

Task# 236
08-21-2026
21:27:46

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
03-1-02.0-4-001-018.000	2023	1620.55
SCHLITTLER, ROBERT J	2024	1302.60
Sec 02 Twn 45 Rng 4W	2025	1220.67
O T OF BERGER	Total	4143.82
PT BLK 8 O T OF BERGER		

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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03-1-02.0-4-002-085.000	Year	Amount
WALKER, RICKEY J&SUSAN	2023	966.13
Sec 02 Twn 45 Rng 4W	2024	723.50
F E EBERHARDT	2025	546.57
LOT:5 F E EBERHARDT ADDITION	Total	2236.20

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04-7-26.0-4-002-020.000	Year	Amount
GERLING,CHRISTOPHER	2023	294.81
Sec 26 Twn 45 Rng 3W	2024	133.98
CAPTAINS CREST	2025	115.77
LOT:24 CAPTAINS CREST PARCEL LOCATED IN SECTIONS 26&35	Total	544.56

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04-7-35.0-4-003-192.001	
US CELLULAR	Year Amount
TAX DEPT	2016 1789.92
Sec 35 Twn 45 Rng 3W	2017 1637.15
E B HAMMACK	Total 3427.07
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	290.39
Sec 36 Twn 45 Rng 3W	2024	129.96
J G WARNKEN	2025	112.32
LOT:27,28&PT26&PT29 J G WARNKEN ADDN	Total	532.67

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08-9-29.0-0-002-049.000	Year	Amount
NOHR,ROBERT J&SYLVIA L	2023	4002.52
Sec 29 Twn 44 Rng 2E	2024	3530.47
HERMIT HOLLOW	2025	3725.13
LOT:17 HERMIT HOLLOW	Total	11258.12

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08-9-32.0-0-000-011.100	Year	Amount
EVANS,OMAR&KIM	2023	166.13
Sec 32 Twn 44 Rng 2E	2024	15.69
NONE	2025	15.70
PT SW1/4 OF SE 1/4, SW OF DECKER RD	Total	197.52

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10-5-16.0-4-001-022.000		
MENSE,JANE ELIZABETH LIVING TRUST	Year	Amount
	2023	1803.19
Sec 16 Twn 44 Rng 1W	2025	1411.82
BRINKERS	Total	3215.01
LOT:15 BLK 1 BRINKERS ADDN		

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10-5-22.0-2-017-315.000	Year	Amount
SIVILS,CHRISTOPHER	2023	1970.51
Sec 22 Twn 44 Rng 1W	2024	1607.04
WM STUMPES	2025	1458.70
LOT:PT1&PT2 WM STUMPES ADDN	Total	5036.25

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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 2156.48
KOCHS	Total 2156.48
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	557.07
Sec 36 Twn 44 Rng 1W	2024	360.08
STONE CREST	2025	307.65
LOT:100 STONE CREST 4	Total	1224.80

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	Year	Amount
	2016	1431.18
	2017	1352.93
10-8-27.0-1-099-139.000	2018	1272.18
DUNCAN,DARYL L TR	2019	1199.86
Sec 27 Twn 44 Rng 1W	2020	1118.25
NONE	2021	1001.99
VACANT LAND PT NE NE W OF HWY 47	2022	923.50
	2023	842.14
	2024	611.77
	2025	521.68
	Total	10275.48

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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	11.27
JOHN OBERMARKS	2025	11.22
LOT:PT5 JOHN OBERMARKS	Total	183.84

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12-7-35.0-3-003-085.000	Year	Amount
CHANDLER,SHAWN	2023	191.78
Sec 35 Twn 44 Rng 3W	2024	39.70
WHISPERING VALLEY	2025	35.21
LOT:64&65 WHISPERING VLY 3	Total	266.69

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	Year	Amount
12-7-35.0-4-002-285.000	2021	184.31
BALLEW,VICTOR	2022	182.14
Sec 35 Twn 44 Rng 3W	2023	179.70
WHISPERING VALLEY	2024	28.42
LOT:19 WHISPERING VLY 2	2025	25.72
	Total	600.29

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12-7-35.0-4-002-294.000	Year	Amount
CULLIFER, LORI &	2023	179.70
MCCOY, NICHOLAS	2024	28.42
Sec 35 Twn 44 Rng 3W	2025	25.72
WHISPERING VALLEY	Total	233.84
LOT:9 WHISPERING VLY 2		

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12-7-35.0-4-002-301.000	Year	Amount
EZELL,JOHN R TR	2023	194.23
Sec 35 Twn 44 Rng 3W	2024	42.00
WHISPERING VALLEY	2025	37.17
LOT:80,81&82 WHISPERING VLY 2	Total	273.40

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12-7-35.0-4-004-109.000	Year	Amount
LAMKE, APRIL L	2023	218.01
Sec 35 Twn 44 Rng 3W	2024	64.19
WHISPERING VALLEY	2025	51.84
LOT:79 WHISPERING VLY 4	Total	334.04

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12-7-35.0-4-004-124.000	Year	Amount
DONJON,SARAH&BRIAN	2023	176.26
Sec 35 Twn 44 Rng 3W	2024	25.22
WHISPERING VALLEY	2025	23.00
LOT:63 WHISPERING VLY 4	Total	224.48

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12-7-35.0-4-004-125.000	Year	Amount
DONJON,SARAH&BRIAN	2023	176.26
Sec 35 Twn 44 Rng 3W	2024	25.22
WHISPERING VALLEY	2025	23.00
LOT:62 WHISPERING VLY 4	Total	224.48

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12-7-35.0-4-004-152.000	Year	Amount
MCCUISTION,JUSTIN	2023	176.93
Sec 35 Twn 44 Rng 3W	2024	25.88
WHISPERING VALLEY	2025	23.60
LOT:58 WHISPERING VLY 4	Total	226.41

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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:

12-7-35.0-4-004-153.000	Year	Amount
MCCUISTION,JUSTIN	2023	175.70
Sec 35 Twn 44 Rng 3W	2024	24.72
WHISPERING VALLEY	2025	22.57
LOT:57 WHISPERING VLY 4	Total	222.99

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
08-21-2026
21:27:46

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12-7-35.0-4-004-158.000	Year	Amount
WARREN,GINA	2023	180.23
Sec 35 Twn 44 Rng 3W	2024	28.96
WHISPERING VALLEY	2025	26.13
LOT:51 WHISPERING VLY 4	Total	235.32

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.

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12-7-35.0-4-004-166.000	Year	Amount
LILLIE, THOMAS G & CRYSTAL	2023	176.43
Sec 35 Twn 44 Rng 3W	2024	25.42
WHISPERING VALLEY	2025	23.13
LOT:41 WHISPERING VLY 4	Total	224.98

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12-7-35.0-4-004-167.000	Year	Amount
LILLIE, THOMAS G & CRYSTAL	2023	176.59
Sec 35 Twn 44 Rng 3W	2024	25.55
WHISPERING VALLEY	2025	23.27
LOT:40 WHISPERING VLY 4	Total	225.41

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	Year	Amount
12-7-35.0-4-004-198.000	2022	182.79
GAGE,THERESA M	2023	180.23
Sec 35 Twn 44 Rng 3W	2024	28.96
WHISPERING VALLEY	2025	26.13
LOT:3 WHISPERING VLY 4	Total	418.11

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	Year	Amount
12-7-35.0-4-005-388.000	2021	185.02
HAVELKA,DALE W&ANN A	2022	182.79
Sec 35 Twn 44 Rng 3W	2023	180.23
WHISPERING VALLEY	2024	28.96
LOT:21 WHISPERING VLY 5	2025	26.13
	Total	603.13

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12-7-35.0-4-006-005.000	Year	Amount
APPEL, JON	2023	180.23
Sec 35 Twn 44 Rng 3W	2024	28.96
WHISPERING VALLEY	2025	26.13
LOT:79 WHISPERING VLY 6RS	Total	235.32

