

Task# 236  
08-01-2026  
17:15:44

## NOTICE OF TAX CERTIFICATE SALE

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The following is a publication of land, lots, and mining rights in Franklin County upon which Tax Certificates are to be offered for sale in the Commission Chambers of the County Government Center, 400 E Locust, Union Mo. 63084. Beginning Monday August 24, 2026 at 10:00:00 and continuing from day to day as indicated by the following publication by the undersigned according to the provisions of RSMo. 140.

The lands, lots and mining rights are to be sold under the descriptions as listed, and the amounts as shown due for each year represent the total amount of taxes, interest and cost including the cost of the sale, and the certificates will be issued covering as much of said land, lots and mining rights as is necessary to discharge the total taxes, interest and charges, which are due thereon at the time of the sale. The lands, lots, and mining rights to be offered are as follows:

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|                         |       |        |
|-------------------------|-------|--------|
| 03-1-02.0-3-000-019.100 |       |        |
| KUENZEL PROPERTIES      | Year  | Amount |
| Sec 02 Twn 45 Rng 4W    | 2023  | 267.83 |
| NONE                    | Total | 267.83 |
| PT SE SW                |       |        |

---

I, Doug Trentmann, Collector of Revenue, County of Franklin, State of Missouri do hereby certify that the foregoing is a true and correct list of lands or mining rights that will be offered for sale as above set forth.

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---

|                            |       |         |
|----------------------------|-------|---------|
| 03-1-02.0-3-001-023.000    | Year  | Amount  |
| BARTON,NATHAN E            | 2023  | 1856.72 |
| Sec 02 Twn 45 Rng 4W       | 2024  | 1508.89 |
| ZEILMANN                   | 2025  | 1324.14 |
| LOT:1&10 ZEILMANN ADDITION | Total | 4689.75 |

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|                           |       |        |
|---------------------------|-------|--------|
| 03-1-02.0-3-001-026.000   | Year  | Amount |
| KUENZEL PROPERTIES        | 2023  | 209.12 |
| Sec 02 Twn 45 Rng 4W      | 2024  | 53.49  |
| ZEILMANN                  | 2025  | 59.17  |
| LOT:4&5 ZEILMANN ADDITION | Total | 321.78 |

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---

|                         |       |         |
|-------------------------|-------|---------|
| 03-1-02.0-3-003-020.000 | Year  | Amount  |
| KUENZEL PROPERTIES      | 2023  | 281.32  |
| Sec 02 Twn 45 Rng 4W    | 2024  | 117.23  |
| GVTR                    | 2025  | 951.07  |
| LOT 3 GVR SUBD          | Total | 1349.62 |

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|                         |       |         |
|-------------------------|-------|---------|
| 03-1-02.0-4-001-018.000 | Year  | Amount  |
| SCHLITTLER, ROBERT J    | 2023  | 1601.38 |
| Sec 02 Twn 45 Rng 4W    | 2024  | 1283.32 |
| O T OF BERGER           | 2025  | 1199.82 |
| PT BLK 8 O T OF BERGER  | Total | 4084.52 |

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|                            |       |        |
|----------------------------|-------|--------|
| 03-1-02.0-4-001-029.100    | Year  | Amount |
| KUENZEL PROPERTIES W/O LLC | 2023  | 172.56 |
| Sec 2 Twn 45 Rng 4W        | 2024  | 21.17  |
| O T OF BERGER              | 2025  | 19.66  |
| LOT:1 OT OF BERGER         | Total | 213.39 |

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|                              |       |         |
|------------------------------|-------|---------|
| 03-1-02.0-4-002-085.000      | Year  | Amount  |
| WALKER, RICKEY J&SUSAN       | 2023  | 955.56  |
| Sec 02 Twn 45 Rng 4W         | 2024  | 712.87  |
| F E EBERHARDT                | 2025  | 537.34  |
| LOT:5 F E EBERHARDT ADDITION | Total | 2205.77 |

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|                                  |       |         |
|----------------------------------|-------|---------|
| 03-1-02.0-4-002-102.000          | Year  | Amount  |
| KLUBA,BILLIE JEAN                | 2023  | 1570.95 |
| Sec 02 Twn 45 Rng 4W             | 2024  | 1256.46 |
| F E EBERHARDT                    | 2025  | 1038.15 |
| LOT:5,6&7 F E EBERHARDT ADDITION | Total | 3865.56 |

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|                                                        |       |        |
|--------------------------------------------------------|-------|--------|
| 04-7-26.0-4-002-020.000                                | Year  | Amount |
| GERLING,CHRISTOPHER                                    | 2023  | 293.07 |
| Sec 26 Twn 45 Rng 3W                                   | 2024  | 132.16 |
| CAPTAINS CREST                                         | 2025  | 113.98 |
| LOT:24 CAPTAINS CREST PARCEL LOCATED IN SECTIONS 26&35 | Total | 539.21 |

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|                              |       |         |
|------------------------------|-------|---------|
| 04-7-35.0-4-002-007.000      | Year  | Amount  |
| SLOAN,DIONNE                 | 2023  | 1815.79 |
| Sec 35 Twn 45 Rng 3W         | 2024  | 1551.77 |
| FRITZ ALTHEIDES              | 2025  | 1172.97 |
| LOT:PT1 FRITZ ALTHEIDES ADDN | Total | 4540.53 |

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|                                                               |               |
|---------------------------------------------------------------|---------------|
| 04-7-35.0-4-003-192.001                                       |               |
| US CELLULAR                                                   | Year Amount   |
| TAX DEPT                                                      | 2016 1778.13  |
| Sec 35 Twn 45 Rng 3W                                          | 2017 1625.78  |
| E B HAMMACK                                                   | Total 3403.91 |
| CELLULAR TOWER SITE LOT PT 9 & PT10 BLK 20 E B HAMMACK ADDN 3 |               |

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|                                      |       |        |
|--------------------------------------|-------|--------|
| 04-7-36.0-2-005-147.000              | Year  | Amount |
| SEWELL,GERALD S&DIANE H              | 2023  | 288.71 |
| Sec 36 Twn 45 Rng 3W                 | 2024  | 128.17 |
| J G WARNKEN                          | 2025  | 110.57 |
| LOT:27,28&PT26&PT29 J G WARNKEN ADDN | Total | 527.45 |

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|                                 |       |         |
|---------------------------------|-------|---------|
| 04-7-36.0-2-006-116.000         | Year  | Amount  |
| BRANSON,JOSEPH W                | 2023  | 1837.77 |
| ECKERLE,JESSICA D               | 2024  | 1549.65 |
| Sec 36 Twn 45 Rng 3W            | 2025  | 1295.06 |
| E B HAMMACK                     | Total | 4682.48 |
| LOT:49,50&51 E B HAMMACK ADDN 1 |       |         |

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|                            |       |          |
|----------------------------|-------|----------|
| 08-1-02.0-0-001-018.000    |       |          |
| MOELLERING REVOCABLE TRUST | Year  | Amount   |
| Sec 02 Twn 44 Rng 2E       | 2023  | 18157.00 |
| CEDARS VALLEY              | Total | 18157.00 |
| LOT:36 CEDARS VALLEY 1     |       |          |

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|                                  |       |          |
|----------------------------------|-------|----------|
| 08-2-10.0-0-006-022.000          | Year  | Amount   |
| TOBIN,PAUL A TR 1/2 INT          | 2023  | 14083.55 |
| TOBIN,STEPHANIE WHITE TR 1/2 INT | 2024  | 12743.54 |
| Sec 10 Twn 44 Rng 2E             | 2025  | 13637.95 |
| SPRING VALLEY OF ST ALBANS       | Total | 40465.04 |
| LOT:6 SPRING VALLEY OF ST ALBANS |       |          |

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|                         |       |          |
|-------------------------|-------|----------|
| 08-9-29.0-0-002-049.000 | Year  | Amount   |
| NOHR,ROBERT J&SYLVIA L  | 2023  | 3952.00  |
| Sec 29 Twn 44 Rng 2E    | 2024  | 3477.95  |
| HERMIT HOLLOW           | 2025  | 3661.09  |
| LOT:17 HERMIT HOLLOW    | Total | 11091.04 |

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|                                               |       |         |
|-----------------------------------------------|-------|---------|
| 08-9-30.0-3-010-002.000                       | Year  | Amount  |
| RICHARDSON, KATHRYN MARIE                     | 2023  | 1075.19 |
| Sec 30 Twn 44 Rng 2E                          | 2024  | 847.02  |
| JONES HOLLOW                                  | 2025  | 845.99  |
| LOT: 1 JONES HOLLOW PT E1/2 SW S OF DECKER RD | Total | 2768.20 |

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|                                     |       |        |
|-------------------------------------|-------|--------|
| 08-9-32.0-0-000-011.100             | Year  | Amount |
| EVANS,OMAR&KIM                      | 2023  | 166.08 |
| Sec 32 Twn 44 Rng 2E                | 2024  | 15.61  |
| NONE                                | 2025  | 15.59  |
| PT SW1/4 OF SE 1/4, SW OF DECKER RD | Total | 197.28 |

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|                             |       |          |
|-----------------------------|-------|----------|
| 10-4-19.2-0-002-002.100     | Year  | Amount   |
| BECKETT, ALLEN D & ANGELA J | 2023  | 7935.46  |
| Sec 19 Twn 44 Rng 1W        | 2024  | 6871.20  |
| CARDINAL MEADOWS            | 2025  | 6874.03  |
| LOT:1 CARDINAL MEADOWS 1    | Total | 21680.69 |

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I, Doug Trentmann, Collector of Revenue, County of Franklin, State of Missouri do hereby certify that the foregoing is a true and correct list of lands or mining rights that will be offered for sale as above set forth.

Dated this 24 day of August, 2026.

Task# 236  
08-01-2026  
17:15:44

## NOTICE OF TAX CERTIFICATE SALE

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---

|                                   |       |         |
|-----------------------------------|-------|---------|
| 10-5-16.0-4-001-022.000           |       |         |
| MENSE,JANE ELIZABETH LIVING TRUST | Year  | Amount  |
|                                   | 2023  | 1781.61 |
| Sec 16 Twn 44 Rng 1W              | 2025  | 1387.68 |
| BRINKERS                          | Total | 3169.29 |
| LOT:15 BLK 1 BRINKERS ADDN        |       |         |

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|                                                                 |                |
|-----------------------------------------------------------------|----------------|
| 10-5-22.0-1-008-055.000                                         |                |
| POYNTER, BARBARA D &                                            | Year Amount    |
| STAATS, SHAYLA D & STAATS, SIERRA                               | 2023 13222.86  |
| Sec 22 Twn 44 Rng 1W                                            | 2024 11510.80  |
| JOHN F MENSES                                                   | 2025 9777.69   |
| MOMMY & ME...AGAIN! W PT OF LOT 2 & E PT OF LOT 3 BLK 34 JOHN F | Total 34511.35 |
| MENSES ADDN                                                     |                |

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|                                                       |       |          |
|-------------------------------------------------------|-------|----------|
| 10-5-22.0-1-010-378.000                               | Year  | Amount   |
| WASHINGTON INV LLC                                    | 2023  | 8400.08  |
| Sec 22 Twn 44 Rng 1W                                  | 2024  | 7264.78  |
| J H ABKMEIER ESTATES                                  | 2025  | 6171.55  |
| D & M AUTOMOTIVE LOT PT 2 & PT 3 J H ABKMEIER ESTATES | Total | 21836.41 |

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|                                                            |                |
|------------------------------------------------------------|----------------|
| 10-5-22.0-1-024-408.000                                    | Year Amount    |
| 560 EAST FIFTH ST LLC                                      | 2023 5608.55   |
| Sec 22 Twn 44 Rng 1W                                       | 2024 4807.04   |
| W J COWHERDS                                               | 2025 4084.25   |
| THE TWISTED FISH / BARBER SHOP LOT 17 & PT 18 W J COWHERDS | Total 14499.84 |
| ADDN                                                       |                |

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---

|                             |       |         |
|-----------------------------|-------|---------|
| 10-5-22.0-2-017-315.000     | Year  | Amount  |
| SIVILS,CHRISTOPHER          | 2023  | 1946.72 |
| Sec 22 Twn 44 Rng 1W        | 2024  | 1583.21 |
| WM STUMPES                  | 2025  | 1433.74 |
| LOT:PT1&PT2 WM STUMPES ADDN | Total | 4963.67 |

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|                           |       |         |
|---------------------------|-------|---------|
| 10-5-22.0-2-099-594.000   | Year  | Amount  |
| BEANBLOSSOM,DENNIS&PAMELA | 2023  | 2655.93 |
| Sec 22 Twn 44 Rng 1W      | 2024  | 2207.63 |
| NONE                      | 2025  | 1974.14 |
| PT SE NW N 7TH ST         | Total | 6837.70 |

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|                                                         |                |
|---------------------------------------------------------|----------------|
| 10-6-23.0-2-006-087.000                                 |                |
| I HOLDINGS LLC                                          | Year Amount    |
| Sec 23 Twn 44 Rng 1W                                    | 2023 18048.17  |
| FRED WILSON ESTATES                                     | 2024 15759.07  |
| COMPREHENSIVE EYE CARELOT 13 & PT 14 FRED WILSON EST RS | Total 33807.24 |

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|                           |       |         |
|---------------------------|-------|---------|
| 10-6-23.0-2-006-088.000   |       |         |
| I HOLDINGS LLC            | Year  | Amount  |
|                           | 2023  | 1677.75 |
| Sec 23 Twn 44 Rng 1W      | 2024  | 1346.40 |
| FRED WILSON ESTATES       | Total | 3024.15 |
| LOT:12 FRED WILSON EST RS |       |         |

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|                                                           |               |
|-----------------------------------------------------------|---------------|
| 10-7-26.0-2-003-125.001                                   |               |
| US CELLULAR                                               |               |
| C/O TAX DEPARTMENT                                        | Year Amount   |
| Sec 26 Twn 44 Rng 1W                                      | 2017 2141.15  |
| KOCHS                                                     | Total 2141.15 |
| CELLULAR TELEPHONE SITE #852661 LOT 1 KOCHS RS LAND LEASE |               |

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|                         |       |         |
|-------------------------|-------|---------|
| 10-7-36.0-0-021-030.620 | Year  | Amount  |
| MUELLER,DAVID&JUANITA   | 2023  | 551.85  |
| Sec 36 Twn 44 Rng 1W    | 2024  | 354.86  |
| STONE CREST             | 2025  | 302.52  |
| LOT:100 STONE CREST 4   | Total | 1209.23 |

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|                                  | Year  | Amount   |
|----------------------------------|-------|----------|
|                                  | 2016  | 1421.94  |
|                                  | 2017  | 1343.76  |
| 10-8-27.0-1-099-139.000          | 2018  | 1263.00  |
| DUNCAN,DARYL L TR                | 2019  | 1190.60  |
| Sec 27 Twn 44 Rng 1W             | 2020  | 1108.94  |
| NONE                             | 2021  | 993.06   |
| VACANT LAND PT NE NE W OF HWY 47 | 2022  | 914.52   |
|                                  | 2023  | 833.20   |
|                                  | 2024  | 602.80   |
|                                  | 2025  | 512.88   |
|                                  | Total | 10184.70 |

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|                         |       |        |
|-------------------------|-------|--------|
| 10-8-33.0-2-002-037.000 | Year  | Amount |
| WHEAT, TERRY            | 2023  | 161.35 |
| Sec 33 Twn 44 Rng 1W    | 2024  | 11.26  |
| JOHN OBERMARKS          | 2025  | 11.22  |
| LOT:PT5 JOHN OBERMARKS  | Total | 183.83 |

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|                                                                    |                |
|--------------------------------------------------------------------|----------------|
| 12-1-02.0-0-015-015.700                                            | Year Amount    |
| VISIONS RESTORATIONS LLC                                           | 2023 13921.11  |
| Sec 2 Twn 44 Rng 3W                                                | 2024 12755.28  |
| NEW HAVEN INDUSTRIAL PARK                                          | 2025 10332.21  |
| VISION RESTORATION LOT 2 NEW HAVEN INDUSTRIAL PARK PLAT 4 PT SE NE | Total 37008.60 |

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|                            |       |        |
|----------------------------|-------|--------|
| 12-7-35.0-3-003-085.000    | Year  | Amount |
| CHANDLER,SHAWN             | 2023  | 191.40 |
| Sec 35 Twn 44 Rng 3W       | 2024  | 39.27  |
| WHISPERING VALLEY          | 2025  | 34.77  |
| LOT:64&65 WHISPERING VLY 3 | Total | 265.44 |

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|                                         |       |        |
|-----------------------------------------|-------|--------|
| 12-7-35.0-3-008-165.000                 | Year  | Amount |
| BOWEN,DON                               | 2023  | 228.32 |
| Sec 35 Twn 44 Rng 3W                    | 2024  | 73.67  |
| WHISPERING VALLEY                       | 2025  | 81.41  |
| LOT:103,104,105&106 WHISPERING VALLEY 8 | Total | 383.40 |

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|                         | Year  | Amount |
|-------------------------|-------|--------|
| 12-7-35.0-4-002-257.000 |       |        |
| GROPPE,DAVID            | 2023  | 177.15 |
| Sec 35 Twn 44 Rng 3W    | 2024  | 26.01  |
| WHISPERING VALLEY       | 2025  | 23.63  |
| LOT:38 WHISPERING VLY 2 | Total | 226.79 |

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|                         |       |        |
|-------------------------|-------|--------|
| 12-7-35.0-4-002-258.000 | Year  | Amount |
| GROPPE,DAVID            | 2023  | 177.15 |
| Sec 35 Twn 44 Rng 3W    | 2024  | 26.01  |
| WHISPERING VALLEY       | 2025  | 23.63  |
| LOT:37 WHISPERING VLY 2 | Total | 226.79 |

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---

|                         | Year  | Amount |
|-------------------------|-------|--------|
| 12-7-35.0-4-002-259.000 |       |        |
| GROPPE, DAVID           | 2023  | 177.15 |
| Sec 35 Twn 44 Rng 3W    | 2024  | 26.01  |
| WHISPERING VALLEY       | 2025  | 23.63  |
| LOT:36 WHISPERING VLY 2 | Total | 226.79 |

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---

|                         | Year  | Amount |
|-------------------------|-------|--------|
| 12-7-35.0-4-002-285.000 | 2021  | 184.06 |
| BALLEW,VICTOR           | 2022  | 181.93 |
| Sec 35 Twn 44 Rng 3W    | 2023  | 179.47 |
| WHISPERING VALLEY       | 2024  | 28.15  |
| LOT:19 WHISPERING VLY 2 | 2025  | 25.46  |
|                         | Total | 599.07 |

---

I, Doug Trentmann, Collector of Revenue, County of Franklin, State of Missouri do hereby certify that the foregoing is a true and correct list of lands or mining rights that will be offered for sale as above set forth.

Dated this 24 day of August, 2026.

Task# 236  
08-01-2026  
17:15:44

## NOTICE OF TAX CERTIFICATE SALE

---

The following is a publication of land, lots, and mining rights in Franklin County upon which Tax Certificates are to be offered for sale in the Commission Chambers of the County Government Center, 400 E Locust, Union Mo. 63084. Beginning Monday August 24, 2026 at 10:00:00 and continuing from day to day as indicated by the following publication by the undersigned according to the provisions of RSMo. 140.

The lands, lots and mining rights are to be sold under the descriptions as listed, and the amounts as shown due for each year represent the total amount of taxes, interest and cost including the cost of the sale, and the certificates will be issued covering as much of said land, lots and mining rights as is necessary to discharge the total taxes, interest and charges, which are due thereon at the time of the sale. The lands, lots, and mining rights to be offered are as follows:

---

|                         |       |        |
|-------------------------|-------|--------|
| 12-7-35.0-4-002-294.000 | Year  | Amount |
| CULLIFER,LORI&          | 2023  | 179.47 |
| MCCOY,NICHOLAS          | 2024  | 28.15  |
| Sec 35 Twn 44 Rng 3W    | 2025  | 25.46  |
| WHISPERING VALLEY       | Total | 233.08 |
| LOT:9 WHISPERING VLY 2  |       |        |

---

I, Doug Trentmann, Collector of Revenue, County of Franklin, State of Missouri do hereby certify that the foregoing is a true and correct list of lands or mining rights that will be offered for sale as above set forth.

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---

|                               |       |        |
|-------------------------------|-------|--------|
| 12-7-35.0-4-002-301.000       | Year  | Amount |
| EZELL,JOHN R TR               | 2023  | 193.81 |
| Sec 35 Twn 44 Rng 3W          | 2024  | 41.54  |
| WHISPERING VALLEY             | 2025  | 36.71  |
| LOT:80,81&82 WHISPERING VLY 2 | Total | 272.06 |

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---

|                         | Year  | Amount |
|-------------------------|-------|--------|
| 12-7-35.0-4-004-109.000 |       |        |
| LAMKE, APRIL L          | 2023  | 217.29 |
| Sec 35 Twn 44 Rng 3W    | 2024  | 63.38  |
| WHISPERING VALLEY       | 2025  | 51.12  |
| LOT:79 WHISPERING VLY 4 | Total | 331.79 |

---

I, Doug Trentmann, Collector of Revenue, County of Franklin, State of Missouri do hereby certify that the foregoing is a true and correct list of lands or mining rights that will be offered for sale as above set forth.

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|                         |       |         |
|-------------------------|-------|---------|
| 12-7-35.0-4-004-118.000 | Year  | Amount  |
| PIERCE,PAUL             | 2023  | 730.62  |
| Sec 35 Twn 44 Rng 3W    | 2024  | 541.40  |
| WHISPERING VALLEY       | 2025  | 555.08  |
| LOT:70 WHISPERING VLY 4 | Total | 1827.10 |

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---

|                         |       |        |
|-------------------------|-------|--------|
| 12-7-35.0-4-004-119.000 | Year  | Amount |
| PIERCE,PAUL             | 2023  | 184.41 |
| Sec 35 Twn 44 Rng 3W    | 2024  | 32.79  |
| WHISPERING VALLEY       | 2025  | 29.31  |
| LOT:69 WHISPERING VLY 4 | Total | 246.51 |

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|                         |       |        |
|-------------------------|-------|--------|
| 12-7-35.0-4-004-124.000 | Year  | Amount |
| DONJON,SARAH&BRIAN      | 2023  | 176.07 |
| Sec 35 Twn 44 Rng 3W    | 2024  | 24.99  |
| WHISPERING VALLEY       | 2025  | 22.79  |
| LOT:63 WHISPERING VLY 4 | Total | 223.85 |

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|                         |       |        |
|-------------------------|-------|--------|
| 12-7-35.0-4-004-125.000 | Year  | Amount |
| DONJON,SARAH&BRIAN      | 2023  | 176.07 |
| Sec 35 Twn 44 Rng 3W    | 2024  | 24.99  |
| WHISPERING VALLEY       | 2025  | 22.79  |
| LOT:62 WHISPERING VLY 4 | Total | 223.85 |

---

I, Doug Trentmann, Collector of Revenue, County of Franklin, State of Missouri do hereby certify that the foregoing is a true and correct list of lands or mining rights that will be offered for sale as above set forth.

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|                         |       |        |
|-------------------------|-------|--------|
| 12-7-35.0-4-004-152.000 | Year  | Amount |
| MCCUISTION,JUSTIN       | 2023  | 176.75 |
| Sec 35 Twn 44 Rng 3W    | 2024  | 25.65  |
| WHISPERING VALLEY       | 2025  | 23.38  |
| LOT:58 WHISPERING VLY 4 | Total | 225.78 |

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|                         | Year  | Amount |
|-------------------------|-------|--------|
| 12-7-35.0-4-004-153.000 |       |        |
| MCCUISTION,JUSTIN       | 2023  | 175.54 |
| Sec 35 Twn 44 Rng 3W    | 2024  | 24.51  |
| WHISPERING VALLEY       | 2025  | 22.37  |
| LOT:57 WHISPERING VLY 4 | Total | 222.42 |

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I, Doug Trentmann, Collector of Revenue, County of Franklin, State of Missouri do hereby certify that the foregoing is a true and correct list of lands or mining rights that will be offered for sale as above set forth.

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|                         |       |        |
|-------------------------|-------|--------|
| 12-7-35.0-4-004-158.000 | Year  | Amount |
| WARREN,GINA             | 2023  | 180.02 |
| Sec 35 Twn 44 Rng 3W    | 2024  | 28.69  |
| WHISPERING VALLEY       | 2025  | 25.88  |
| LOT:51 WHISPERING VLY 4 | Total | 234.59 |

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I, Doug Trentmann, Collector of Revenue, County of Franklin, State of Missouri do hereby certify that the foregoing is a true and correct list of lands or mining rights that will be offered for sale as above set forth.

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|                         |       |        |
|-------------------------|-------|--------|
| 12-7-35.0-4-004-162.000 | Year  | Amount |
| NEVILLE,DEBORAH K       | 2023  | 180.02 |
| Sec 35 Twn 44 Rng 3W    | 2024  | 28.69  |
| WHISPERING VALLEY       | 2025  | 25.88  |
| LOT:46 WHISPERING VLY 4 | Total | 234.59 |

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I, Doug Trentmann, Collector of Revenue, County of Franklin, State of Missouri do hereby certify that the foregoing is a true and correct list of lands or mining rights that will be offered for sale as above set forth.

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---

|                         |       |        |
|-------------------------|-------|--------|
| 12-7-35.0-4-004-163.000 | Year  | Amount |
| NEVILLE,DEBORAH K       | 2023  | 180.02 |
| Sec 35 Twn 44 Rng 3W    | 2024  | 28.69  |
| WHISPERING VALLEY       | 2025  | 25.88  |
| LOT:45 WHISPERING VLY 4 | Total | 234.59 |

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---

|                            |       |        |
|----------------------------|-------|--------|
| 12-7-35.0-4-004-166.000    | Year  | Amount |
| LILLIE, THOMAS G & CRYSTAL | 2023  | 176.24 |
| Sec 35 Twn 44 Rng 3W       | 2024  | 25.20  |
| WHISPERING VALLEY          | 2025  | 22.91  |
| LOT:41 WHISPERING VLY 4    | Total | 224.35 |

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---

|                            |       |        |
|----------------------------|-------|--------|
| 12-7-35.0-4-004-167.000    | Year  | Amount |
| LILLIE, THOMAS G & CRYSTAL | 2023  | 176.41 |
| Sec 35 Twn 44 Rng 3W       | 2024  | 25.34  |
| WHISPERING VALLEY          | 2025  | 23.06  |
| LOT:40 WHISPERING VLY 4    | Total | 224.81 |

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---

|                         | Year  | Amount |
|-------------------------|-------|--------|
| 12-7-35.0-4-004-198.000 | 2022  | 182.53 |
| GAGE,THERESA M          | 2023  | 180.02 |
| Sec 35 Twn 44 Rng 3W    | 2024  | 28.69  |
| WHISPERING VALLEY       | 2025  | 25.88  |
| LOT:3 WHISPERING VLY 4  | Total | 417.12 |

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|                               |       |         |
|-------------------------------|-------|---------|
| 12-7-35.0-4-005-378.000       | Year  | Amount  |
| SMITH, HOWARD ERIC & JUNE ANN | 2023  | 1564.96 |
| Sec 35 Twn 44 Rng 3W          | 2024  | 1318.37 |
| WHISPERING VALLEY             | 2025  | 1249.38 |
| LOT:58 WHISPERING VALLEY 5    | Total | 4132.71 |

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|                         | Year  | Amount |
|-------------------------|-------|--------|
| 12-7-35.0-4-005-388.000 | 2021  | 184.76 |
| HAVELKA,DALE W&ANN A    | 2022  | 182.53 |
| Sec 35 Twn 44 Rng 3W    | 2023  | 180.02 |
| WHISPERING VALLEY       | 2024  | 28.69  |
| LOT:21 WHISPERING VLY 5 | 2025  | 25.88  |
|                         | Total | 601.88 |

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|                         |       |        |
|-------------------------|-------|--------|
| 12-7-35.0-4-005-398.000 | Year  | Amount |
| COWAN, CONYA K&         | 2023  | 178.31 |
| IGO, SANDRA             | 2024  | 27.10  |
| Sec 35 Twn 44 Rng 3W    | 2025  | 24.55  |
| WHISPERING VALLEY       | Total | 229.96 |
| LOT:46 WHISPERING VLY 5 |       |        |

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|                               |       |        |
|-------------------------------|-------|--------|
| 12-7-35.0-4-005-400.000       | Year  | Amount |
| SMITH, HOWARD ERIC & JUNE ANN | 2023  | 188.34 |
| Sec 35 Twn 44 Rng 3W          | 2024  | 36.42  |
| WHISPERING VALLEY             | 2025  | 32.42  |
| LOT: 48 WHISPERING VLY 5      | Total | 257.18 |

I, Doug Trentmann, Collector of Revenue, County of Franklin, State of Missouri do hereby certify that the foregoing is a true and correct list of lands or mining rights that will be offered for sale as above set forth.

Dated this 24 day of August, 2026.

Task# 236  
08-01-2026  
17:15:44

## NOTICE OF TAX CERTIFICATE SALE

---

The following is a publication of land, lots, and mining rights in Franklin County upon which Tax Certificates are to be offered for sale in the Commission Chambers of the County Government Center, 400 E Locust, Union Mo. 63084. Beginning Monday August 24, 2026 at 10:00:00 and continuing from day to day as indicated by the following publication by the undersigned according to the provisions of RSMo. 140.

The lands, lots and mining rights are to be sold under the descriptions as listed, and the amounts as shown due for each year represent the total amount of taxes, interest and cost including the cost of the sale, and the certificates will be issued covering as much of said land, lots and mining rights as is necessary to discharge the total taxes, interest and charges, which are due thereon at the time of the sale. The lands, lots, and mining rights to be offered are as follows:

---

|                             |       |        |
|-----------------------------|-------|--------|
| 12-7-35.0-4-005-402.000     | Year  | Amount |
| SMITH, HOWARD ERIC & JUNE A | 2023  | 179.47 |
| Sec 35 Twn 44 Rng 3W        | 2024  | 28.15  |
| WHISPERING VALLEY           | 2025  | 25.46  |
| LOT:67 WHISPERING VLY 5     | Total | 233.08 |

---

I, Doug Trentmann, Collector of Revenue, County of Franklin, State of Missouri do hereby certify that the foregoing is a true and correct list of lands or mining rights that will be offered for sale as above set forth.

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---

|                               |       |        |
|-------------------------------|-------|--------|
| 12-7-35.0-4-005-403.000       | Year  | Amount |
| SMITH, HOWARD ERIC & JUNE ANN | 2023  | 183.60 |
| Sec 35 Twn 44 Rng 3W          | 2024  | 32.04  |
| WHISPERING VALLEY             | 2025  | 28.67  |
| LOT:49 WHISPERING VLY 5       | Total | 244.31 |

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I, Doug Trentmann, Collector of Revenue, County of Franklin, State of Missouri do hereby certify that the foregoing is a true and correct list of lands or mining rights that will be offered for sale as above set forth.

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---

|                           |       |        |
|---------------------------|-------|--------|
| 12-7-35.0-4-006-005.000   | Year  | Amount |
| APPEL, JON                | 2023  | 180.02 |
| Sec 35 Twn 44 Rng 3W      | 2024  | 28.69  |
| WHISPERING VALLEY         | 2025  | 25.88  |
| LOT:79 WHISPERING VLY 6RS | Total | 234.59 |

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|                           |       |        |
|---------------------------|-------|--------|
| 12-7-35.0-4-006-006.000   | Year  | Amount |
| APPEL, JON                | 2023  | 180.02 |
| Sec 35 Twn 44 Rng 3W      | 2024  | 28.69  |
| WHISPERING VALLEY         | 2025  | 25.88  |
| LOT:78 WHISPERING VLY 6RS | Total | 234.59 |

I, Doug Trentmann, Collector of Revenue, County of Franklin, State of Missouri do hereby certify that the foregoing is a true and correct list of lands or mining rights that will be offered for sale as above set forth.

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---

|                             |       |        |
|-----------------------------|-------|--------|
| 12-7-35.0-4-006-037.000     | Year  | Amount |
| SCHAFLER-BENNETT, KATELIN M | 2023  | 178.13 |
| Sec 35 Twn 44 Rng 3W        | 2024  | 26.94  |
| WHISPERING VALLEY           | 2025  | 24.38  |
| LOT:35 WHISPERING VLY 6RS   | Total | 229.45 |

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I, Doug Trentmann, Collector of Revenue, County of Franklin, State of Missouri do hereby certify that the foregoing is a true and correct list of lands or mining rights that will be offered for sale as above set forth.

