO A POINT ON THE WESTERN RIGHT OF WAY LINE OF INTERSTATE HIGHWAY I-55, SAID POINT BEING LOCATED NORTH 10 DEGREES 28 MINUTES 00 SECONDS EAST A DISTANCE OF 8.69 FEET FROM THE SOUTHEAST CORNER OF AFORESAID 8.3 ACRE TRACT.

PARCEL NO. 2: A TRACT OF LAND IN THE EAST HALF OF SECTION 12, TOWNSHIP 41 NORTH, RANGE 5 EAST, JEFFERSON COUNTY, MISSOURI, BEING PART OF AN 8.3 ACRE TRACT DESCRIBED IN BOOK 416 PAGE 573 AND A 2.24 ACRE TRACT DESCRIBED IN BOOK 479 PAGE 851 OF THE JEFFERSON COUNTY LAND RECORDS MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE ABOVE DESCRIBED 8.3 ACRE TRACT; THENCE WITH THE WESTERN LINE OF SAID 8.3 ACRE TRACT NORTH 00 DEGREES 43 MINUTES 00 SECONDS EAST A DISTANCE OF 263.4 FEET TO A POINT IN THE NORTH LINE OF A 40 FOOT WIDE ROAD EASEMENT DESCRIBED IN BOOK 496 PAGE 896 OF THE JEFFERSON COUNTY LAND RECORDS; THENCE WITH THE NORTH LINE OF SAID ROAD EASEMENT NORTH 82 DEGREES 55 MINUTES 05 SECONDS EAST A DISTANCE OF 316.84 FEET TO A POINT; THENCE CONTINUING WITH SAID ROAD EASEMENT NORTH 83 DEGREES 00 MINUTES EAST A DISTANCE OF 460 FEET TO A POINT; THENCE NORTH 72 DEGREES 47 MINUTES 44 SECONDS EAST 185.66 FEET TO A POINT; THENCE SOUTH 17 DEGREES 12 MINUTES 17 SECONDS EAST 20 FEET TO A POINT ON THE CENTERLINE OF SAID ROAD EASEMENT; THENCE SOUTH 72 DEGREES 47 MINUTES 44 SECONDS WEST 187.45 FEET TO A POINT; THENCE SOUTH 83 DEGREES WEST 30.82 FEET TO THE NORTHWEST CORNER OF A 1.833 ACRE TRACT DESCRIBED IN BOOK 752 PAGE 975 OF THE JEFFERSON COUNTY LAND RECORDS, THENCE ALONG THE WESTERN LINE OF SAID TRACT SOUTH 17 DEGREES 12 MINUTES 17 SECONDS EAST A DISTANCE OF 339.44 FEET TO THE SOUTHERN LINE OF THE ABOVE DESCRIBED 8.3 ACRE TRACT; THENCE ALONG THE SOUTHERN LINE OF SAID TRACT SOUTH 89 DEGREES 16 MINUTES 00 SECONDS WEST A DISTANCE OF 848.39 FEET TO THE POINT OF BEGINNING.

ALSO AN EASEMENT, 40 FEET WIDE, SOUTH OF, PARALLEL WITH, AND ADJACENT TO THE NORTH LINE OF A 2.24 ACRE TRACT, IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 41 NORTH, RANGE 5 EAST CONVEYED TO GRANTORS BY DEED RECORDED IN THE RECORDER'S OFFICE OF JEFFERSON COUNTY, MISSOURI, IN BOOK 479, PAGE 851, SAID NORTH LINE BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID 2.24 ACRE TRACT ABOVE REFERRED TO, SAID POINT BEING IN THE WESTERN RIGHT OF WAY LINE OF INTERSTATE HIGHWAY I-55; THENCE SOUTH 72 DEGREES 47 MINUTES 44 SECONDS WEST 619.02 FEET; SOUTH 83 DEGREES WEST 430 FEET; SOUTH 82 DEGREES 55 MINUTES 5 SECONDS WEST 316.84 FEET TO A POINT IN THE WEST LINE OF SAID 2.24 ACRE TRACT, SAID POINT BEING THE NORTHWEST CORNER THEREOF.

ALSO AN EASEMENT BEING A STRIP OF LAND 50 FEET WIDE LYING WESTWARDLY OF, ADJACENT TO AND PARALLEL WITH THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY I-55, EXTENDING NORTHWARDLY 333.01 FEET FROM THE SOUTHEAST CORNER AS RESERVED IN BOOK 482 PAGE 741 AND BOOK 482 PAGE 477.

LESS AND EXCEPTING THAT PART CONVEYED TO JAMES L. WILLIAMS, A SINGLE PERSON, ACCORDING TO BOOK 224 PAGE 210 FILED FOR RECORD ON JUNE 16, 1986.

Substitute Trustee Corporation
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