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12-7-35.0-4-006-006.000	Year	Amount
APPEL, JON	2023	180.23
Sec 35 Twn 44 Rng 3W	2024	28.96
WHISPERING VALLEY	2025	26.13
LOT:78 WHISPERING VLY 6RS	Total	235.32

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12-7-35.0-4-006-037.000	Year	Amount
SCHAFLER-BENNETT, KATELIN M	2023	178.33
Sec 35 Twn 44 Rng 3W	2024	27.20
WHISPERING VALLEY	2025	24.64
LOT:35 WHISPERING VLY 6RS	Total	230.17

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	178.33
Sec 35 Twn 44 Rng 3W	2024	27.20
WHISPERING VALLEY	2025	24.64
LOT:36 WHISPERING VLY 6RS	Total	230.17

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	Year	Amount
12-7-35.0-4-007-097.000	2021	180.24
METZ,DAVID M&CONNIE S	2022	178.43
Sec 35 Twn 44 Rng 3W	2024	25.42
WHISPERING VALLEY	2025	23.13
LOT:18 WHISPERING VLY 7	Total	407.22

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
12-7-35.0-4-007-098.000	2021	180.24
METZ,DAVID M	2022	178.43
Sec 35 Twn 44 Rng 3W	2024	25.42
WHISPERING VALLEY	2025	23.13
LOT:19 WHISPERING VLY 7	Total	407.22

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15-1-02.0-2-001-005.000	Year	Amount
ALLEN,AUSTIN	2023	180.93
Sec 02 Twn 43 Rng 3W	2024	30.19
WHISPERING VALLEY	2025	27.37
LOT:182 WHISPERING VLY 8	Total	238.49

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.

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15-1-02.0-2-001-019.000	Year	Amount
CREECH,LONNIE R	2023	474.00
Sec 02 Twn 43 Rng 3W	2024	312.40
WHISPERING VALLEY	2025	304.31
LOT:168&169 WHISPERING VALLEY 8	Total	1090.71

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	179.54
	2017	188.49
15-4-20.0-0-000-007.110	2018	186.61
UNKNOWN	2019	184.59
Sec 20 Twn 43 Rng 3W	2020	182.35
NONE	2021	180.21
PT SW NW LYING N OF OLD STATE ROAD	2022	178.39
	2023	176.51
	2024	26.37
	2025	30.84
	Total	1513.90

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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15-7-35.0-1-003-029.000	Year	Amount
VELASCO,JOSEPH	2023	300.21
Sec 35 Twn 43 Rng 3W	2024	146.04
TIMBERCREST ACRES	2025	183.37
LOT:9C TIMBERCREST ACRES ADDN3	Total	629.62

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	Year	Amount
15-7-35.0-2-002-079.000	2021	215.91
MOBLEY,RALPH JR&VERA R	2022	210.70
Sec 35 Twn 43 Rng 3W	2023	205.32
TIMBERCREST ACRES	2024	54.02
LOT:PT24A TIMBERCREST ACRES 1	2025	47.58
	Total	733.53

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16-6-13.0-0-003-010.200	Year	Amount
NEIER, HEATHER	2023	410.53
Sec 13 Twn 43 Rng 2W	2024	231.51
TIMBER TRAIL ESTATES	2025	221.02
LOT:3 TIMBER TRAIL ESTATES 1	Total	863.06

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16-6-13.0-4-001-037.000		
GEBHARDT,RICHARD A&ANDALEE TR	Year	Amount
	2022	178.92
Sec 13 Twn 43 Rng 2W	2023	176.97
FAWN LAKE	Total	355.89
LOT:32 BLOCK 2 FAWN LAKE		

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	Year	Amount
16-6-13.0-4-001-110.000	2022	176.00
GALLAGHER,MICHAEL D	2023	174.31
Sec 13 Twn 43 Rng 2W	2024	22.75
FAWN LAKE	2025	21.06
LOT:46 BLOCK 4 FAWN LAKE	Total	394.12

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16-6-13.0-4-001-121.000	Year	Amount
CLARK,DUSTIN A	2023	174.31
Sec 13 Twn 43 Rng 2W	2024	22.75
FAWN LAKE	2025	21.06
LOT:23 BLOCK 10 FAWN LAKE	Total	218.12

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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:

16-6-13.0-4-001-143.000	Year	Amount
FIEDLER,DEANNA G	2023	174.31
Sec 13 Twn 43 Rng 2W	2024	22.75
FAWN LAKE	2025	21.06
LOT:13 BLOCK 10 FAWN LAKE	Total	218.12

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
08-21-2026
21:27:46

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	Year	Amount
16-6-13.0-4-001-181.000	2021	176.96
NARZINSKI,DONALD&MARYLOU	2022	175.38
Sec 13 Twn 43 Rng 2W	2023	173.78
FAWN LAKE	2024	22.28
LOT:20 BLOCK 8 FAWN LAKE	2025	20.66
	Total	569.06

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	Year	Amount
16-6-13.0-4-001-183.000	2022	175.38
GALLAGHER, MICHAEL D	2023	173.78
Sec 13 Twn 43 Rng 2W	2024	22.28
FAWN LAKE	2025	20.66
LOT:22 BLOCK 8 FAWN LAKE	Total	392.10

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16-6-13.0-4-001-186.000	Year	Amount
PARKER,DAVE	2023	212.34
Sec 13 Twn 43 Rng 2W	2024	56.35
FAWN LAKE	2025	45.56
LOT:1 BLOCK 8 FAWN LAKE	Total	314.25

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16-6-13.0-4-001-286.000	Year	Amount
JANSEN,MICHAEL	2023	173.78
Sec 13 Twn 43 Rng 2W	2024	22.28
FAWN LAKE	Total	196.06
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	173.78
Sec 13 Twn 43 Rng 2W	2024	22.28
FAWN LAKE	2025	20.66
LOT:25 BLOCK 12 FAWN LAKE	Total	216.72

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16-6-13.0-4-001-306.000	Year	Amount
JUNGEBLUT,KEITH O&MARIE A	2023	175.81
Sec 13 Twn 43 Rng 2W	2024	24.10
FAWN LAKE	2025	22.18
LOT:1 BLOCK 14 FAWN LAKE	Total	222.09

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16-6-24.0-1-001-050.000	Year	Amount
ROZANSKI,COREY	2023	168.14
Sec 24 Twn 43 Rng 2W	2024	17.30
FAWN LAKE	2025	16.37
LOT:7 BLOCK 16 FAWN LAKE	Total	201.81

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16-6-24.0-1-001-051.000	Year	Amount
ROZANSKI,COREY	2023	168.14
Sec 24 Twn 43 Rng 2W	2024	17.30
FAWN LAKE	2025	16.37
LOT:8 BLOCK 16 FAWN LAKE	Total	201.81

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	Year	Amount
16-6-24.0-1-001-101.000	2022	170.14
MILLER,VINCIENT	2023	169.14
Sec 24 Twn 43 Rng 2W	2024	18.15
FAWN LAKE	2025	17.09
LOT:13 BLOCK 20 FAWN LAKE	Total	374.52

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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16-6-24.0-1-001-121.000	Year	Amount
BURGESS,MARY B	2023	170.75
Sec 24 Twn 43 Rng 2W	2024	19.59
FAWN LAKE	2025	18.38
LOT:24 BLOCK 18 FAWN LAKE	Total	208.72

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.

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	Year	Amount
16-8-34.0-0-000-008.700	2021	194.96
UNK	2022	191.69
%WILSON,TERRANCE	2023	188.35
Sec 34 Twn 43 Rng 2W	2024	36.25
NONE	2025	37.93
	Total	649.18

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.