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|                             |       |        |
|-----------------------------|-------|--------|
| 12-7-35.0-4-006-038.000     | Year  | Amount |
| SCHAFLER-BENNETT, KATELIN M | 2023  | 178.13 |
| Sec 35 Twn 44 Rng 3W        | 2024  | 26.94  |
| WHISPERING VALLEY           | 2025  | 24.38  |
| LOT:36 WHISPERING VLY 6RS   | Total | 229.45 |

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---

|                         | Year  | Amount |
|-------------------------|-------|--------|
| 12-7-35.0-4-007-097.000 | 2021  | 180.02 |
| METZ,DAVID M&CONNIE S   | 2022  | 178.22 |
| Sec 35 Twn 44 Rng 3W    | 2024  | 25.20  |
| WHISPERING VALLEY       | 2025  | 22.91  |
| LOT:18 WHISPERING VLY 7 | Total | 406.35 |

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I, Doug Trentmann, Collector of Revenue, County of Franklin, State of Missouri do hereby certify that the foregoing is a true and correct list of lands or mining rights that will be offered for sale as above set forth.

Dated this 24 day of August, 2026.



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---

|                         | Year  | Amount |
|-------------------------|-------|--------|
| 12-7-35.0-4-007-098.000 | 2021  | 180.02 |
| METZ,DAVID M            | 2022  | 178.22 |
| Sec 35 Twn 44 Rng 3W    | 2024  | 25.20  |
| WHISPERING VALLEY       | 2025  | 22.91  |
| LOT:19 WHISPERING VLY 7 | Total | 406.35 |

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|                          |       |        |
|--------------------------|-------|--------|
| 15-1-02.0-2-001-005.000  | Year  | Amount |
| ALLEN,AUSTIN             | 2023  | 180.68 |
| Sec 02 Twn 43 Rng 3W     | 2024  | 29.89  |
| WHISPERING VALLEY        | 2025  | 27.10  |
| LOT:182 WHISPERING VLY 8 | Total | 237.67 |

I, Doug Trentmann, Collector of Revenue, County of Franklin, State of Missouri do hereby certify that the foregoing is a true and correct list of lands or mining rights that will be offered for sale as above set forth.

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|                          |       |        |
|--------------------------|-------|--------|
| 15-1-02.0-2-001-010.000  | Year  | Amount |
| YOUNG,MELISSA D          | 2023  | 179.27 |
| Sec 02 Twn 43 Rng 3W     | 2024  | 28.53  |
| WHISPERING VALLEY        | 2025  | 25.91  |
| LOT:160 WHISPERING VLY 8 | Total | 233.71 |

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I, Doug Trentmann, Collector of Revenue, County of Franklin, State of Missouri do hereby certify that the foregoing is a true and correct list of lands or mining rights that will be offered for sale as above set forth.

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---

|                          |       |        |
|--------------------------|-------|--------|
| 15-1-02.0-2-001-011.000  | Year  | Amount |
| YOUNG,MELISSA D          | 2023  | 175.39 |
| Sec 02 Twn 43 Rng 3W     | 2024  | 24.78  |
| WHISPERING VALLEY        | 2025  | 22.73  |
| LOT:159 WHISPERING VLY 8 | Total | 222.90 |

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|                                 |       |         |
|---------------------------------|-------|---------|
| 15-1-02.0-2-001-019.000         | Year  | Amount  |
| CREECH,LONNIE R                 | 2023  | 469.92  |
| Sec 02 Twn 43 Rng 3W            | 2024  | 307.90  |
| WHISPERING VALLEY               | 2025  | 299.24  |
| LOT:168&169 WHISPERING VALLEY 8 | Total | 1077.06 |

I, Doug Trentmann, Collector of Revenue, County of Franklin, State of Missouri do hereby certify that the foregoing is a true and correct list of lands or mining rights that will be offered for sale as above set forth.

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---

|                                    | Year  | Amount  |
|------------------------------------|-------|---------|
|                                    | 2016  | 179.33  |
|                                    | 2017  | 188.29  |
| 15-4-20.0-0-000-007.110            | 2018  | 186.42  |
| UNKNOWN                            | 2019  | 184.37  |
| Sec 20 Twn 43 Rng 3W               | 2020  | 182.18  |
| NONE                               | 2021  | 180.03  |
| PT SW NW LYING N OF OLD STATE ROAD | 2022  | 178.19  |
|                                    | 2023  | 176.33  |
|                                    | 2024  | 26.13   |
|                                    | 2025  | 30.51   |
|                                    | Total | 1511.78 |

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|                                |       |        |
|--------------------------------|-------|--------|
| 15-7-35.0-1-003-029.000        | Year  | Amount |
| VELASCO,JOSEPH                 | 2023  | 298.39 |
| Sec 35 Twn 43 Rng 3W           | 2024  | 144.01 |
| TIMBERCREST ACRES              | 2025  | 180.41 |
| LOT:9C TIMBERCREST ACRES ADDN3 | Total | 622.81 |

I, Doug Trentmann, Collector of Revenue, County of Franklin, State of Missouri do hereby certify that the foregoing is a true and correct list of lands or mining rights that will be offered for sale as above set forth.

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|                                |       |        |
|--------------------------------|-------|--------|
| 15-7-35.0-2-002-077.000        | Year  | Amount |
| MOHRMAN, MICHAEL B & THERESA B | 2023  | 197.19 |
| Sec 35 Twn 43 Rng 3W           | 2024  | 46.02  |
| TIMBERCREST ACRES              | 2025  | 40.71  |
| LOT:PT23A TIMBERCREST ACRES 1  | Total | 283.92 |

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---

|                               | Year  | Amount |
|-------------------------------|-------|--------|
| 15-7-35.0-2-002-079.000       | 2021  | 215.31 |
| MOBLEY,RALPH JR&VERA R        | 2022  | 210.11 |
| Sec 35 Twn 43 Rng 3W          | 2023  | 204.78 |
| TIMBERCREST ACRES             | 2024  | 53.37  |
| LOT:PT24A TIMBERCREST ACRES 1 | 2025  | 46.95  |
|                               | Total | 730.52 |

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|                              |       |        |
|------------------------------|-------|--------|
| 16-6-13.0-0-003-010.200      | Year  | Amount |
| NEIER, HEATHER               | 2023  | 407.27 |
| Sec 13 Twn 43 Rng 2W         | 2024  | 228.20 |
| TIMBER TRAIL ESTATES         | 2025  | 217.39 |
| LOT:3 TIMBER TRAIL ESTATES 1 | Total | 852.86 |

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|                               |       |        |
|-------------------------------|-------|--------|
| 16-6-13.0-4-001-037.000       |       |        |
| GEBHARDT,RICHARD A&ANDALEE TR | Year  | Amount |
|                               | 2022  | 178.69 |
| Sec 13 Twn 43 Rng 2W          | 2023  | 176.78 |
| FAWN LAKE                     | Total | 355.47 |
| LOT:32 BLOCK 2 FAWN LAKE      |       |        |

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The lands, lots and mining rights are to be sold under the descriptions as listed, and the amounts as shown due for each year represent the total amount of taxes, interest and cost including the cost of the sale, and the certificates will be issued covering as much of said land, lots and mining rights as is necessary to discharge the total taxes, interest and charges, which are due thereon at the time of the sale. The lands, lots, and mining rights to be offered are as follows:

---

|                          |       |        |
|--------------------------|-------|--------|
| 16-6-13.0-4-001-043.000  | Year  | Amount |
| SMITH,SCOTT ALLEN        | 2023  | 171.36 |
| Sec 13 Twn 43 Rng 2W     | 2024  | 20.12  |
| FAWN LAKE                | 2025  | 18.78  |
| LOT:18 BLOCK 5 FAWN LAKE | Total | 210.26 |

---

I, Doug Trentmann, Collector of Revenue, County of Franklin, State of Missouri do hereby certify that the foregoing is a true and correct list of lands or mining rights that will be offered for sale as above set forth.

Dated this 24 day of August, 2026.

Task# 236  
08-01-2026  
17:15:44

## NOTICE OF TAX CERTIFICATE SALE

---

The following is a publication of land, lots, and mining rights in Franklin County upon which Tax Certificates are to be offered for sale in the Commission Chambers of the County Government Center, 400 E Locust, Union Mo. 63084. Beginning Monday August 24, 2026 at 10:00:00 and continuing from day to day as indicated by the following publication by the undersigned according to the provisions of RSMo. 140.

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---

|                          |       |        |
|--------------------------|-------|--------|
| 16-6-13.0-4-001-044.000  | Year  | Amount |
| SMITH,SCOTT ALLEN        | 2023  | 171.36 |
| Sec 13 Twn 43 Rng 2W     | 2024  | 20.12  |
| FAWN LAKE                | 2025  | 18.78  |
| LOT:19 BLOCK 5 FAWN LAKE | Total | 210.26 |

---

I, Doug Trentmann, Collector of Revenue, County of Franklin, State of Missouri do hereby certify that the foregoing is a true and correct list of lands or mining rights that will be offered for sale as above set forth.

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---

|                          | Year  | Amount |
|--------------------------|-------|--------|
| 16-6-13.0-4-001-110.000  | 2022  | 175.80 |
| GALLAGHER,MICHAEL D      | 2023  | 174.14 |
| Sec 13 Twn 43 Rng 2W     | 2024  | 22.56  |
| FAWN LAKE                | 2025  | 20.90  |
| LOT:46 BLOCK 4 FAWN LAKE | Total | 393.40 |

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---

|                           |       |        |
|---------------------------|-------|--------|
| 16-6-13.0-4-001-121.000   | Year  | Amount |
| CLARK,DUSTIN A            | 2023  | 174.14 |
| Sec 13 Twn 43 Rng 2W      | 2024  | 22.56  |
| FAWN LAKE                 | 2025  | 20.90  |
| LOT:23 BLOCK 10 FAWN LAKE | Total | 217.60 |

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I, Doug Trentmann, Collector of Revenue, County of Franklin, State of Missouri do hereby certify that the foregoing is a true and correct list of lands or mining rights that will be offered for sale as above set forth.

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---

|                           | Year  | Amount |
|---------------------------|-------|--------|
| 16-6-13.0-4-001-141.000   | 2021  | 177.42 |
| T&P MIDMO PROPERTIES LLC  | 2022  | 175.80 |
| Sec 13 Twn 43 Rng 2W      | 2023  | 174.14 |
| FAWN LAKE                 | 2024  | 22.56  |
| LOT:11 BLOCK 10 FAWN LAKE | 2025  | 20.90  |
|                           | Total | 570.82 |

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|                           |       |        |
|---------------------------|-------|--------|
| 16-6-13.0-4-001-143.000   | Year  | Amount |
| FIEDLER,DEANNA G          | 2023  | 174.14 |
| Sec 13 Twn 43 Rng 2W      | 2024  | 22.56  |
| FAWN LAKE                 | 2025  | 20.90  |
| LOT:13 BLOCK 10 FAWN LAKE | Total | 217.60 |

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|                          | Year  | Amount |
|--------------------------|-------|--------|
| 16-6-13.0-4-001-181.000  | 2021  | 176.77 |
| NARZINSKI,DONALD&MARYLOU | 2022  | 175.20 |
| Sec 13 Twn 43 Rng 2W     | 2023  | 173.63 |
| FAWN LAKE                | 2024  | 22.11  |
| LOT:20 BLOCK 8 FAWN LAKE | 2025  | 20.48  |
|                          | Total | 568.19 |

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---

|                          | Year  | Amount |
|--------------------------|-------|--------|
| 16-6-13.0-4-001-183.000  | 2022  | 175.20 |
| GALLAGHER,MICHAEL D      | 2023  | 173.63 |
| Sec 13 Twn 43 Rng 2W     | 2024  | 22.11  |
| FAWN LAKE                | 2025  | 20.48  |
| LOT:22 BLOCK 8 FAWN LAKE | Total | 391.42 |

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|                         |       |        |
|-------------------------|-------|--------|
| 16-6-13.0-4-001-186.000 | Year  | Amount |
| PARKER,DAVE             | 2023  | 211.68 |
| Sec 13 Twn 43 Rng 2W    | 2024  | 55.67  |
| FAWN LAKE               | 2025  | 44.96  |
| LOT:1 BLOCK 8 FAWN LAKE | Total | 312.31 |

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|                           |       |        |
|---------------------------|-------|--------|
| 16-6-13.0-4-001-286.000   | Year  | Amount |
| JANSEN,MICHAEL            | 2023  | 173.63 |
| Sec 13 Twn 43 Rng 2W      | 2024  | 22.11  |
| FAWN LAKE                 | Total | 195.74 |
| LOT:30 BLOCK 12 FAWN LAKE |       |        |

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|                           |       |        |
|---------------------------|-------|--------|
| 16-6-13.0-4-001-289.000   | Year  | Amount |
| FINK,MOLLIE LULA RLT      | 2023  | 173.63 |
| Sec 13 Twn 43 Rng 2W      | 2024  | 22.11  |
| FAWN LAKE                 | 2025  | 20.48  |
| LOT:25 BLOCK 12 FAWN LAKE | Total | 216.22 |

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|                           |       |        |
|---------------------------|-------|--------|
| 16-6-13.0-4-001-306.000   | Year  | Amount |
| JUNGEBLUT,KEITH O&MARIE A | 2023  | 175.63 |
| Sec 13 Twn 43 Rng 2W      | 2024  | 23.89  |
| FAWN LAKE                 | 2025  | 22.00  |
| LOT:1 BLOCK 14 FAWN LAKE  | Total | 221.52 |

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|                           |       |        |
|---------------------------|-------|--------|
| 16-6-24.0-1-001-043.000   | Year  | Amount |
| OCHENBINE,KYLE&           | 2023  | 170.99 |
| EYE,DEBORAH K             | 2024  | 19.79  |
| Sec 24 Twn 43 Rng 2W      | 2025  | 18.51  |
| FAWN LAKE                 | Total | 209.29 |
| LOT:19 BLOCK 15 FAWN LAKE |       |        |

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|                          |       |        |
|--------------------------|-------|--------|
| 16-6-24.0-1-001-050.000  | Year  | Amount |
| ROZANSKI,COREY           | 2023  | 168.06 |
| Sec 24 Twn 43 Rng 2W     | 2024  | 17.21  |
| FAWN LAKE                | 2025  | 16.27  |
| LOT:7 BLOCK 16 FAWN LAKE | Total | 201.54 |

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---

|                          |       |        |
|--------------------------|-------|--------|
| 16-6-24.0-1-001-051.000  | Year  | Amount |
| ROZANSKI,COREY           | 2023  | 168.06 |
| Sec 24 Twn 43 Rng 2W     | 2024  | 17.21  |
| FAWN LAKE                | 2025  | 16.27  |
| LOT:8 BLOCK 16 FAWN LAKE | Total | 201.54 |

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---

|                           | Year  | Amount |
|---------------------------|-------|--------|
| 16-6-24.0-1-001-101.000   | 2022  | 170.05 |
| MILLER,VINCIENT           | 2023  | 169.05 |
| Sec 24 Twn 43 Rng 2W      | 2024  | 18.05  |
| FAWN LAKE                 | 2025  | 16.98  |
| LOT:13 BLOCK 20 FAWN LAKE | Total | 374.13 |

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---

|                           |       |        |
|---------------------------|-------|--------|
| 16-6-24.0-1-001-120.000   |       |        |
| HILL,LONNIE R             | Year  | Amount |
|                           | 2023  | 169.91 |
| Sec 24 Twn 43 Rng 2W      | 2025  | 17.66  |
| FAWN LAKE                 | Total | 187.57 |
| LOT:25 BLOCK 18 FAWN LAKE |       |        |

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|                           |       |        |
|---------------------------|-------|--------|
| 16-6-24.0-1-001-121.000   | Year  | Amount |
| BURGESS,MARY B            | 2023  | 170.64 |
| Sec 24 Twn 43 Rng 2W      | 2024  | 19.48  |
| FAWN LAKE                 | 2025  | 18.25  |
| LOT:24 BLOCK 18 FAWN LAKE | Total | 208.37 |

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|                         |       |         |
|-------------------------|-------|---------|
| 16-8-33.0-0-000-018.100 | Year  | Amount  |
| GREGORY,ARNOLD JAY      | 2023  | 778.86  |
| Sec 33 Twn 43 Rng 2W    | 2024  | 580.77  |
| NONE                    | 2025  | 619.25  |
| PT SW SW                | Total | 1978.88 |

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The following is a publication of land, lots, and mining rights in Franklin County upon which Tax Certificates are to be offered for sale in the Commission Chambers of the County Government Center, 400 E Locust, Union Mo. 63084. Beginning Monday August 24, 2026 at 10:00:00 and continuing from day to day as indicated by the following publication by the undersigned according to the provisions of RSMo. 140.

The lands, lots and mining rights are to be sold under the descriptions as listed, and the amounts as shown due for each year represent the total amount of taxes, interest and cost including the cost of the sale, and the certificates will be issued covering as much of said land, lots and mining rights as is necessary to discharge the total taxes, interest and charges, which are due thereon at the time of the sale. The lands, lots, and mining rights to be offered are as follows:

---

|                         | Year  | Amount |
|-------------------------|-------|--------|
| 16-8-34.0-0-000-008.700 | 2021  | 194.60 |
| UNK                     | 2022  | 191.34 |
| %WILSON,TERRANCE        | 2023  | 188.01 |
| Sec 34 Twn 43 Rng 2W    | 2024  | 35.87  |
| NONE                    | 2025  | 37.47  |
|                         | Total | 647.29 |

---

I, Doug Trentmann, Collector of Revenue, County of Franklin, State of Missouri do hereby certify that the foregoing is a true and correct list of lands or mining rights that will be offered for sale as above set forth.

Dated this 24 day of August, 2026.

Task# 236  
08-01-2026  
17:15:44

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---

|                          |       |        |
|--------------------------|-------|--------|
| 16-8-34.0-0-002-008.500  | Year  | Amount |
| JANSSEN,KEITH E&PAMELA S | 2023  | 399.41 |
| Sec 34 Twn 43 Rng 2W     | 2024  | 230.85 |
| WOODBERRY ESTATES        | 2025  | 244.79 |
| LOT:6 WOODBERRY ESTATES  | Total | 875.05 |

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|                                                        |                |
|--------------------------------------------------------|----------------|
| 17-1-11.0-0-000-009.000                                | Year Amount    |
| VOSS,DAVID&LORI                                        | 2023 10403.09  |
| Sec 11 Twn 43 Rng 1W                                   | 2024 9037.21   |
| NONE                                                   | Total 19440.30 |
| WAREHOUSE STORAGESW COR NW NW,W OF HWY 47 & S OF CREEK |                |

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---

|                          | Year  | Amount |
|--------------------------|-------|--------|
| 17-4-19.2-0-002-014.000  | 2022  | 171.20 |
| MILLER,VINCIENT          | 2023  | 170.07 |
| Sec 19 Twn 43 Rng 1W     | 2024  | 18.96  |
| FAWN LAKE                | 2025  | 17.79  |
| LOT:58 BLOCK 4 FAWN LAKE | Total | 378.02 |

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---

|                          | Year  | Amount |
|--------------------------|-------|--------|
| 17-4-19.2-0-002-041.000  | 2022  | 170.05 |
| GALLAGHER,MICHAEL D      | 2023  | 169.05 |
| Sec 19 Twn 43 Rng 1W     | 2024  | 18.05  |
| FAWN LAKE                | 2025  | 16.98  |
| LOT:2 BLOCK 21 FAWN LAKE | Total | 374.13 |

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---

|                            |       |        |
|----------------------------|-------|--------|
| 17-4-19.2-0-002-072.000    | Year  | Amount |
| PAYNE,PATRICIA L ETAL      | 2023  | 174.51 |
| Sec 19 Twn 43 Rng 1W       | 2024  | 22.91  |
| FAWN LAKE                  | 2025  | 21.14  |
| LOT:1&2 BLOCK 23 FAWN LAKE | Total | 218.56 |

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---

|                         |       |         |
|-------------------------|-------|---------|
| 17-5-15.0-0-000-001.300 | Year  | Amount  |
| KRSHUL,FRANK            | 2023  | 1649.48 |
| Sec 15 Twn 43 Rng 1W    | 2024  | 1322.94 |
| NONE                    | 2025  | 1285.92 |
| PT NW NW                | Total | 4258.34 |

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|                                                                |              |
|----------------------------------------------------------------|--------------|
| 17-5-22.0-4-045-093.700                                        |              |
| E L S PROPERTIES LLC                                           | Year Amount  |
| Sec 22 Twn 43 Rng 1W                                           | 2017 583.58  |
| EVE ESTATES                                                    | Total 583.58 |
| LOT:A EVE ESTATES PLAT 4 PT E 1/2 SE DETENTION / COMMON GROUND |              |

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|                                                              |              |
|--------------------------------------------------------------|--------------|
| 17-5-22.0-4-046-080.220                                      |              |
| E L S PROPERTIES LLC                                         | Year Amount  |
| Sec 22 Twn 43 Rng 1W                                         | 2017 583.58  |
| EVE ESTATES                                                  | Total 583.58 |
| LOT:B EVE ESTATES PLAT 5 DETENTION/COMMON GROUND PT E 1/2 SE |              |

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|                                   |       |         |
|-----------------------------------|-------|---------|
| 17-7-25.0-0-000-025.020           | Year  | Amount  |
| MORITZ,ERIC&CINDY                 | 2023  | 842.37  |
| Sec 25 Twn 43 Rng 1W              | 2024  | 612.06  |
| NONE                              | 2025  | 597.83  |
| 506 DEWERT NORTH FARM RD 1998 RES | Total | 2052.26 |

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|                                                           |       |         |
|-----------------------------------------------------------|-------|---------|
| 17-7-26.0-0-000-060.000                                   | Year  | Amount  |
| FARRIS,JERRY E&LORI L                                     | 2023  | 1476.82 |
| Sec 26 Twn 43 Rng 1W                                      | 2024  | 1171.78 |
| NONE                                                      | 2025  | 1121.26 |
| PT W 1/2 NE S OF OLD COUNTY FARM RD N OF SOUTHWESTERN RXR | Total | 3769.86 |

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---

|                          |       |         |
|--------------------------|-------|---------|
| 17-7-26.0-0-000-066.100  | Year  | Amount  |
| HABERBERGER, KENNETH E   | 2023  | 629.86  |
| Sec 26 Twn 43 Rng 1W     | 2024  | 424.60  |
| NONE                     | 2025  | 371.20  |
| PT NE NE W OF PRIVATE RD | Total | 1425.66 |

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|                                                       |       |        |
|-------------------------------------------------------|-------|--------|
| 17-7-26.0-0-007-068.001                               |       |        |
| MATCHELL,CHRISTY ETAL                                 |       |        |
| FREDERICK,DOUGLAS, HANK,JEANIE                        | Year  | Amount |
| Sec 26 Twn 43 Rng 1W                                  | 2023  | 406.55 |
| DEARING HEIGHTS                                       | Total | 406.55 |
| SITUS: 1240 OLD COUNTY FARM RD1984 SCHULTZ MH 14 X 76 |       |        |

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|                                 |       |         |
|---------------------------------|-------|---------|
| 17-7-26.0-2-002-003.000         | Year  | Amount  |
| KOESTER,JIMMY L&JERRY J         | 2023  | 2200.82 |
| SAUCIER,SHARON A&COURTWAY,KAY L | 2024  | 1809.97 |
| Sec 26 Twn 43 Rng 1W            | 2025  | 1628.47 |
| CARMO                           | Total | 5639.26 |
| LOT:11,12,&PT13 CARMO ADDITION  |       |         |

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---

|                         |       |         |
|-------------------------|-------|---------|
| 17-7-26.0-2-002-033.000 | Year  | Amount  |
| CUSTER,SYLVIA           | 2023  | 1444.48 |
| Sec 26 Twn 43 Rng 1W    | 2024  | 1142.89 |
| CARMO                   | 2025  | 1063.64 |
| LOT:7 CARMO ADDITION    | Total | 3651.01 |

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|                                                       |       |          |
|-------------------------------------------------------|-------|----------|
| 17-7-35.0-0-006-002.000                               | Year  | Amount   |
| KUENZEL PROPERTIES W/O LLC                            | 2023  | 6147.28  |
| Sec 35 Twn 43 Rng 1W                                  | 2024  | 5289.62  |
| PEARSON HEIGHTS                                       | 2025  | 4267.10  |
| KUENZEL CONSTRUCTION LOT PT 9 & PT 10 PEARSON HEIGHTS | Total | 15704.00 |

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|                               |       |         |
|-------------------------------|-------|---------|
| 17-8-27.0-1-001-053.000       | Year  | Amount  |
| MOUNTS,CHARLES C IV&CARRIE    | 2023  | 1425.56 |
| Sec 27 Twn 43 Rng 1W          | 2024  | 1126.23 |
| SHOE FACTORY                  | 2025  | 1037.12 |
| LOT:PT2&PT3 SHOE FACTORY ADDN | Total | 3588.91 |

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|                         |       |         |
|-------------------------|-------|---------|
| 17-8-27.0-2-005-076.000 | Year  | Amount  |
| MAUNE,CAROL A           | 2023  | 2439.45 |
| Sec 27 Twn 43 Rng 1W    | 2024  | 2020.37 |
| LAKESIDE                | 2025  | 1869.32 |
| LOT:8 LAKESIDE          | Total | 6329.14 |

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|                         |       |         |
|-------------------------|-------|---------|
| 17-8-27.0-4-028-426.000 | Year  | Amount  |
| NEGRETTE,PATRICK        | 2023  | 2357.05 |
| Sec 27 Twn 43 Rng 1W    | 2024  | 1947.72 |
| SOUTH HILLS             | 2025  | 1815.83 |
| LOT:PT6 SOUTH HILLS RSV | Total | 6120.60 |

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## NOTICE OF TAX CERTIFICATE SALE

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The following is a publication of land, lots, and mining rights in Franklin County upon which Tax Certificates are to be offered for sale in the Commission Chambers of the County Government Center, 400 E Locust, Union Mo. 63084. Beginning Monday August 24, 2026 at 10:00:00 and continuing from day to day as indicated by the following publication by the undersigned according to the provisions of RSMo. 140.

The lands, lots and mining rights are to be sold under the descriptions as listed, and the amounts as shown due for each year represent the total amount of taxes, interest and cost including the cost of the sale, and the certificates will be issued covering as much of said land, lots and mining rights as is necessary to discharge the total taxes, interest and charges, which are due thereon at the time of the sale. The lands, lots, and mining rights to be offered are as follows:

---

|                                    | Year  | Amount  |
|------------------------------------|-------|---------|
| 17-8-33.0-0-015-067.000            | 2020  | 426.71  |
| ROSE ARBOR ESTATES PHASE TWO       | 2021  | 399.29  |
| HOME OWNERS ASSOCIATION            | 2022  | 375.88  |
| Sec 33 Twn 43 Rng 1W               | 2023  | 352.04  |
| ROSE ARBOR ESTATES                 | 2024  | 179.48  |
| COMMON GROUND ROSE ARBOR ESTATES 2 | 2025  | 154.94  |
|                                    | Total | 1888.34 |

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I, Doug Trentmann, Collector of Revenue, County of Franklin, State of Missouri do hereby certify that the foregoing is a true and correct list of lands or mining rights that will be offered for sale as above set forth.

Dated this 24 day of August, 2026.

Task# 236  
08-01-2026  
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---

|                         | Year  | Amount   |
|-------------------------|-------|----------|
| 17-8-34.0-2-007-093.000 | 2020  | 4168.91  |
| KLUBA,KEVIN             | 2021  | 3938.32  |
| MYERS,LEIGH ANN         | 2022  | 3552.55  |
| Sec 34 Twn 43 Rng 1W    | 2023  | 3160.47  |
| UNION HILLS             | 2024  | 2788.57  |
| LOT:27 UNION HILLS 4    | Total | 17608.82 |

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---

|                         |       |        |
|-------------------------|-------|--------|
| 18-1-11.0-0-021-075.100 |       |        |
| BRACHT,DEBRA&KENNETH    |       |        |
| BRACHT,WILLIAM          | Year  | Amount |
| Sec 11 Twn 43 Rng 1E    | 2023  | 202.16 |
| CMTM ESTATES            | Total | 202.16 |
| LOT: PT 1 CMTM ESTATES  |       |        |

---

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---

|                                |       |         |
|--------------------------------|-------|---------|
| 18-5-15.0-0-013-017.100        | Year  | Amount  |
| SANSON,BILLIE GENE&CHERYL ANNE | 2023  | 868.65  |
| Sec 15 Twn 43 Rng 1E           | 2024  | 662.93  |
| GREEN ACRES                    | 2025  | 604.38  |
| LOT: 2A GREEN ACRES 3          | Total | 2135.96 |

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---

|                             |       |         |
|-----------------------------|-------|---------|
| 18-5-15.0-1-002-065.000     | Year  | Amount  |
| LEONHARDT,JULIE M&RICHARD F | 2023  | 1135.94 |
| Sec 15 Twn 43 Rng 1E        | 2024  | 909.28  |
| DEL VISTA ACRES             | 2025  | 955.04  |
| LOT:PT7 DEL VISTA ACRES     | Total | 3000.26 |

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---

|                         |       |        |
|-------------------------|-------|--------|
| 18-5-22.0-1-000-028.100 | Year  | Amount |
| L & K SEWER SYSTEMS INC | 2023  | 271.20 |
| Sec 22 Twn 43 Rng 1E    | 2024  | 112.49 |
| NONE                    | 2025  | 120.09 |
| PT SW NE AKA PT LOT 20  | Total | 503.78 |

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---

|                                  |       |        |
|----------------------------------|-------|--------|
| 18-6-14.0-2-001-004.000          | Year  | Amount |
| DIERKES,CHRISTOPHER L&KIMBERLY S | 2023  | 303.01 |
| Sec 14 Twn 43 Rng 1E             | 2024  | 141.82 |
| WHISETT & MERTENS                | Total | 444.83 |
| LOT:5,6&PT4 WHISETT&MERTENS ADDN |       |        |

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|                                      |       |         |
|--------------------------------------|-------|---------|
| 18-6-14.0-2-001-005.000              | Year  | Amount  |
| DIERKES,CHRISTOPHER L&KIMBERLY S     | 2023  | 895.09  |
| Sec 14 Twn 43 Rng 1E                 | 2024  | 687.32  |
| WHISETT & MERTENS                    | Total | 1582.41 |
| LOT:9,10&PT11 WHISETT & MERTENS ADDN |       |         |

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|                              |       |         |
|------------------------------|-------|---------|
| 18-6-14.0-2-003-010.000      | Year  | Amount  |
| HAM,JAMES A                  | 2023  | 1676.08 |
| Sec 14 Twn 43 Rng 1E         | 2024  | 1406.88 |
| O T OF VILLA RIDGE           | 2025  | 1312.49 |
| LOT:4,5&6 O T OF VILLA RIDGE | Total | 4395.45 |

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|                                      |       |         |
|--------------------------------------|-------|---------|
| 18-7-36.0-3-001-279.000              | Year  | Amount  |
| BRUNK,FRED&ELIZABETH                 | 2023  | 1428.52 |
| Sec 36 Twn 43 Rng 1E                 | 2024  | 19.34   |
| WHEEL ESTATES LAKE                   | 2025  | 18.16   |
| LOT:6&7 BLOCK A WHEEL ESTATES LAKE 1 | Total | 1466.02 |

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|                                     |       |        |
|-------------------------------------|-------|--------|
| 18-7-36.0-3-001-300.000             | Year  | Amount |
| AMICK,SANDRA                        | 2023  | 168.44 |
| Sec 36 Twn 43 Rng 1E                | 2024  | 17.58  |
| WHEEL ESTATES LAKE                  | 2025  | 16.68  |
| LOT:28 BLOCK A WHEEL ESTATES LAKE 1 | Total | 202.70 |

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|                                     |       |         |
|-------------------------------------|-------|---------|
| 18-7-36.0-3-001-316.000             | Year  | Amount  |
| HALL,LARRY RAY&SHEILAH K            | 2023  | 551.41  |
| C/O SHEILA HARPER                   | 2024  | 358.63  |
| Sec 36 Twn 43 Rng 1E                | 2025  | 381.83  |
| WHEEL ESTATES LAKE                  | Total | 1291.87 |
| LOT:48 BLOCK A WHEEL ESTATES LAKE 1 |       |         |

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---

|                                          | Year  | Amount |
|------------------------------------------|-------|--------|
| 18-7-36.0-3-002-151.000                  | 2021  | 169.86 |
| CANZIANI,LINDA                           | 2022  | 169.05 |
| Sec 36 Twn 43 Rng 1E                     | 2023  | 168.79 |
| WHEEL ESTATES LAKE                       | 2024  | 17.91  |
| LOT:85 BLOCK E WHEEL ESTATES LAKE BLKC&E | 2025  | 16.93  |
|                                          | Total | 542.54 |

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|                                          |       |        |
|------------------------------------------|-------|--------|
| 18-7-36.0-3-002-157.000                  | Year  | Amount |
| RYAN,DANNY                               | 2023  | 168.67 |
| Sec 36 Twn 43 Rng 1E                     | 2024  | 17.81  |
| WHEEL ESTATES LAKE                       | 2025  | 16.84  |
| LOT:92 BLOCK E WHEEL ESTATES LAKE BLKC&E | Total | 203.32 |

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|                                          |       |        |
|------------------------------------------|-------|--------|
| 18-7-36.0-3-002-158.000                  | Year  | Amount |
| RYAN,DANNY                               | 2023  | 168.67 |
| Sec 36 Twn 43 Rng 1E                     | 2024  | 17.81  |
| WHEEL ESTATES LAKE                       | 2025  | 16.84  |
| LOT:93 BLOCK E WHEEL ESTATES LAKE BLKC&E | Total | 203.32 |

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|                                          |       |        |
|------------------------------------------|-------|--------|
| 18-7-36.0-3-002-164.000                  | Year  | Amount |
| MILLER,GEORGIA A ETAL                    | 2023  | 168.67 |
| Sec 36 Twn 43 Rng 1E                     | 2024  | 17.81  |
| WHEEL ESTATES LAKE                       | 2025  | 16.84  |
| LOT:69 BLOCK E WHEEL ESTATES LAKE BLKC&E | Total | 203.32 |

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|                                          |       |        |
|------------------------------------------|-------|--------|
| 18-7-36.0-3-002-176.000                  | Year  | Amount |
| BURNS,DONALD C SR&MARY                   | 2023  | 166.01 |
| Sec 36 Twn 43 Rng 1E                     | 2024  | 15.42  |
| WHEEL ESTATES LAKE                       | 2025  | 14.81  |
| LOT:57 BLOCK E WHEEL ESTATES LAKE BLKC&E | Total | 196.24 |

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|                                          |       |        |
|------------------------------------------|-------|--------|
| 18-7-36.0-3-002-177.000                  | Year  | Amount |
| BURNS,DONALD C SR&MARY                   | 2023  | 166.01 |
| Sec 36 Twn 43 Rng 1E                     | 2024  | 15.42  |
| WHEEL ESTATES LAKE                       | 2025  | 14.81  |
| LOT:56 BLOCK E WHEEL ESTATES LAKE BLKC&E | Total | 196.24 |

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|                                          |       |        |
|------------------------------------------|-------|--------|
| 18-7-36.0-3-002-184.000                  | Year  | Amount |
| BROOKMAN,JENNIFER                        | 2023  | 165.09 |
| STAHL,RAYMOND                            | 2024  | 14.58  |
| Sec 36 Twn 43 Rng 1E                     | 2025  | 14.10  |
| WHEEL ESTATES LAKE                       | Total | 193.77 |
| LOT:50 BLOCK E WHEEL ESTATES LAKE BLKC&E |       |        |

---

I, Doug Trentmann, Collector of Revenue, County of Franklin, State of Missouri do hereby certify that the foregoing is a true and correct list of lands or mining rights that will be offered for sale as above set forth.

