

IN RE: Michael R. Taylor and Elaine Taylor husband and wife

Trustee's Sale: For default in payment of debt and performance of obligation secured by Deed of Trust executed by Michael R. Taylor and Elaine Taylor husband and wife dated July 1, 2013 and recorded in the Office of the Recorder of Deeds of St. Charles County, Missouri in Book DE6055, Page 843 the undersigned Successor Trustee, at the request of the legal holder of said Note will on Tuesday, May 17, 2022 between the hours of 9:00 a.m. and 5:00 p.m., (at the specific time of 9:00 AM), at the West Front Door of the Court House, City of St. Charles, County of St. Charles, 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 St. Charles County, State of Missouri, to wit:

A TRACT OF LAND BEING PART OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 47 NORTH RANGE 1 EAST ST. CHARLES COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A SET IRON ROD AT THE SOUTHEAST CORNER OF TAHOMA DRIVE ADDITION, A SUBDIVISION RECORDED IN PLAT BOOK 12 PAGE 24 OF THE ST CHARLES COUNTY RECORDER OF DEEDS OFFICE, ALSO BEING THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO FRANK AND BEVERLY MARTELL AS RECORDED IN BOOK 1073 PAGE 1307 OF SAID RECORDER'S OFFICE; THENCE SOUTH 89 DEGREES 27 MINUTES 10 SECONDS WEST ALONG THE SOUTH OF SAID SUBDIVISION AND THE PROLONGATION THEREOF, 1031.09 FEET TO A FOUND IRON ROD; THENCE NORTH 00 DEGREES 24 MINUTES 00 SECONDS WEST 746.03 FEET TO A FOUND IRON PIPE AT THE SOUTHWEST CORNER OF A TRACT CONVEYED TO WILLIAM AND JO ANN COLE AS RECORDED IN BOOK 5003 PAGE 1452; THENCE NORTH 89 DEGREES 29 MINUTES 22 SECONDS EAST ALONG THE SOUTH LINE OF SAID TRACT AND THE PROLONGATION THEREOF, 530.87 FEET TO A SET IRON ROD; THENCE SOUTH 00 DEGREES 24 MINUTES 00 SECONDS EAST, 320.92 FEET TO A SET IRON ROD; THENCE NORTH 89 DEGREES 29 MINUTES 22 SECONDS EAST, 507.20 FEET TO A SET IRON ROD ON THE EAST LINE OF SAID TAHOMA DRIVE ADDITION AND THE EAST LINE OF SAID MARTELL TRACT; THENCE SOUTH 00 DEGREES 32 MINUTES 32 SECONDS WEST ALONG SAID LINES, 424.52 FEET TO THE POINT OF BEGINNING AND CONTAINING 14.00 ACRES MORE OR LESS, AS SURVEYED BY LANDMARK SURVEYING CO. DURING MAY 2013.

TOGETHER WITH 50 FOOT WIDE ROADWAY AND UTILITY EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF THE ABOVE DESCRIBED TRACT: THENCE NORTH 89 DEGREES 29 MINUTES 22 SECONDS EAST ALONG THE NORTH LINE OF SAID TRACT, 505.87 FEET TO THE CENTERLINE AND POINT OF BEGINNING OF SAID EASEMENT; THENCE NORTH 00 DEGREES 24 MINUTES 00 SECONDS WEST ALONG SAID CENTERLINE, 259.25 FEET TO A POINT IN THE CENTERLINE OF TAHOMA DRIVE AND TERMINATION OF SAID EASEMENT.

to satisfy said debt and cost.

MILLSAP & SINGER, P.C.,

Successor Trustee

612 Spirit Drive

St. Louis, MO 63005

(636) 537-0110

File No: 208833.051722.420544 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.

12111791 St Charles Apr. 27, 2022