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	Year	Amount
17-4-19.2-0-002-014.000	2022	171.32
MILLER,VINCIENT	2023	170.17
Sec 19 Twn 43 Rng 1W	2024	19.08
FAWN LAKE	2025	17.91
LOT:58 BLOCK 4 FAWN LAKE	Total	378.48

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	Year	Amount
17-4-19.2-0-002-041.000	2022	170.14
GALLAGHER,MICHAEL D	2023	169.14
Sec 19 Twn 43 Rng 1W	2024	18.15
FAWN LAKE	2025	17.09
LOT:2 BLOCK 21 FAWN LAKE	Total	374.52

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17-5-15.0-0-000-001.300	Year	Amount
KRSHUL,FRANK	2023	1669.31
Sec 15 Twn 43 Rng 1W	2024	1342.83
NONE	2025	1308.26
PT NW NW	Total	4320.40

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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 586.85
EVE ESTATES	Total 586.85
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 586.85
EVE ESTATES	Total 586.85
LOT:B EVE ESTATES PLAT 5 DETENTION/COMMON GROUND PT E 1/2 SE	

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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	409.81
DEARING HEIGHTS	Total	409.81
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	2228.00
SAUCIER,SHARON A&COURTWAY,KAY L	2024	1837.20
Sec 26 Twn 43 Rng 1W	2025	1656.85
CARMO	Total	5722.05
LOT:11,12,&PT13 CARMO ADDITION		

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17-7-26.0-2-002-033.000	Year	Amount
CUSTER,SYLVIA	2023	1461.56
Sec 26 Twn 43 Rng 1W	2024	1160.05
CARMO	2025	1082.11
LOT:7 CARMO ADDITION	Total	3703.72

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	Year	Amount
17-8-33.0-0-015-067.000	2020	429.30
ROSE ARBOR ESTATES PHASE TWO	2021	401.86
HOME OWNERS ASSOCIATION	2022	378.47
Sec 33 Twn 43 Rng 1W	2023	354.57
ROSE ARBOR ESTATES	2024	182.03
COMMON GROUND ROSE ARBOR ESTATES 2	2025	157.44
	Total	1903.67

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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:

18-5-15.0-0-013-017.100	Year	Amount
SANSON,BILLIE GENE&CHERYL ANNE	2023	878.04
Sec 15 Twn 43 Rng 1E	2024	672.80
GREEN ACRES	2025	614.79
LOT: 2A GREEN ACRES 3	Total	2165.63

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
08-21-2026
21:27:46

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18-5-22.0-1-000-028.100	Year	Amount
L & K SEWER SYSTEMS INC	2023	272.63
Sec 22 Twn 43 Rng 1E	2024	114.05
NONE	2025	121.99
PT SW NE AKA PT LOT 20	Total	508.67

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18-6-14.0-2-001-004.000		
DIERKES,CHRISTOPHER L&KIMBERLY S	Year	Amount
	2023	304.87
Sec 14 Twn 43 Rng 1E	2024	143.81
WHISETT & MERTENS	Total	448.68
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	904.88
Sec 14 Twn 43 Rng 1E	2024	697.57
WHISETT & MERTENS	Total	1602.45
LOT:9,10&PT11 WHISETT & MERTENS ADDN		

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18-7-36.0-3-001-279.000	Year	Amount
BRUNK,FRED&ELIZABETH	2023	1445.40
Sec 36 Twn 43 Rng 1E	2024	19.46
WHEEL ESTATES LAKE	2025	18.30
LOT:6&7 BLOCK A WHEEL ESTATES LAKE 1	Total	1483.16

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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18-7-36.0-3-001-300.000	Year	Amount
AMICK,SANDRA	2023	168.52
Sec 36 Twn 43 Rng 1E	2024	17.68
WHEEL ESTATES LAKE	2025	16.78
LOT:28 BLOCK A WHEEL ESTATES LAKE 1	Total	202.98

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	Year	Amount
18-7-36.0-3-002-151.000	2021	169.95
CANZIANI,LINDA	2022	169.15
Sec 36 Twn 43 Rng 1E	2023	168.87
WHEEL ESTATES LAKE	2024	18.02
LOT:85 BLOCK E WHEEL ESTATES LAKE BLKC&E	2025	17.03
	Total	543.02

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18-7-36.0-3-002-157.000	Year	Amount
RYAN,DANNY	2023	168.75
Sec 36 Twn 43 Rng 1E	2024	17.90
WHEEL ESTATES LAKE	2025	16.95
LOT:92 BLOCK E WHEEL ESTATES LAKE BLKC&E	Total	203.60

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18-7-36.0-3-002-158.000	Year	Amount
RYAN,DANNY	2023	168.75
Sec 36 Twn 43 Rng 1E	2024	17.90
WHEEL ESTATES LAKE	2025	16.95
LOT:93 BLOCK E WHEEL ESTATES LAKE BLKC&E	Total	203.60

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18-7-36.0-3-002-164.000	Year	Amount
MILLER,GEORGIA A ETAL	2023	168.75
Sec 36 Twn 43 Rng 1E	2024	17.90
WHEEL ESTATES LAKE	2025	16.95
LOT:69 BLOCK E WHEEL ESTATES LAKE BLKC&E	Total	203.60

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18-7-36.0-3-002-176.000	Year	Amount
BURNS,DONALD C SR&MARY	2023	166.07
Sec 36 Twn 43 Rng 1E	2024	15.48
WHEEL ESTATES LAKE	2025	14.88
LOT:57 BLOCK E WHEEL ESTATES LAKE BLKC&E	Total	196.43

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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18-7-36.0-3-002-177.000	Year	Amount
BURNS,DONALD C SR&MARY	2023	166.07
Sec 36 Twn 43 Rng 1E	2024	15.48
WHEEL ESTATES LAKE	2025	14.88
LOT:56 BLOCK E WHEEL ESTATES LAKE BLKC&E	Total	196.43

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18-7-36.0-3-002-198.000	Year	Amount
JOSEF, ELISABETH M TR	2023	166.67
Sec 36 Twn 43 Rng 1E	2024	16.00
WHEEL ESTATES LAKE	2025	15.33
LOT:35 BLOCK E WHEEL ESTATES LAKE BLKC&E	Total	198.00

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	168.75
Sec 36 Twn 43 Rng 1E	2024	17.90
WHEEL ESTATES LAKE	2025	16.95
LOT:11 BLOCK E WHEEL ESTATES LAKE BLK C&E	Total	203.60

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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18-7-36.0-3-002-229.000	Year	Amount
RYAN,DANNY	2023	165.78
Sec 36 Twn 43 Rng 1E	2024	15.27
WHEEL ESTATES LAKE	2025	14.69
LOT:2 BLOCK E WHEEL ESTATES LAKE BLK C&E	Total	195.74

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18-7-36.0-3-002-230.000	Year	Amount
RYAN,DANNY	2023	166.07
Sec 36 Twn 43 Rng 1E	2024	15.48
WHEEL ESTATES LAKE	2025	14.88
LOT:1 BLOCK E WHEEL ESTATES LAKE BLK C&E	Total	196.43

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18-7-36.0-3-002-234.000	Year	Amount
HODGE,DEVON MARIE DITTMAR	2023	168.05
Sec 36 Twn 43 Rng 1E	2024	17.27
WHEEL ESTATES LAKE	2025	16.42
LOT:8 BLOCK C WHEEL ESTATES LAKE BLK C&E	Total	201.74

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	Year	Amount
18-7-36.0-3-004-036.000	2022	168.53
ANEY, DOLORES MARIE TR	2023	168.27
Sec 36 Twn 43 Rng 1E	2024	17.46
WHEEL ESTATES LAKE	2025	16.59
LOT:145 WHEEL ESTATES LAKE BLK F	Total	370.85

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18-7-36.0-3-004-041.000	Year	Amount
HARRIS,GARY&DOROTHEA	2023	166.28
Sec 36 Twn 43 Rng 1E	2024	15.69
WHEEL ESTATES LAKE	2025	15.04
LOT:139 WHEEL ESTATES LAKE BLK F	Total	197.01

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18-7-36.0-3-004-050.000	Year	Amount
COOKE,DUAINE&OPAL	2023	169.55
Sec 36 Twn 43 Rng 1E	2024	18.63
WHEEL ESTATES LAKE	2025	17.59
LOT:126&127 WHEEL ESTATES LAKE BLK F	Total	205.77