Dated this 24 day of August, 2026.

Task# 236  
08-01-2026  
17:15:44

## NOTICE OF TAX CERTIFICATE SALE

---

The following is a publication of land, lots, and mining rights in Franklin County upon which Tax Certificates are to be offered for sale in the Commission Chambers of the County Government Center, 400 E Locust, Union Mo. 63084. Beginning Monday August 24, 2026 at 10:00:00 and continuing from day to day as indicated by the following publication by the undersigned according to the provisions of RSMo. 140.

The lands, lots and mining rights are to be sold under the descriptions as listed, and the amounts as shown due for each year represent the total amount of taxes, interest and cost including the cost of the sale, and the certificates will be issued covering as much of said land, lots and mining rights as is necessary to discharge the total taxes, interest and charges, which are due thereon at the time of the sale. The lands, lots, and mining rights to be offered are as follows:

---

|                                          |       |        |
|------------------------------------------|-------|--------|
| 18-7-36.0-3-002-185.000                  | Year  | Amount |
| BROOKMAN,JENNIFER                        | 2023  | 168.20 |
| STAHL,RAYMOND                            | 2024  | 17.37  |
| Sec 36 Twn 43 Rng 1E                     | 2025  | 16.50  |
| WHEEL ESTATES LAKE                       | Total | 202.07 |
| LOT:49 BLOCK E WHEEL ESTATES LAKE BLKC&E |       |        |

---

I, Doug Trentmann, Collector of Revenue, County of Franklin, State of Missouri do hereby certify that the foregoing is a true and correct list of lands or mining rights that will be offered for sale as above set forth.

Dated this 24 day of August, 2026.

Task# 236  
08-01-2026  
17:15:44

**NOTICE OF TAX CERTIFICATE SALE**

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---

|                                          |       |        |
|------------------------------------------|-------|--------|
| 18-7-36.0-3-002-186.000                  | Year  | Amount |
| BROOKMAN,JENNIFER                        | 2023  | 168.44 |
| STAHL,RAYMOND                            | 2024  | 17.58  |
| Sec 36 Twn 43 Rng 1E                     | 2025  | 16.68  |
| WHEEL ESTATES LAKE                       | Total | 202.70 |
| LOT:48 BLOCK E WHEEL ESTATES LAKE BLKC&E |       |        |

---

I, Doug Trentmann, Collector of Revenue, County of Franklin, State of Missouri do hereby certify that the foregoing is a true and correct list of lands or mining rights that will be offered for sale as above set forth.

Dated this 24 day of August, 2026.

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08-01-2026  
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|                                             |       |        |
|---------------------------------------------|-------|--------|
| 18-7-36.0-3-002-194.000                     | Year  | Amount |
| RODEWALD,RICKY R&BRENDA M                   | 2023  | 170.38 |
| Sec 36 Twn 43 Rng 1E                        | 2024  | 19.34  |
| WHEEL ESTATES LAKE                          | 2025  | 18.16  |
| LOT:39&40 BLOCK E WHEEL ESTATES LAKE BLKC&E | Total | 207.88 |

I, Doug Trentmann, Collector of Revenue, County of Franklin, State of Missouri do hereby certify that the foregoing is a true and correct list of lands or mining rights that will be offered for sale as above set forth.

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|                                          |       |        |
|------------------------------------------|-------|--------|
| 18-7-36.0-3-002-198.000                  | Year  | Amount |
| JOSEF, ELISABETH M TR                    | 2023  | 166.61 |
| Sec 36 Twn 43 Rng 1E                     | 2024  | 15.94  |
| WHEEL ESTATES LAKE                       | 2025  | 15.24  |
| LOT:35 BLOCK E WHEEL ESTATES LAKE BLKC&E | Total | 197.79 |

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I, Doug Trentmann, Collector of Revenue, County of Franklin, State of Missouri do hereby certify that the foregoing is a true and correct list of lands or mining rights that will be offered for sale as above set forth.

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---

|                                           |       |        |
|-------------------------------------------|-------|--------|
| 18-7-36.0-3-002-221.000                   | Year  | Amount |
| MINTON-BOVA,JENNIFER                      | 2023  | 168.67 |
| Sec 36 Twn 43 Rng 1E                      | 2024  | 17.81  |
| WHEEL ESTATES LAKE                        | 2025  | 16.84  |
| LOT:11 BLOCK E WHEEL ESTATES LAKE BLK C&E | Total | 203.32 |

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|                                          |       |        |
|------------------------------------------|-------|--------|
| 18-7-36.0-3-002-229.000                  | Year  | Amount |
| RYAN,DANNY                               | 2023  | 165.74 |
| Sec 36 Twn 43 Rng 1E                     | 2024  | 15.22  |
| WHEEL ESTATES LAKE                       | 2025  | 14.63  |
| LOT:2 BLOCK E WHEEL ESTATES LAKE BLK C&E | Total | 195.59 |

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|                                          |       |        |
|------------------------------------------|-------|--------|
| 18-7-36.0-3-002-230.000                  | Year  | Amount |
| RYAN,DANNY                               | 2023  | 166.01 |
| Sec 36 Twn 43 Rng 1E                     | 2024  | 15.42  |
| WHEEL ESTATES LAKE                       | 2025  | 14.81  |
| LOT:1 BLOCK E WHEEL ESTATES LAKE BLK C&E | Total | 196.24 |

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I, Doug Trentmann, Collector of Revenue, County of Franklin, State of Missouri do hereby certify that the foregoing is a true and correct list of lands or mining rights that will be offered for sale as above set forth.

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|                                          |       |        |
|------------------------------------------|-------|--------|
| 18-7-36.0-3-002-234.000                  | Year  | Amount |
| HODGE,DEVON MARIE DITTMAR                | 2023  | 167.97 |
| Sec 36 Twn 43 Rng 1E                     | 2024  | 17.18  |
| WHEEL ESTATES LAKE                       | 2025  | 16.32  |
| LOT:8 BLOCK C WHEEL ESTATES LAKE BLK C&E | Total | 201.47 |

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I, Doug Trentmann, Collector of Revenue, County of Franklin, State of Missouri do hereby certify that the foregoing is a true and correct list of lands or mining rights that will be offered for sale as above set forth.

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|                                  |       |         |
|----------------------------------|-------|---------|
| 18-7-36.0-3-004-015.000          | Year  | Amount  |
| SCHLOBOHM,AL                     | 2023  | 598.09  |
| Sec 36 Twn 43 Rng 1E             | 2024  | 400.18  |
| WHEEL ESTATES LAKE               | 2025  | 403.71  |
| LOT:172 WHEEL ESTATES LAKE BLK F | Total | 1401.98 |

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I, Doug Trentmann, Collector of Revenue, County of Franklin, State of Missouri do hereby certify that the foregoing is a true and correct list of lands or mining rights that will be offered for sale as above set forth.

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---

|                                  |       |        |
|----------------------------------|-------|--------|
| 18-7-36.0-3-004-016.000          | Year  | Amount |
| SCHLOBOHM,AL                     | 2023  | 167.53 |
| Sec 36 Twn 43 Rng 1E             | 2024  | 16.79  |
| WHEEL ESTATES LAKE               | 2025  | 15.97  |
| LOT:171 WHEEL ESTATES LAKE BLK F | Total | 200.29 |

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I, Doug Trentmann, Collector of Revenue, County of Franklin, State of Missouri do hereby certify that the foregoing is a true and correct list of lands or mining rights that will be offered for sale as above set forth.

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---

|                                  | Year  | Amount |
|----------------------------------|-------|--------|
| 18-7-36.0-3-004-036.000          | 2022  | 168.44 |
| ANEY, DOLORES MARIE TR           | 2023  | 168.20 |
| Sec 36 Twn 43 Rng 1E             | 2024  | 17.37  |
| WHEEL ESTATES LAKE               | 2025  | 16.50  |
| LOT:145 WHEEL ESTATES LAKE BLK F | Total | 370.51 |

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I, Doug Trentmann, Collector of Revenue, County of Franklin, State of Missouri do hereby certify that the foregoing is a true and correct list of lands or mining rights that will be offered for sale as above set forth.

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|                                  |       |        |
|----------------------------------|-------|--------|
| 18-7-36.0-3-004-041.000          | Year  | Amount |
| HARRIS,GARY&DOROTHEA             | 2023  | 166.23 |
| Sec 36 Twn 43 Rng 1E             | 2024  | 15.63  |
| WHEEL ESTATES LAKE               | 2025  | 14.97  |
| LOT:139 WHEEL ESTATES LAKE BLK F | Total | 196.83 |

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I, Doug Trentmann, Collector of Revenue, County of Franklin, State of Missouri do hereby certify that the foregoing is a true and correct list of lands or mining rights that will be offered for sale as above set forth.

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|                                      |       |        |
|--------------------------------------|-------|--------|
| 18-7-36.0-3-004-050.000              | Year  | Amount |
| COOKE,DUAINE&OPAL                    | 2023  | 169.47 |
| Sec 36 Twn 43 Rng 1E                 | 2024  | 18.51  |
| WHEEL ESTATES LAKE                   | 2025  | 17.48  |
| LOT:126&127 WHEEL ESTATES LAKE BLK F | Total | 205.46 |

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|                                      |       |        |
|--------------------------------------|-------|--------|
| 18-7-36.0-3-004-064.000              | Year  | Amount |
| ATKINSON,CLAYTON                     | 2023  | 168.79 |
| Sec 36 Twn 43 Rng 1E                 | 2024  | 17.91  |
| WHEEL ESTATES LAKE                   | 2025  | 16.93  |
| LOT:103&104 WHEEL ESTATES LAKE BLK F | Total | 203.63 |

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I, Doug Trentmann, Collector of Revenue, County of Franklin, State of Missouri do hereby certify that the foregoing is a true and correct list of lands or mining rights that will be offered for sale as above set forth.

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---

|                                  |       |        |
|----------------------------------|-------|--------|
| 18-7-36.0-3-004-065.000          | Year  | Amount |
| ATKINSON,CLAYTON                 | 2023  | 165.31 |
| Sec 36 Twn 43 Rng 1E             | 2024  | 14.80  |
| WHEEL ESTATES LAKE               | 2025  | 14.26  |
| LOT:102 WHEEL ESTATES LAKE BLK F | Total | 194.37 |

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|                                  |       |        |
|----------------------------------|-------|--------|
| 18-7-36.0-3-004-066.000          | Year  | Amount |
| ATKINSON,CLAYTON                 | 2023  | 166.81 |
| Sec 36 Twn 43 Rng 1E             | 2024  | 16.16  |
| WHEEL ESTATES LAKE               | 2025  | 15.43  |
| LOT:101 WHEEL ESTATES LAKE BLK F | Total | 198.40 |

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I, Doug Trentmann, Collector of Revenue, County of Franklin, State of Missouri do hereby certify that the foregoing is a true and correct list of lands or mining rights that will be offered for sale as above set forth.

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---

|                                 | Year  | Amount |
|---------------------------------|-------|--------|
| 18-7-36.0-3-004-089.000         | 2022  | 168.90 |
| NEVILLS,JENNIFER J              | 2023  | 168.67 |
| Sec 36 Twn 43 Rng 1E            | 2024  | 17.81  |
| WHEEL ESTATES LAKE              | 2025  | 16.84  |
| LOT:50 WHEEL ESTATES LAKE BLK F | Total | 372.22 |

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|                                       |       |        |
|---------------------------------------|-------|--------|
| 18-7-36.0-3-004-090.000               | Year  | Amount |
| WHITWORTH, ROBERT L & GLENDA D        | 2023  | 173.17 |
| Sec 36 Twn 43 Rng 1E                  | 2024  | 21.81  |
| WHEEL ESTATES LAKE                    | 2025  | 20.31  |
| LOT: 51 & 52 WHEEL ESTATES LAKE BLK F | Total | 215.29 |

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I, Doug Trentmann, Collector of Revenue, County of Franklin, State of Missouri do hereby certify that the foregoing is a true and correct list of lands or mining rights that will be offered for sale as above set forth.

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The lands, lots and mining rights are to be sold under the descriptions as listed, and the amounts as shown due for each year represent the total amount of taxes, interest and cost including the cost of the sale, and the certificates will be issued covering as much of said land, lots and mining rights as is necessary to discharge the total taxes, interest and charges, which are due thereon at the time of the sale. The lands, lots, and mining rights to be offered are as follows:

|                                 |       |        |
|---------------------------------|-------|--------|
| 18-7-36.0-3-004-122.000         | Year  | Amount |
| RYAN,DANNY                      | 2023  | 168.67 |
| Sec 36 Twn 43 Rng 1E            | 2024  | 17.81  |
| WHEEL ESTATES LAKE              | 2025  | 16.84  |
| LOT:28 WHEEL ESTATES LAKE BLK F | Total | 203.32 |

I, Doug Trentmann, Collector of Revenue, County of Franklin, State of Missouri do hereby certify that the foregoing is a true and correct list of lands or mining rights that will be offered for sale as above set forth.

Dated this 24 day of August, 2026.

Task# 236  
08-01-2026  
17:15:44

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|                                 |       |        |
|---------------------------------|-------|--------|
| 18-7-36.0-3-004-123.000         | Year  | Amount |
| RYAN,DANNY                      | 2023  | 168.67 |
| Sec 36 Twn 43 Rng 1E            | 2024  | 17.81  |
| WHEEL ESTATES LAKE              | 2025  | 16.84  |
| LOT:29 WHEEL ESTATES LAKE BLK F | Total | 203.32 |

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---

|                                       |       |         |
|---------------------------------------|-------|---------|
| 18-7-36.0-3-004-127.000               | Year  | Amount  |
| RYAN,JOHN TIMOTHY                     | 2023  | 557.91  |
| Sec 36 Twn 43 Rng 1E                  | 2024  | 364.40  |
| WHEEL ESTATES LAKE                    | 2025  | 364.07  |
| LOT:20,21&22 WHEEL ESTATES LAKE BLK F | Total | 1286.38 |

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---

|                                 | Year  | Amount |
|---------------------------------|-------|--------|
| 18-7-36.0-3-004-128.000         | 2022  | 168.90 |
| CLAXTON, THOMAS & BETTY         | 2023  | 168.67 |
| Sec 36 Twn 43 Rng 1E            | 2024  | 17.81  |
| WHEEL ESTATES LAKE              | 2025  | 16.84  |
| LOT:19 WHEEL ESTATES LAKE BLK F | Total | 372.22 |

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---

|                                    |       |        |
|------------------------------------|-------|--------|
| 18-7-36.0-3-004-138.000            | Year  | Amount |
| CARLSON,ROGER DANIEL&              | 2023  | 173.04 |
| CHRISTIAN LOUIS                    | 2024  | 21.72  |
| Sec 36 Twn 43 Rng 1E               | 2025  | 20.23  |
| WHEEL ESTATES LAKE                 | Total | 214.99 |
| LOT:12&13 WHEEL ESTATES LAKE BLK F |       |        |

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---

|                                 | Year  | Amount |
|---------------------------------|-------|--------|
| 18-7-36.0-3-005-267.000         | 2022  | 169.28 |
| ROZANSKI,COREY                  | 2023  | 169.00 |
| Sec 36 Twn 43 Rng 1E            | 2024  | 18.09  |
| WHEEL ESTATES LAKE              | 2025  | 17.11  |
| LOT:15 WHEEL ESTATES LAKE BLK G | Total | 373.48 |

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|                           |       |         |
|---------------------------|-------|---------|
| 18-8-27.0-3-003-022.000   | Year  | Amount  |
| FOSTER,CAROL              | 2023  | 827.42  |
| Sec 27 Twn 43 Rng 1E      | 2024  | 625.01  |
| RED BARN COMMUNITY        | 2025  | 586.37  |
| LOT:10 RED BARN COMMUNITY | Total | 2038.80 |

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|                         |       |         |
|-------------------------|-------|---------|
| 18-8-27.0-3-004-004.000 | Year  | Amount  |
| BURGER,CYNTHIA HUETHER  | 2023  | 705.82  |
| Sec 27 Twn 43 Rng 1E    | 2024  | 512.93  |
| RED BARN COMMUNITY      | 2025  | 493.93  |
| LOT:13 RED BARN COMM 2  | Total | 1712.68 |

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|                           |       |         |
|---------------------------|-------|---------|
| 18-8-27.0-3-006-142.040   | Year  | Amount  |
| WALLACE,CHARLES L&DEBRA D | 2023  | 905.93  |
| Sec 27 Twn 43 Rng 1E      | 2024  | 697.32  |
| RED BARN COMMUNITY        | 2025  | 746.12  |
| LOT:3 RED BARN COMM 3     | Total | 2349.37 |

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|                         |       |         |
|-------------------------|-------|---------|
| 18-8-27.0-3-007-142.260 | Year  | Amount  |
| RATTERMAN, TEDDY J      | 2023  | 685.34  |
| Sec 27 Twn 43 Rng 1E    | 2024  | 494.08  |
| RED BARN COMMUNITY      | 2025  | 484.73  |
| LOT:20 RED BARN COMM 4  | Total | 1664.15 |

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|                         |       |         |
|-------------------------|-------|---------|
| 18-8-27.0-3-009-142.580 | Year  | Amount  |
| SCHROER,JAMES           | 2023  | 1434.38 |
| Sec 27 Twn 43 Rng 1E    | 2024  | 1184.22 |
| FOREST ACRES            | 2025  | 1126.00 |
| LOT:1 FOREST ACRES      | Total | 3744.60 |

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|                         |       |         |
|-------------------------|-------|---------|
| 18-8-34.0-0-001-012.160 | Year  | Amount  |
| FIEDLER,JAMES           | 2023  | 619.43  |
| Sec 34 Twn 43 Rng 1E    | 2024  | 433.34  |
| RED BARN COMMUNITY      | 2025  | 428.22  |
| LOT:4 RED BARN COMM 6   | Total | 1480.99 |

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|                             |       |         |
|-----------------------------|-------|---------|
| 19-1-11.0-1-003-097.000     | Year  | Amount  |
| BARROW INVESTMENT GROUP LLC | 2023  | 1746.69 |
| Sec 11 Twn 43 Rng 2E        | 2024  | 1422.08 |
| SUNRISE TERRACE             | 2025  | 1280.41 |
| LOT:7 SUNRISE TERRACE       | Total | 4449.18 |

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|                          |       |         |
|--------------------------|-------|---------|
| 19-1-11.0-1-005-069.000  | Year  | Amount  |
| WALTON,AMANDA            | 2023  | 2992.74 |
| Sec 11 Twn 43 Rng 2E     | 2024  | 2530.97 |
| SUNSET VALLEY            | 2025  | 2366.84 |
| LOT:6 SUNSET VALLEY ADDN | Total | 7890.55 |

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|                                                            |                |
|------------------------------------------------------------|----------------|
| 19-1-11.0-1-018-045.000                                    |                |
| PACIFIC ENTERPRISE INC                                     | Year Amount    |
| Sec 11 Twn 43 Rng 2E                                       | 2017 22434.59  |
| MACKIE                                                     | Total 22434.59 |
| COMMERCIAL LAND & BUILDING LOT 1 MACKIE SUBDIVISION PLAT 3 |                |

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|                         |       |         |
|-------------------------|-------|---------|
| 19-1-11.0-4-005-047.000 | Year  | Amount  |
| TRIAGON LLC             | 2023  | 1935.23 |
| Sec 11 Twn 43 Rng 2E    | 2024  | 1589.85 |
| HOGAN PLACE             | 2025  | 1462.56 |
| LOT:19 HOGAN PLACE RS   | Total | 4987.64 |

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|                         |       |         |
|-------------------------|-------|---------|
| 19-1-11.0-4-010-097.000 | Year  | Amount  |
| BROOKS,CHERI L          | 2023  | 1022.21 |
| Sec 11 Twn 43 Rng 2E    | 2024  | 777.37  |
| BLOSSOM SLOPE           | 2025  | 683.54  |
| LOT:20 BLOSSOM SLOPE    | Total | 2483.12 |

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19-1-11.0-4-010-099.000

HADDOCK,CHRISTOPHER&SHEILA

| Year | Amount |
|------|--------|
|------|--------|

Sec 11 Twn 43 Rng 2E

|      |         |
|------|---------|
| 2020 | 3275.48 |
|------|---------|

BLOSSOM SLOPE

|       |         |
|-------|---------|
| Total | 3275.48 |
|-------|---------|

LOT:22 BLOSSOM SLOPE

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|                         |       |         |
|-------------------------|-------|---------|
| 19-1-11.0-4-010-101.000 | Year  | Amount  |
| ADAMS,GEORGE L&LARRY L  | 2023  | 862.89  |
| Sec 11 Twn 43 Rng 2E    | 2024  | 635.58  |
| BLOSSOM SLOPE           | 2025  | 524.40  |
| LOT:24 BLOSSOM SLOPE    | Total | 2022.87 |

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The following is a publication of land, lots, and mining rights in Franklin County upon which Tax Certificates are to be offered for sale in the Commission Chambers of the County Government Center, 400 E Locust, Union Mo. 63084. Beginning Monday August 24, 2026 at 10:00:00 and continuing from day to day as indicated by the following publication by the undersigned according to the provisions of RSMo. 140.

The lands, lots and mining rights are to be sold under the descriptions as listed, and the amounts as shown due for each year represent the total amount of taxes, interest and cost including the cost of the sale, and the certificates will be issued covering as much of said land, lots and mining rights as is necessary to discharge the total taxes, interest and charges, which are due thereon at the time of the sale. The lands, lots, and mining rights to be offered are as follows:

---

|                         |       |         |
|-------------------------|-------|---------|
| 19-1-11.0-4-010-103.000 | Year  | Amount  |
| HALL,NOAH H             | 2023  | 862.05  |
| Sec 11 Twn 43 Rng 2E    | 2024  | 634.85  |
| BLOSSOM SLOPE           | 2025  | 522.82  |
| LOT:26 BLOSSOM SLOPE    | Total | 2019.72 |

---

I, Doug Trentmann, Collector of Revenue, County of Franklin, State of Missouri do hereby certify that the foregoing is a true and correct list of lands or mining rights that will be offered for sale as above set forth.

Dated this 24 day of August, 2026.

Task# 236  
08-01-2026  
17:15:44

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|                         |       |         |
|-------------------------|-------|---------|
| 19-1-11.0-4-010-110.000 | Year  | Amount  |
| NEAVEILL,JOSEPH E&      | 2023  | 653.36  |
| BAUMER,MARY ROSE        | 2024  | 449.15  |
| Sec 11 Twn 43 Rng 2E    | 2025  | 383.28  |
| BLOSSOM SLOPE           | Total | 1485.79 |
| LOT:33 BLOSSOM SLOPE    |       |         |

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|                         |       |         |
|-------------------------|-------|---------|
| 19-1-11.0-4-010-112.000 | Year  | Amount  |
| DUNGAN, DOUGLAS D TRUST | 2023  | 1009.52 |
| Sec 11 Twn 43 Rng 2E    | 2024  | 766.07  |
| BLOSSOM SLOPE           | 2025  | 624.05  |
| LOT:35 BLOSSOM SLOPE    | Total | 2399.64 |

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|                                   |       |        |
|-----------------------------------|-------|--------|
| 19-1-12.0-1-002-261.000           | Year  | Amount |
| 330 W OSAGE LLC                   | 2023  | 459.09 |
| Sec 12 Twn 43 Rng 2E              | 2024  | 276.26 |
| O T OF FRANKLIN                   | 2025  | 239.59 |
| LOT:19 O T OF FRANKLIN PT VAC ALY | Total | 974.94 |

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---

|                                                      |       |          |
|------------------------------------------------------|-------|----------|
| 19-1-12.0-1-002-272.000                              | Year  | Amount   |
| MAHLER TROXELL PROPERTIES LLC                        | 2023  | 10517.62 |
| Sec 12 Twn 43 Rng 2E                                 | 2024  | 9222.81  |
| O T OF FRANKLIN                                      | 2025  | 9098.18  |
| ATTORNEYS AT LAW S PT OF LOT 46 & 47 O T OF FRANKLIN | Total | 28838.61 |

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---

|                                     |       |         |
|-------------------------------------|-------|---------|
| 19-1-12.0-1-002-304.000             | Year  | Amount  |
| MAHLER TROXELL PROPERTIES LLC       | 2023  | 1017.20 |
| Sec 12 Twn 43 Rng 2E                | 2024  | 772.38  |
| O T OF FRANKLIN                     | 2025  | 667.29  |
| PARKING AREA LOT 51 O T OF FRANKLIN | Total | 2456.87 |

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|                             |       |          |
|-----------------------------|-------|----------|
| 19-1-12.0-1-004-070.000     | Year  | Amount   |
| MUELLER,PAUL D&ROSE ANN     | 2023  | 4183.96  |
| Sec 12 Twn 43 Rng 2E        | 2024  | 3591.04  |
| T M AULTS                   | 2025  | 3644.65  |
| LOT:10,11&12 T M AULTS ADDN | Total | 11419.65 |

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|                             |       |         |
|-----------------------------|-------|---------|
| 19-1-12.0-1-004-123.000     | Year  | Amount  |
| TRIAGON LLC                 | 2023  | 1732.53 |
| Sec 12 Twn 43 Rng 2E        | 2024  | 1409.45 |
| T M AULTS                   | 2025  | 1317.97 |
| PT OF BLK 35 T M AULTS ADDN | Total | 4459.95 |

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|                           |       |         |
|---------------------------|-------|---------|
| 19-1-12.0-3-008-051.000   | Year  | Amount  |
| TRIAGON LLC               | 2023  | 2685.01 |
| Sec 12 Twn 43 Rng 2E      | 2024  | 2257.12 |
| GEO H BIRKS               | 2025  | 2082.76 |
| LOT:A GEO H BIRKS ADDN RS | Total | 7024.89 |

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|                             |       |        |
|-----------------------------|-------|--------|
| 19-1-12.0-4-001-293.000     |       |        |
| MCCULLOUGH,EILEEN A&DIANA J | Year  | Amount |
|                             | 2023  | 338.48 |
| Sec 12 Twn 43 Rng 2E        | 2024  | 168.87 |
| RETHWILMS                   | Total | 507.35 |
| LOT:1 RETHWILMS ADDN        |       |        |

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---

|                         |       |         |
|-------------------------|-------|---------|
| 19-1-12.0-4-003-240.100 | Year  | Amount  |
| JOHNSON,KENNETH J&ADA E | 2023  | 2806.54 |
| Sec 12 Twn 43 Rng 2E    | 2025  | 1988.76 |
| O T OF FRANKLIN         | Total | 4795.30 |
| LOT:244 O T OF FRANKLIN |       |         |

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---

|                         |       |        |
|-------------------------|-------|--------|
| 19-1-12.0-4-003-256.000 | Year  | Amount |
| EDWARDS,JAMES D         | 2023  | 373.86 |
| HAYDEN,ARCELLA W        | 2024  | 200.41 |
| Sec 12 Twn 43 Rng 2E    | 2025  | 174.23 |
| O T OF FRANKLIN         | Total | 748.50 |
| LOT:237 O T OF FRANKLIN |       |        |

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|                         |       |         |
|-------------------------|-------|---------|
| 19-1-12.0-4-004-146.000 | Year  | Amount  |
| BREEDEN,SEAN W          | 2023  | 2893.84 |
| Sec 12 Twn 43 Rng 2E    | 2024  | 2442.95 |
| INKS                    | 2025  | 2306.99 |
| LOT:220 INKS ADDN       | Total | 7643.78 |

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---

|                            | Year  | Amount |
|----------------------------|-------|--------|
| 19-2-03.0-1-002-106.000    | 2022  | 225.85 |
| DENNIS, EMILY L DECLUE     | 2023  | 223.64 |
| Sec 03 Twn 43 Rng 2E       | 2024  | 66.75  |
| LAS BRISAS LAKE            | 2025  | 59.13  |
| LOT:79 LAS BRISAS LAKE 3AM | Total | 575.37 |

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|                               |       |         |
|-------------------------------|-------|---------|
| 19-2-03.0-2-000-008.000       | Year  | Amount  |
| SECRETARY OF VETERANS AFFAIRS | 2023  | 680.71  |
| Sec 03 Twn 43 Rng 2E          | 2024  | 473.75  |
| NONE                          | 2025  | 450.51  |
| PT NW NW                      | Total | 1604.97 |

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|                          | Year  | Amount |
|--------------------------|-------|--------|
| 19-2-03.0-2-003-122.000  | 2022  | 215.00 |
| MYERS,HENRIETTA V        | 2023  | 213.12 |
| Sec 03 Twn 43 Rng 2E     | 2024  | 57.40  |
| LAS BRISAS LAKE          | 2025  | 51.03  |
| LOT:24 LAS BRISAS LAKE 1 | Total | 536.55 |

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|                         |       |        |
|-------------------------|-------|--------|
| 19-2-09.0-1-000-036.300 | Year  | Amount |
| MCHUGH PROPERTIES LLC   | 2023  | 282.69 |
| Sec 09 Twn 43 Rng 2E    | 2024  | 123.08 |
| NONE                    | 2025  | 111.35 |
| PT NE NE                | Total | 517.12 |

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|                         |       |         |
|-------------------------|-------|---------|
| 19-2-09.0-2-002-026.000 | Year  | Amount  |
| MAHLER, MONICA R        | 2023  | 3582.75 |
| Sec 09 Twn 43 Rng 2E    | 2024  | 3163.63 |
| ROBERTS (19-9)          | 2025  | 3040.62 |
| LOT:9&PT8 ROBERTS 2     | Total | 9787.00 |

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|                                                                 |               |
|-----------------------------------------------------------------|---------------|
| 19-2-09.0-2-002-026.100                                         | Year Amount   |
| MAHLER, MONICA R                                                | 2023 1440.80  |
| Sec 09 Twn 43 Rng 2E                                            | 2024 1190.11  |
| ROBERTS (19-9)                                                  | 2025 1171.14  |
| LOT:30,31,PT7,PT8&PT32 ROBERTS 2 3224 W OSAGE ST-SHED ON PARCEL | Total 3802.05 |

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The following is a publication of land, lots, and mining rights in Franklin County upon which Tax Certificates are to be offered for sale in the Commission Chambers of the County Government Center, 400 E Locust, Union Mo. 63084. Beginning Monday August 24, 2026 at 10:00:00 and continuing from day to day as indicated by the following publication by the undersigned according to the provisions of RSMo. 140.

