

IN RE: Darren May, an Unmarried Man

Trustee's Sale: For default in payment of debt and performance of obligation secured by Deed of Trust executed by Darren May, an Unmarried Man dated May 18, 2007 and recorded in the Office of the Recorder of Deeds of St. Charles County, Missouri as Book DE4759 at Page 834 modified by Loan Modification Agreement recorded May 16, 2019 in Book DE7075 at Page 858 and further modified by Loan Modification Agreement recorded December 16, 2021 as Instrument No.

2021R-101540 the undersigned Successor Trustee, at the request of the legal holder of said Note will on Tuesday, September 27, 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:

PARCEL NO. 1: A TRACT OF LAND BEING PART OF THE RESUBDIVISION OF GRAYBRIDGE PLAT ONE, A SUBDIVISION RECORDED IN PLAT BOOK 21, PAGE 45 OF THE ST. CHARLES COUNTY RECORDER OF DEEDS OFFICE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT MARKING THE INTERSECTION OF THE EAST LINE OF GRAYBRIDGE EAST WITH THE NORTH LINE OF MCCLAY ROAD (AS WIDENED) AT THE SOUTHWEST CORNER OF SAID RESUBDIVISION; THENCE NORTH 5 DEGREES 49 MINUTES 35 SECONDS WEST, ALONG THE EAST LINE OF GRAYBRIDGE EAST, A DISTANCE OF 128.77 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING ALONG SAID EAST LINE OF GRAYBRIDGE EAST NORTH 5 DEGREES 49 MINUTES 35 SECONDS WEST A DISTANCE OF 16.92 FEET TO A POINT BEING AN ANGLE POINT IN SAID STREET; THENCE NORTH 0 DEGREES 5 MINUTES EAST ALONG SAID EAST LINE OF GRAYBRIDGE EAST A DISTANCE OF 3.34 FEET TO A POINT; THENCE NORTH 87 DEGREES EAST ALONG A LINE DIVIDING THE COMMON WALL BETWEEN UNITS 1 AND 2 OF SAID RESUBDIVISION OF GRAYBRIDGE PLAT ONE, A DISTANCE OF 121.78 FEET TO A POINT; THENCE SOUTH 0 DEGREES 15 MINUTES EAST, ALONG THE EAST LINE OF THE RESUBDIVISION OF GRAYBRIDGE PLAT ONE AND THE WEST LINE OF A TRACT CONVEYED TO DARREN MAY AS RECORDED IN BOOK 2486 PAGE 1634 OF SAID RECORDER'S OFFICE A DISTANCE OF 20.15 FEET TO A POINT; THENCE SOUTH 87 DEGREES WEST ALONG A LINE DIVIDING THE COMMON WALL BETWEEN UNITS 2 AND 3 OF SAID RESUBDIVISION OF GRAYBRIDGE PLAT ONE A DISTANCE OF 120.14 FEET TO THE POINT OF BEGINNING.

SUBJECT TO AN EASEMENT FOR ACCESS FOR THE EXCLUSIVE USE OF THE OWNERS AND OCCUPANTS OF UNITS 1, 2, AND 3 OF BUILDING 21 OF THE RESUBDIVISION OF GRAYBRIDGE PLAT ONE, A SUBDIVISION RECORDED IN PLAT BOOK 21 PAGE 45 OF THE ST. CHARLES COUNTY RECORDER OF DEEDS OFFICE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT MARKING THE INTERSECTION OF THE EAST LINE OF GRAYBRIDGE EAST, 50 FEET WIDE, WITH THE NORTH LINE OF MCCLAY ROAD (AS WIDENED) AT THE SOUTHWEST CORNER OF SAID RESUBDIVISION; THENCE NORTH 5 DEGREES 49 MINUTES 35 SECONDS WEST, ALONG THE EAST LINE OF GRAYBRIDGE EAST, A DISTANCE OF 108.61 FEET TO A POINT; THENCE NORTH 87 DEGREES EAST ALONG A LINE DIVIDING THE COMMON WALL BETWEEN UNITS 3 AND 4 OF SAID RESUBDIVISION OF GRAYBRIDGE PLAT ONE A DISTANCE OF 76.18 FEET TO THE POINT OF BEGINNING OF THIS EASEMENT; THENCE NORTH 3 DEGREES WEST A DISTANCE OF 40.34 FEET TO A POINT; THENCE NORTH 87 DEGREES EAST A DISTANCE OF 44.52 FEET TO A POINT IN THE EAST LINE OF SAID RESUBDIVISION OF GRAYBRIDGE PLAT ONE BEING THE WEST LINE OF TRACT TO DARREN MAY BY INSTRUMENT RECORDED IN BOOK 2486 PAGE 1634 OF THE ST. CHARLES COUNTY RECORDS; THENCE SOUTH 0 DEGREES 15 MINUTES EAST ALONG SAID EAST LINE OF RESUBDIVISION OF GRAYBRIDGE PLAT ONE A DISTANCE OF 40.30 FEET TO A POINT; THENCE SOUTH 87 DEGREES WEST ALONG A LINE BEING THE EASTERLY EXTENSION OF SAID LINE DIVIDING THE COMMON WALL BETWEEN UNITS 3 AND 4 OF SAID RESUBDIVISION A DISTANCE OF 42.00 FEET TO THE POINT OF BEGINNING.

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

File No: 193474.092722.424145 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.

12148180 St. Charles Sept. 7, 2022