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18-7-36.0-3-004-064.000	Year	Amount
ATKINSON,CLAYTON	2023	168.87
Sec 36 Twn 43 Rng 1E	2024	18.02
WHEEL ESTATES LAKE	2025	17.03
LOT:103&104 WHEEL ESTATES LAKE BLK F	Total	203.92

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18-7-36.0-3-004-065.000	Year	Amount
ATKINSON,CLAYTON	2023	165.37
Sec 36 Twn 43 Rng 1E	2024	14.85
WHEEL ESTATES LAKE	2025	14.31
LOT:102 WHEEL ESTATES LAKE BLK F	Total	194.53

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
08-21-2026
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18-7-36.0-3-004-066.000	Year	Amount
ATKINSON,CLAYTON	2023	166.87
Sec 36 Twn 43 Rng 1E	2024	16.23
WHEEL ESTATES LAKE	2025	15.50
LOT:101 WHEEL ESTATES LAKE BLK F	Total	198.60

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	Year	Amount
18-7-36.0-3-004-089.000	2022	168.99
NEVILLS,JENNIFER J	2023	168.75
Sec 36 Twn 43 Rng 1E	2024	17.90
WHEEL ESTATES LAKE	2025	16.95
LOT:50 WHEEL ESTATES LAKE BLK F	Total	372.59

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18-7-36.0-3-004-122.000	Year	Amount
RYAN,DANNY	2023	168.75
Sec 36 Twn 43 Rng 1E	2024	17.90
WHEEL ESTATES LAKE	2025	16.95
LOT:28 WHEEL ESTATES LAKE BLK F	Total	203.60

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18-7-36.0-3-004-123.000	Year	Amount
RYAN,DANNY	2023	168.75
Sec 36 Twn 43 Rng 1E	2024	17.90
WHEEL ESTATES LAKE	2025	16.95
LOT:29 WHEEL ESTATES LAKE BLK F	Total	203.60

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18-7-36.0-3-004-127.000	Year	Amount
RYAN,JOHN TIMOTHY	2023	563.19
Sec 36 Twn 43 Rng 1E	2024	369.75
WHEEL ESTATES LAKE	2025	370.26
LOT:20,21&22 WHEEL ESTATES LAKE BLK F	Total	1303.20

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	Year	Amount
18-7-36.0-3-004-128.000	2022	168.99
CLAXTON, THOMAS & BETTY	2023	168.75
Sec 36 Twn 43 Rng 1E	2024	17.90
WHEEL ESTATES LAKE	2025	16.95
LOT:19 WHEEL ESTATES LAKE BLK F	Total	372.59

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	Year	Amount
18-7-36.0-3-005-267.000	2022	169.39
ROZANSKI,COREY	2023	169.09
Sec 36 Twn 43 Rng 1E	2024	18.20
WHEEL ESTATES LAKE	2025	17.22
LOT:15 WHEEL ESTATES LAKE BLK G	Total	373.90

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18-8-27.0-3-007-142.260	Year	Amount
RATTERMAN, TEDDY J	2023	692.30
Sec 27 Twn 43 Rng 1E	2024	501.40
RED BARN COMMUNITY	2025	493.06
LOT:20 RED BARN COMM 4	Total	1686.76

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18-8-34.0-0-001-012.160	Year	Amount
FIEDLER,JAMES	2023	625.52
Sec 34 Twn 43 Rng 1E	2024	439.74
RED BARN COMMUNITY	2025	435.53
LOT:4 RED BARN COMM 6	Total	1500.79

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19-1-11.0-1-018-045.000	
PACIFIC ENTERPRISE INC	Year Amount
Sec 11 Twn 43 Rng 2E	2017 22607.26
MACKIE	Total 22607.26
COMMERCIAL LAND & BUILDING LOT 1 MACKIE SUBDIVISION PLAT 3	

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19-1-11.0-4-010-099.000		
HADDOCK,CHRISTOPHER&SHEILA	Year	Amount
Sec 11 Twn 43 Rng 2E	2020	3306.01
BLOSSOM SLOPE	Total	3306.01
LOT:22 BLOSSOM SLOPE		

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19-1-11.0-4-010-101.000	Year	Amount
ADAMS,GEORGE L&LARRY L	2023	872.23
Sec 11 Twn 43 Rng 2E	2024	645.05
BLOSSOM SLOPE	2025	533.42
LOT:24 BLOSSOM SLOPE	Total	2050.70

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19-1-11.0-4-010-103.000	Year	Amount
HALL,NOAH H	2023	871.39
Sec 11 Twn 43 Rng 2E	2024	644.29
BLOSSOM SLOPE	2025	531.79
LOT:26 BLOSSOM SLOPE	Total	2047.47

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19-1-11.0-4-010-112.000	Year	Amount
DUNGAN, DOUGLAS D TRUST	2023	1020.81
Sec 11 Twn 43 Rng 2E	2024	777.54
BLOSSOM SLOPE	2025	634.82
LOT:35 BLOSSOM SLOPE	Total	2433.17

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19-1-12.0-1-002-261.000	Year	Amount
330 W OSAGE LLC	2023	463.05
Sec 12 Twn 43 Rng 2E	2024	280.27
O T OF FRANKLIN	2025	243.60
LOT:19 O T OF FRANKLIN PT VAC ALY	Total	986.92

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19-1-12.0-4-001-293.000		
MCCULLOUGH,EILEEN A&DIANA J	Year	Amount
	2023	340.83
Sec 12 Twn 43 Rng 2E	2024	171.27
RETHWILMS	Total	512.10
LOT:1 RETHWILMS ADDN		

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19-1-12.0-4-003-240.100	Year	Amount
JOHNSON,KENNETH J&ADA E	2023	2841.79
Sec 12 Twn 43 Rng 2E	2025	2023.43
O T OF FRANKLIN	Total	4865.22
LOT:244 O T OF FRANKLIN		

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19-1-12.0-4-003-256.000	Year	Amount
EDWARDS,JAMES D	2023	376.68
HAYDEN,ARCELLA W	2024	203.26
Sec 12 Twn 43 Rng 2E	2025	177.09
O T OF FRANKLIN	Total	757.03
LOT:237 O T OF FRANKLIN		

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	Year	Amount
19-2-03.0-1-002-106.000	2022	226.62
DENNIS, EMILY L DECLUE	2023	224.46
Sec 03 Twn 43 Rng 2E	2024	67.59
LAS BRISAS LAKE	2025	59.96
LOT:79 LAS BRISAS LAKE 3AM	Total	578.63

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19-2-03.0-2-000-008.000	Year	Amount
SECRETARY OF VETERANS AFFAIRS	2023	687.61
Sec 03 Twn 43 Rng 2E	2024	480.76
NONE	2025	458.21
PT NW NW	Total	1626.58

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	Year	Amount
19-2-03.0-2-003-122.000	2022	215.62
MYERS,HENRIETTA V	2023	213.79
Sec 03 Twn 43 Rng 2E	2024	58.10
LAS BRISAS LAKE	2025	51.74
LOT:24 LAS BRISAS LAKE 1	Total	539.25

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
08-21-2026
21:27:46

NOTICE OF TAX CERTIFICATE SALE

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19-2-09.0-1-000-036.300	Year	Amount
MCHUGH PROPERTIES LLC	2023	284.29
Sec 09 Twn 43 Rng 2E	2024	124.78
NONE	2025	113.14
PT NE NE	Total	522.21

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19-3-05.0-4-007-047.000	Year	Amount
GREENE,ROBIN P	2023	2994.45
Sec 05 Twn 43 Rng 2E	2024	2626.29
GRAY SUMMIT HILLS	Total	5620.74
LOT:81 GRAY SUMMIT HILLS 7		

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19-3-05.0-4-010-036.000	Year	Amount
BRAMLETT, MICHEAL	2023	3097.68
Sec 05 Twn 43 Rng 2E	2024	2721.63
GRAY SUMMIT HILLS	2025	2602.78
LOT:101A GRAY SUMMIT HILLS NO 8 PT E 1/2 SE	Total	8422.09