The lands, lots and mining rights are to be sold under the descriptions as listed, and the amounts as shown due for each year represent the total amount of taxes, interest and cost including the cost of the sale, and the certificates will be issued covering as much of said land, lots and mining rights as is necessary to discharge the total taxes, interest and charges, which are due thereon at the time of the sale. The lands, lots, and mining rights to be offered are as follows:

---

|                           |       |         |
|---------------------------|-------|---------|
| 19-2-09.0-2-002-045.200   | Year  | Amount  |
| ROBERT B CONSTRUCTION LLC | 2023  | 2515.40 |
| Sec 09 Twn 43 Rng 2E      | 2024  | 2180.23 |
| ROBERTS (19-9)            | 2025  | 2166.60 |
| LOT:30 ROBERTS            | Total | 6862.23 |

---

I, Doug Trentmann, Collector of Revenue, County of Franklin, State of Missouri do hereby certify that the foregoing is a true and correct list of lands or mining rights that will be offered for sale as above set forth.

Dated this 24 day of August, 2026.

Task# 236  
08-01-2026  
17:15:44

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---

|                           |       |         |
|---------------------------|-------|---------|
| 19-2-10.0-0-012-014.130   | Year  | Amount  |
| HIGGINS,HOLLY LYNN HARGIS | 2023  | 3587.48 |
| HARGIS,RANDY              | 2024  | 3062.16 |
| Sec 10 Twn 43 Rng 2E      | 2025  | 2798.12 |
| AD DEUM                   | Total | 9447.76 |
| LOT:3 AD DEUM 3           |       |         |

---

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---

|                         |       |         |
|-------------------------|-------|---------|
| 19-2-10.0-4-003-172.000 | Year  | Amount  |
| HEJNAL,DONALD&VATINA    | 2023  | 2383.72 |
| Sec 10 Twn 43 Rng 2E    | 2024  | 1988.97 |
| CEDARS (LOC 19)         | 2025  | 1855.18 |
| LOT:53 CEDARS 3         | Total | 6227.87 |

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|                         |       |         |
|-------------------------|-------|---------|
| 19-3-05.0-0-003-051.000 | Year  | Amount  |
| MILES, TIM              | 2023  | 737.68  |
| Sec 05 Twn 43 Rng 2E    | 2024  | 542.34  |
| VISTA HEIGHTS           | 2025  | 498.44  |
| LOT:6&7 VISTA HEIGHTS   | Total | 1778.46 |

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---

|                            |       |         |
|----------------------------|-------|---------|
| 19-3-05.0-4-007-047.000    | Year  | Amount  |
| GREENE,ROBIN P             | 2023  | 2957.18 |
| Sec 05 Twn 43 Rng 2E       | 2024  | 2587.25 |
| GRAY SUMMIT HILLS          | Total | 5544.43 |
| LOT:81 GRAY SUMMIT HILLS 7 |       |         |

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|                                             |       |         |
|---------------------------------------------|-------|---------|
| 19-3-05.0-4-010-036.000                     | Year  | Amount  |
| BRAMLETT, MICHEAL                           | 2023  | 3059.08 |
| Sec 05 Twn 43 Rng 2E                        | 2024  | 2681.17 |
| GRAY SUMMIT HILLS                           | 2025  | 2558.09 |
| LOT:101A GRAY SUMMIT HILLS NO 8 PT E 1/2 SE | Total | 8298.34 |

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|                            |       |         |
|----------------------------|-------|---------|
| 19-3-06.0-2-002-012.000    | Year  | Amount  |
| WILKINSON,KENNETH L        | 2023  | 503.21  |
| Sec 06 Twn 43 Rng 2E       | 2024  | 326.28  |
| BEAUTY VIEW HOMESITE       | 2025  | 293.36  |
| LOT:3 BEAUTY VIEW HOMESITE | Total | 1122.85 |

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|                                            |       |          |
|--------------------------------------------|-------|----------|
| 19-3-07.0-0-011-001.200                    | Year  | Amount   |
| DB MANAGEMENT LLC                          | 2023  | 12603.54 |
| Sec 7 Twn 43 Rng 2E                        | 2024  | 11442.47 |
| TWIN VIEW                                  | 2025  | 10157.00 |
| FALCON TRANSPORT LOT BA 2 TWIN VIEW 2RSLBA | Total | 34203.01 |

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|                              |       |        |
|------------------------------|-------|--------|
| 19-6-13.0-4-001-009.000      | Year  | Amount |
| PAXTON,PAUL JR               | 2023  | 309.91 |
| Sec 13 Twn 43 Rng 2E         | 2024  | 143.60 |
| OPECHEE BEACH                | 2025  | 117.20 |
| LOT3&PT3 BLK 3 OPECHEE BEACH | Total | 570.71 |

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|                         |       |        |
|-------------------------|-------|--------|
| 19-6-13.0-4-001-010.000 | Year  | Amount |
| PAXTON,PAUL JR          | 2023  | 218.21 |
| Sec 13 Twn 43 Rng 2E    | 2024  | 61.91  |
| OPECHEE BEACH           | 2025  | 54.96  |
| LOT:1&PT2 OPECHEE BEACH | Total | 335.08 |

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|                                 |       |        |
|---------------------------------|-------|--------|
| 19-7-36.0-4-001-008.000         | Year  | Amount |
| DUVALL,MICHAEL&ROBERT&WALTER JR | 2023  | 414.83 |
| Sec 36 Twn 43 Rng 2E            | 2024  | 236.90 |
| CRESTVIEW ACRES                 | 2025  | 205.67 |
| LOT:4 CRESTVIEW AC              | Total | 857.40 |

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|                                 |       |         |
|---------------------------------|-------|---------|
| 19-7-36.0-4-001-009.000         | Year  | Amount  |
| DUVALL,MICHAEL&ROBERT&WALTER JR | 2023  | 2087.85 |
| Sec 36 Twn 43 Rng 2E            | 2024  | 1726.23 |
| CRESTVIEW ACRES                 | 2025  | 1618.81 |
| LOT:5 CRESTVIEW AC              | Total | 5432.89 |

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|                                    |       |        |
|------------------------------------|-------|--------|
| 19-8-28.0-0-000-043.090            | Year  | Amount |
| FOWLER,MIKE                        | 2021  | 426.58 |
| Sec 28 Twn 43 Rng 2E               | 2022  | 416.17 |
| NONE                               | Total | 842.75 |
| 1014 FISH TRAP RAPIDS LOOP1960 RES |       |        |

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|                                    |       |        |
|------------------------------------|-------|--------|
| 19-8-28.0-0-000-044.090            | Year  | Amount |
| BLACK,BILLY                        | 2022  | 356.47 |
| Sec 28 Twn 43 Rng 2E               | 2023  | 381.01 |
| NONE                               | 2024  | 213.66 |
| 1238 FISH TRAP RAPIDS LOOP1955 RES | Total | 951.14 |

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|                                     |       |        |
|-------------------------------------|-------|--------|
| 19-8-28.0-0-000-044.200             | Year  | Amount |
| RUPCINSKI,HENRY E&ANDERSON,CONNIE E | 2016  | 193.32 |
| Sec 28 Twn 43 Rng 2E                | 2017  | 200.34 |
| 1287 FISH TRAP RAPIDS LOOP 1955 RES | Total | 393.66 |

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|                                     |       |        |
|-------------------------------------|-------|--------|
| 19-8-28.0-0-000-044.220             | Year  | Amount |
| ROTHERMICH,ROY&                     | 2023  | 402.59 |
| UNNERSTALL,ANDY                     | 2024  | 233.55 |
| Sec 28 Twn 43 Rng 2E                | 2025  | 235.13 |
| NONE                                | Total | 871.27 |
| 1277 FISH TRAP RAPIDS LOOP 1965 RES |       |        |

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|                         |       |         |
|-------------------------|-------|---------|
| 19-8-34.0-0-017-042.000 | Year  | Amount  |
| HEDRICK,CHESTER G       | 2023  | 1956.47 |
| HEDRICK,CARL&MAX&TEAH   | 2024  | 1609.30 |
| Sec 34 Twn 43 Rng 2E    | 2025  | 1521.64 |
| NANTZ HEIGHTS           | Total | 5087.41 |
| LOT:2 NANTZ HEIGHTS     |       |         |

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|                         |       |         |
|-------------------------|-------|---------|
| 19-8-34.0-0-017-042.100 | Year  | Amount  |
| YOUNGER,ERMA            | 2023  | 1488.01 |
| Sec 34 Twn 43 Rng 2E    | 2024  | 1192.22 |
| NANTZ HEIGHTS           | 2025  | 1187.42 |
| LOT:1 NANTZ HEIGHTS     | Total | 3867.65 |

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|                               |       |        |
|-------------------------------|-------|--------|
| 19-9-29.0-0-000-003.000       | Year  | Amount |
| CROSSLEY,KIMBERLY             | 2023  | 441.74 |
| Sec 29 Twn 43 Rng 2E          | 2024  | 269.63 |
| NONE                          | 2025  | 281.20 |
| PT SW NW,W OF ROBERTSVILLE RD | Total | 992.57 |

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The following is a publication of land, lots, and mining rights in Franklin County upon which Tax Certificates are to be offered for sale in the Commission Chambers of the County Government Center, 400 E Locust, Union Mo. 63084. Beginning Monday August 24, 2026 at 10:00:00 and continuing from day to day as indicated by the following publication by the undersigned according to the provisions of RSMo. 140.

The lands, lots and mining rights are to be sold under the descriptions as listed, and the amounts as shown due for each year represent the total amount of taxes, interest and cost including the cost of the sale, and the certificates will be issued covering as much of said land, lots and mining rights as is necessary to discharge the total taxes, interest and charges, which are due thereon at the time of the sale. The lands, lots, and mining rights to be offered are as follows:

---

|                         |       |         |
|-------------------------|-------|---------|
| 19-9-32.0-3-001-059.000 | Year  | Amount  |
| WELCH,JOHNNY R          | 2023  | 784.75  |
| Sec 32 TwN 43 Rng 2E    | 2024  | 566.26  |
| MONTGOMERY RIVER        | 2025  | 527.34  |
| LOT:4 MONTGOMERY RIVER  | Total | 1878.35 |

---

I, Doug Trentmann, Collector of Revenue, County of Franklin, State of Missouri do hereby certify that the foregoing is a true and correct list of lands or mining rights that will be offered for sale as above set forth.

Dated this 24 day of August, 2026.



Task# 236  
08-01-2026  
17:15:44

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---

|                             |       |         |
|-----------------------------|-------|---------|
| 19-9-32.0-3-002-022.000     | Year  | Amount  |
| BONE,RICHARD                | 2023  | 1346.19 |
| Sec 32 Twn 43 Rng 2E        | 2024  | 566.65  |
| MONTGOMERY RIVER            | 2025  | 489.79  |
| LOT:PT27 MONTGOMERY RIVER 2 | Total | 2402.63 |

---

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---

|                           | Year  | Amount  |
|---------------------------|-------|---------|
| 19-9-32.0-3-002-029.000   | 2022  | 1339.08 |
| MESKO,WILLIAM&JOANN       | 2023  | 1395.03 |
| Sec 32 Twn 43 Rng 2E      | 2024  | 26.40   |
| MONTGOMERY RIVER          | 2025  | 37.51   |
| LOT:25 MONTGOMERY RIVER 2 | Total | 2798.02 |

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---

|                                  |       |        |
|----------------------------------|-------|--------|
| 20-1-01.0-2-001-263.000          | Year  | Amount |
| LEE,RAYMOND L&REGINA L           | 2023  | 237.24 |
| Sec 01 Twn 42 Rng 2E             | 2024  | 78.81  |
| EVERGREEN LAKES                  | 2025  | 108.55 |
| LOT:27 BLOCK D EVERGREEN LAKES 1 | Total | 424.60 |

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---

|                                  |       |        |
|----------------------------------|-------|--------|
| 20-1-01.0-3-002-098.000          | Year  | Amount |
| ADAMS,GERALD R TR                | 2023  | 191.52 |
| Sec 01 Twn 42 Rng 2E             | 2024  | 38.13  |
| EVERGREEN LAKES                  | 2025  | 79.59  |
| LOT:52 BLOCK G EVERGREEN LAKES 2 | Total | 309.24 |

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---

|                                  | Year  | Amount |
|----------------------------------|-------|--------|
| 20-1-01.0-3-002-134.000          | 2021  | 196.09 |
| WILKINSON,JUNE M                 | 2022  | 192.82 |
| Sec 01 Twn 42 Rng 2E             | 2023  | 191.52 |
| EVERGREEN LAKES                  | 2024  | 38.13  |
| LOT:15 BLOCK E EVERGREEN LAKES 2 | 2025  | 79.59  |
|                                  | Total | 698.15 |

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---

|                                  | Year  | Amount |
|----------------------------------|-------|--------|
| 20-1-01.0-3-002-176.000          | 2021  | 196.09 |
| LARSON,WILLIAM E&BARBARA F       | 2022  | 192.82 |
| Sec 01 Twn 42 Rng 2E             | 2023  | 191.52 |
| EVERGREEN LAKES                  | 2024  | 38.13  |
| LOT:23 BLOCK H EVERGREEN LAKES 2 | 2025  | 79.59  |
|                                  | Total | 698.15 |

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|                                 |       |        |
|---------------------------------|-------|--------|
| 20-1-01.0-3-002-196.000         | Year  | Amount |
| MCCOOMBE, GERALD & ROSIE        | 2023  | 191.52 |
| Sec 01 Twn 42 Rng 2E            | 2024  | 38.13  |
| EVERGREEN LAKES                 | 2025  | 79.59  |
| LOT:3 BLOCK H EVERGREEN LAKES 2 | Total | 309.24 |

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|                                  |       |        |
|----------------------------------|-------|--------|
| 20-1-01.0-3-002-214.000          | Year  | Amount |
| WILLMAN,JUSTIN W                 | 2021  | 196.77 |
| Sec 01 Twn 42 Rng 2E             | 2022  | 193.43 |
| EVERGREEN LAKES                  | 2023  | 192.14 |
| LOT:29 BLOCK F EVERGREEN LAKES 2 | 2024  | 38.73  |
|                                  | Total | 621.07 |

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|                                  | Year  | Amount |
|----------------------------------|-------|--------|
| 20-1-01.0-3-002-236.000          | 2022  | 192.82 |
| DENNIS, EMILY L                  | 2023  | 191.52 |
| Sec 01 Twn 42 Rng 2E             | 2024  | 38.13  |
| EVERGREEN LAKES                  | 2025  | 79.59  |
| LOT:12 BLOCK I EVERGREEN LAKES 2 | Total | 502.06 |

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---

|                                                       | Year  | Amount   |
|-------------------------------------------------------|-------|----------|
| 20-1-02.0-0-001-023.000                               | 2020  | 7317.77  |
| KLUBA,KEVIN                                           | 2021  | 7088.19  |
| Sec 2 Twn 42 Rng 2E                                   | 2022  | 6430.84  |
| SERENE FOREST                                         | 2023  | 6372.27  |
| COMMERCIAL LAND & BUILDING LOTS 10-13 SERENE FOREST 2 | 2024  | 5669.68  |
|                                                       | 2025  | 4950.83  |
|                                                       | Total | 37829.58 |

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---

|                            |       |         |
|----------------------------|-------|---------|
| 20-2-03.0-1-001-079.000    | Year  | Amount  |
| MCNAIL, GLORIA J & KEVIN R | 2023  | 2144.45 |
| Sec 03 Twn 42 Rng 2E       | 2024  | 1776.61 |
| LAKE SERENE                | 2025  | 1745.21 |
| LOT:132 LAKE SERENE BLK 1  | Total | 5666.27 |

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|                          |       |         |
|--------------------------|-------|---------|
| 20-2-03.0-1-001-148.000  | Year  | Amount  |
| SUTHERLAND,KATHLEEN&     | 2023  | 2689.20 |
| SUTHERLAND,KAKOTA&KELLY  | 2024  | 2261.55 |
| Sec 03 Twn 42 Rng 2E     | 2025  | 2124.20 |
| LAKE SERENE              | Total | 7074.95 |
| LOT:54 LAKE SERENE BLK 1 |       |         |

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|                         |       |        |
|-------------------------|-------|--------|
| 20-2-03.0-1-002-081.000 | Year  | Amount |
| FIEDLER,DEANNA G        | 2023  | 317.10 |
| Sec 03 Twn 42 Rng 2E    | 2024  | 149.95 |
| LAKE SERENE             | 2025  | 143.95 |
| LOT:1 LAKE SERENE BLK 9 | Total | 611.00 |

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|                         |       |        |
|-------------------------|-------|--------|
| 20-2-03.0-1-002-082.000 | Year  | Amount |
| FIEDLER,DEANNA G        | 2023  | 365.59 |
| Sec 03 Twn 42 Rng 2E    | 2024  | 193.08 |
| LAKE SERENE             | 2025  | 185.33 |
| LOT:2 LAKE SERENE BLK 9 | Total | 744.00 |

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|                         |       |        |
|-------------------------|-------|--------|
| 20-2-03.0-1-002-083.000 | Year  | Amount |
| FIEDLER,DEANNA G        | 2023  | 365.59 |
| Sec 03 Twn 42 Rng 2E    | 2024  | 193.08 |
| LAKE SERENE             | 2025  | 185.33 |
| LOT:3 LAKE SERENE BLK 9 | Total | 744.00 |

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|                         |       |        |
|-------------------------|-------|--------|
| 20-2-04.0-2-001-001.000 | Year  | Amount |
| RISSE,LEE A&DONNA M TRS | 2023  | 233.44 |
| Sec 04 Twn 42 Rng 2E    | 2024  | 75.50  |
| ROBERTSVILLE            | 2025  | 77.68  |
| LOT:C ROBERTSVILLE      | Total | 386.62 |

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|                            |       |         |
|----------------------------|-------|---------|
| 20-2-04.0-2-001-002.000    | Year  | Amount  |
| RISSE,LEE A & DONNA M TRS  | 2023  | 2693.54 |
| Sec 04 Twn 42 Rng 2E       | 2024  | 2264.88 |
| ROBERTSVILLE               | 2025  | 1918.79 |
| RISSE'S LOT B ROBERTSVILLE | Total | 6877.21 |

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|                                |       |         |
|--------------------------------|-------|---------|
| 20-2-04.0-2-001-047.000        | Year  | Amount  |
| JESSUP,JOHN F&MARY L&RAYMOND E | 2023  | 521.55  |
| Sec 04 Twn 42 Rng 2E           | 2024  | 331.91  |
| ROBERTSVILLE                   | 2025  | 331.03  |
| LOT:4 ROBERTSVILLE             | Total | 1184.49 |

---

I, Doug Trentmann, Collector of Revenue, County of Franklin, State of Missouri do hereby certify that the foregoing is a true and correct list of lands or mining rights that will be offered for sale as above set forth.

Dated this 24 day of August, 2026.

Task# 236  
08-01-2026  
17:15:44

## NOTICE OF TAX CERTIFICATE SALE

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The following is a publication of land, lots, and mining rights in Franklin County upon which Tax Certificates are to be offered for sale in the Commission Chambers of the County Government Center, 400 E Locust, Union Mo. 63084. Beginning Monday August 24, 2026 at 10:00:00 and continuing from day to day as indicated by the following publication by the undersigned according to the provisions of RSMo. 140.

The lands, lots and mining rights are to be sold under the descriptions as listed, and the amounts as shown due for each year represent the total amount of taxes, interest and cost including the cost of the sale, and the certificates will be issued covering as much of said land, lots and mining rights as is necessary to discharge the total taxes, interest and charges, which are due thereon at the time of the sale. The lands, lots, and mining rights to be offered are as follows:

---

|                                 |       |         |
|---------------------------------|-------|---------|
| 20-3-05.0-0-000-035.260         | Year  | Amount  |
| WEBER,JAMES LEE&DIANE MARIE TRS | 2023  | 523.61  |
| Sec 05 Twn 42 Rng 2E            | 2024  | 333.76  |
| NONE                            | 2025  | 344.78  |
| PT SE SW                        | Total | 1202.15 |

---

I, Doug Trentmann, Collector of Revenue, County of Franklin, State of Missouri do hereby certify that the foregoing is a true and correct list of lands or mining rights that will be offered for sale as above set forth.

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---

|                            |       |        |
|----------------------------|-------|--------|
| 20-3-06.0-1-001-012.000    | Year  | Amount |
| BURKS,TOM&JOANN            | 2023  | 172.46 |
| Sec 06 Twn 42 Rng 2E       | 2024  | 21.16  |
| H & F LYNCHS               | 2025  | 19.77  |
| LOT:PT14&PT13 H & F LYNCHS | Total | 213.39 |

---

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---

|                            |       |        |
|----------------------------|-------|--------|
| 20-3-06.0-4-004-002.000    | Year  | Amount |
| BURKS,TOM&JOANN            | 2023  | 253.80 |
| Sec 06 Twn 42 Rng 2E       | 2024  | 93.61  |
| H & F LYNCHS               | 2025  | 82.27  |
| LOT:PT14&PT13 H & F LYNCHS | Total | 429.68 |

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---

|                             |       |        |
|-----------------------------|-------|--------|
| 20-4-20.0-0-001-022.000     | Year  | Amount |
| VANOVER,DORA ANN&MARK ALLEN | 2023  | 418.74 |
| Sec 20 Twn 42 Rng 2E        | 2024  | 240.48 |
| GREEN TREE ACRES            | 2025  | 233.83 |
| LOT:10 GREEN TREE ACRES     | Total | 893.05 |

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---

|                         |       |          |
|-------------------------|-------|----------|
| 20-5-16.0-3-001-029.000 | Year  | Amount   |
| FRENCH,NIKKI            | 2023  | 3848.66  |
| LINDSEY,MICHAEL         | 2024  | 3294.74  |
| Sec 16 Twn 42 Rng 2E    | 2025  | 3231.05  |
| WOODLAND HILLS          | Total | 10374.45 |
| LOT:80 WOODLAND HILLS 1 |       |          |

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---

|                         |       |         |
|-------------------------|-------|---------|
| 20-6-23.0-0-005-040.000 | Year  | Amount  |
| KREIENKAMP, STEVEN A    | 2023  | 549.59  |
| Sec 23 Twn 42 Rng 2E    | 2024  | 357.00  |
| TRUMBLE MINI            | 2025  | 369.53  |
| LOT:3 TRUMBLE MINI      | Total | 1276.12 |

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|                         |       |         |
|-------------------------|-------|---------|
| 20-6-24.0-0-003-044.000 | Year  | Amount  |
| BAERMAN,JOSEPH          | 2023  | 1840.64 |
| Sec 24 Twn 42 Rng 2E    | 2024  | 1506.66 |
| CALVEY LAKES            | 2025  | 1494.95 |
| LOT:20 CALVEY LAKES     | Total | 4842.25 |

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---

|                                      |       |        |
|--------------------------------------|-------|--------|
| 20-8-28.0-4-001-081.000              | Year  | Amount |
| GRIGGS, EVON D                       | 2023  | 166.14 |
| Sec 28 Twn 42 Rng 2E                 | 2024  | 15.52  |
| LAKE DEVILLE ESTATES                 | 2025  | 15.12  |
| LOT:176 BLOCK 3 LAKE DEVILLE ESTATES | Total | 196.78 |

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|                                      |       |        |
|--------------------------------------|-------|--------|
| 20-8-28.0-4-001-102.000              | Year  | Amount |
| ALLEN, HARVEY E & FRANCES G          | 2023  | 165.76 |
| Sec 28 Twn 42 Rng 2E                 | 2024  | 15.19  |
| LAKE DEVILLE ESTATES                 | 2025  | 14.81  |
| LOT:155 BLOCK 3 LAKE DEVILLE ESTATES | Total | 195.76 |

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---

|                                    |       |        |
|------------------------------------|-------|--------|
| 20-9-31.0-1-001-056.000            | Year  | Amount |
| SWEEZEA,DONNA MARIA                | 2023  | 165.58 |
| Sec 31 Twn 42 Rng 2E               | 2024  | 15.00  |
| LAKE ARROWHEAD                     | 2025  | 14.65  |
| LOT:6 BLOCK H LAKE ARROWHEAD B A-1 | Total | 195.23 |

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---

|                                    |       |        |
|------------------------------------|-------|--------|
| 20-9-31.0-1-001-057.000            | Year  | Amount |
| SWEEZEA,DONNA MARIA                | 2023  | 165.58 |
| Sec 31 Twn 42 Rng 2E               | 2024  | 15.00  |
| LAKE ARROWHEAD                     | 2025  | 14.65  |
| LOT:7 BLOCK H LAKE ARROWHEAD B A-1 | Total | 195.23 |

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---

|                                    |       |        |
|------------------------------------|-------|--------|
| 20-9-31.0-1-002-110.000            | Year  | Amount |
| SWEEZEA,DONNA MARIA                | 2023  | 166.14 |
| Sec 31 Twn 42 Rng 2E               | 2024  | 15.52  |
| LAKE ARROWHEAD                     | 2025  | 15.12  |
| LOT:15 BLOCK J LAKE ARROWHEAD BJ-U | Total | 196.78 |

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|                                    |       |        |
|------------------------------------|-------|--------|
| 20-9-31.0-1-002-126.000            | Year  | Amount |
| SWEEZEA,DONNA MARIA                | 2023  | 167.94 |
| Sec 31 Twn 42 Rng 2E               | 2024  | 17.11  |
| LAKE ARROWHEAD                     | 2025  | 16.56  |
| LOT:4 BLOCK L LAKE ARROWHEAD B J-U | Total | 201.61 |

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|                                    |       |        |
|------------------------------------|-------|--------|
| 20-9-31.0-1-002-250.000            | Year  | Amount |
| BROWN,MARK A                       | 2023  | 231.89 |
| Sec 31 Twn 42 Rng 2E               | 2024  | 73.77  |
| LAKE ARROWHEAD                     | 2025  | 77.60  |
| LOT:9 BLOCK R LAKE ARROWHEAD B J-U | Total | 383.26 |

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|                                     |       |        |
|-------------------------------------|-------|--------|
| 20-9-31.0-1-002-253.000             | Year  | Amount |
| WILEMAN,KELLY                       | 2023  | 167.94 |
| Sec 31 Twn 42 Rng 2E                | 2024  | 17.11  |
| LAKE ARROWHEAD                      | 2025  | 16.56  |
| LOT:12 BLOCK R LAKE ARROWHEAD B J-U | Total | 201.61 |

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|                                    |       |        |
|------------------------------------|-------|--------|
| 20-9-31.0-1-002-290.000            | Year  | Amount |
| DAVIS,EMILY J                      | 2023  | 183.42 |
| Sec 31 Twn 42 Rng 2E               | 2025  | 29.16  |
| LAKE ARROWHEAD                     | Total | 212.58 |
| LOT:4 BLOCK U LAKE ARROWHEAD B J-U |       |        |

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|                                     | Year  | Amount |
|-------------------------------------|-------|--------|
| 20-9-31.0-1-002-323.000             | 2022  | 168.77 |
| DENNIS, EMILY L DECLUE              | 2023  | 167.94 |
| Sec 31 Twn 42 Rng 2E                | 2024  | 17.11  |
| LAKE ARROWHEAD                      | 2025  | 16.56  |
| LOT:23 BLOCK Q LAKE ARROWHEAD B J-U | Total | 370.38 |

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|                                     |       |        |
|-------------------------------------|-------|--------|
| 20-9-31.0-2-001-007.000             | Year  | Amount |
| STEVENS,RICHARD&                    | 2023  | 167.94 |
| REED,CHRISTOPHER&ANGELA             | 2024  | 17.11  |
| Sec 31 Twn 42 Rng 2E                | 2025  | 16.56  |
| LAKE ARROWHEAD                      | Total | 201.61 |
| LOT:14 BLOCK G LAKE ARROWHEAD B A-1 |       |        |

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|                                     |       |        |
|-------------------------------------|-------|--------|
| 20-9-31.0-2-001-009.000             | Year  | Amount |
| ROGERS, EDMOND P & WILMA L          | 2023  | 192.94 |
| Sec 31 Twn 42 Rng 2E                | 2024  | 17.11  |
| LAKE ARROWHEAD                      | 2025  | 16.56  |
| LOT:16 BLOCK G LAKE ARROWHEAD B A-1 | Total | 226.61 |

---

I, Doug Trentmann, Collector of Revenue, County of Franklin, State of Missouri do hereby certify that the foregoing is a true and correct list of lands or mining rights that will be offered for sale as above set forth.

Dated this 24 day of August, 2026.

Task# 236  
08-01-2026  
17:15:44

## NOTICE OF TAX CERTIFICATE SALE

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---

|                                    |       |        |
|------------------------------------|-------|--------|
| 20-9-31.0-2-001-102.000            | Year  | Amount |
| SWEEZEA,DONNA MARIA                | 2023  | 167.94 |
| Sec 31 Twn 42 Rng 2E               | 2024  | 17.11  |
| LAKE ARROWHEAD                     | 2025  | 16.56  |
| LOT:7 BLOCK D LAKE ARROWHEAD B A-1 | Total | 201.61 |

---

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---

|                         |       |         |
|-------------------------|-------|---------|
| 21-1-01.0-4-001-006.000 | Year  | Amount  |
| STVERAK,JENNIFER ANN    | 2023  | 728.17  |
| Sec 01 Twn 42 Rng 1E    | 2024  | 516.01  |
| CEDAR BLUFFS            | Total | 1244.18 |
| LOT:1&2 CEDAR BLUFFS    |       |         |

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|                           |       |        |
|---------------------------|-------|--------|
| 21-2-04.0-1-001-370.000   | Year  | Amount |
| HARRIS,WILBUR D&MARY LYNN | 2023  | 165.55 |
| Sec 04 Twn 42 Rng 1E      | 2024  | 15.00  |
| RIVERVIEW HEIGHTS         | 2025  | 14.37  |
| LOT:50 RIVERVIEW HEIGHTS  | Total | 194.92 |

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---

|                              |       |         |
|------------------------------|-------|---------|
| 21-3-05.1-0-007-001.600      | Year  | Amount  |
| HECK,RICHARD                 | 2023  | 621.03  |
| Sec 5 Twn 42 Rng 1E          | 2024  | 416.67  |
| BIRCH CREEK ESTATES          | 2025  | 357.63  |
| LOT:27 BIRCH CREEK ESTATES 2 | Total | 1395.33 |

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|                              |       |         |
|------------------------------|-------|---------|
| 21-4-19.0-0-000-003.000      | Year  | Amount  |
| PRATT,SANDRA M               | 2023  | 2706.29 |
| Sec 19 Twn 42 Rng 1E         | 2024  | 2213.26 |
| NONE                         | 2025  | 2464.87 |
| PT NE SE S OF BRUSH CREEK RD | Total | 7384.42 |

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|                         |       |        |
|-------------------------|-------|--------|
| 21-5-15.0-0-000-010.100 | Year  | Amount |
| PAK,TANDAL LEE&         | 2023  | 409.70 |
| MCGILL,HEATHER NICOLE   | 2024  | 226.13 |
| Sec 15 Twn 42 Rng 1E    | 2025  | 213.15 |
| NONE                    | Total | 848.98 |
| PT SE NW S OF RR        |       |        |

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|                         |       |        |
|-------------------------|-------|--------|
| 21-5-15.0-0-000-011.000 | Year  | Amount |
| PAK,TANDAL LEE&         | 2023  | 170.81 |
| MCGILL,HEATHER NICOLE   | 2024  | 19.46  |
| Sec 15 Twn 42 Rng 1E    | 2025  | 19.08  |
| NONE                    | Total | 209.35 |
| PT SE NW S OF RR        |       |        |

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|                         |       |         |
|-------------------------|-------|---------|
| 21-5-15.0-0-000-022.200 | Year  | Amount  |
| GRIMM,LESLIE G          | 2023  | 894.43  |
| Sec 15 Twn 42 Rng 1E    | 2024  | 645.56  |
| NONE                    | 2025  | 870.58  |
| PT SE SW W AITCH RD     | Total | 2410.57 |

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|                         |       |         |
|-------------------------|-------|---------|
| 21-7-35.0-0-002-026.000 | Year  | Amount  |
| MCELFRESH,BYRON         | 2023  | 910.39  |
| Sec 35 Twn 42 Rng 1E    | 2024  | 659.38  |
| MOUNT HOPE ACRES        | 2025  | 932.72  |
| LOT:6 MOUNT HOPE ACRES  | Total | 2502.49 |

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|                              |       |        |
|------------------------------|-------|--------|
| 21-7-35.0-0-003-006.000      | Year  | Amount |
| MICHAEL,CHARLOTTE MARIE ETAL | 2023  | 207.53 |
| Sec 35 Twn 42 Rng 1E         | 2024  | 51.21  |
| MERAMEC ESTATES              | 2025  | 68.79  |
| LOT:21 MERAMEC ESTATES       | Total | 327.53 |

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|                         |       |        |
|-------------------------|-------|--------|
| 21-9-29.0-0-000-001.000 |       |        |
| COVE SPRING FARM CO     |       |        |
| STIERBERGER             | Year  | Amount |
| Sec 29 Twn 42 Rng 1E    | 2023  | 277.52 |
| NONE                    | Total | 277.52 |
| E1/2 NE S OF HWY TT     |       |        |

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---

|                          |       |        |
|--------------------------|-------|--------|
| 22-1-12.0-0-009-061.120  |       |        |
| GAEBE,SCOTT W&KELLY&     |       |        |
| SMOTHERMAN,CLYDE&MILDRED | Year  | Amount |
| Sec 12 Twn 42 Rng 1W     | 2023  | 470.46 |
| CARROLLTON ACRES         | Total | 470.46 |
| LOT:11 CARROLLTON ACRES  |       |        |

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---

|                         |       |        |
|-------------------------|-------|--------|
| 22-1-12.0-0-013-002.300 | Year  | Amount |
| JOHNSON,JOHN M TR       | 2023  | 211.21 |
| Sec 12 Twn 42 Rng 1W    | 2024  | 55.27  |
| NARDONI                 | 2025  | 48.80  |
| LOT:3 NARDONI           | Total | 315.28 |

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|                         |       |         |
|-------------------------|-------|---------|
| 22-1-12.0-0-013-002.400 | Year  | Amount  |
| JOHNSON,JOHN M TR       | 2023  | 3139.12 |
| Sec 12 Twn 42 Rng 1W    | 2024  | 2638.20 |
| NARDONI                 | 2025  | 2558.16 |
| LOT:4 NARDONI           | Total | 8335.48 |

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|                                                           |       |         |
|-----------------------------------------------------------|-------|---------|
| 22-7-25.0-1-020-188.410                                   | Year  | Amount  |
| C3 COMMERCIAL VENTURES LLC                                | 2023  | 1229.99 |
| Sec 25 Twn 42 Rng 1W                                      | 2024  | 938.65  |
| HARRIS INDUSTRIAL PARK                                    | 2025  | 535.11  |
| VACANT LAND LOT 4-2 HARRIS INDUSTRIAL PARK RL4 OF RL4 & 5 | Total | 2703.75 |

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|                                                       |       |         |
|-------------------------------------------------------|-------|---------|
| 22-7-25.0-1-099-010.000                               | Year  | Amount  |
| PALMER,SCOTT CHARLES&JENNIFER                         | 2023  | 624.13  |
| Sec 25 Twn 42 Rng 1W                                  | 2024  | 412.43  |
| NONE                                                  | 2025  | 380.38  |
| PT NE NW NE SEC 25 N OF ORCHARD DR PT SE SW SE SEC 24 | Total | 1416.94 |

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|                         |       |         |
|-------------------------|-------|---------|
| 22-7-25.0-3-002-075.000 | Year  | Amount  |
| ALBRECHT,DONNA S        | 2023  | 2225.00 |
| Sec 25 Twn 42 Rng 1W    | 2024  | 1800.18 |
| A B CARDWELLS           | 2025  | 1808.59 |
| LOT:10&11 A B CARDWELLS | Total | 5833.77 |

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|                         |       |         |
|-------------------------|-------|---------|
| 22-7-25.0-4-009-120.000 | Year  | Amount  |
| ARMISTEAD, KELLY L      | 2023  | 2642.86 |
| Sec 25 Twn 42 Rng 1W    | 2024  | 2162.44 |
| FOREST HEIGHTS          | 2025  | 2229.73 |
| LOT:1 FOREST HEIGHTS 1  | Total | 7035.03 |

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|                         |       |         |
|-------------------------|-------|---------|
| 22-7-35.0-1-001-171.000 | Year  | Amount  |
| HUTCHINSON,CRAIG E      | 2023  | 1123.27 |
| Sec 35 Twn 42 Rng 1W    | 2024  | 845.12  |
| HAPPY SOCK              | 2025  | 903.29  |
| LOT:11 HAPPY SOCK       | Total | 2871.68 |

---

I, Doug Trentmann, Collector of Revenue, County of Franklin, State of Missouri do hereby certify that the foregoing is a true and correct list of lands or mining rights that will be offered for sale as above set forth.

Dated this 24 day of August, 2026.



Task# 236  
08-01-2026  
17:15:44

## NOTICE OF TAX CERTIFICATE SALE

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The following is a publication of land, lots, and mining rights in Franklin County upon which Tax Certificates are to be offered for sale in the Commission Chambers of the County Government Center, 400 E Locust, Union Mo. 63084. Beginning Monday August 24, 2026 at 10:00:00 and continuing from day to day as indicated by the following publication by the undersigned according to the provisions of RSMo. 140.

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---

|                                     |       |         |
|-------------------------------------|-------|---------|
| 22-7-35.0-1-002-161.000             | Year  | Amount  |
| MURPHY,JASON                        | 2023  | 1256.62 |
| Sec 35 Twn 42 Rng 1W                | 2024  | 960.70  |
| CEDAR CREST (LOC 22)                | 2025  | 979.65  |
| LOT:PT3,4&5 BLK 16 CEDAR CREST ADDN | Total | 3196.97 |

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|                                                           |       |         |
|-----------------------------------------------------------|-------|---------|
| 22-7-36.0-1-000-075.000                                   | Year  | Amount  |
| ROUSSIN,JEFFREY L 1/2 I&                                  | 2023  | 780.46  |
| UNKNOWN HEIRS 1/2 I                                       | 2024  | 546.96  |
| Sec 36 Twn 42 Rng 1W                                      | 2025  | 576.61  |
| NONE                                                      | Total | 1904.03 |
| PT W1/2 SW NE, N OF(VACATED) FERDINAND ST W OF HICKORY ST |       |         |

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|                         |       |         |
|-------------------------|-------|---------|
| 22-7-36.0-2-004-086.000 | Year  | Amount  |
| NUNN,CATHERINE A        | 2023  | 1631.09 |
| Sec 36 Twn 42 Rng 1W    | 2024  | 1285.35 |
| RAY M JONES             | 2025  | 1238.72 |
| LOT:6 RAY M JONES ADD   | Total | 4155.16 |

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---

|                           |       |         |
|---------------------------|-------|---------|
| 22-7-36.0-2-012-197.000   | Year  | Amount  |
| KLUBA,KEVIN M             | 2023  | 1241.08 |
| Sec 36 Twn 42 Rng 1W      | 2024  | 1077.26 |
| OZARK HEIGHTS             | 2025  | 1004.01 |
| LOT:12&PT13 OZARK HEIGHTS | Total | 3322.35 |

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---

|                           |       |        |
|---------------------------|-------|--------|
| 22-7-36.0-2-022-411.000   | Year  | Amount |
| HALL,JENNA E              | 2023  | 245.46 |
| Sec 36 Twn 42 Rng 1W      | 2024  | 84.17  |
| MAPLE HEIGHTS             | 2025  | 80.37  |
| LOT:11 MAPLE HEIGHTS ADDN | Total | 410.00 |

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|                              |       |        |
|------------------------------|-------|--------|
| 22-9-32.0-0-000-006.000      | Year  | Amount |
| UTZ, THOMAS                  | 2023  | 441.71 |
| Sec 32 Twn 42 Rng 1W         | 2024  | 253.83 |
| NONE                         | Total | 695.54 |
| PT NE NE, S OF DRY BRANCH RD |       |        |

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|                         |       |        |
|-------------------------|-------|--------|
| 23-7-36.0-0-005-005.300 | Year  | Amount |
| RICHARDSON, RON         | 2023  | 312.68 |
| Sec 36 Twn 42 Rng 2W    | 2024  | 142.22 |
| SOLIDARITY FARMS        | 2025  | 136.78 |
| LOT:1 SOLIDARITY FARMS  | Total | 591.68 |

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|                               |       |        |
|-------------------------------|-------|--------|
| 23-8-28.0-0-000-016.000       | Year  | Amount |
| STANLEY,KENNETH WAYNE         | 2023  | 273.41 |
| Sec 28 Twn 42 Rng 2W          | 2024  | 114.37 |
| NONE                          | 2025  | 139.54 |
| PT SW NW W OF BOURBEUSE RIVER | Total | 527.32 |

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|                         |       |         |
|-------------------------|-------|---------|
| 23-9-29.0-0-000-013.000 | Year  | Amount  |
| STANLEY,KENNETH WAYNE   | 2023  | 733.12  |
| Sec 29 Twn 42 Rng 2W    | 2024  | 563.46  |
| NONE                    | 2025  | 515.59  |
| PT NE SE                | Total | 1812.17 |

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|                                         |       |         |
|-----------------------------------------|-------|---------|
| 24-1-01.0-0-006-067.000                 | Year  | Amount  |
| MULLIS, HELEN M & FRED L                | 2023  | 1671.96 |
| Sec 01 Twn 42 Rng 3W                    | 2024  | 1641.00 |
| GREENSTREET                             | Total | 3312.96 |
| LOT: 47, 48 & 20' S SIDE 49 GREENSTREET |       |         |

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|                         |       |         |
|-------------------------|-------|---------|
| 24-1-02.0-0-000-011.000 | Year  | Amount  |
| ADKINS,RITA             | 2023  | 1269.19 |
| Sec 02 Twn 42 Rng 3W    | 2024  | 1050.54 |
| NONE                    | 2025  | 1194.75 |
| PT SE NE&PT NE SE       | Total | 3514.48 |

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---

|                            |       |         |
|----------------------------|-------|---------|
| 24-1-12.0-0-001-003.000    | Year  | Amount  |
| STIRTS, TRAVIS D & DIANA M | 2023  | 1732.47 |
| Sec 12 Twn 42 Rng 3W       | 2024  | 1532.58 |
| GREENSTREET                | 2025  | 1283.51 |
| LOT:24 GREENSTREET         | Total | 4548.56 |

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|                         |       |         |
|-------------------------|-------|---------|
| 24-2-03.0-0-005-030.100 | Year  | Amount  |
| PIPPIN,LOLA J&          | 2023  | 1818.40 |
| DAVIS,MYRA J            | 2024  | 1615.79 |
| Sec 03 Twn 42 Rng 3W    | 2025  | 1631.19 |
| LARANCH                 | Total | 5065.38 |
| LOT:1 LARANCH           |       |         |

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|                          |       |         |
|--------------------------|-------|---------|
| 24-2-03.0-0-006-008.000  | Year  | Amount  |
| FORD,LYNNETTE MAE        | 2023  | 650.24  |
| Sec 03 Twn 42 Rng 3W     | 2024  | 402.65  |
| TOELKE LANE              | 2025  | 429.15  |
| LOT:2 TOELKE LANE PLAT 2 | Total | 1482.04 |

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|                            |       |         |
|----------------------------|-------|---------|
| 24-6-24.0-0-001-016.000    | Year  | Amount  |
| CONNELLY, ALISSA B         | 2023  | 829.63  |
| Sec 24 Twn 42 Rng 3W       | 2024  | 656.68  |
| VOSS EDGEWATER BEACH       | 2025  | 589.28  |
| LOT:7 VOSS EDGEWATER BEACH | Total | 2075.59 |

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|                            |       |        |
|----------------------------|-------|--------|
| 24-8-27.0-3-002-066.000    | Year  | Amount |
| BARTON,JEFFERY B&KAREN A   | 2023  | 177.61 |
| Sec 27 Twn 42 Rng 3W       | 2024  | 26.99  |
| MELODY LAKE                | 2025  | 24.26  |
| LOT:S81 MELODY LAKE ADDN 2 | Total | 228.86 |

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|                         |       |        |
|-------------------------|-------|--------|
| 24-8-28.0-1-002-065.000 | Year  | Amount |
| UNGER,AUSTIN            | 2023  | 171.66 |
| Sec 28 Twn 42 Rng 3W    | 2024  | 21.40  |
| MELODY LAKE             | 2025  | 19.88  |
| LOT:N27 MELODY LAKE     | Total | 212.94 |

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|                         |       |        |
|-------------------------|-------|--------|
| 24-8-28.0-1-002-066.000 | Year  | Amount |
| UNGER,AUSTIN            | 2023  | 171.66 |
| Sec 28 Twn 42 Rng 3W    | 2024  | 21.40  |
| MELODY LAKE             | 2025  | 19.88  |
| LOT:N26 MELODY LAKE     | Total | 212.94 |

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|                         |       |        |
|-------------------------|-------|--------|
| 24-8-28.0-1-002-067.000 | Year  | Amount |
| UNGER,AUSTIN            | 2023  | 171.66 |
| Sec 28 Twn 42 Rng 3W    | 2024  | 21.40  |
| MELODY LAKE             | 2025  | 19.88  |
| LOT:N25 MELODY LAKE     | Total | 212.94 |

---

I, Doug Trentmann, Collector of Revenue, County of Franklin, State of Missouri do hereby certify that the foregoing is a true and correct list of lands or mining rights that will be offered for sale as above set forth.

Dated this 24 day of August, 2026.

Task# 236  
08-01-2026  
17:15:44

## NOTICE OF TAX CERTIFICATE SALE

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The following is a publication of land, lots, and mining rights in Franklin County upon which Tax Certificates are to be offered for sale in the Commission Chambers of the County Government Center, 400 E Locust, Union Mo. 63084. Beginning Monday August 24, 2026 at 10:00:00 and continuing from day to day as indicated by the following publication by the undersigned according to the provisions of RSMo. 140.

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---

|                            |       |        |
|----------------------------|-------|--------|
| 24-8-28.0-1-002-105.000    | Year  | Amount |
| UNGER,AUSTIN               | 2023  | 171.66 |
| Sec 28 Twn 42 Rng 3W       | 2024  | 21.40  |
| MELODY LAKE                | 2025  | 19.88  |
| LOT:N24 MELODY LAKE ADDN 1 | Total | 212.94 |

---

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---

|                            | Year  | Amount |
|----------------------------|-------|--------|
| 24-8-28.0-1-002-111.000    | 2022  | 174.71 |
| DECLUE, EMILY LUCILLE      | 2023  | 173.22 |
| Sec 28 Twn 42 Rng 3W       | 2024  | 22.92  |
| MELODY LAKE                | 2025  | 21.17  |
| LOT:N89 MELODY LAKE ADDN 1 | Total | 392.02 |

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---

|                            | Year  | Amount |
|----------------------------|-------|--------|
| 24-8-28.0-1-002-125.000    | 2021  | 177.63 |
| WALLIS,GINA&               | 2022  | 176.01 |
| WALLIS,SAM                 | 2023  | 174.42 |
| Sec 28 Twn 42 Rng 3W       | 2024  | 24.09  |
| MELODY LAKE                | 2025  | 22.16  |
| LOT:N70 MELODY LAKE ADDN 1 | Total | 574.31 |

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---

|                         |       |        |
|-------------------------|-------|--------|
| 24-8-28.0-4-001-024.000 | Year  | Amount |
| ANDREW,MICHAEL&MICHELE  | 2023  | 189.86 |
| Sec 28 Twn 42 Rng 3W    | 2024  | 39.17  |
| MELODY LAKE             | 2025  | 35.07  |
| LOT:R81 MELODY LAKE     | Total | 264.10 |

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---

|                         |       |         |
|-------------------------|-------|---------|
| 24-8-28.0-4-001-025.000 | Year  | Amount  |
| ANDREW,MICHAEL&MICHELE  | 2023  | 1823.12 |
| Sec 28 Twn 42 Rng 3W    | 2024  | 1632.98 |
| MELODY LAKE             | 2025  | 1515.65 |
| LOT:R80 MELODY LAKE     | Total | 4971.75 |

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|                         | Year  | Amount |
|-------------------------|-------|--------|
| 24-8-28.0-4-001-104.000 | 2022  | 199.21 |
| DECLUE, EMILY L         | 2023  | 195.07 |
| Sec 28 Twn 42 Rng 3W    | 2024  | 44.20  |
| MELODY LAKE             | 2025  | 39.38  |
| LOT:R176 MELODY LAKE    | Total | 477.86 |

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---

|                                            |       |        |
|--------------------------------------------|-------|--------|
| 25-1-01.0-3-002-043.000                    | Year  | Amount |
| FAJARDO MORENO RESTAURANTS LLC             | 2023  | 335.86 |
| Sec 01 Twn 42 Rng 4W                       | 2024  | 181.37 |
| A W KAMPERS                                | 2025  | 157.37 |
| VACANT LAND LOTS: 2,3,4,5,PT 6 A W KAMPERS | Total | 674.60 |

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|                                                                   |                |
|-------------------------------------------------------------------|----------------|
| 25-1-01.0-3-002-044.000                                           | Year Amount    |
| FAJARDO MORENO RESTAURANTS LLC                                    | 2023 4307.75   |
| Sec 01 Twn 42 Rng 4W                                              | 2024 4052.37   |
| A W KAMPERS                                                       | 2025 3474.94   |
| EL TAPATIO MEXICAN RESTAURANT LOTS 7,8,9, & W1/2 OF 6 A W KAMPERS | Total 11835.06 |

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|                                                     |       |          |
|-----------------------------------------------------|-------|----------|
| 25-1-11.0-1-001-045.000                             | Year  | Amount   |
| HMP HOLDINGS LLC                                    | 2023  | 6955.89  |
| Sec 11 Twn 42 Rng 4W                                | 2024  | 6651.47  |
| O T OF GERALD                                       | 2025  | 5358.46  |
| BISTRO AT THE MILL LOT:7, 8, 9&PT ALY O T OF GERALD | Total | 18965.82 |

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---

|                              |       |         |
|------------------------------|-------|---------|
| 25-1-11.0-1-001-083.000      | Year  | Amount  |
| WETLAND PROPERTIES LLC       | 2023  | 1038.44 |
| Sec 11 Twn 42 Rng 4W         | 2024  | 873.02  |
| O T OF GERALD                | 2025  | 741.30  |
| LOT:6&7 BLK 20 O T OF GERALD | Total | 2652.76 |

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|                         |       |        |
|-------------------------|-------|--------|
| 25-1-11.0-1-001-083.001 |       |        |
| HOOD,DAWN               | Year  | Amount |
| MCGEHEE,BRENDA          | 2017  | 687.84 |
| Sec Twn Rng             | Total | 687.84 |
| O T OF GERALD           |       |        |
| FITZGERALD'S ICE CREAM  |       |        |

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|                         |       |         |
|-------------------------|-------|---------|
| 25-1-11.0-1-001-104.000 | Year  | Amount  |
| GREEN,SUSAN L           | 2023  | 1766.43 |
| Sec 11 Twn 42 Rng 4W    | 2024  | 1588.20 |
| O T OF GERALD           | 2025  | 1445.49 |
| LOT:11&12 O T OF GERALD | Total | 4800.12 |

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|                                     |       |         |
|-------------------------------------|-------|---------|
| 25-1-11.0-1-004-142.000             | Year  | Amount  |
| BINGAMAN,DONOVAN                    | 2023  | 519.49  |
| Sec 11 Twn 42 Rng 4W                | 2024  | 363.16  |
| ARMSTRONGS                          | 2025  | 338.59  |
| LOT:PT4,PT5&PT6 ARMSTRONGS ADDITION | Total | 1221.24 |

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|                                                       |       |        |
|-------------------------------------------------------|-------|--------|
| 25-1-12.0-2-099-033.018                               | Year  | Amount |
| STOGSDILL,NOLAN                                       | 2023  | 170.50 |
| Sec 12 Twn 42 Rng 4W                                  | 2024  | 20.27  |
| HILLSIDE MHPK LOC 25                                  | 2025  | 18.18  |
| LOT:18 HILLSIDE MHPK LOC 25 NV - 1972 MARO MH 12 X 64 | Total | 208.95 |

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|                                    |       |        |
|------------------------------------|-------|--------|
| 26-8-27.0-0-000-008.000            | Year  | Amount |
| VOSS,MELANIE                       | 2023  | 193.53 |
| Sec 27 Twn 41 Rng 4W               | 2024  | 38.53  |
| NONE                               | 2025  | 44.34  |
| PT NE SW&PT NW SE E OF LOCKHART RD | Total | 276.40 |

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|                                   |       |         |
|-----------------------------------|-------|---------|
| 27-2-03.0-0-000-012.100           | Year  | Amount  |
| DUNCAN,DEBORAH L                  | 2023  | 2367.42 |
| Sec 03 Twn 41 Rng 3W              | 2024  | 2141.75 |
| NONE                              | 2025  | 1982.96 |
| PT W1/2 SE SE,S OF WENDEL FORD RD | Total | 6492.13 |

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|                                  |       |         |
|----------------------------------|-------|---------|
| 27-3-06.0-1-000-063.000          | Year  | Amount  |
| MCFADDEN,RAYMOND&THERESA         | 2023  | 713.67  |
| Sec 06 Twn 41 Rng 3W             | 2024  | 535.35  |
| NONE                             | 2025  | 479.63  |
| PT LOT 1 NE SPLIT BY MILLROCK RD | Total | 1728.65 |

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|                         |       |        |
|-------------------------|-------|--------|
| 27-3-06.0-1-001-042.000 | Year  | Amount |
| WB 1 LLC                | 2023  | 167.73 |
| Sec 06 Twn 41 Rng 3W    | 2024  | 17.36  |
| MILLROCK SHORES         | 2025  | 22.56  |
| LOT:3 MILLROCK SHORES 2 | Total | 207.65 |

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The lands, lots and mining rights are to be sold under the descriptions as listed, and the amounts as shown due for each year represent the total amount of taxes, interest and cost including the cost of the sale, and the certificates will be issued covering as much of said land, lots and mining rights as is necessary to discharge the total taxes, interest and charges, which are due thereon at the time of the sale. The lands, lots, and mining rights to be offered are as follows:

---

|                         |       |        |
|-------------------------|-------|--------|
| 27-3-06.0-1-001-043.000 | Year  | Amount |
| WB 1 LLC                | 2023  | 168.21 |
| Sec 06 Twn 41 Rng 3W    | 2024  | 17.81  |
| MILLROCK SHORES         | 2025  | 23.45  |
| LOT:5 MILLROCK SHORES 2 | Total | 209.47 |

---

I, Doug Trentmann, Collector of Revenue, County of Franklin, State of Missouri do hereby certify that the foregoing is a true and correct list of lands or mining rights that will be offered for sale as above set forth.

Dated this 24 day of August, 2026.

Task# 236  
08-01-2026  
17:15:44

## NOTICE OF TAX CERTIFICATE SALE

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---

|                         |       |        |
|-------------------------|-------|--------|
| 27-3-06.0-1-001-044.000 | Year  | Amount |
| WB 1 LLC                | 2023  | 167.92 |
| Sec 06 Twn 41 Rng 3W    | 2024  | 17.54  |
| MILLROCK SHORES         | 2025  | 16.45  |
| LOT:7 MILLROCK SHORES 2 | Total | 201.91 |

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|                                      |       |         |
|--------------------------------------|-------|---------|
| 27-7-36.0-0-004-017.300              | Year  | Amount  |
| MERLO,PHILIP LREVOCABLE LIVING TRUST | 2023  | 1419.16 |
| Sec 36 Twn 41 Rng 3W                 | 2024  | 1114.71 |
| CLAYVIEW                             | 2025  | 1206.25 |
| LOT:3 CLAYVIEW                       | Total | 3740.12 |

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---

|                         |       |         |
|-------------------------|-------|---------|
| 28-1-01.0-0-000-034.000 | Year  | Amount  |
| STREHLE, GISELA A       | 2023  | 1200.19 |
| Sec 01 Twn 41 Rng 2W    | 2024  | 932.95  |
| NONE                    | 2025  | 931.54  |
| PT N1/2 SW N RD         | Total | 3064.68 |

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|                         |       |         |
|-------------------------|-------|---------|
| 28-1-02.0-0-001-015.120 | Year  | Amount  |
| RICHARDSON, RONNIE      | 2023  | 805.93  |
| Sec 02 Twn 41 Rng 2W    | 2024  | 583.19  |
| RIVERWOODS              | 2025  | 600.87  |
| LOT:18 RIVERWOODS       | Total | 1989.99 |

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|                           |       |         |
|---------------------------|-------|---------|
| 28-1-02.0-0-002-027.200   | Year  | Amount  |
| MROZEWSKI, MATTHEW GEORGE | 2023  | 746.26  |
| Sec 02 Twn 41 Rng 2W      | 2024  | 530.24  |
| VICTORY VIEW              | 2025  | 530.81  |
| LOT:2 VICTORY VIEW        | Total | 1807.31 |

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|                         |       |        |
|-------------------------|-------|--------|
| 28-1-12.0-0-000-037.140 | Year  | Amount |
| REED FAMILY TRUST       | 2023  | 168.40 |
| Sec 12 Twn 41 Rng 2W    | 2024  | 17.53  |
| NONE                    | 2025  | 17.16  |
| PT SE SE                | Total | 203.09 |

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|                              |       |        |
|------------------------------|-------|--------|
| 28-5-22.0-0-001-020.000      | Year  | Amount |
| SCHULER,RICHARD W&BRANDON W& | 2023  | 374.62 |
| LAROSE,BRENDA S&SNYDER,LINDA | 2024  | 199.99 |
| Sec 22 Twn 41 Rng 2W         | 2025  | 229.53 |
| CROSS ROADS ACRES            | Total | 804.14 |
| LOT:20 CROSS ROADS ACRES     |       |        |

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|                         |       |        |
|-------------------------|-------|--------|
| 28-6-23.0-2-003-022.000 | Year  | Amount |
| STREHL,KEVIN D&         | 2023  | 205.97 |
| DEATON,TRACY            | 2024  | 50.76  |
| Sec 23 Twn 41 Rng 2W    | 2025  | 47.74  |
| ROLLING HILLS           | Total | 304.47 |
| LOT:18 ROLLING HILLS 2  |       |        |

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|                              |       |         |
|------------------------------|-------|---------|
| 28-6-24.0-3-001-034.000      | Year  | Amount  |
| RODGERS,SHANE                | 2023  | 927.66  |
| Sec 24 Twn 41 Rng 2W         | 2024  | 689.38  |
| O T OF STANTON               | 2025  | 672.49  |
| LOT 8-9 BLK 7 O T OF STANTON | Total | 2289.53 |

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|                         |       |         |
|-------------------------|-------|---------|
| 29-1-01.0-1-000-016.000 | Year  | Amount  |
| PERKINS,CODY            | 2023  | 875.20  |
| Sec 01 Twn 41 Rng 1W    | 2024  | 416.45  |
| NONE                    | 2025  | 396.26  |
| PT SE NE N NEFF RD      | Total | 1687.91 |

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---

|                                    |       |        |
|------------------------------------|-------|--------|
| 29-1-02.0-1-002-048.000            | Year  | Amount |
| PFEIFFER, PHILLIP E &              | 2023  | 346.09 |
| DIERKES, BINNIE                    | 2024  | 171.27 |
| Sec 02 Twn 41 Rng 1W               | 2025  | 163.28 |
| LAKE ST CLAIR                      | Total | 680.64 |
| LOT:17 BLOCK R LAKE ST CLAIR QRSUX |       |        |

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---

|                                   | Year  | Amount |
|-----------------------------------|-------|--------|
| 29-1-02.0-1-002-088.000           | 2022  | 277.55 |
| WILDER,BETTY L                    | 2023  | 266.60 |
| Sec 02 Twn 41 Rng 1W              | 2024  | 102.44 |
| LAKE ST CLAIR                     | 2025  | 97.85  |
| LOT:8 BLOCK U LAKE ST CLAIR QRSUX | Total | 744.44 |

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|                                   |       |        |
|-----------------------------------|-------|--------|
| 29-1-02.0-1-002-089.000           | Year  | Amount |
| ACKERMANN,RAY                     | 2023  | 245.47 |
| Sec 02 Twn 41 Rng 1W              | 2024  | 84.14  |
| LAKE ST CLAIR                     | 2025  | 80.50  |
| LOT:7 BLOCK U LAKE ST CLAIR QRSUX | Total | 410.11 |

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|                                    |       |        |
|------------------------------------|-------|--------|
| 29-1-02.0-2-001-140.000            | Year  | Amount |
| GOULD,BRIDGET L                    | 2023  | 282.53 |
| Sec 02 Twn 41 Rng 1W               | 2024  | 116.24 |
| LAKE ST CLAIR                      | 2025  | 111.02 |
| LOT:10 BLOCK U LAKE ST CLAIR APT-X | Total | 509.79 |

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|                                   | Year  | Amount  |
|-----------------------------------|-------|---------|
| 29-1-02.0-2-001-173.000           | 2021  | 288.47  |
| HUFF,GEORGE&                      | 2022  | 276.30  |
| FRANKLIN,NATALIE                  | 2023  | 265.44  |
| Sec 02 Twn 41 Rng 1W              | 2024  | 101.42  |
| LAKE ST CLAIR                     | 2025  | 96.93   |
| LOT:6 BLOCK T LAKE ST CLAIR APT-X | Total | 1028.56 |

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|                         |       |         |
|-------------------------|-------|---------|
| 29-1-02.0-2-006-011.100 | Year  | Amount  |
| HUFF,MELINDA            | 2023  | 3524.78 |
| Sec 02 Twn 41 Rng 1W    | 2024  | 2921.44 |
| GRATZER ESTATES         | 2025  | 3182.09 |
| LOT:2 GRATZER ESTATES 2 | Total | 9628.31 |

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|                                    |       |        |
|------------------------------------|-------|--------|
| 29-1-02.0-3-001-090.000            | Year  | Amount |
| SAPIENZ,JOHN J&JUDY                | 2023  | 218.22 |
| Sec 02 Twn 41 Rng 1W               | 2024  | 60.54  |
| LAKE ST CLAIR                      | 2025  | 58.09  |
| LOT:30 BLOCK I LAKE ST CLAIR A,H-O | Total | 336.85 |

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|                                    | Year  | Amount |
|------------------------------------|-------|--------|
| 29-1-02.0-3-001-093.000            | 2022  | 246.44 |
| YORK,KEITH W&CYNTHIA M             | 2023  | 238.42 |
| Sec 02 Twn 41 Rng 1W               | 2024  | 78.02  |
| LAKE ST CLAIR                      | 2025  | 74.67  |
| LOT:27 BLOCK I LAKE ST CLAIR A,H-O | Total | 637.55 |

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## NOTICE OF TAX CERTIFICATE SALE

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The following is a publication of land, lots, and mining rights in Franklin County upon which Tax Certificates are to be offered for sale in the Commission Chambers of the County Government Center, 400 E Locust, Union Mo. 63084. Beginning Monday August 24, 2026 at 10:00:00 and continuing from day to day as indicated by the following publication by the undersigned according to the provisions of RSMo. 140.

The lands, lots and mining rights are to be sold under the descriptions as listed, and the amounts as shown due for each year represent the total amount of taxes, interest and cost including the cost of the sale, and the certificates will be issued covering as much of said land, lots and mining rights as is necessary to discharge the total taxes, interest and charges, which are due thereon at the time of the sale. The lands, lots, and mining rights to be offered are as follows:

---

|                                    |       |        |
|------------------------------------|-------|--------|
| 29-1-02.0-3-001-141.000            | Year  | Amount |
| COOKE, IVA L & LOUISA RAYE         | 2023  | 234.30 |
| Sec 02 Twn 41 Rng 1W               | 2024  | 74.45  |
| LAKE ST CLAIR                      | 2025  | 71.29  |
| LOT:6 BLOCK K LAKE ST CLAIR A, H-O | Total | 380.04 |

---

I, Doug Trentmann, Collector of Revenue, County of Franklin, State of Missouri do hereby certify that the foregoing is a true and correct list of lands or mining rights that will be offered for sale as above set forth.

Dated this 24 day of August, 2026.

Task# 236  
08-01-2026  
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---

| 29-1-02.0-3-001-203.000            | Year  | Amount |
|------------------------------------|-------|--------|
| DELL,DOUGLAS A&                    | 2022  | 211.63 |
| CAPEHART,WAYNE C                   | 2023  | 206.87 |
| Sec 02 Twn 41 Rng 1W               | 2024  | 50.67  |
| LAKE ST CLAIR                      | 2025  | 48.71  |
| LOT:27 BLOCK A LAKE ST CLAIR A,H-O | Total | 517.88 |

---

I, Doug Trentmann, Collector of Revenue, County of Franklin, State of Missouri do hereby certify that the foregoing is a true and correct list of lands or mining rights that will be offered for sale as above set forth.