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19-8-28.0-0-000-043.090	Year	Amount
FOWLER,MIKE	2021	429.43
Sec 28 Twn 43 Rng 2E	2022	419.22
NONE	Total	848.65
1014 FISH TRAP RAPIDS LOOP1960 RES		

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19-8-28.0-0-000-044.090	Year	Amount
BLACK,BILLY	2022	358.81
Sec 28 Twn 43 Rng 2E	2023	383.91
NONE	2024	216.74
1238 FISH TRAP RAPIDS LOOP1955 RES	Total	959.46

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19-8-28.0-0-000-044.200	Year	Amount
RUPCINSKI,HENRY E&ANDERSON,CONNIE E	2016	193.63
Sec 28 Twn 43 Rng 2E	2017	200.64
1287 FISH TRAP RAPIDS LOOP 1955 RES	Total	394.27

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19-8-28.0-0-000-044.220	Year	Amount
ROTHERMICH,ROY&	2023	405.78
UNNERSTALL,ANDY	2024	236.93
Sec 28 Twn 43 Rng 2E	2025	239.08
NONE	Total	881.79
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	1980.40
HEDRICK,CARL&MAX&TEAH	2024	1633.51
Sec 34 Twn 43 Rng 2E	2025	1548.14
NANTZ HEIGHTS	Total	5162.05
LOT:2 NANTZ HEIGHTS		

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	Year	Amount
19-9-32.0-3-002-029.000	2022	1353.11
MESKO,WILLIAM&JOANN	2023	1411.44
Sec 32 Twn 43 Rng 2E	2024	26.63
MONTGOMERY RIVER	2025	37.95
LOT:25 MONTGOMERY RIVER 2	Total	2829.13

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20-1-01.0-2-001-263.000	Year	Amount
LEE,RAYMOND L®INA L	2023	238.21
Sec 01 Twn 42 Rng 2E	2024	79.82
EVERGREEN LAKES	2025	110.26
LOT:27 BLOCK D EVERGREEN LAKES 1	Total	428.29

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20-1-01.0-3-002-098.000	Year	Amount
ADAMS,GERALD R TR	2023	191.90
Sec 01 Twn 42 Rng 2E	2024	38.54
EVERGREEN LAKES	2025	80.81
LOT:52 BLOCK G EVERGREEN LAKES 2	Total	311.25

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	Year	Amount
20-1-01.0-3-002-134.000	2021	196.44
WILKINSON,JUNE M	2022	193.21
Sec 01 Twn 42 Rng 2E	2023	191.90
EVERGREEN LAKES	2024	38.54
LOT:15 BLOCK E EVERGREEN LAKES 2	2025	80.81
	Total	700.90

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	Year	Amount
20-1-01.0-3-002-176.000	2021	196.44
LARSON,WILLIAM E&BARBARA F	2022	193.21
Sec 01 Twn 42 Rng 2E	2023	191.90
EVERGREEN LAKES	2024	38.54
LOT:23 BLOCK H EVERGREEN LAKES 2	2025	80.81
	Total	700.90

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	Year	Amount
20-1-01.0-3-002-214.000	2021	197.14
WILLMAN,JUSTIN W	2022	193.83
Sec 01 Twn 42 Rng 2E	2023	192.51
EVERGREEN LAKES	2024	39.13
LOT:29 BLOCK F EVERGREEN LAKES 2	Total	622.61

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	Year	Amount
20-1-01.0-3-002-236.000	2022	193.21
DENNIS, EMILY L	2023	191.90
Sec 01 Twn 42 Rng 2E	2024	38.54
EVERGREEN LAKES	2025	80.81
LOT:12 BLOCK I EVERGREEN LAKES 2	Total	504.46

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20-2-03.0-1-002-081.000	Year	Amount
FIEDLER,DEANNA G	2023	319.16
Sec 03 Twn 42 Rng 2E	2024	152.08
LAKE SERENE	2025	146.30
LOT:1 LAKE SERENE BLK 9	Total	617.54

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20-2-03.0-1-002-082.000	Year	Amount
FIEDLER,DEANNA G	2023	368.28
Sec 03 Twn 42 Rng 2E	2024	195.84
LAKE SERENE	2025	188.37
LOT:2 LAKE SERENE BLK 9	Total	752.49

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20-2-03.0-1-002-083.000	Year	Amount
FIEDLER,DEANNA G	2023	368.28
Sec 03 Twn 42 Rng 2E	2024	195.84
LAKE SERENE	2025	188.37
LOT:3 LAKE SERENE BLK 9	Total	752.49

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20-3-05.0-0-000-035.260	Year	Amount
WEBER,JAMES LEE&DIANE MARIE TRS	2023	528.43
Sec 05 Twn 42 Rng 2E	2024	338.65
NONE	2025	350.62
PT SE SW	Total	1217.70

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20-8-28.0-4-001-081.000	Year	Amount
GRIGGS,EVON D	2023	166.20
Sec 28 Twn 42 Rng 2E	2024	15.60
LAKE DEVILLE ESTATES	2025	15.19
LOT:176 BLOCK 3 LAKE DEVILLE ESTATES	Total	196.99

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20-8-28.0-4-001-102.000	Year	Amount
ALLEN, HARVEY E & FRANCES G	2023	165.81
Sec 28 Twn 42 Rng 2E	2024	15.25
LAKE DEVILLE ESTATES	2025	14.89
LOT:155 BLOCK 3 LAKE DEVILLE ESTATES	Total	195.95

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
08-21-2026
21:27:46

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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20-9-31.0-1-001-056.000	Year	Amount
SWEEZEA,DONNA MARIA	2023	165.62
Sec 31 Twn 42 Rng 2E	2024	15.06
LAKE ARROWHEAD	2025	14.72
LOT:6 BLOCK H LAKE ARROWHEAD B A-1	Total	195.40

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20-9-31.0-1-001-057.000	Year	Amount
SWEEZEA,DONNA MARIA	2023	165.62
Sec 31 Twn 42 Rng 2E	2024	15.06
LAKE ARROWHEAD	2025	14.72
LOT:7 BLOCK H LAKE ARROWHEAD B A-1	Total	195.40

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20-9-31.0-1-002-110.000	Year	Amount
SWEEZEA,DONNA MARIA	2023	166.20
Sec 31 Twn 42 Rng 2E	2024	15.60
LAKE ARROWHEAD	2025	15.19
LOT:15 BLOCK J LAKE ARROWHEAD BJ-U	Total	196.99

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20-9-31.0-1-002-126.000	Year	Amount
SWEEZEA,DONNA MARIA	2023	168.01
Sec 31 Twn 42 Rng 2E	2024	17.21
LAKE ARROWHEAD	2025	16.66
LOT:4 BLOCK L LAKE ARROWHEAD B J-U	Total	201.88

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20-9-31.0-1-002-250.000	Year	Amount
BROWN, MARK A	2023	232.81
Sec 31 Twn 42 Rng 2E	2024	74.73
LAKE ARROWHEAD	2025	78.77
LOT:9 BLOCK R LAKE ARROWHEAD B J-U	Total	386.31

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20-9-31.0-1-002-253.000	Year	Amount
WILEMAN,KELLY	2023	168.01
Sec 31 Twn 42 Rng 2E	2024	17.21
LAKE ARROWHEAD	2025	16.66
LOT:12 BLOCK R LAKE ARROWHEAD B J-U	Total	201.88

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20-9-31.0-1-002-290.000	Year	Amount
DAVIS, EMILY J	2023	183.69
Sec 31 Twn 42 Rng 2E	2025	29.47
LAKE ARROWHEAD	Total	213.16
LOT:4 BLOCK U LAKE ARROWHEAD B J-U		

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	Year	Amount
20-9-31.0-1-002-323.000	2022	168.88
DENNIS, EMILY L DECLUE	2023	168.01
Sec 31 Twn 42 Rng 2E	2024	17.21
LAKE ARROWHEAD	2025	16.66
LOT:23 BLOCK Q LAKE ARROWHEAD B J-U	Total	370.76