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---

|                                 |       |        |
|---------------------------------|-------|--------|
| 29-1-02.0-3-002-039.000         | Year  | Amount |
| PATTILLO,DIANE M                | 2023  | 234.30 |
| Sec 02 Twn 41 Rng 1W            | 2024  | 74.45  |
| LAKE ST CLAIR                   | 2025  | 71.29  |
| LOT:4 BLOCK E LAKE ST CLAIR A-E | Total | 380.04 |

---

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---

|                                  |       |        |
|----------------------------------|-------|--------|
| 29-1-02.0-3-002-051.000          | Year  | Amount |
| HOLLINSWORTH,MARVIN&WANDA        | 2023  | 234.30 |
| Sec 02 Twn 41 Rng 1W             | 2024  | 74.45  |
| LAKE ST CLAIR                    | 2025  | 71.29  |
| LOT:17 BLOCK D LAKE ST CLAIR A-E | Total | 380.04 |

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---

|                                  |       |        |
|----------------------------------|-------|--------|
| 29-1-02.0-3-002-148.000          | Year  | Amount |
| SCHRICKER,MARY B&LASS,BRENDA J   | 2023  | 232.75 |
| Sec 02 Twn 41 Rng 1W             | 2024  | 73.11  |
| LAKE ST CLAIR                    | 2025  | 70.02  |
| LOT:15 BLOCK B LAKE ST CLAIR A-E | Total | 375.88 |

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---

|                                  |       |        |
|----------------------------------|-------|--------|
| 29-1-02.0-3-002-157.000          | Year  | Amount |
| COOKE, LOUISA                    | 2023  | 227.02 |
| Sec 02 Twn 41 Rng 1W             | 2024  | 68.14  |
| LAKE ST CLAIR                    | 2025  | 65.31  |
| LOT:24 BLOCK B LAKE ST CLAIR A-E | Total | 360.47 |

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---

|                                  | Year  | Amount |
|----------------------------------|-------|--------|
| 29-1-02.0-3-002-158.000          | 2021  | 258.41 |
| NAES,BETTY ZANE                  | 2022  | 249.12 |
| Sec 02 Twn 41 Rng 1W             | 2023  | 240.80 |
| LAKE ST CLAIR                    | 2024  | 80.09  |
| LOT:25 BLOCK B LAKE ST CLAIR A-E | 2025  | 76.66  |
|                                  | Total | 905.08 |

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|                                  | Year  | Amount |
|----------------------------------|-------|--------|
| 29-1-02.0-3-003-115.000          | 2021  | 275.03 |
| BOOTH,PATRICK&GINA               | 2022  | 264.17 |
| Sec 02 Twn 41 Rng 1W             | 2023  | 254.44 |
| LAKE ST CLAIR                    | 2024  | 91.91  |
| LOT:22 BLOCK C LAKE ST CLAIR C-E | 2025  | 87.88  |
|                                  | Total | 973.43 |

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---

|                                    | Year  | Amount |
|------------------------------------|-------|--------|
| 29-1-02.0-3-004-398.000            | 2021  | 187.27 |
| ASBERRY,ANTHONY P&                 | 2022  | 184.75 |
| LEVINE,JAMES B II                  | 2023  | 182.53 |
| Sec 02 Twn 41 Rng 1W               | 2024  | 29.59  |
| LAKE ST CLAIR                      | 2025  | 28.68  |
| LOT:28 BLOCK 10 LAKE ST CLAIR 6-12 | Total | 612.82 |

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---

|                                    | Year  | Amount |
|------------------------------------|-------|--------|
| 29-1-02.0-3-004-399.000            | 2021  | 186.42 |
| ASBERRY,ANTHONY P&                 | 2022  | 184.03 |
| LEVINE,JAMES B II                  | 2023  | 181.85 |
| Sec 02 Twn 41 Rng 1W               | 2024  | 29.00  |
| LAKE ST CLAIR                      | 2025  | 28.12  |
| LOT:27 BLOCK 10 LAKE ST CLAIR 6-12 | Total | 609.42 |

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---

|                                    |       |        |
|------------------------------------|-------|--------|
| 29-1-02.0-3-004-402.000            | Year  | Amount |
| MYERS, RONALD & ANN                | 2023  | 187.93 |
| Sec 02 Twn 41 Rng 1W               | 2024  | 34.31  |
| LAKE ST CLAIR                      | 2025  | 33.16  |
| LOT:23 BLOCK 11 LAKE ST CLAIR 6-12 | Total | 255.40 |

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---

|                                    | Year  | Amount |
|------------------------------------|-------|--------|
| 29-1-02.0-3-004-404.000            | 2021  | 193.89 |
| ASBERRY,ANTHONY P&                 | 2022  | 190.73 |
| LEVINE,JAMES B II                  | 2023  | 187.93 |
| Sec 02 Twn 41 Rng 1W               | 2024  | 34.31  |
| LAKE ST CLAIR                      | 2025  | 33.16  |
| LOT:21 BLOCK 11 LAKE ST CLAIR 6-12 | Total | 640.02 |

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---

|                                     |       |        |
|-------------------------------------|-------|--------|
| 29-1-02.0-4-001-128.000             | Year  | Amount |
| BRUTCHER,VIRGINIA                   | 2023  | 212.81 |
| Sec 02 Twn 41 Rng 1W                | 2025  | 53.60  |
| LAKE ST CLAIR                       | Total | 266.41 |
| LOT:20 BLOCK 22 LAKE ST CLAIR 16-25 |       |        |

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---

|                                    | Year  | Amount |
|------------------------------------|-------|--------|
| 29-1-02.0-4-001-186.000            | 2021  | 239.94 |
| BROWN,SHERRY J                     | 2022  | 232.40 |
| Sec 02 Twn 41 Rng 1W               | 2023  | 225.69 |
| LAKE ST CLAIR                      | 2024  | 66.98  |
| LOT:4 BLOCK 21 LAKE ST CLAIR 16-25 | 2025  | 64.24  |
|                                    | Total | 829.25 |

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---

|                                     | Year  | Amount |
|-------------------------------------|-------|--------|
| 29-1-02.0-4-001-205.000             | 2021  | 261.29 |
| NACK,DANIEL E&DONNA L               | 2022  | 251.74 |
| Sec 02 Twn 41 Rng 1W                | 2023  | 243.20 |
| LAKE ST CLAIR                       | 2024  | 82.15  |
| LOT:11 BLOCK 18 LAKE ST CLAIR 16-25 | 2025  | 78.61  |
|                                     | Total | 916.99 |

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|                                        |       |         |
|----------------------------------------|-------|---------|
| 29-1-02.0-4-001-216.000                | Year  | Amount  |
| JOHNSTON, CONNIE L                     | 2023  | 3587.53 |
| Sec 02 Twn 41 Rng 1W                   | 2024  | 2978.68 |
| LAKE ST CLAIR                          | 2025  | 3170.56 |
| LOT:34&35 BLOCK 18 LAKE ST CLAIR 16-25 | Total | 9736.77 |

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---

|                                       | Year  | Amount |
|---------------------------------------|-------|--------|
| 29-1-11.0-2-002-052.000               | 2022  | 246.88 |
| AUMILLER, EDWIN G C III ETAL          | 2023  | 238.77 |
| Sec 11 Twn 41 Rng 1W                  | 2024  | 78.34  |
| LAKE ST CLAIR                         | 2025  | 74.97  |
| LOT:26 BLOCK 28 LAKE ST CLAIR 2-29&31 | Total | 638.96 |

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|                                       | Year  | Amount |
|---------------------------------------|-------|--------|
| 29-1-11.0-2-002-069.000               | 2022  | 242.14 |
| AUMILLER, EDWIN G C III ETAL          | 2023  | 234.48 |
| Sec 11 Twn 41 Rng 1W                  | 2024  | 74.60  |
| LAKE ST CLAIR                         | 2025  | 71.43  |
| LOT:12 BLOCK 28 LAKE ST CLAIR 2-29&31 | Total | 622.65 |

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|                                      |       |        |
|--------------------------------------|-------|--------|
| 29-1-11.0-2-002-080.000              | Year  | Amount |
| LANFERSIECK,HARRY                    | 2023  | 233.93 |
| LECHNER,NATHAN                       | 2024  | 74.12  |
| Sec 11 Twn 41 Rng 1W                 | 2025  | 70.98  |
| LAKE ST CLAIR                        | Total | 379.03 |
| LOT:1 BLOCK 28 LAKE ST CLAIR 2-29&31 |       |        |

---

I, Doug Trentmann, Collector of Revenue, County of Franklin, State of Missouri do hereby certify that the foregoing is a true and correct list of lands or mining rights that will be offered for sale as above set forth.

Dated this 24 day of August, 2026.

Task# 236  
08-01-2026  
17:15:44

## NOTICE OF TAX CERTIFICATE SALE

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The following is a publication of land, lots, and mining rights in Franklin County upon which Tax Certificates are to be offered for sale in the Commission Chambers of the County Government Center, 400 E Locust, Union Mo. 63084. Beginning Monday August 24, 2026 at 10:00:00 and continuing from day to day as indicated by the following publication by the undersigned according to the provisions of RSMo. 140.

The lands, lots and mining rights are to be sold under the descriptions as listed, and the amounts as shown due for each year represent the total amount of taxes, interest and cost including the cost of the sale, and the certificates will be issued covering as much of said land, lots and mining rights as is necessary to discharge the total taxes, interest and charges, which are due thereon at the time of the sale. The lands, lots, and mining rights to be offered are as follows:

---

|                                  | Year  | Amount |
|----------------------------------|-------|--------|
| 29-1-11.0-2-003-147.000          | 2022  | 213.02 |
| HELBIG,WILLIAM&RUTH D            | 2023  | 208.10 |
| Sec 11 Twn 41 Rng 1W             | 2024  | 51.79  |
| LAKE ST CLAIR                    | 2025  | 49.75  |
| LOT:28 BLOCK 30 LAKE ST CLAIR 30 | Total | 522.66 |

---

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---

|                                  |       |        |
|----------------------------------|-------|--------|
| 29-1-11.0-2-003-149.000          | Year  | Amount |
| STEPHENS, SHANNON M              | 2023  | 208.10 |
| Sec 11 Twn 41 Rng 1W             | 2024  | 51.79  |
| LAKE ST CLAIR                    | 2025  | 49.75  |
| LOT:30 BLOCK 30 LAKE ST CLAIR 30 | Total | 309.64 |

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---

|                                | Year  | Amount |
|--------------------------------|-------|--------|
| 29-1-11.0-2-004-171.000        | 2021  | 204.73 |
| GRODEON,MARY E                 | 2022  | 200.55 |
| Sec 11 Twn 41 Rng 1W           | 2023  | 196.85 |
| LAKE ST CLAIR                  | 2024  | 42.01  |
| LOT:16 BLOCK H LAKE ST CLAIR H | 2025  | 40.47  |
|                                | Total | 684.61 |

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---

|                         |       |         |
|-------------------------|-------|---------|
| 29-3-07.1-0-000-022.000 | Year  | Amount  |
| KASSEBAUM, ELIZABETH L  | 2023  | 1688.79 |
| Sec 07 Twn 41 Rng 1W    | 2024  | 1306.62 |
| NONE                    | 2025  | 1335.06 |
| PT SE SE N&W OLD HWY 66 | Total | 4330.47 |

---

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---

|                         |       |        |
|-------------------------|-------|--------|
| 29-3-07.2-0-000-008.100 | Year  | Amount |
| JEEP, JAMES A           | 2023  | 322.31 |
| Sec 07 Twn 41 Rng 1W    | 2024  | 217.43 |
| NONE                    | 2025  | 218.41 |
| PT S1/2 LOT1 NW         | Total | 758.15 |

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---

|                         |       |        |
|-------------------------|-------|--------|
| 29-4-18.1-0-000-016.000 | Year  | Amount |
| KASSEBAUM, ELIZABETH L  | 2023  | 172.72 |
| Sec 18 Twn 41 Rng 1W    | 2024  | 21.09  |
| NONE                    | 2025  | 23.11  |
| PT NE NE N OF I-44      | Total | 216.92 |

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---

|                         |       |         |
|-------------------------|-------|---------|
| 29-5-16.0-0-000-010.100 | Year  | Amount  |
| SOHN,VIRGINIA MARIE     | 2023  | 744.57  |
| Sec 16 Twn 41 Rng 1W    | 2024  | 480.11  |
| NONE                    | 2025  | 552.76  |
| PT NE NW                | Total | 1777.44 |

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|                                |       |         |
|--------------------------------|-------|---------|
| 29-6-13.0-0-000-010.100        | Year  | Amount  |
| REED,DAVID A&WILHELMINA        | 2023  | 482.47  |
| Sec 13 Twn 41 Rng 1W           | 2024  | 289.14  |
| NONE                           | 2025  | 344.39  |
| PT NE OF NW W OF WALLS FORD RD | Total | 1116.00 |

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---

|                                      |       |        |
|--------------------------------------|-------|--------|
| 29-7-36.0-0-000-010.400              | Year  | Amount |
| LOVE, CHARLIE JOE II & JENNIFER LYNN | 2023  | 186.05 |
| Sec 36 Twn 41 Rng 1W                 | 2024  | 32.63  |
| NONE                                 | Total | 218.68 |
| PT SW E OF HWY K                     |       |        |

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---

|                         |       |         |
|-------------------------|-------|---------|
| 30-3-05.0-0-000-017.000 | Year  | Amount  |
| NIXON,CARLENE           | 2023  | 888.82  |
| Sec 05 Twn 41 Rng 1E    | 2024  | 640.69  |
| NONE                    | 2025  | 765.73  |
| E1/2 W1/2 SE            | Total | 2295.24 |

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|                                | Year  | Amount |
|--------------------------------|-------|--------|
| 30-3-05.0-2-001-043.000        | 2022  | 191.34 |
| LAKE THUNDERBIRD               | 2023  | 188.49 |
| Sec 05 Twn 41 Rng 1E           | 2024  | 34.76  |
| LAKE THUNDERBIRD               | 2025  | 33.77  |
| LOT:7 BLOCK 4 LAKE THUNDERBIRD | Total | 448.36 |

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---

|                                 |       |        |
|---------------------------------|-------|--------|
| 30-3-05.0-2-001-089.000         | Year  | Amount |
| WILLARD, LEO D & DOROTHY L      | 2023  | 177.97 |
| Sec 05 Twn 41 Rng 1E            | 2024  | 25.65  |
| LAKE THUNDERBIRD                | 2025  | 25.05  |
| LOT:25 BLOCK 1 LAKE THUNDERBIRD | Total | 228.67 |

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---

|                                 | Year  | Amount  |
|---------------------------------|-------|---------|
| 30-3-05.0-2-001-101.100         | 2022  | 6123.71 |
| NUNN,PHILLIP&JENNIFER           | 2023  | 177.97  |
| Sec 05 Twn 41 Rng 1E            | 2024  | 25.65   |
| LAKE THUNDERBIRD                | 2025  | 25.05   |
| LOT:37 BLOCK 1 LAKE THUNDERBIRD | Total | 6352.38 |

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|                         |       |        |
|-------------------------|-------|--------|
| 30-3-05.0-2-001-339.100 | Year  | Amount |
| BAUMANN,JOHN G          | 2023  | 179.12 |
| Sec 05 Twn 41 Rng 1E    | 2024  | 26.67  |
| LAKE THUNDERBIRD        | 2025  | 26.00  |
| LOT:24 LAKE THUNDERBIRD | Total | 231.79 |

---

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---

|                                               | Year  | Amount |
|-----------------------------------------------|-------|--------|
| 30-3-05.0-2-001-363.000                       | 2021  | 171.42 |
| HAWKINS,KAY&HAWKINS,MIKE&HAWKINS,SANDY&       | 2022  | 170.42 |
| HAWKINS,JARED&LITTRELL,CHRISTIA&HAWKINS,KADEN | 2023  | 169.54 |
| Sec 05 Twn 41 Rng 1E                          | 2024  | 18.34  |
| LAKE THUNDERBIRD                              | 2025  | 18.05  |
| LOT:5 BLOCK 16 LAKE THUNDERBIRD               | Total | 547.77 |

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|                                 |       |        |
|---------------------------------|-------|--------|
| 30-3-07.0-1-001-043.000         | Year  | Amount |
| GRABLE,JAMES B&SONYA L          | 2023  | 179.12 |
| Sec 07 Twn 41 Rng 1E            | 2024  | 26.67  |
| BENOIST PINEY BLUFF PARK        | 2025  | 31.03  |
| LOT:63 BENOIST PINEY BLUFF PARK | Total | 236.82 |

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---

|                                 |       |        |
|---------------------------------|-------|--------|
| 30-3-07.0-1-001-044.000         | Year  | Amount |
| GRABLE,JAMES B&SONYA L          | 2023  | 184.24 |
| Sec 07 Twn 41 Rng 1E            | 2024  | 31.09  |
| BENOIST PINEY BLUFF PARK        | 2025  | 36.62  |
| LOT:64 BENOIST PINEY BLUFF PARK | Total | 251.95 |

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|                                 |       |        |
|---------------------------------|-------|--------|
| 30-3-07.0-1-001-045.000         | Year  | Amount |
| GRABLE,JAMES B&SONYA L          | 2023  | 178.90 |
| Sec 07 Twn 41 Rng 1E            | 2024  | 26.42  |
| BENOIST PINEY BLUFF PARK        | 2025  | 30.59  |
| LOT:70 BENOIST PINEY BLUFF PARK | Total | 235.91 |

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The lands, lots and mining rights are to be sold under the descriptions as listed, and the amounts as shown due for each year represent the total amount of taxes, interest and cost including the cost of the sale, and the certificates will be issued covering as much of said land, lots and mining rights as is necessary to discharge the total taxes, interest and charges, which are due thereon at the time of the sale. The lands, lots, and mining rights to be offered are as follows:

---

|                                 |       |        |
|---------------------------------|-------|--------|
| 30-3-07.0-1-001-046.000         | Year  | Amount |
| GRABLE,JAMES B&SONYA L          | 2023  | 178.51 |
| Sec 07 Twn 41 Rng 1E            | 2024  | 26.11  |
| BENOIST PINEY BLUFF PARK        | 2025  | 30.45  |
| LOT:71 BENOIST PINEY BLUFF PARK | Total | 235.07 |

---

I, Doug Trentmann, Collector of Revenue, County of Franklin, State of Missouri do hereby certify that the foregoing is a true and correct list of lands or mining rights that will be offered for sale as above set forth.

Dated this 24 day of August, 2026.

Task# 236  
08-01-2026  
17:15:44

## NOTICE OF TAX CERTIFICATE SALE

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|                                            |       |         |
|--------------------------------------------|-------|---------|
| 30-3-08.0-2-002-090.000                    | Year  | Amount  |
| GRABLE,JAMES B&SONYA L                     | 2023  | 486.10  |
| Sec 08 Twn 41 Rng 1E                       | 2024  | 292.27  |
| BENOIST PINEY BLUFF PARK                   | 2025  | 272.54  |
| LOT:68,69,88,84&7 BENOIST PINEY BLUFF PARK | Total | 1050.91 |

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I, Doug Trentmann, Collector of Revenue, County of Franklin, State of Missouri do hereby certify that the foregoing is a true and correct list of lands or mining rights that will be offered for sale as above set forth.

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---

|                               |       |         |
|-------------------------------|-------|---------|
| 30-3-08.1-0-000-002.000       | Year  | Amount  |
| NIXON,CARLENE                 | 2023  | 1283.63 |
| Sec 08 Twn 41 Rng 1E          | 2024  | 982.33  |
| NONE                          | 2025  | 1135.24 |
| E OF COURTNEY RD E1/2 W1/2 NE | Total | 3401.20 |

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---

|                            |       |        |
|----------------------------|-------|--------|
| 30-4-17.0-1-001-080.000    | Year  | Amount |
| KNUPP,WM B                 | 2023  | 163.00 |
| Sec 17 Twn 41 Rng 1E       | 2024  | 12.71  |
| PINEY PARK TERRACE         | 2025  | 12.63  |
| LOT:119 PINEY PARK TERRACE | Total | 188.34 |

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I, Doug Trentmann, Collector of Revenue, County of Franklin, State of Missouri do hereby certify that the foregoing is a true and correct list of lands or mining rights that will be offered for sale as above set forth.

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---

|                            | Year  | Amount |
|----------------------------|-------|--------|
| 30-4-17.0-1-001-081.000    |       |        |
| KNUPP,WM B                 | 2023  | 163.00 |
| Sec 17 Twn 41 Rng 1E       | 2024  | 12.71  |
| PINEY PARK TERRACE         | 2025  | 12.63  |
| LOT:118 PINEY PARK TERRACE | Total | 188.34 |

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|                           |       |        |
|---------------------------|-------|--------|
| 30-4-17.0-1-001-102.000   | Year  | Amount |
| JONES, CECIL & HAZEL L    | 2022  | 163.20 |
|                           | 2023  | 163.00 |
| Sec 17 Twn 41 Rng 1E      | 2024  | 12.71  |
| PINEY PARK TERRACE        | 2025  | 12.63  |
| LOT:97 PINEY PARK TERRACE | Total | 351.54 |

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|                           | Year  | Amount |
|---------------------------|-------|--------|
| 30-4-17.0-1-001-103.000   | 2022  | 163.20 |
| JONES, CECIL & HAZEL L    | 2023  | 163.00 |
| Sec 17 Twn 41 Rng 1E      | 2024  | 12.71  |
| PINEY PARK TERRACE        | 2025  | 12.63  |
| LOT:96 PINEY PARK TERRACE | Total | 351.54 |

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---

|                            | Year  | Amount |
|----------------------------|-------|--------|
| 30-4-17.0-1-001-179.000    | 2021  | 164.13 |
| RE,CHARLES                 | 2022  | 163.81 |
| Sec 17 Twn 41 Rng 1E       | 2023  | 163.59 |
| PINEY PARK TERRACE         | 2024  | 13.19  |
| LOT:397 PINEY PARK TERRACE | 2025  | 13.08  |
|                            | Total | 517.80 |

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|                            |       |        |
|----------------------------|-------|--------|
| 30-4-17.0-1-001-196.000    | Year  | Amount |
| KRAATZ,WM J&PATRICIA       | 2023  | 162.30 |
| Sec 17 Twn 41 Rng 1E       | 2024  | 12.07  |
| PINEY PARK TERRACE         | 2025  | 12.01  |
| LOT:414 PINEY PARK TERRACE | Total | 186.38 |

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I, Doug Trentmann, Collector of Revenue, County of Franklin, State of Missouri do hereby certify that the foregoing is a true and correct list of lands or mining rights that will be offered for sale as above set forth.

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|                            |       |        |
|----------------------------|-------|--------|
| 30-4-17.0-1-001-197.000    | Year  | Amount |
| KRAATZ,WM J&PATRICIA       | 2023  | 162.30 |
| Sec 17 Twn 41 Rng 1E       | 2024  | 12.07  |
| PINEY PARK TERRACE         | 2025  | 12.01  |
| LOT:415 PINEY PARK TERRACE | Total | 186.38 |

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---

|                            | Year  | Amount |
|----------------------------|-------|--------|
| 30-4-17.0-1-001-239.000    |       |        |
| MCNEILL, LOLA              | 2023  | 163.00 |
| Sec 17 Twn 41 Rng 1E       | 2024  | 12.71  |
| PINEY PARK TERRACE         | 2025  | 12.63  |
| LOT:443 PINEY PARK TERRACE | Total | 188.34 |

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I, Doug Trentmann, Collector of Revenue, County of Franklin, State of Missouri do hereby certify that the foregoing is a true and correct list of lands or mining rights that will be offered for sale as above set forth.

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|                            |       |        |
|----------------------------|-------|--------|
| 30-4-17.0-1-001-240.000    | Year  | Amount |
| MCNEILL, LOLA              | 2023  | 163.00 |
| Sec 17 Twn 41 Rng 1E       | 2024  | 12.71  |
| PINEY PARK TERRACE         | 2025  | 12.63  |
| LOT:444 PINEY PARK TERRACE | Total | 188.34 |

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---

|                            | Year  | Amount |
|----------------------------|-------|--------|
| 30-4-17.0-1-001-275.000    | 2022  | 163.60 |
| LEBRO,BARBARA              | 2023  | 163.39 |
| Sec 17 Twn 41 Rng 1E       | 2024  | 13.04  |
| PINEY PARK TERRACE         | 2025  | 12.93  |
| LOT:531 PINEY PARK TERRACE | Total | 352.96 |

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|                            | Year  | Amount |
|----------------------------|-------|--------|
| 30-4-17.0-1-001-283.000    | 2021  | 163.41 |
| BERLIN, TONY               | 2022  | 163.20 |
| Sec 17 Twn 41 Rng 1E       | 2023  | 163.00 |
| PINEY PARK TERRACE         | 2024  | 12.71  |
| LOT:372 PINEY PARK TERRACE | 2025  | 12.63  |
|                            | Total | 514.95 |

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|                            | Year  | Amount |
|----------------------------|-------|--------|
| 30-4-17.0-1-001-284.000    | 2021  | 163.00 |
| BERLIN, TONY               | 2022  | 162.83 |
| Sec 17 Twn 41 Rng 1E       | 2023  | 162.64 |
| PINEY PARK TERRACE         | 2024  | 12.39  |
| LOT:373 PINEY PARK TERRACE | 2025  | 12.33  |
|                            | Total | 513.19 |

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---

|                                | Year  | Amount |
|--------------------------------|-------|--------|
| 30-4-17.0-1-001-285.000        | 2021  | 166.00 |
| BERLIN, TONY                   | 2022  | 165.50 |
| Sec 17 Twn 41 Rng 1E           | 2023  | 165.10 |
| PINEY PARK TERRACE             | 2024  | 14.53  |
| LOT:374-377 PINEY PARK TERRACE | 2025  | 14.37  |
|                                | Total | 525.50 |

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|                            | Year  | Amount |
|----------------------------|-------|--------|
| 30-4-17.0-1-001-361.000    | 2022  | 162.83 |
| TAYLOR,ALVIN L&GOLDIE      | 2023  | 162.64 |
| Sec 17 Twn 41 Rng 1E       | 2024  | 12.39  |
| PINEY PARK TERRACE         | 2025  | 12.33  |
| LOT:309 PINEY PARK TERRACE | Total | 350.19 |

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| 30-4-17.0-1-001-366.000    | Year  | Amount |
|----------------------------|-------|--------|
| BALL, VERA M               | 2023  | 162.64 |
| Sec 17 Twn 41 Rng 1E       | 2024  | 12.39  |
| PINEY PARK TERRACE         | 2025  | 12.33  |
| LOT:314 PINEY PARK TERRACE | Total | 187.36 |

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|                            | Year  | Amount |
|----------------------------|-------|--------|
| 30-4-17.0-1-001-379.000    | 2021  | 162.56 |
| BERLIN,ANATOLY             | 2022  | 162.39 |
| Sec 17 Twn 41 Rng 1E       | 2023  | 162.30 |
| PINEY PARK TERRACE         | 2024  | 12.07  |
| LOT:327 PINEY PARK TERRACE | 2025  | 12.01  |
|                            | Total | 511.33 |

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I, Doug Trentmann, Collector of Revenue, County of Franklin, State of Missouri do hereby certify that the foregoing is a true and correct list of lands or mining rights that will be offered for sale as above set forth.

Dated this 24 day of August, 2026.



Task# 236  
08-01-2026  
17:15:44

## NOTICE OF TAX CERTIFICATE SALE

---

The following is a publication of land, lots, and mining rights in Franklin County upon which Tax Certificates are to be offered for sale in the Commission Chambers of the County Government Center, 400 E Locust, Union Mo. 63084. Beginning Monday August 24, 2026 at 10:00:00 and continuing from day to day as indicated by the following publication by the undersigned according to the provisions of RSMo. 140.

The lands, lots and mining rights are to be sold under the descriptions as listed, and the amounts as shown due for each year represent the total amount of taxes, interest and cost including the cost of the sale, and the certificates will be issued covering as much of said land, lots and mining rights as is necessary to discharge the total taxes, interest and charges, which are due thereon at the time of the sale. The lands, lots, and mining rights to be offered are as follows:

---

|                            | Year  | Amount |
|----------------------------|-------|--------|
| 30-4-17.0-1-001-380.000    | 2021  | 162.56 |
| BERLIN,ANATOLY             | 2022  | 162.39 |
| Sec 17 Twn 41 Rng 1E       | 2023  | 162.30 |
| PINEY PARK TERRACE         | 2024  | 12.07  |
| LOT:328 PINEY PARK TERRACE | 2025  | 12.01  |
|                            | Total | 511.33 |

---

I, Doug Trentmann, Collector of Revenue, County of Franklin, State of Missouri do hereby certify that the foregoing is a true and correct list of lands or mining rights that will be offered for sale as above set forth.

Dated this 24 day of August, 2026.

Task# 236  
08-01-2026  
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---

|                            |       |        |
|----------------------------|-------|--------|
| 30-4-17.0-1-001-452.000    | Year  | Amount |
| PARKS,HAROLD S&MARY LOUISE | 2023  | 162.64 |
| Sec 17 Twn 41 Rng 1E       | 2024  | 12.39  |
| PINEY PARK TERRACE         | 2025  | 12.33  |
| LOT:261 PINEY PARK TERRACE | Total | 187.36 |

---

I, Doug Trentmann, Collector of Revenue, County of Franklin, State of Missouri do hereby certify that the foregoing is a true and correct list of lands or mining rights that will be offered for sale as above set forth.

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---

|                               |       |        |
|-------------------------------|-------|--------|
| 30-4-17.0-1-001-453.000       | Year  | Amount |
| PARKS, HAROLD S & MARY LOUISE | 2023  | 162.64 |
| Sec 17 Twn 41 Rng 1E          | 2024  | 12.39  |
| PINEY PARK TERRACE            | 2025  | 12.33  |
| LOT:262 PINEY PARK TERRACE    | Total | 187.36 |

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I, Doug Trentmann, Collector of Revenue, County of Franklin, State of Missouri do hereby certify that the foregoing is a true and correct list of lands or mining rights that will be offered for sale as above set forth.

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|                            |       |        |
|----------------------------|-------|--------|
| 30-4-17.0-1-001-496.000    | Year  | Amount |
| DUBUQUE,ANTHONY&ANNDREYA   | 2023  | 162.64 |
| Sec 17 Twn 41 Rng 1E       | 2024  | 12.39  |
| PINEY PARK TERRACE         | 2025  | 12.33  |
| LOT:229 PINEY PARK TERRACE | Total | 187.36 |

I, Doug Trentmann, Collector of Revenue, County of Franklin, State of Missouri do hereby certify that the foregoing is a true and correct list of lands or mining rights that will be offered for sale as above set forth.

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|                            |       |        |
|----------------------------|-------|--------|
| 30-4-17.0-1-001-497.000    | Year  | Amount |
| DUBUQUE,ANTHONY&ANNDREYA   | 2023  | 162.64 |
| Sec 17 Twn 41 Rng 1E       | 2024  | 12.39  |
| PINEY PARK TERRACE         | 2025  | 12.33  |
| LOT:230 PINEY PARK TERRACE | Total | 187.36 |

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---

|                                |       |        |
|--------------------------------|-------|--------|
| 30-4-17.0-1-001-505.000        | Year  | Amount |
| DUBUQUE,ANTHONY&ANNDREYA       | 2023  | 285.93 |
| Sec 17 Twn 41 Rng 1E           | 2024  | 119.05 |
| PINEY PARK TERRACE             | 2025  | 114.61 |
| LOT:549-551 PINEY PARK TERRACE | Total | 519.59 |

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|                                        |       |        |
|----------------------------------------|-------|--------|
| 30-4-17.0-3-001-038.000                | Year  | Amount |
| DUBUQUE, ANTHONY & ANNDREYA            | 2023  | 164.18 |
| Sec 17 Twn 41 Rng 1E                   | 2024  | 13.71  |
| PINEY PARK TERRACE                     | 2025  | 13.61  |
| W 1/2 LOT 561 & 562 PINEY PARK TERRACE | Total | 191.50 |

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I, Doug Trentmann, Collector of Revenue, County of Franklin, State of Missouri do hereby certify that the foregoing is a true and correct list of lands or mining rights that will be offered for sale as above set forth.

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|                                |       |        |
|--------------------------------|-------|--------|
| 30-4-17.0-3-001-049.000        | Year  | Amount |
| DUBUQUE,ANTHONY&ANNDREYA       | 2023  | 164.73 |
| Sec 17 Twn 41 Rng 1E           | 2024  | 14.19  |
| PINEY PARK TERRACE             | 2025  | 14.06  |
| LOT:599&600 PINEY PARK TERRACE | Total | 192.98 |

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I, Doug Trentmann, Collector of Revenue, County of Franklin, State of Missouri do hereby certify that the foregoing is a true and correct list of lands or mining rights that will be offered for sale as above set forth.

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|                              | Year  | Amount |
|------------------------------|-------|--------|
| 30-4-17.0-4-001-009.000      | 2021  | 165.53 |
| TERNAPROVICH,ANGELINE C      | 2022  | 165.09 |
| Sec 17 Twn 41 Rng 1E         | 2023  | 164.73 |
| BAILEYS HILLTOP RESORT       | 2024  | 14.19  |
| LOT:2 BAILEYS HILLTOP RESORT | 2025  | 14.06  |
|                              | Total | 523.60 |

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|                               | Year  | Amount |
|-------------------------------|-------|--------|
| 30-4-17.0-4-001-034.000       | 2022  | 164.12 |
| SMYTH,WILLARD H&SYLVIA J      | 2023  | 163.81 |
| Sec 17 Twn 41 Rng 1E          | 2024  | 13.39  |
| BAILEYS HILLTOP RESORT        | 2025  | 13.33  |
| LOT:16 BAILEYS HILLTOP RESORT | Total | 354.65 |

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|                              |       |        |
|------------------------------|-------|--------|
| 30-4-17.0-4-001-042.000      | Year  | Amount |
| MARSHALL, WALTER J & JUNE M  | 2023  | 163.81 |
| Sec 17 Twn 41 Rng 1E         | 2024  | 13.39  |
| BAILEYS HILLTOP RESORT       | 2025  | 13.33  |
| LOT:8 BAILEYS HILLTOP RESORT | Total | 190.53 |

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I, Doug Trentmann, Collector of Revenue, County of Franklin, State of Missouri do hereby certify that the foregoing is a true and correct list of lands or mining rights that will be offered for sale as above set forth.

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|                         |       |        |
|-------------------------|-------|--------|
| 30-5-16.0-1-000-028.200 | Year  | Amount |
| LEWIS,GEORGE&TRACY      | 2022  | 169.74 |
| Sec 16 Twn 41 Rng 1E    | 2023  | 168.91 |
| NONE                    | 2025  | 19.18  |
| PT NE                   | Total | 357.83 |

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I, Doug Trentmann, Collector of Revenue, County of Franklin, State of Missouri do hereby certify that the foregoing is a true and correct list of lands or mining rights that will be offered for sale as above set forth.

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|                         |       |        |
|-------------------------|-------|--------|
| 30-5-16.0-1-001-024.000 | Year  | Amount |
| MISSEY,BILLY&KELLY      | 2023  | 161.92 |
| Sec 16 Twn 41 Rng 1E    | 2024  | 11.77  |
| WHITE ACRES             | 2025  | 11.72  |
| LOT:9 WHITE ACRES       | Total | 185.41 |

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I, Doug Trentmann, Collector of Revenue, County of Franklin, State of Missouri do hereby certify that the foregoing is a true and correct list of lands or mining rights that will be offered for sale as above set forth.

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---

|                         |       |        |
|-------------------------|-------|--------|
| 30-5-16.0-1-001-025.000 | Year  | Amount |
| MISSEY,BILLY&KELLY      | 2023  | 205.35 |
| Sec 16 Twn 41 Rng 1E    | 2024  | 49.33  |
| WHITE ACRES             | 2025  | 44.11  |
| LOT:8 WHITE ACRES       | Total | 298.79 |

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|                         |       |         |
|-------------------------|-------|---------|
| 30-5-16.0-1-001-026.000 | Year  | Amount  |
| MISSEY,BILLY&KELLY      | 2023  | 530.91  |
| Sec 16 Twn 41 Rng 1E    | 2024  | 331.03  |
| WHITE ACRES             | 2025  | 337.15  |
| LOT:PT6 WHITE ACRES     | Total | 1199.09 |

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|                         |       |        |
|-------------------------|-------|--------|
| 30-5-16.0-1-001-030.000 | Year  | Amount |
| MISSEY,BILLY&KELLY      | 2023  | 192.11 |
| Sec 16 Twn 41 Rng 1E    | 2024  | 37.87  |
| WHITE ACRES             | 2025  | 36.74  |
| LOT:13 WHITE ACRES      | Total | 266.72 |

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---

|                           | Year  | Amount |
|---------------------------|-------|--------|
| 30-5-16.0-2-000-017.000   | 2022  | 170.99 |
| T&P MIDMO PROPERTIES LLC  | 2023  | 170.08 |
| Sec 16 Twn 41 Rng 1E      | 2024  | 18.78  |
| NONE                      | 2025  | 18.51  |
| PT N 1/2 NW N OF WHITE RD | Total | 378.36 |

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---

|                          | Year  | Amount |
|--------------------------|-------|--------|
| 30-5-16.0-2-002-016.000  | 2022  | 179.72 |
| T&P MIDMO PROPERTIES LLC | 2023  | 177.97 |
| Sec 16 Twn 41 Rng 1E     | 2024  | 25.65  |
| LONGVIEW                 | 2025  | 25.05  |
| LOT:5 LONGVIEW           | Total | 408.39 |

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|                                   |       |        |
|-----------------------------------|-------|--------|
| 30-5-16.2-0-000-015.000           | Year  | Amount |
| PALMER,ROBERT W&ANNA M            | 2023  | 292.72 |
| Sec 16 Twn 41 Rng 1E              | 2024  | 124.95 |
| NONE                              | 2025  | 147.65 |
| PT W1/2 NW S OF VIRGINIA MINES RD | Total | 565.32 |

---

I, Doug Trentmann, Collector of Revenue, County of Franklin, State of Missouri do hereby certify that the foregoing is a true and correct list of lands or mining rights that will be offered for sale as above set forth.

Dated this 24 day of August, 2026.

Task# 236  
08-01-2026  
17:15:44

## NOTICE OF TAX CERTIFICATE SALE

---

The following is a publication of land, lots, and mining rights in Franklin County upon which Tax Certificates are to be offered for sale in the Commission Chambers of the County Government Center, 400 E Locust, Union Mo. 63084. Beginning Monday August 24, 2026 at 10:00:00 and continuing from day to day as indicated by the following publication by the undersigned according to the provisions of RSMo. 140.

The lands, lots and mining rights are to be sold under the descriptions as listed, and the amounts as shown due for each year represent the total amount of taxes, interest and cost including the cost of the sale, and the certificates will be issued covering as much of said land, lots and mining rights as is necessary to discharge the total taxes, interest and charges, which are due thereon at the time of the sale. The lands, lots, and mining rights to be offered are as follows:

---

|                          |       |         |
|--------------------------|-------|---------|
| 30-5-22.0-0-000-011.000  | Year  | Amount  |
| GRABLE,JAMES B&SONYA L   | 2023  | 939.55  |
| Sec 22 Twn 41 Rng 1E     | 2024  | 699.77  |
| NONE                     | 2025  | 654.55  |
| PT NW NE S OF PROJECT RD | Total | 2293.87 |

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---

|                             |       |         |
|-----------------------------|-------|---------|
| 31-4-20.0-0-000-017.000     | Year  | Amount  |
| SMITH,GRADY W&              | 2023  | 1719.48 |
| CULE,LAVONNE LENORE         | 2024  | 1389.73 |
| Sec 20 Twn 41 Rng 2E        | 2025  | 1459.66 |
| NONE                        | Total | 4568.87 |
| PT SW SW N OF LUEBBERING RD |       |         |

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---

|                         |       |         |
|-------------------------|-------|---------|
| 31-5-16.0-0-002-019.000 | Year  | Amount  |
| REEDER,ANGELIA          | 2023  | 616.05  |
| Sec 16 Twn 41 Rng 2E    | 2024  | 413.54  |
| WEST WOODS              | 2025  | 446.19  |
| LOT:98 WEST WOODS 2     | Total | 1475.78 |

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---

|                         |       |         |
|-------------------------|-------|---------|
| 31-5-16.0-0-002-070.000 | Year  | Amount  |
| JEFFRIES,RITA C&RENEE M | 2023  | 704.59  |
| Sec 16 Twn 41 Rng 2E    | 2024  | 491.87  |
| WEST WOODS              | 2025  | 606.68  |
| LOT:36 WEST WOODS 2     | Total | 1803.14 |

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|                         |       |         |
|-------------------------|-------|---------|
| 31-5-16.0-0-002-095.000 | Year  | Amount  |
| ASHER,DAVID M&CHRISTY G | 2023  | 701.71  |
| Sec 16 Twn 41 Rng 2E    | 2024  | 489.32  |
| WEST WOODS              | 2025  | 574.26  |
| LOT:66 WEST WOODS 2     | Total | 1765.29 |

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|                         |       |         |
|-------------------------|-------|---------|
| 31-5-16.0-0-003-066.000 | Year  | Amount  |
| MALONE, TRAVIS          | 2023  | 418.22  |
| Sec 16 Twn 41 Rng 2E    | 2024  | 426.02  |
| WEST WOODS              | 2025  | 433.66  |
| LOT:40B WEST WOODS RS   | Total | 1277.90 |

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|                          |       |         |
|--------------------------|-------|---------|
| 31-6-23.0-0-000-004.000  | Year  | Amount  |
| AUSTIN,RICHARD D ETAL    | 2023  | 1643.13 |
| Sec 23 Twn 41 Rng 2E     | 2024  | 1322.16 |
| NONE                     | 2025  | 1432.24 |
| PT SW NE N OF PROJECT RD | Total | 4397.53 |

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---

|                         |       |         |
|-------------------------|-------|---------|
| 31-9-32.0-0-007-022.710 | Year  | Amount  |
| TOBBEN,CODY&AMANDA      | 2023  | 3045.90 |
| Sec 32 Twn 41 Rng 2E    | 2024  | 2563.21 |
| FOX HAVEN               | 2025  | 2725.99 |
| LOT:1 FOX HAVEN         | Total | 8335.10 |

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---

|                                    | Year  | Amount |
|------------------------------------|-------|--------|
| 32-2-03.0-3-001-021.000            | 2021  | 178.85 |
| WEISS, LAURA D K                   | 2022  | 178.08 |
| Sec 03 Twn 40 Rng 2E               | 2023  | 176.45 |
| LOST VALLEY LAKES                  | 2024  | 24.68  |
| LOT:21 BLOCK 1 LOST VALLEY LAKES 1 | 2025  | 24.02  |
|                                    | Total | 582.08 |

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I, Doug Trentmann, Collector of Revenue, County of Franklin, State of Missouri do hereby certify that the foregoing is a true and correct list of lands or mining rights that will be offered for sale as above set forth.

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|                                    |       |        |
|------------------------------------|-------|--------|
| 32-2-03.0-3-001-089.000            | Year  | Amount |
| PATTERSON,JERRY L                  | 2023  | 177.18 |
| Sec 03 Twn 40 Rng 2E               | 2024  | 25.36  |
| LOST VALLEY LAKES                  | 2025  | 24.61  |
| LOT:19 BLOCK 4 LOST VALLEY LAKES 1 | Total | 227.15 |

I, Doug Trentmann, Collector of Revenue, County of Franklin, State of Missouri do hereby certify that the foregoing is a true and correct list of lands or mining rights that will be offered for sale as above set forth.

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---

|                                   | Year  | Amount |
|-----------------------------------|-------|--------|
| 32-2-03.0-3-001-213.000           | 2021  | 179.02 |
| ANDERSON,ROY&DOROTHY&             | 2022  | 178.22 |
| MAINE,STEVEN F&MARIA H            | 2023  | 176.60 |
| Sec 03 Twn 40 Rng 2E              | 2024  | 24.80  |
| LOST VALLEY LAKES                 | 2025  | 24.14  |
| LOT:4 BLOCK 7 LOST VALLEY LAKES 1 | Total | 582.78 |

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|                                   |       |        |
|-----------------------------------|-------|--------|
| 32-2-03.0-3-001-235.000           | Year  | Amount |
| DEICHMANN,EDWARD C&WILMA J        | 2023  | 175.99 |
| Sec 03 Twn 40 Rng 2E              | 2024  | 24.26  |
| LOST VALLEY LAKES                 | 2025  | 23.61  |
| LOT:7 BLOCK 6 LOST VALLEY LAKES 1 | Total | 223.86 |

I, Doug Trentmann, Collector of Revenue, County of Franklin, State of Missouri do hereby certify that the foregoing is a true and correct list of lands or mining rights that will be offered for sale as above set forth.

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---

|                                   | Year  | Amount |
|-----------------------------------|-------|--------|
| 32-2-03.0-3-001-236.000           | 2021  | 178.27 |
| BROYLES,RICHARD L&DORIS P         | 2022  | 177.53 |
| Sec 03 Twn 40 Rng 2E              | 2023  | 175.99 |
| LOST VALLEY LAKES                 | 2024  | 24.26  |
| LOT:6 BLOCK 6 LOST VALLEY LAKES 1 | 2025  | 23.61  |
|                                   | Total | 579.66 |

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---

|                                   |       |        |
|-----------------------------------|-------|--------|
| 32-2-03.0-3-001-244.000           | Year  | Amount |
| SCHATTGEN,COREY                   | 2023  | 175.99 |
| Sec 03 Twn 40 Rng 2E              | 2024  | 24.26  |
| LOST VALLEY LAKES                 | 2025  | 23.61  |
| LOT:2 BLOCK 8 LOST VALLEY LAKES 1 | Total | 223.86 |

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|                                   |       |        |
|-----------------------------------|-------|--------|
| 32-2-03.0-3-001-249.000           | Year  | Amount |
| MOORE,PAT                         | 2022  | 179.55 |
| Sec 03 Twn 40 Rng 2E              | 2023  | 177.80 |
| LOST VALLEY LAKES                 | 2025  | 25.12  |
| LOT:7 BLOCK 8 LOST VALLEY LAKES 1 | Total | 382.47 |

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|                                    |       |        |
|------------------------------------|-------|--------|
| 32-2-03.0-3-001-263.000            | Year  | Amount |
| CHRISTIAN FELLOWSHIP CENTER        | 2023  | 177.50 |
| Sec 03 Twn 40 Rng 2E               | 2024  | 25.59  |
| LOST VALLEY LAKES                  | 2025  | 24.88  |
| LOT:21 BLOCK 8 LOST VALLEY LAKES 1 | Total | 227.97 |

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---

|                                    | Year  | Amount |
|------------------------------------|-------|--------|
| 32-2-03.0-3-001-297.000            | 2022  | 178.08 |
| NORTON,MARVIN&HARRIET              | 2023  | 176.45 |
| Sec 03 Twn 40 Rng 2E               | 2024  | 24.68  |
| LOST VALLEY LAKES                  | 2025  | 24.02  |
| LOT:33 BLOCK 9 LOST VALLEY LAKES 1 | Total | 403.23 |

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|                                    | Year  | Amount |
|------------------------------------|-------|--------|
| 32-2-03.0-3-001-300.000            | 2022  | 173.52 |
| DENNIS, EMILY L                    | 2023  | 172.38 |
| Sec 03 Twn 40 Rng 2E               | 2024  | 21.06  |
| LOST VALLEY LAKES                  | 2025  | 20.58  |
| LOT:36 BLOCK 9 LOST VALLEY LAKES 1 | Total | 387.54 |

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|                                    | Year  | Amount |
|------------------------------------|-------|--------|
| 32-2-03.0-3-001-301.000            | 2022  | 173.00 |
| DENNIS, EMILY L                    | 2023  | 171.88 |
| Sec 03 Twn 40 Rng 2E               | 2024  | 20.63  |
| LOST VALLEY LAKES                  | 2025  | 20.15  |
| LOT:37 BLOCK 9 LOST VALLEY LAKES 1 | Total | 385.66 |

---

I, Doug Trentmann, Collector of Revenue, County of Franklin, State of Missouri do hereby certify that the foregoing is a true and correct list of lands or mining rights that will be offered for sale as above set forth.

Dated this 24 day of August, 2026.

Task# 236  
08-01-2026  
17:15:44

## NOTICE OF TAX CERTIFICATE SALE

---

The following is a publication of land, lots, and mining rights in Franklin County upon which Tax Certificates are to be offered for sale in the Commission Chambers of the County Government Center, 400 E Locust, Union Mo. 63084. Beginning Monday August 24, 2026 at 10:00:00 and continuing from day to day as indicated by the following publication by the undersigned according to the provisions of RSMo. 140.

The lands, lots and mining rights are to be sold under the descriptions as listed, and the amounts as shown due for each year represent the total amount of taxes, interest and cost including the cost of the sale, and the certificates will be issued covering as much of said land, lots and mining rights as is necessary to discharge the total taxes, interest and charges, which are due thereon at the time of the sale. The lands, lots, and mining rights to be offered are as follows:

---

|                                     | Year  | Amount |
|-------------------------------------|-------|--------|
| 32-2-03.0-3-001-314.000             | 2021  | 164.22 |
| REDDING, GLEN E                     | 2022  | 164.07 |
| Sec 03 Twn 40 Rng 2E                | 2023  | 163.81 |
| LOST VALLEY LAKES                   | 2024  | 13.44  |
| LOT:35 BLOCK 10 LOST VALLEY LAKES 1 | 2025  | 13.34  |
|                                     | Total | 518.88 |

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I, Doug Trentmann, Collector of Revenue, County of Franklin, State of Missouri do hereby certify that the foregoing is a true and correct list of lands or mining rights that will be offered for sale as above set forth.

Dated this 24 day of August, 2026.

Task# 236  
08-01-2026  
17:15:44

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---

|                                     | Year  | Amount |
|-------------------------------------|-------|--------|
| 32-2-03.0-3-001-315.000             | 2021  | 164.22 |
| REDDING, GLEN E                     | 2022  | 164.07 |
| Sec 03 Twn 40 Rng 2E                | 2023  | 163.81 |
| LOST VALLEY LAKES                   | 2024  | 13.44  |
| LOT:34 BLOCK 10 LOST VALLEY LAKES 1 | 2025  | 13.34  |
|                                     | Total | 518.88 |

---

I, Doug Trentmann, Collector of Revenue, County of Franklin, State of Missouri do hereby certify that the foregoing is a true and correct list of lands or mining rights that will be offered for sale as above set forth.

Dated this 24 day of August, 2026.



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08-01-2026  
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---

|                                     | Year  | Amount |
|-------------------------------------|-------|--------|
| 32-2-03.0-3-001-316.000             | 2021  | 163.85 |
| REDDING, GLEN E                     | 2022  | 163.72 |
| Sec 03 Twn 40 Rng 2E                | 2023  | 163.48 |
| LOST VALLEY LAKES                   | 2024  | 13.16  |
| LOT:33 BLOCK 10 LOST VALLEY LAKES 1 | 2025  | 13.08  |
|                                     | Total | 517.29 |

---

I, Doug Trentmann, Collector of Revenue, County of Franklin, State of Missouri do hereby certify that the foregoing is a true and correct list of lands or mining rights that will be offered for sale as above set forth.

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08-01-2026  
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---

|                                     | Year  | Amount |
|-------------------------------------|-------|--------|
| 32-2-03.0-3-001-317.000             | 2021  | 163.85 |
| REDDING, GLEN E                     | 2022  | 163.72 |
| Sec 03 Twn 40 Rng 2E                | 2023  | 163.48 |
| LOST VALLEY LAKES                   | 2024  | 13.16  |
| LOT:32 BLOCK 10 LOST VALLEY LAKES 1 | 2025  | 13.08  |
|                                     | Total | 517.29 |

---

I, Doug Trentmann, Collector of Revenue, County of Franklin, State of Missouri do hereby certify that the foregoing is a true and correct list of lands or mining rights that will be offered for sale as above set forth.

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---

|                                     | Year  | Amount |
|-------------------------------------|-------|--------|
| 32-2-03.0-3-001-318.000             | 2021  | 163.85 |
| REDDING, GLEN E                     | 2022  | 163.72 |
| Sec 03 Twn 40 Rng 2E                | 2023  | 163.48 |
| LOST VALLEY LAKES                   | 2024  | 13.16  |
| LOT:31 BLOCK 10 LOST VALLEY LAKES 1 | 2025  | 13.08  |
|                                     | Total | 517.29 |

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I, Doug Trentmann, Collector of Revenue, County of Franklin, State of Missouri do hereby certify that the foregoing is a true and correct list of lands or mining rights that will be offered for sale as above set forth.

Dated this 24 day of August, 2026.

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08-01-2026  
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---

|                                     | Year  | Amount |
|-------------------------------------|-------|--------|
| 32-2-03.0-3-001-319.000             | 2021  | 163.85 |
| REDDING, GLEN E                     | 2022  | 163.72 |
| Sec 03 Twn 40 Rng 2E                | 2023  | 163.48 |
| LOST VALLEY LAKES                   | 2024  | 13.16  |
| LOT:30 BLOCK 10 LOST VALLEY LAKES 1 | 2025  | 13.08  |
|                                     | Total | 517.29 |

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I, Doug Trentmann, Collector of Revenue, County of Franklin, State of Missouri do hereby certify that the foregoing is a true and correct list of lands or mining rights that will be offered for sale as above set forth.

Dated this 24 day of August, 2026.

Task# 236  
08-01-2026  
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---

|                                     | Year  | Amount |
|-------------------------------------|-------|--------|
| 32-2-03.0-3-001-320.000             | 2021  | 163.85 |
| REDDING, GLEN E                     | 2022  | 163.72 |
| Sec 03 Twn 40 Rng 2E                | 2023  | 163.48 |
| LOST VALLEY LAKES                   | 2024  | 13.16  |
| LOT:29 BLOCK 10 LOST VALLEY LAKES 1 | 2025  | 13.08  |
|                                     | Total | 517.29 |

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I, Doug Trentmann, Collector of Revenue, County of Franklin, State of Missouri do hereby certify that the foregoing is a true and correct list of lands or mining rights that will be offered for sale as above set forth.

Dated this 24 day of August, 2026.

Task# 236  
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---

|                                     | Year  | Amount |
|-------------------------------------|-------|--------|
| 32-2-03.0-3-001-321.000             | 2021  | 163.85 |
| REDDING, GLEN E                     | 2022  | 163.72 |
| Sec 03 Twn 40 Rng 2E                | 2023  | 163.48 |
| LOST VALLEY LAKES                   | 2024  | 13.16  |
| LOT:28 BLOCK 10 LOST VALLEY LAKES 1 | 2025  | 13.08  |
|                                     | Total | 517.29 |

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I, Doug Trentmann, Collector of Revenue, County of Franklin, State of Missouri do hereby certify that the foregoing is a true and correct list of lands or mining rights that will be offered for sale as above set forth.

Dated this 24 day of August, 2026.

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---

|                                     | Year  | Amount |
|-------------------------------------|-------|--------|
| 32-2-03.0-3-001-363.000             | 2021  | 165.42 |
| REDDING, GLEN E                     | 2022  | 165.22 |
| Sec 03 Twn 40 Rng 2E                | 2023  | 164.86 |
| LOST VALLEY LAKES                   | 2024  | 14.39  |
| LOT:44 BLOCK 10 LOST VALLEY LAKES 1 | 2025  | 14.20  |
|                                     | Total | 524.09 |

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I, Doug Trentmann, Collector of Revenue, County of Franklin, State of Missouri do hereby certify that the foregoing is a true and correct list of lands or mining rights that will be offered for sale as above set forth.

Dated this 24 day of August, 2026.

Task# 236  
08-01-2026  
17:15:44

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---

|                                     | Year  | Amount |
|-------------------------------------|-------|--------|
| 32-2-03.0-3-001-364.000             | 2021  | 162.49 |
| REDDING, GLEN E                     | 2022  | 162.42 |
| Sec 03 Twn 40 Rng 2E                | 2023  | 162.30 |
| LOST VALLEY LAKES                   | 2024  | 12.13  |
| LOT:43 BLOCK 10 LOST VALLEY LAKES 1 | 2025  | 12.03  |
|                                     | Total | 511.37 |

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I, Doug Trentmann, Collector of Revenue, County of Franklin, State of Missouri do hereby certify that the foregoing is a true and correct list of lands or mining rights that will be offered for sale as above set forth.

Dated this 24 day of August, 2026.



Task# 236  
08-01-2026  
17:15:44

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---

|                                     | Year  | Amount |
|-------------------------------------|-------|--------|
| 32-2-03.0-3-001-365.000             | 2021  | 165.42 |
| REDDING, GLEN E                     | 2022  | 165.22 |
| Sec 03 Twn 40 Rng 2E                | 2023  | 164.86 |
| LOST VALLEY LAKES                   | 2024  | 14.39  |
| LOT:42 BLOCK 10 LOST VALLEY LAKES 1 | 2025  | 14.20  |
|                                     | Total | 524.09 |

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I, Doug Trentmann, Collector of Revenue, County of Franklin, State of Missouri do hereby certify that the foregoing is a true and correct list of lands or mining rights that will be offered for sale as above set forth.

Dated this 24 day of August, 2026.

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08-01-2026  
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---

|                                     | Year  | Amount |
|-------------------------------------|-------|--------|
| 32-2-03.0-3-001-366.000             | 2021  | 163.85 |
| REDDING, GLEN E                     | 2022  | 163.72 |
| Sec 03 Twn 40 Rng 2E                | 2023  | 163.48 |
| LOST VALLEY LAKES                   | 2024  | 13.16  |
| LOT:41 BLOCK 10 LOST VALLEY LAKES 1 | 2025  | 13.08  |
|                                     | Total | 517.29 |

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I, Doug Trentmann, Collector of Revenue, County of Franklin, State of Missouri do hereby certify that the foregoing is a true and correct list of lands or mining rights that will be offered for sale as above set forth.

Dated this 24 day of August, 2026.

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---

|                                     | Year  | Amount |
|-------------------------------------|-------|--------|
| 32-2-03.0-3-001-367.000             | 2021  | 164.22 |
| REDDING, GLEN E                     | 2022  | 164.07 |
| Sec 03 Twn 40 Rng 2E                | 2023  | 163.81 |
| LOST VALLEY LAKES                   | 2024  | 13.44  |
| LOT:40 BLOCK 10 LOST VALLEY LAKES 1 | 2025  | 13.34  |
|                                     | Total | 518.88 |

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I, Doug Trentmann, Collector of Revenue, County of Franklin, State of Missouri do hereby certify that the foregoing is a true and correct list of lands or mining rights that will be offered for sale as above set forth.

Dated this 24 day of August, 2026.

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08-01-2026  
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---

|                                     | Year  | Amount |
|-------------------------------------|-------|--------|
| 32-2-03.0-3-001-370.000             | 2021  | 163.60 |
| REDDING, GLEN E                     | 2022  | 163.48 |
| Sec 03 Twn 40 Rng 2E                | 2023  | 163.28 |
| LOST VALLEY LAKES                   | 2024  | 12.98  |
| LOT:37 BLOCK 10 LOST VALLEY LAKES 1 | 2025  | 12.85  |
|                                     | Total | 516.19 |

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I, Doug Trentmann, Collector of Revenue, County of Franklin, State of Missouri do hereby certify that the foregoing is a true and correct list of lands or mining rights that will be offered for sale as above set forth.

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---

|                                     | Year  | Amount |
|-------------------------------------|-------|--------|
| 32-2-03.0-3-001-371.000             | 2021  | 163.40 |
| REDDING, GLEN E                     | 2022  | 163.30 |
| Sec 03 Twn 40 Rng 2E                | 2023  | 163.11 |
| LOST VALLEY LAKES                   | 2024  | 12.83  |
| LOT:36 BLOCK 10 LOST VALLEY LAKES 1 | 2025  | 12.71  |
|                                     | Total | 515.35 |

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I, Doug Trentmann, Collector of Revenue, County of Franklin, State of Missouri do hereby certify that the foregoing is a true and correct list of lands or mining rights that will be offered for sale as above set forth.

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|                                     |       |        |
|-------------------------------------|-------|--------|
| 32-2-03.0-3-001-373.000             | Year  | Amount |
| JENNEMANN,JONATHAN                  | 2023  | 170.94 |
| Sec 03 Twn 40 Rng 2E                | 2024  | 19.81  |
| LOST VALLEY LAKES                   | 2025  | 19.34  |
| LOT:14 BLOCK 11 LOST VALLEY LAKES 1 | Total | 210.09 |

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I, Doug Trentmann, Collector of Revenue, County of Franklin, State of Missouri do hereby certify that the foregoing is a true and correct list of lands or mining rights that will be offered for sale as above set forth.

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|                                     |       |        |
|-------------------------------------|-------|--------|
| 32-2-03.0-3-001-374.000             | Year  | Amount |
| JENNEMANN,JONATHAN                  | 2023  | 170.51 |
| Sec 03 Twn 40 Rng 2E                | 2024  | 19.45  |
| LOST VALLEY LAKES                   | 2025  | 19.01  |
| LOT:15 BLOCK 11 LOST VALLEY LAKES 1 | Total | 208.97 |

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I, Doug Trentmann, Collector of Revenue, County of Franklin, State of Missouri do hereby certify that the foregoing is a true and correct list of lands or mining rights that will be offered for sale as above set forth.

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|                                     |       |        |
|-------------------------------------|-------|--------|
| 32-2-03.0-3-001-375.000             | Year  | Amount |
| JENNEMANN,JONATHAN                  | 2023  | 170.51 |
| Sec 03 Twn 40 Rng 2E                | 2024  | 19.45  |
| LOST VALLEY LAKES                   | 2025  | 19.01  |
| LOT:16 BLOCK 11 LOST VALLEY LAKES 1 | Total | 208.97 |

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I, Doug Trentmann, Collector of Revenue, County of Franklin, State of Missouri do hereby certify that the foregoing is a true and correct list of lands or mining rights that will be offered for sale as above set forth.

Dated this 24 day of August, 2026.



Task# 236  
08-01-2026  
17:15:44

## NOTICE OF TAX CERTIFICATE SALE

---

The following is a publication of land, lots, and mining rights in Franklin County upon which Tax Certificates are to be offered for sale in the Commission Chambers of the County Government Center, 400 E Locust, Union Mo. 63084. Beginning Monday August 24, 2026 at 10:00:00 and continuing from day to day as indicated by the following publication by the undersigned according to the provisions of RSMo. 140.

The lands, lots and mining rights are to be sold under the descriptions as listed, and the amounts as shown due for each year represent the total amount of taxes, interest and cost including the cost of the sale, and the certificates will be issued covering as much of said land, lots and mining rights as is necessary to discharge the total taxes, interest and charges, which are due thereon at the time of the sale. The lands, lots, and mining rights to be offered are as follows:

---

|                                     |       |        |
|-------------------------------------|-------|--------|
| 32-2-03.0-3-001-376.000             | Year  | Amount |
| JENNEMANN,JONATHAN                  | 2023  | 170.51 |
| Sec 03 Twn 40 Rng 2E                | 2024  | 19.45  |
| LOST VALLEY LAKES                   | 2025  | 19.01  |
| LOT:17 BLOCK 11 LOST VALLEY LAKES 1 | Total | 208.97 |

---

I, Doug Trentmann, Collector of Revenue, County of Franklin, State of Missouri do hereby certify that the foregoing is a true and correct list of lands or mining rights that will be offered for sale as above set forth.

Dated this 24 day of August, 2026.

Task# 236  
08-01-2026  
17:15:44

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---

|                                     |       |        |
|-------------------------------------|-------|--------|
| 32-2-03.0-3-001-377.000             | Year  | Amount |
| JENNEMANN,JONATHAN                  | 2023  | 170.51 |
| Sec 03 Twn 40 Rng 2E                | 2024  | 19.45  |
| LOST VALLEY LAKES                   | 2025  | 19.01  |
| LOT:18 BLOCK 11 LOST VALLEY LAKES 1 | Total | 208.97 |

---

I, Doug Trentmann, Collector of Revenue, County of Franklin, State of Missouri do hereby certify that the foregoing is a true and correct list of lands or mining rights that will be offered for sale as above set forth.

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---

|                                     |       |        |
|-------------------------------------|-------|--------|
| 32-2-03.0-3-001-378.000             | Year  | Amount |
| BUCHANAN,NORMA M SCHOENBECK         | 2023  | 172.97 |
| Sec 03 Twn 40 Rng 2E                | 2024  | 21.58  |
| LOST VALLEY LAKES                   | 2025  | 21.04  |
| LOT:19 BLOCK 11 LOST VALLEY LAKES 1 | Total | 215.59 |

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I, Doug Trentmann, Collector of Revenue, County of Franklin, State of Missouri do hereby certify that the foregoing is a true and correct list of lands or mining rights that will be offered for sale as above set forth.

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---

|                                                    |       |        |
|----------------------------------------------------|-------|--------|
| 32-2-03.0-3-001-394.000                            | Year  | Amount |
| BUCHANAN,NORMA M SCHOENBECK                        | 2023  | 175.27 |
| Sec 03 Twn 40 Rng 2E                               | 2024  | 23.63  |
| LOST VALLEY LAKES                                  | 2025  | 23.00  |
| LOT:8 BLOCK 11 EXCEPT CEMETERY LOST VALLEY LAKES 1 | Total | 221.90 |

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I, Doug Trentmann, Collector of Revenue, County of Franklin, State of Missouri do hereby certify that the foregoing is a true and correct list of lands or mining rights that will be offered for sale as above set forth.

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|                                     |       |        |
|-------------------------------------|-------|--------|
| 32-2-03.0-3-001-396.000             | Year  | Amount |
| JENNEMANN,JONATHAN                  | 2023  | 172.97 |
| Sec 03 Twn 40 Rng 2E                | 2024  | 21.58  |
| LOST VALLEY LAKES                   | 2025  | 21.04  |
| LOT:10 BLOCK 11 LOST VALLEY LAKES 1 | Total | 215.59 |

I, Doug Trentmann, Collector of Revenue, County of Franklin, State of Missouri do hereby certify that the foregoing is a true and correct list of lands or mining rights that will be offered for sale as above set forth.