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20-9-31.0-2-001-007.000	Year	Amount
STEVENS,RICHARD&	2023	168.01
REED,CHRISTOPHER&ANGELA	2024	17.21
Sec 31 Twn 42 Rng 2E	2025	16.66
LAKE ARROWHEAD	Total	201.88
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	193.01
Sec 31 Twn 42 Rng 2E	2024	17.21
LAKE ARROWHEAD	2025	16.66
LOT:16 BLOCK G LAKE ARROWHEAD B A-1	Total	226.88

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20-9-31.0-2-001-102.000	Year	Amount
SWEEZEA,DONNA MARIA	2023	168.01
Sec 31 Twn 42 Rng 2E	2024	17.21
LAKE ARROWHEAD	2025	16.66
LOT:7 BLOCK D LAKE ARROWHEAD B A-1	Total	201.88

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21-2-04.0-1-001-370.000	Year	Amount
HARRIS,WILBUR D&MARY LYNN	2023	165.60
Sec 04 Twn 42 Rng 1E	2024	15.04
RIVERVIEW HEIGHTS	2025	14.45
LOT:50 RIVERVIEW HEIGHTS	Total	195.09

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21-3-05.1-0-007-001.600	Year	Amount
HECK,RICHARD	2023	627.11
Sec 5 Twn 42 Rng 1E	2024	422.84
BIRCH CREEK ESTATES	2025	363.72
LOT:27 BIRCH CREEK ESTATES 2	Total	1413.67

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22-7-25.0-1-020-188.410	Year	Amount
C3 COMMERCIAL VENTURES LLC	2023	1244.23
Sec 25 Twn 42 Rng 1W	2024	952.70
HARRIS INDUSTRIAL PARK	2025	544.31
VACANT LAND LOT 4-2 HARRIS INDUSTRIAL PARK RL4 OF RL4 & 5	Total	2741.24

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22-7-25.0-4-009-120.000	Year	Amount
ARMISTEAD, KELLY L	2023	2675.91
Sec 25 Twn 42 Rng 1W	2024	2195.04
FOREST HEIGHTS	2025	2268.64
LOT:1 FOREST HEIGHTS 1	Total	7139.59

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22-7-35.0-1-001-171.000	Year	Amount
HUTCHINSON,CRAIG E	2023	1136.08
Sec 35 Twn 42 Rng 1W	2024	857.76
HAPPY SOCK	2025	918.96
LOT:11 HAPPY SOCK	Total	2912.80

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22-9-32.0-0-000-006.000	Year	Amount
UTZ, THOMAS	2023	445.41
Sec 32 Twn 42 Rng 1W	2024	257.50
NONE	Total	702.91
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	314.68
Sec 36 Twn 42 Rng 2W	2024	144.20
SOLIDARITY FARMS	2025	139.00
LOT:1 SOLIDARITY FARMS	Total	597.88

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24-8-27.0-3-002-066.000	Year	Amount
BARTON,JEFFERY B&KAREN A	2023	177.82
Sec 27 Twn 42 Rng 3W	2024	27.24
MELODY LAKE	2025	24.49
LOT:S81 MELODY LAKE ADDN 2	Total	229.55

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24-8-28.0-1-002-065.000	Year	Amount
UNGER,AUSTIN	2023	171.79
Sec 28 Twn 42 Rng 3W	2024	21.56
MELODY LAKE	2025	20.03
LOT:N27 MELODY LAKE	Total	213.38

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24-8-28.0-1-002-066.000	Year	Amount
UNGER,AUSTIN	2023	171.79
Sec 28 Twn 42 Rng 3W	2024	21.56
MELODY LAKE	2025	20.03
LOT:N26 MELODY LAKE	Total	213.38

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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:

24-8-28.0-1-002-067.000	Year	Amount
UNGER,AUSTIN	2023	171.79
Sec 28 Twn 42 Rng 3W	2024	21.56
MELODY LAKE	2025	20.03
LOT:N25 MELODY LAKE	Total	213.38

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
08-21-2026
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24-8-28.0-1-002-105.000	Year	Amount
UNGER,AUSTIN	2023	171.79
Sec 28 Twn 42 Rng 3W	2024	21.56
MELODY LAKE	2025	20.03
LOT:N24 MELODY LAKE ADDN 1	Total	213.38

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	Year	Amount
24-8-28.0-1-002-111.000	2022	174.87
DECLUE, EMILY LUCILLE	2023	173.38
Sec 28 Twn 42 Rng 3W	2024	23.12
MELODY LAKE	2025	21.35
LOT:N89 MELODY LAKE ADDN 1	Total	392.72

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	Year	Amount
24-8-28.0-1-002-125.000	2021	177.80
WALLIS,GINA&	2022	176.23
WALLIS,SAM	2023	174.57
Sec 28 Twn 42 Rng 3W	2024	24.29
MELODY LAKE	2025	22.37
LOT:N70 MELODY LAKE ADDN 1	Total	575.26

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	Year	Amount
24-8-28.0-4-001-104.000	2022	199.66
DECLUE, EMILY L	2023	195.52
Sec 28 Twn 42 Rng 3W	2024	44.72
MELODY LAKE	2025	39.89
LOT:R176 MELODY LAKE	Total	479.79

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25-1-11.0-1-001-083.000	Year	Amount
WETLAND PROPERTIES LLC	2023	1050.11
Sec 11 Twn 42 Rng 4W	2024	886.09
O T OF GERALD	2025	754.14
LOT:6&7 BLK 20 O T OF GERALD	Total	2690.34

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25-1-11.0-1-001-083.001		
HOOD,DAWN	Year	Amount
MCGEHEE,BRENDA	2017	691.94
Sec Twn Rng	Total	691.94
O T OF GERALD		
FITZGERALD'S ICE CREAM		

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25-1-11.0-1-004-142.000	Year	Amount
BINGAMAN,DONOVAN	2023	524.26
Sec 11 Twn 42 Rng 4W	2024	368.51
ARMSTRONGS	2025	344.34
LOT:PT4,PT5&PT6 ARMSTRONGS ADDITION	Total	1237.11

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25-1-12.0-2-099-033.018	Year	Amount
STOGSDILL,NOLAN	2023	170.59
Sec 12 Twn 42 Rng 4W	2024	20.42
HILLSIDE MHPK LOC 25	2025	18.31
LOT:18 HILLSIDE MHPK LOC 25 NV - 1972 MARO MH 12 X 64	Total	209.32

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28-1-01.0-0-000-034.000	Year	Amount
STREHLE, GISELA A	2023	1214.03
Sec 01 Twn 41 Rng 2W	2024	946.94
NONE	2025	947.69
PT N1/2 SW N RD	Total	3108.66

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28-1-02.0-0-001-015.120	Year	Amount
RICHARDSON, RONNIE	2023	814.50
Sec 02 Twn 41 Rng 2W	2024	591.85
RIVERWOODS	2025	611.22
LOT:18 RIVERWOODS	Total	2017.57

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28-1-12.0-0-000-037.140	Year	Amount
REED FAMILY TRUST	2023	168.46
Sec 12 Twn 41 Rng 2W	2024	17.61
NONE	2025	17.24
PT SE SE	Total	203.31

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28-5-22.0-0-001-020.000	Year	Amount
SCHULER,RICHARD W&BRANDON W&	2023	377.46
LAROSE,BRENDA S&SNYDER,LINDA	2024	202.86
Sec 22 Twn 41 Rng 2W	2025	233.37
CROSS ROADS ACRES	Total	813.69
LOT:20 CROSS ROADS ACRES		

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28-6-24.0-3-001-034.000	Year	Amount
RODGERS,SHANE	2023	937.85
Sec 24 Twn 41 Rng 2W	2024	699.66
O T OF STANTON	2025	684.09
LOT 8-9 BLK 7 O T OF STANTON	Total	2321.60

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29-1-02.0-1-002-048.000	Year	Amount
PFEIFFER, PHILLIP E &	2023	348.53
DIERKES, BINNIE	2024	173.70
Sec 02 Twn 41 Rng 1W	2025	165.95
LAKE ST CLAIR	Total	688.18
LOT:17 BLOCK R LAKE ST CLAIR QRSUX		

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	Year	Amount
29-1-02.0-1-002-088.000	2022	278.96
WILDER,BETTY L	2023	267.98
Sec 02 Twn 41 Rng 1W	2024	103.82
LAKE ST CLAIR	2025	99.36
LOT:8 BLOCK U LAKE ST CLAIR QRSUX	Total	750.12

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29-1-02.0-1-002-089.000	Year	Amount
ACKERMANN,RAY	2023	246.57
Sec 02 Twn 41 Rng 1W	2024	85.24
LAKE ST CLAIR	2025	81.72
LOT:7 BLOCK U LAKE ST CLAIR QRSUX	Total	413.53

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29-1-02.0-2-001-140.000	Year	Amount
GOULD,BRIDGET L	2023	284.14
Sec 02 Twn 41 Rng 1W	2024	117.84
LAKE ST CLAIR	2025	112.77
LOT:10 BLOCK U LAKE ST CLAIR APT-X	Total	514.75

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	Year	Amount
29-1-02.0-2-001-173.000	2021	289.85
HUFF,GEORGE&	2022	277.66
FRANKLIN,NATALIE	2023	266.79
Sec 02 Twn 41 Rng 1W	2024	102.78
LAKE ST CLAIR	2025	98.41
LOT:6 BLOCK T LAKE ST CLAIR APT-X	Total	1035.49

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	Year	Amount
29-1-02.0-3-001-093.000	2022	247.49
YORK,KEITH W&CYNTHIA M	2023	239.42
Sec 02 Twn 41 Rng 1W	2024	79.03
LAKE ST CLAIR	2025	75.79
LOT:27 BLOCK I LAKE ST CLAIR A,H-O	Total	641.73

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29-1-02.0-3-001-141.000	Year	Amount
COOKE, IVA L & LOUISA RAYE	2023	235.24
Sec 02 Twn 41 Rng 1W	2024	75.42
LAKE ST CLAIR	2025	72.35
LOT:6 BLOCK K LAKE ST CLAIR A, H-O	Total	383.01

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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:

	Year	Amount
29-1-02.0-3-001-203.000		
DELL,DOUGLAS A&	2022	212.23
CAPEHART,WAYNE C	2023	207.46
Sec 02 Twn 41 Rng 1W	2024	51.28
LAKE ST CLAIR	2025	49.38
LOT:27 BLOCK A LAKE ST CLAIR A,H-O	Total	520.35

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
08-21-2026
21:27:46

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29-1-02.0-3-002-039.000	Year	Amount
PATTILLO,DIANE M	2023	235.24
Sec 02 Twn 41 Rng 1W	2024	75.42
LAKE ST CLAIR	2025	72.35
LOT:4 BLOCK E LAKE ST CLAIR A-E	Total	383.01

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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29-1-02.0-3-002-051.000	Year	Amount
HOLLINSWORTH,MARVIN&WANDA	2023	235.24
Sec 02 Twn 41 Rng 1W	2024	75.42
LAKE ST CLAIR	2025	72.35
LOT:17 BLOCK D LAKE ST CLAIR A-E	Total	383.01

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29-1-02.0-3-002-157.000	Year	Amount
COOKE, LOUISA	2023	227.87
Sec 02 Twn 41 Rng 1W	2024	69.01
LAKE ST CLAIR	2025	66.27
LOT:24 BLOCK B LAKE ST CLAIR A-E	Total	363.15

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
29-1-02.0-3-002-158.000	2021	259.46
NAES,BETTY ZANE	2022	250.19
Sec 02 Twn 41 Rng 1W	2023	241.82
LAKE ST CLAIR	2024	81.14
LOT:25 BLOCK B LAKE ST CLAIR A-E	2025	77.82
	Total	910.43

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
29-1-02.0-3-003-115.000	2021	276.25
BOOTH,PATRICK&GINA	2022	265.41
Sec 02 Twn 41 Rng 1W	2023	255.66
LAKE ST CLAIR	2024	93.14
LOT:22 BLOCK C LAKE ST CLAIR C-E	2025	89.25
	Total	979.71

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	Year	Amount
29-1-02.0-3-004-398.000	2021	187.54
ASBERRY,ANTHONY P&	2022	185.04
LEVINE,JAMES B II	2023	182.78
Sec 02 Twn 41 Rng 1W	2024	29.87
LAKE ST CLAIR	2025	28.97
LOT:28 BLOCK 10 LAKE ST CLAIR 6-12	Total	614.20

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	Year	Amount
29-1-02.0-3-004-399.000	2021	186.70
ASBERRY,ANTHONY P&	2022	184.30
LEVINE,JAMES B II	2023	182.12
Sec 02 Twn 41 Rng 1W	2024	29.29
LAKE ST CLAIR	2025	28.41
LOT:27 BLOCK 10 LAKE ST CLAIR 6-12	Total	610.82

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29-1-02.0-3-004-402.000	Year	Amount
MYERS, RONALD & ANN	2023	188.27
Sec 02 Twn 41 Rng 1W	2024	34.66
LAKE ST CLAIR	2025	33.52
LOT:23 BLOCK 11 LAKE ST CLAIR 6-12	Total	256.45

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
29-1-02.0-3-004-404.000	2021	194.23
ASBERRY,ANTHONY P&	2022	191.08
LEVINE,JAMES B II	2023	188.27
Sec 02 Twn 41 Rng 1W	2024	34.66
LAKE ST CLAIR	2025	33.52
LOT:21 BLOCK 11 LAKE ST CLAIR 6-12	Total	641.76

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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29-1-02.0-4-001-128.000	Year	Amount
BRUTCHER,VIRGINIA	2023	213.47
Sec 02 Twn 41 Rng 1W	2025	54.35
LAKE ST CLAIR	Total	267.82
LOT:20 BLOCK 22 LAKE ST CLAIR 16-25		

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	Year	Amount
29-1-02.0-4-001-186.000	2021	240.80
BROWN,SHERRY J	2022	233.25
Sec 02 Twn 41 Rng 1W	2023	226.53
LAKE ST CLAIR	2024	67.83
LOT:4 BLOCK 21 LAKE ST CLAIR 16-25	2025	65.17
	Total	833.58

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
29-1-02.0-4-001-205.000	2021	262.37
NACK,DANIEL E&DONNA L	2022	252.81
Sec 02 Twn 41 Rng 1W	2023	244.29
LAKE ST CLAIR	2024	83.25
LOT:11 BLOCK 18 LAKE ST CLAIR 16-25	2025	79.78
	Total	922.50

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	Year	Amount
29-1-11.0-2-002-052.000	2022	247.89
AUMILLER, EDWIN G C III ETAL	2023	239.77
Sec 11 Twn 41 Rng 1W	2024	79.37
LAKE ST CLAIR	2025	76.10
LOT:26 BLOCK 28 LAKE ST CLAIR 2-29&31	Total	643.13

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	Year	Amount
29-1-11.0-2-002-069.000	2022	243.10
AUMILLER, EDWIN G C III ETAL	2023	235.43
Sec 11 Twn 41 Rng 1W	2024	75.56
LAKE ST CLAIR	2025	72.50
LOT:12 BLOCK 28 LAKE ST CLAIR 2-29&31	Total	626.59

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29-1-11.0-2-002-080.000	Year	Amount
LANFERSIECK,HARRY	2023	234.89
LECHNER,NATHAN	2024	75.10
Sec 11 Twn 41 Rng 1W	2025	72.04
LAKE ST CLAIR	Total	382.03
LOT:1 BLOCK 28 LAKE ST CLAIR 2-29&31		

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	Year	Amount
29-1-11.0-2-003-147.000	2022	213.67
HELBIG,WILLIAM&RUTH D	2023	208.70
Sec 11 Twn 41 Rng 1W	2024	52.39
LAKE ST CLAIR	2025	50.43
LOT:28 BLOCK 30 LAKE ST CLAIR 30	Total	525.19