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|                                     |       |        |
|-------------------------------------|-------|--------|
| 32-2-03.0-3-001-397.000             | Year  | Amount |
| JENNEMANN,JONATHAN                  | 2023  | 172.97 |
| Sec 03 Twn 40 Rng 2E                | 2024  | 21.58  |
| LOST VALLEY LAKES                   | 2025  | 21.04  |
| LOT:11 BLOCK 11 LOST VALLEY LAKES 1 | Total | 215.59 |

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|                                     |       |        |
|-------------------------------------|-------|--------|
| 32-2-03.0-3-001-398.000             | Year  | Amount |
| JENNEMANN,JONATHAN                  | 2023  | 166.67 |
| Sec 03 Twn 40 Rng 2E                | 2024  | 16.01  |
| LOST VALLEY LAKES                   | 2025  | 15.77  |
| LOT:12 BLOCK 11 LOST VALLEY LAKES 1 | Total | 198.45 |

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|                                    |       |        |
|------------------------------------|-------|--------|
| 32-2-03.0-3-001-400.000            | Year  | Amount |
| JENNEMANN,JONATHAN                 | 2023  | 176.79 |
| Sec 03 Twn 40 Rng 2E               | 2024  | 24.97  |
| LOST VALLEY LAKES                  | 2025  | 24.29  |
| LOT:8 BLOCK 12 LOST VALLEY LAKES 1 | Total | 226.05 |

I, Doug Trentmann, Collector of Revenue, County of Franklin, State of Missouri do hereby certify that the foregoing is a true and correct list of lands or mining rights that will be offered for sale as above set forth.

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|                                     |       |        |
|-------------------------------------|-------|--------|
| 32-2-03.0-3-001-402.000             | Year  | Amount |
| JENNEMANN,JONATHAN                  | 2023  | 172.97 |
| Sec 03 Twn 40 Rng 2E                | 2024  | 21.58  |
| LOST VALLEY LAKES                   | 2025  | 21.04  |
| LOT:10 BLOCK 12 LOST VALLEY LAKES 1 | Total | 215.59 |

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|                                     |       |        |
|-------------------------------------|-------|--------|
| 32-2-03.0-3-001-403.000             | Year  | Amount |
| JENNEMANN,JONATHAN                  | 2023  | 172.97 |
| Sec 03 Twn 40 Rng 2E                | 2024  | 21.58  |
| LOST VALLEY LAKES                   | 2025  | 21.04  |
| LOT:11 BLOCK 12 LOST VALLEY LAKES 1 | Total | 215.59 |

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---

|                                     |       |        |
|-------------------------------------|-------|--------|
| 32-2-03.0-3-001-406.000             | Year  | Amount |
| JENNEMANN,JONATHAN                  | 2023  | 172.97 |
| Sec 03 Twn 40 Rng 2E                | 2024  | 21.58  |
| LOST VALLEY LAKES                   | 2025  | 21.04  |
| LOT:14 BLOCK 12 LOST VALLEY LAKES 1 | Total | 215.59 |

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I, Doug Trentmann, Collector of Revenue, County of Franklin, State of Missouri do hereby certify that the foregoing is a true and correct list of lands or mining rights that will be offered for sale as above set forth.

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---

|                                     |       |        |
|-------------------------------------|-------|--------|
| 32-2-03.0-3-001-407.000             | Year  | Amount |
| JENNEMANN,JONATHAN                  | 2023  | 175.27 |
| Sec 03 Twn 40 Rng 2E                | 2024  | 23.63  |
| LOST VALLEY LAKES                   | 2025  | 105.52 |
| LOT:15 BLOCK 12 LOST VALLEY LAKES 1 | Total | 304.42 |

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I, Doug Trentmann, Collector of Revenue, County of Franklin, State of Missouri do hereby certify that the foregoing is a true and correct list of lands or mining rights that will be offered for sale as above set forth.

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|                                    |       |        |
|------------------------------------|-------|--------|
| 32-2-03.0-3-001-409.000            | Year  | Amount |
| JENNEMANN,JONATHAN                 | 2023  | 175.99 |
| Sec 03 Twn 40 Rng 2E               | 2024  | 24.26  |
| LOST VALLEY LAKES                  | 2025  | 23.61  |
| LOT:2 BLOCK 12 LOST VALLEY LAKES 1 | Total | 223.86 |

I, Doug Trentmann, Collector of Revenue, County of Franklin, State of Missouri do hereby certify that the foregoing is a true and correct list of lands or mining rights that will be offered for sale as above set forth.

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|                                   |       |        |
|-----------------------------------|-------|--------|
| 32-2-03.0-3-001-412.000           | Year  | Amount |
| JENNEMANN,JONATHAN                | 2023  | 172.97 |
| Sec 03 Twn 40 Rng 2E              | 2024  | 21.58  |
| LOST VALLEY LAKES                 | 2025  | 21.04  |
| LOT:5BLOCK 12 LOST VALLEY LAKES 1 | Total | 215.59 |

I, Doug Trentmann, Collector of Revenue, County of Franklin, State of Missouri do hereby certify that the foregoing is a true and correct list of lands or mining rights that will be offered for sale as above set forth.

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---

|                                     |       |        |
|-------------------------------------|-------|--------|
| 32-2-03.0-3-001-419.000             | Year  | Amount |
| JENNEMANN,JONATHAN                  | 2023  | 175.99 |
| Sec 03 Twn 40 Rng 2E                | 2024  | 24.26  |
| LOST VALLEY LAKES                   | 2025  | 23.61  |
| LOT:13 BLOCK 14 LOST VALLEY LAKES 1 | Total | 223.86 |

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|                                  | Year  | Amount |
|----------------------------------|-------|--------|
| 32-2-03.0-3-002-119.000          | 2021  | 172.84 |
| HILL, ROSEMARIE JUST             | 2022  | 172.31 |
| Sec 03 Twn 40 Rng 2E             | 2023  | 171.26 |
| LOST VALLEY LAKES                | 2024  | 20.10  |
| LOT:34 BLOCK 2 LOST VALLEY LAKES | 2025  | 19.63  |
|                                  | Total | 556.14 |

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---

|                                  | Year  | Amount |
|----------------------------------|-------|--------|
| 32-2-03.0-3-002-124.000          | 2022  | 167.42 |
| DENNIS, EMILY L DECLUE           | 2023  | 166.86 |
| Sec 03 Twn 40 Rng 2E             | 2024  | 16.16  |
| LOST VALLEY LAKES                | 2025  | 15.90  |
| LOT:29 BLOCK 2 LOST VALLEY LAKES | Total | 366.34 |

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---

|                                  | Year  | Amount |
|----------------------------------|-------|--------|
| 32-2-03.0-3-002-125.000          | 2022  | 166.92 |
| DENNIS, EMILY L DECLUE           | 2023  | 166.36 |
| Sec 03 Twn 40 Rng 2E             | 2024  | 15.73  |
| LOST VALLEY LAKES                | 2025  | 15.48  |
| LOT:28 BLOCK 2 LOST VALLEY LAKES | Total | 364.49 |

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|                                  | Year  | Amount |
|----------------------------------|-------|--------|
| 32-2-03.0-3-002-173.000          | 2021  | 168.27 |
| BRENDECKE, ROGER C & MARIAN L    | 2022  | 167.94 |
| Sec 03 Twn 40 Rng 2E             | 2023  | 167.31 |
| LOST VALLEY LAKES                | 2024  | 16.58  |
| LOT:40 BLOCK 1 LOST VALLEY LAKES | 2025  | 16.28  |
|                                  | Total | 536.38 |

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I, Doug Trentmann, Collector of Revenue, County of Franklin, State of Missouri do hereby certify that the foregoing is a true and correct list of lands or mining rights that will be offered for sale as above set forth.

Dated this 24 day of August, 2026.

Task# 236  
08-01-2026  
17:15:44

## NOTICE OF TAX CERTIFICATE SALE

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The following is a publication of land, lots, and mining rights in Franklin County upon which Tax Certificates are to be offered for sale in the Commission Chambers of the County Government Center, 400 E Locust, Union Mo. 63084. Beginning Monday August 24, 2026 at 10:00:00 and continuing from day to day as indicated by the following publication by the undersigned according to the provisions of RSMo. 140.

The lands, lots and mining rights are to be sold under the descriptions as listed, and the amounts as shown due for each year represent the total amount of taxes, interest and cost including the cost of the sale, and the certificates will be issued covering as much of said land, lots and mining rights as is necessary to discharge the total taxes, interest and charges, which are due thereon at the time of the sale. The lands, lots, and mining rights to be offered are as follows:

---

|                                 | Year  | Amount |
|---------------------------------|-------|--------|
| 32-2-03.0-3-002-211.000         | 2021  | 165.82 |
| SCHULZ, CLARENCE & JANET        | 2022  | 165.59 |
| Sec 03 Twn 40 Rng 2E            | 2023  | 165.18 |
| LOST VALLEY LAKES               | 2024  | 14.68  |
| LOT:2 BLOCK 1 LOST VALLEY LAKES | 2025  | 14.46  |
|                                 | Total | 525.73 |

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---

|                            |       |        |
|----------------------------|-------|--------|
| 32-2-03.1-0-000-010.000    |       |        |
| MAUPIN ROAD PROPERTIES LLC | Year  | Amount |
| Sec 03 Twn 40 Rng 2E       | 2023  | 259.28 |
| NONE                       | Total | 259.28 |
| PT E 1/2 SW&PT LOT 1 NW    |       |        |

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---

|                            |       |        |
|----------------------------|-------|--------|
| 32-2-03.2-0-001-007.000    | Year  | Amount |
| GITTEMEIER,LINUS J RLT     | 2023  | 265.45 |
| Sec 03 Twn 40 Rng 2E       | 2024  | 103.70 |
| LOST VALLEY LAKES          | 2025  | 128.43 |
| LOT:12 LOST VALLEY LAKES 4 | Total | 497.58 |

---

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---

|                                    | Year  | Amount |
|------------------------------------|-------|--------|
| 32-2-09.0-3-002-034.000            |       |        |
| DEWITT, RONALD & JENNIFER & JOHN T | 2023  | 167.18 |
| Sec 09 Twn 40 Rng 2E               | 2024  | 16.47  |
| LONEDELL LAKES                     | 2025  | 16.14  |
| LOT:79 LONEDELL LAKES              | Total | 199.79 |

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---

|                                    |       |        |
|------------------------------------|-------|--------|
| 32-2-09.0-3-002-035.000            | Year  | Amount |
| DEWITT, RONALD & JENNIFER & JOHN T | 2023  | 167.18 |
| Sec 09 Twn 40 Rng 2E               | 2024  | 16.47  |
| LONEDELL LAKES                     | 2025  | 16.14  |
| LOT:80 LONEDELL LAKES              | Total | 199.79 |

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---

|                                | Year  | Amount |
|--------------------------------|-------|--------|
| 32-2-09.0-3-003-044.000        | 2021  | 169.33 |
| TANAKA,KUNIHURO&ROSEMARY A     | 2022  | 168.94 |
| Sec 09 Twn 40 Rng 2E           | 2023  | 168.20 |
| LONEDELL LAKES                 | 2024  | 17.37  |
| LOT:6 BLOCK 1 LONEDELL LAKES 3 | 2025  | 17.07  |
|                                | Total | 540.91 |

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---

|                                | Year  | Amount |
|--------------------------------|-------|--------|
| 32-2-09.0-3-003-046.000        | 2022  | 168.94 |
| MATZKER,FREDERICK&ANDREA       | 2023  | 168.20 |
| Sec 09 Twn 40 Rng 2E           | 2024  | 17.37  |
| LONEDELL LAKES                 | 2025  | 17.07  |
| LOT:8 BLOCK 1 LONEDELL LAKES 3 | Total | 371.58 |

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|                                 |       |        |
|---------------------------------|-------|--------|
| 32-2-09.0-3-003-048.000         | Year  | Amount |
| MCDONALD,JOHN                   | 2022  | 167.42 |
| DBA MCDONALD COMPANY            | 2023  | 166.86 |
| Sec 09 Twn 40 Rng 2E            | 2024  | 16.16  |
| LONEDELL LAKES                  | 2025  | 15.90  |
| LOT:10 BLOCK 1 LONEDELL LAKES 3 | Total | 366.34 |

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---

|                                 | Year  | Amount  |
|---------------------------------|-------|---------|
| 32-2-09.0-3-003-049.000         | 2022  | 492.27  |
| MCDONALD,JOHN                   | 2023  | 464.43  |
| Sec 09 Twn 40 Rng 2E            | 2024  | 280.33  |
| LONEDELL LAKES                  | 2025  | 289.77  |
| LOT:11 BLOCK 1 LONEDELL LAKES 3 | Total | 1526.80 |

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---

|                          |       |         |
|--------------------------|-------|---------|
| 32-3-07.0-0-000-004.000  | Year  | Amount  |
| BYERS,PAUL A&CONSTANCE G | 2023  | 1311.33 |
| Sec 07 Twn 40 Rng 2E     | 2024  | 1028.64 |
| NONE                     | 2025  | 974.71  |
| PT NW NE                 | Total | 3314.68 |

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|                                  |       |        |
|----------------------------------|-------|--------|
| 32-3-08.0-4-001-070.000          | Year  | Amount |
| WEINRICH, THOMAS & STEPHANIE     | 2023  | 304.32 |
| Sec 08 Twn 40 Rng 2E             | 2024  | 137.75 |
| BACK OF THE MOON                 | 2025  | 130.84 |
| LOT:1,2&PAR ADJ BACK OF THE MOON | Total | 572.91 |

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---

|                         | Year  | Amount |
|-------------------------|-------|--------|
| 32-3-08.0-4-002-056.000 |       |        |
| COPELAND,RUEBEN L       | 2023  | 174.47 |
| Sec 08 Twn 40 Rng 2E    | 2024  | 22.87  |
| LONEDELL LAKES          | 2025  | 22.25  |
| LOT:17 LONEDELL LAKES   | Total | 219.59 |

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|                                 |       |        |
|---------------------------------|-------|--------|
| 32-3-08.0-4-003-053.000         | Year  | Amount |
| STEINBRUEGGE, MABLE G           | 2023  | 176.98 |
| Sec 08 Twn 40 Rng 2E            | 2024  | 25.12  |
| LONEDELL LAKES                  | 2025  | 24.33  |
| LOT:3 BLOCK 12 LONEDELL LAKES 4 | Total | 226.43 |

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---

|                                 | Year  | Amount |
|---------------------------------|-------|--------|
| 32-3-08.0-4-003-108.000         | 2022  | 177.83 |
| HATCHER,KALEB&SULLIVAN,KARIN    | 2023  | 175.95 |
| Sec 08 Twn 40 Rng 2E            | 2024  | 24.19  |
| LONEDELL LAKES                  | 2025  | 23.50  |
| LOT:12 BLOCK 1 LONEDELL LAKES 4 | Total | 401.47 |

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|                                 |       |        |
|---------------------------------|-------|--------|
| 32-3-08.0-4-003-118.000         | Year  | Amount |
| ITINGER,CLARA GAVIN             | 2023  | 173.82 |
| Sec 08 Twn 40 Rng 2E            | 2024  | 22.30  |
| LONEDELL LAKES                  | 2025  | 21.72  |
| LOT:37 BLOCK 2 LONEDELL LAKES 4 | Total | 217.84 |

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|                                 | Year  | Amount |
|---------------------------------|-------|--------|
| 32-4-17.0-1-001-071.000         | 2022  | 177.44 |
| FARRIS,DONOVAN L&FAIRY JO TRS   | 2023  | 175.58 |
| Sec 17 Twn 40 Rng 2E            | 2024  | 23.89  |
| LONEDELL LAKES                  | 2025  | 23.18  |
| LOT:5 BLOCK 11 LONEDELL LAKES 4 | Total | 400.09 |

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|                                |       |        |
|--------------------------------|-------|--------|
| 32-4-17.0-1-001-134.000        | Year  | Amount |
| CURTIN,GEORGE&DOROTHY          | 2023  | 174.00 |
| Sec 17 Twn 40 Rng 2E           | 2024  | 22.44  |
| LONEDELL LAKES                 | 2025  | 21.87  |
| LOT:1 BLOCK 6 LONEDELL LAKES 4 | Total | 218.31 |

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|                                  |       |        |
|----------------------------------|-------|--------|
| 32-4-17.0-2-001-006.000          | Year  | Amount |
| CIAMPOLI,TIMOTHY M&KELLEY L      | 2023  | 163.88 |
| Sec 17 Twn 40 Rng 2E             | 2024  | 13.49  |
| LONEDELL LAKES                   | 2025  | 13.40  |
| LOT:17 BLOCK 10 LONEDELL LAKES 4 | Total | 190.77 |

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|                                 | Year  | Amount |
|---------------------------------|-------|--------|
| 32-4-17.0-2-001-024.000         | 2021  | 179.19 |
| MANN,LAWRENCE&VADA L&KENNETH E  | 2022  | 177.44 |
| Sec 17 Twn 40 Rng 2E            | 2023  | 175.58 |
| LONEDELL LAKES                  | 2024  | 23.89  |
| LOT:19 BLOCK 9 LONEDELL LAKES 4 | 2025  | 23.18  |
|                                 | Total | 579.28 |

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I, Doug Trentmann, Collector of Revenue, County of Franklin, State of Missouri do hereby certify that the foregoing is a true and correct list of lands or mining rights that will be offered for sale as above set forth.

Dated this 24 day of August, 2026.

Task# 236  
08-01-2026  
17:15:44

## NOTICE OF TAX CERTIFICATE SALE

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The following is a publication of land, lots, and mining rights in Franklin County upon which Tax Certificates are to be offered for sale in the Commission Chambers of the County Government Center, 400 E Locust, Union Mo. 63084. Beginning Monday August 24, 2026 at 10:00:00 and continuing from day to day as indicated by the following publication by the undersigned according to the provisions of RSMo. 140.

The lands, lots and mining rights are to be sold under the descriptions as listed, and the amounts as shown due for each year represent the total amount of taxes, interest and cost including the cost of the sale, and the certificates will be issued covering as much of said land, lots and mining rights as is necessary to discharge the total taxes, interest and charges, which are due thereon at the time of the sale. The lands, lots, and mining rights to be offered are as follows:

---

|                                | Year  | Amount |
|--------------------------------|-------|--------|
| 32-4-17.0-2-001-036.000        | 2022  | 172.19 |
| HEINLEIN,KENNETH D             | 2023  | 170.97 |
| Sec 17 Twn 40 Rng 2E           | 2024  | 19.77  |
| LONEDELL LAKES                 | 2025  | 19.29  |
| LOT:7 BLOCK 9 LONEDELL LAKES 4 | Total | 382.22 |

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---

|                                | Year  | Amount |
|--------------------------------|-------|--------|
| 32-4-17.0-2-001-089.000        | 2022  | 175.44 |
| HULL,MARY L&JAMES R            | 2023  | 173.82 |
| Sec 17 Twn 40 Rng 2E           | 2024  | 22.30  |
| LONEDELL LAKES                 | 2025  | 21.72  |
| LOT:9 BLOCK 7 LONEDELL LAKES 4 | Total | 393.28 |

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---

|                            | Year  | Amount |
|----------------------------|-------|--------|
| 32-5-16.0-2-004-050.000    | 2022  | 177.53 |
| RAINEY,OSWALD P&MARY J TRS | 2023  | 175.99 |
| Sec 16 Twn 40 Rng 2E       | 2024  | 24.26  |
| LONEDELL LAKES             | 2025  | 23.61  |
| LOT:124 LONEDELL LAKES 2   | Total | 401.39 |

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---

|                          |       |        |
|--------------------------|-------|--------|
| 32-5-16.0-2-004-071.000  | Year  | Amount |
| MOORE,JODY               | 2023  | 175.66 |
| MUELLER,KARA             | 2024  | 23.98  |
| Sec 16 Twn 40 Rng 2E     | 2025  | 23.34  |
| LONEDELL LAKES           | Total | 222.98 |
| LOT:109 LONEDELL LAKES 2 |       |        |

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---

|                                  | Year  | Amount |
|----------------------------------|-------|--------|
| 32-5-16.0-2-005-056.000          | 2021  | 170.23 |
| HAMPE,STEVE&                     | 2022  | 169.81 |
| COWEN,ROGER                      | 2023  | 169.01 |
| Sec 16 Twn 40 Rng 2E             | 2024  | 18.05  |
| BACK OF THE MOON                 | 2025  | 17.73  |
| LOT:3 BLOCK 3 BACK OF THE MOON 3 | Total | 544.83 |

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|                                  |       |        |
|----------------------------------|-------|--------|
| 32-5-16.0-2-005-058.000          | Year  | Amount |
| RUSH,MICHAEL&                    | 2023  | 168.88 |
| SPRADLEY,NICHOLAS                | 2024  | 17.94  |
| Sec 16 Twn 40 Rng 2E             | 2025  | 17.57  |
| BACK OF THE MOON                 | Total | 204.39 |
| LOT:5 BLOCK 3 BACK OF THE MOON 3 |       |        |

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|                                   |       |        |
|-----------------------------------|-------|--------|
| 32-5-16.0-2-005-088.000           | Year  | Amount |
| MEYER,PAUL F                      | 2022  | 171.89 |
|                                   | 2023  | 170.85 |
| Sec 16 Twn 40 Rng 2E              | 2024  | 19.73  |
| BACK OF THE MOON                  | 2025  | 19.27  |
| LOT:34 BLOCK 3 BACK OF THE MOON 3 | Total | 381.74 |

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|                                   |       |        |
|-----------------------------------|-------|--------|
| 32-5-16.0-2-005-092.000           | Year  | Amount |
| SCHUMACHER, BONNIE                | 2023  | 168.54 |
| Sec 16 Twn 40 Rng 2E              | 2024  | 17.66  |
| BACK OF THE MOON                  | 2025  | 17.32  |
| LOT:30 BLOCK 2 BACK OF THE MOON 3 | Total | 203.52 |

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---

|                                   | Year  | Amount |
|-----------------------------------|-------|--------|
| 32-5-16.0-2-005-101.000           | 2022  | 167.60 |
| BARK,AMANDA                       | 2023  | 167.00 |
| Sec 16 Twn 40 Rng 2E              | 2024  | 16.31  |
| BACK OF THE MOON                  | 2025  | 16.03  |
| LOT:39 BLOCK 2 BACK OF THE MOON 3 | Total | 366.94 |

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|                                   | Year  | Amount |
|-----------------------------------|-------|--------|
| 32-5-16.0-2-005-102.000           | 2022  | 167.60 |
| BARK,AMANDA                       | 2023  | 167.00 |
| Sec 16 Twn 40 Rng 2E              | 2024  | 16.31  |
| BACK OF THE MOON                  | 2025  | 16.03  |
| LOT:40 BLOCK 2 BACK OF THE MOON 3 | Total | 366.94 |

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|                                   |       |        |
|-----------------------------------|-------|--------|
| 32-5-16.0-2-005-109.000           | Year  | Amount |
| WOMACK,DONALD E II                | 2022  | 169.29 |
| Sec 16 Twn 40 Rng 2E              | 2025  | 17.32  |
| BACK OF THE MOON                  | Total | 186.61 |
| LOT:47 BLOCK 2 BACK OF THE MOON 3 |       |        |

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|                                   |       |        |
|-----------------------------------|-------|--------|
| 32-5-16.0-2-005-111.000           | Year  | Amount |
| PAINTER,JOHN R&ARLENE N           | 2023  | 191.55 |
| Sec 16 Twn 40 Rng 2E              | 2024  | 38.08  |
| BACK OF THE MOON                  | 2025  | 33.70  |
| LOT:49 BLOCK 2 BACK OF THE MOON 3 | Total | 263.33 |

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---

|                                   |       |        |
|-----------------------------------|-------|--------|
| 32-5-16.0-2-005-112.000           | Year  | Amount |
| PAINTER,JOHN R&ARLENE N           | 2023  | 167.00 |
| Sec 16 Twn 40 Rng 2E              | 2024  | 16.31  |
| BACK OF THE MOON                  | 2025  | 16.03  |
| LOT:50 BLOCK 2 BACK OF THE MOON 3 | Total | 199.34 |

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|                                     |       |         |
|-------------------------------------|-------|---------|
| 33-1-12.0-0-000-007.000             | Year  | Amount  |
| GLORIOD,CHARLES E&VICTORIA          | 2023  | 2766.46 |
| Sec 12 Twn 40 Rng 1E                | 2024  | 2315.96 |
| NONE                                | 2025  | 2495.02 |
| PT N 1/2 OF N 1/2 OF SE W OF HWY 47 | Total | 7577.44 |

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|                              |       |        |
|------------------------------|-------|--------|
| 33-1-12.0-0-000-014.000      | Year  | Amount |
| GLORIOD,VICTORIA D&CHARLES E | 2023  | 186.63 |
| Sec 12 Twn 40 Rng 1E         | 2024  | 33.65  |
| NONE                         | 2025  | 32.43  |
| PT NE OF SE W OF HWY 47      | Total | 252.71 |

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|                            |       |        |
|----------------------------|-------|--------|
| 33-1-12.0-0-001-008.000    | Year  | Amount |
| GLORIOD,CHARLES E&VICTORIA | 2023  | 164.18 |
| Sec 12 Twn 40 Rng 1E       | 2024  | 13.77  |
| WALTERS                    | 2025  | 13.61  |
| LOT:S4 WALTERS             | Total | 191.56 |

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|                            |       |        |
|----------------------------|-------|--------|
| 33-1-12.0-0-001-009.000    | Year  | Amount |
| GLORIOD,CHARLES E&VICTORIA | 2023  | 164.18 |
| Sec 12 Twn 40 Rng 1E       | 2024  | 13.77  |
| WALTERS                    | 2025  | 13.61  |
| LOT:3 WALTERS              | Total | 191.56 |

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|                              |       |        |
|------------------------------|-------|--------|
| 34-3-05.0-2-001-007.000      | Year  | Amount |
| SMITH,CHARLES W III          | 2023  | 208.49 |
| ALCALA,MARTIN JR             | 2024  | 52.95  |
| Sec 05 Twn 40 Rng 1W         | 2025  | 49.42  |
| MIRAMIQUOA PARK              | Total | 310.86 |
| LOT:49&50 MIRAMIQUOA PK BLK6 |       |        |

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The lands, lots and mining rights are to be sold under the descriptions as listed, and the amounts as shown due for each year represent the total amount of taxes, interest and cost including the cost of the sale, and the certificates will be issued covering as much of said land, lots and mining rights as is necessary to discharge the total taxes, interest and charges, which are due thereon at the time of the sale. The lands, lots, and mining rights to be offered are as follows:

---

|                                 |       |        |
|---------------------------------|-------|--------|
| 34-3-06.0-1-004-050.000         | Year  | Amount |
| ARNDT,SHANE&SARAH               | 2023  | 192.54 |
| Sec 06 Twn 40 Rng 1W            | 2024  | 38.87  |
| MIRAMIQUEUA PARK                | 2025  | 36.52  |
| LOT:115&116 MIRAMIQUEUA PK BLK4 | Total | 267.93 |

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I, Doug Trentmann, Collector of Revenue, County of Franklin, State of Missouri do hereby certify that the foregoing is a true and correct list of lands or mining rights that will be offered for sale as above set forth.

Dated this 24 day of August, 2026.

Task# 236  
08-01-2026  
17:15:44

## NOTICE OF TAX CERTIFICATE SALE

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|                              | Year  | Amount |
|------------------------------|-------|--------|
| 34-3-06.0-1-004-071.000      | 2022  | 195.78 |
| WILSON,PERRY&JUNE            | 2023  | 191.94 |
| Sec 06 Twn 40 Rng 1W         | 2024  | 38.35  |
| MIRAMIQUOA PARK              | 2025  | 36.06  |
| LOT:47&48 MIRAMIQUOA PK BLK4 | Total | 462.13 |

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|                                |       |        |
|--------------------------------|-------|--------|
| 34-3-06.0-1-006-142.000        | Year  | Amount |
| JOHNSON,CLARICE A              | 2023  | 226.83 |
| Sec 06 Twn 40 Rng 1W           | 2024  | 69.20  |
| MIRAMIQUOA PARK                | 2025  | 64.31  |
| LOT:11&12 MIRAMIQUOA PARK BLK6 | Total | 360.34 |

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|                                |       |         |
|--------------------------------|-------|---------|
| 34-3-06.0-1-006-154.000        | Year  | Amount  |
| SMITH,CHARLES W III            | 2023  | 1578.49 |
| ALCALA,MARTIN JR               | 2024  | 1264.74 |
| Sec 06 Twn 40 Rng 1W           | 2025  | 1304.88 |
| MIRAMIQUOA PARK                | Total | 4148.11 |
| LOT:47&48 MIRAMIQUOA PARK BLK6 |       |         |

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|                         |       |         |
|-------------------------|-------|---------|
| 35-2-04.1-0-004-059.000 | Year  | Amount  |
| STUMPE,KELLY B&JULIE A  | 2023  | 1775.85 |
| Sec 04 Twn 40 Rng 2W    | 2024  | 1439.74 |
| RAYMOND HEIGHTS         | 2025  | 1358.27 |
| LOT:PT5 RAYMOND HEIGHTS | Total | 4573.86 |

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|                                                 |       |          |
|-------------------------------------------------|-------|----------|
| 35-2-09.0-3-015-298.000                         | Year  | Amount   |
| A B VALUATION SERVICES LLC                      | 2023  | 3837.63  |
| Sec 9 Twm 40 Rng 2W                             | 2024  | 3261.91  |
| O T OF SULLIVAN                                 | 2025  | 2989.24  |
| PROGRESSIVE DESIGNS E 1/2 LOT 2 O T OF SULLIVAN | Total | 10088.78 |

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|                         |       |         |
|-------------------------|-------|---------|
| 35-2-09.0-4-002-050.000 | Year  | Amount  |
| GRAVES, TINA M          | 2023  | 1071.42 |
| Sec 09 Twn 40 Rng 2W    | 2024  | 795.33  |
| WILLIAMS                | 2025  | 773.32  |
| LOT:10 WILLIAMS ADDN    | Total | 2640.07 |

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|                         | Year  | Amount |
|-------------------------|-------|--------|
| 35-2-09.0-4-002-056.000 |       |        |
| HODGE INVESTMENTS LLC   | 2023  | 340.50 |
| Sec 09 Twn 40 Rng 2W    | 2024  | 169.75 |
| WILLIAMS                | 2025  | 157.10 |
| LOT:1 WILLIAMS ADDN     | Total | 667.35 |

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|                           |       |         |
|---------------------------|-------|---------|
| 35-2-09.0-4-004-283.000   | Year  | Amount  |
| EASTER, THOMAS L & ANNA F | 2023  | 1545.48 |
| Sec 09 Twn 40 Rng 2W      | 2024  | 1235.63 |
| MERAMEC ACRES             | 2025  | 1210.16 |
| LOT:17&PT18 MERAMEC ACRES | Total | 3991.27 |

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|                         |       |         |
|-------------------------|-------|---------|
| 35-3-07.0-4-007-133.000 | Year  | Amount  |
| JOHANNING,RICHARD A     | 2023  | 2666.25 |
| Sec 07 Twn 40 Rng 2W    | 2024  | 2227.02 |
| COUNTRYSIDE (LOC 35)    | 2025  | 2230.41 |
| LOT:36 COUNTRYSIDE      | Total | 7123.68 |

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|                         |       |         |
|-------------------------|-------|---------|
| 35-3-07.0-4-016-088.610 | Year  | Amount  |
| BANDERMAN,STEPHANIE K   | 2023  | 2419.12 |
| Sec 07 Twn 40 Rng 2W    | 2024  | 2008.44 |
| L M WIESE               | 2025  | 2114.80 |
| LOT:3 L M WIESE 2       | Total | 6542.36 |

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|                         |       |         |
|-------------------------|-------|---------|
| 35-3-08.0-4-005-126.000 | Year  | Amount  |
| OLEARY, DIANA           | 2023  | 1343.41 |
| Sec 08 Twn 40 Rng 2W    | 2024  | 1056.89 |
| TOURVILLE               | 2025  | 1067.88 |
| LOT:11 TOURVILLE ADDN   | Total | 3468.18 |

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|                                   |       |        |
|-----------------------------------|-------|--------|
| 37-6-14.0-0-000-003.000           | Year  | Amount |
| JENMAR PROPERTY LLC               | 2023  | 170.66 |
| Sec 14 Twn 40 Rng 4W              | 2024  | 19.16  |
| NONE                              | 2025  | 17.81  |
| PT SE NW S LITTLE BOURBEUSE RIVER | Total | 207.63 |

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\*\*\*END OF REPORT\*\*\*