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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29-1-11.0-2-003-149.000	Year	Amount
STEPHENS, SHANNON M	2023	208.70
Sec 11 Twn 41 Rng 1W	2024	52.39
LAKE ST CLAIR	2025	50.43
LOT:30 BLOCK 30 LAKE ST CLAIR 30	Total	311.52

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
29-1-11.0-2-004-171.000	2021	205.21
GRODEON,MARY E	2022	201.04
Sec 11 Twn 41 Rng 1W	2023	197.28
LAKE ST CLAIR	2024	42.46
LOT:16 BLOCK H LAKE ST CLAIR H	2025	40.98
	Total	686.97

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29-3-07.2-0-000-008.100	Year	Amount
JEEP, JAMES A	2023	324.43
Sec 07 Twn 41 Rng 1W	2024	220.56
NONE	2025	222.03
PT S1/2 LOT1 NW	Total	767.02

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	Year	Amount
30-3-05.0-2-001-043.000	2022	191.73
LAKE THUNDERBIRD	2023	188.85
Sec 05 Twn 41 Rng 1E	2024	35.12
LAKE THUNDERBIRD	2025	34.15
LOT:7 BLOCK 4 LAKE THUNDERBIRD	Total	449.85

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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:

30-3-05.0-2-001-089.000	Year	Amount
WILLARD, LEO D & DOROTHY L	2023	178.19
Sec 05 Twn 41 Rng 1E	2024	25.88
LAKE THUNDERBIRD	2025	25.31
LOT:25 BLOCK 1 LAKE THUNDERBIRD	Total	229.38

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
30-3-05.0-2-001-101.100	2022	6123.95
NUNN,PHILLIP&JENNIFER	2023	178.19
Sec 05 Twn 41 Rng 1E	2024	25.88
LAKE THUNDERBIRD	2025	25.31
LOT:37 BLOCK 1 LAKE THUNDERBIRD	Total	6353.33

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.

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	Year	Amount
30-3-05.0-2-001-363.000	2021	171.54
HAWKINS,KAY&HAWKINS,MIKE&HAWKINS,SANDY&	2022	170.54
HAWKINS,JARED&LITTRELL,CHRISTIA&HAWKINS,KADEN	2023	169.63
Sec 05 Twn 41 Rng 1E	2024	18.44
LAKE THUNDERBIRD	2025	18.16
LOT:5 BLOCK 16 LAKE THUNDERBIRD	Total	548.31

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30-4-17.0-1-001-080.000	Year	Amount
KNUPP,WM B	2023	163.01
Sec 17 Twn 41 Rng 1E	2024	12.73
PINEY PARK TERRACE	2025	12.68
LOT:119 PINEY PARK TERRACE	Total	188.42

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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30-4-17.0-1-001-081.000	Year	Amount
KNUPP,WM B	2023	163.01
Sec 17 Twn 41 Rng 1E	2024	12.73
PINEY PARK TERRACE	2025	12.68
LOT:118 PINEY PARK TERRACE	Total	188.42

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	Year	Amount
30-4-17.0-1-001-102.000	2022	163.24
JONES, CECIL & HAZEL L	2023	163.01
Sec 17 Twn 41 Rng 1E	2024	12.73
PINEY PARK TERRACE	2025	12.68
LOT:97 PINEY PARK TERRACE	Total	351.66

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	Year	Amount
30-4-17.0-1-001-103.000	2022	163.24
JONES, CECIL & HAZEL L	2023	163.01
Sec 17 Twn 41 Rng 1E	2024	12.73
PINEY PARK TERRACE	2025	12.68
LOT:96 PINEY PARK TERRACE	Total	351.66

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	Year	Amount
30-4-17.0-1-001-179.000	2021	164.15
RE,CHARLES	2022	163.84
Sec 17 Twn 41 Rng 1E	2023	163.61
PINEY PARK TERRACE	2024	13.22
LOT:397 PINEY PARK TERRACE	2025	13.12
	Total	517.94

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30-4-17.0-1-001-196.000	Year	Amount
KRAATZ,WM J&PATRICIA	2023	162.31
Sec 17 Twn 41 Rng 1E	2024	12.08
PINEY PARK TERRACE	2025	12.02
LOT:414 PINEY PARK TERRACE	Total	186.41

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	162.31
Sec 17 Twn 41 Rng 1E	2024	12.08
PINEY PARK TERRACE	2025	12.02
LOT:415 PINEY PARK TERRACE	Total	186.41

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30-4-17.0-1-001-239.000	Year	Amount
MCNEILL, LOLA	2023	163.01
Sec 17 Twn 41 Rng 1E	2024	12.73
PINEY PARK TERRACE	2025	12.68
LOT:443 PINEY PARK TERRACE	Total	188.42

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	163.01
Sec 17 Twn 41 Rng 1E	2024	12.73
PINEY PARK TERRACE	2025	12.68
LOT:444 PINEY PARK TERRACE	Total	188.42

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	Year	Amount
30-4-17.0-1-001-275.000	2022	163.65
LEBRO,BARBARA	2023	163.41
Sec 17 Twn 41 Rng 1E	2024	13.06
PINEY PARK TERRACE	2025	12.96
LOT:531 PINEY PARK TERRACE	Total	353.08

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	Year	Amount
30-4-17.0-1-001-283.000	2021	163.45
BERLIN, TONY	2022	163.24
Sec 17 Twn 41 Rng 1E	2023	163.01
PINEY PARK TERRACE	2024	12.73
LOT:372 PINEY PARK TERRACE	2025	12.68
	Total	515.11

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	Year	Amount
30-4-17.0-1-001-284.000	2021	163.06
BERLIN, TONY	2022	162.85
Sec 17 Twn 41 Rng 1E	2023	162.65
PINEY PARK TERRACE	2024	12.42
LOT:373 PINEY PARK TERRACE	2025	12.34
	Total	513.32

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	Year	Amount
30-4-17.0-1-001-285.000	2021	166.07
BERLIN, TONY	2022	165.55
Sec 17 Twn 41 Rng 1E	2023	165.13
PINEY PARK TERRACE	2024	14.57
LOT:374-377 PINEY PARK TERRACE	2025	14.40
	Total	525.72

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	Year	Amount
30-4-17.0-1-001-361.000	2022	162.85
TAYLOR,ALVIN L&GOLDIE	2023	162.65
Sec 17 Twn 41 Rng 1E	2024	12.42
PINEY PARK TERRACE	2025	12.34
LOT:309 PINEY PARK TERRACE	Total	350.26

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	Year	Amount
30-4-17.0-1-001-366.000		
BALL, VERA M	2023	162.65
Sec 17 Twn 41 Rng 1E	2024	12.42
PINEY PARK TERRACE	2025	12.34
LOT:314 PINEY PARK TERRACE	Total	187.41

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	Year	Amount
30-4-17.0-1-001-379.000	2021	162.57
BERLIN,ANATOLY	2022	162.43
Sec 17 Twn 41 Rng 1E	2023	162.31
PINEY PARK TERRACE	2024	12.08
LOT:327 PINEY PARK TERRACE	2025	12.02
	Total	511.41

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	Year	Amount
30-4-17.0-1-001-380.000	2021	162.57
BERLIN,ANATOLY	2022	162.43
Sec 17 Twn 41 Rng 1E	2023	162.31
PINEY PARK TERRACE	2024	12.08
LOT:328 PINEY PARK TERRACE	2025	12.02
	Total	511.41

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30-4-17.0-1-001-452.000	Year	Amount
PARKS, HAROLD S & MARY LOUISE	2023	162.65
Sec 17 Twn 41 Rng 1E	2024	12.42
PINEY PARK TERRACE	2025	12.34
LOT:261 PINEY PARK TERRACE	Total	187.41

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Dated this 24 day of August, 2026.

Task# 236
08-21-2026
21:27:46

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:

30-4-17.0-1-001-453.000	Year	Amount
PARKS,HAROLD S&MARY LOUISE	2023	162.65
Sec 17 Twn 41 Rng 1E	2024	12.42
PINEY PARK TERRACE	2025	12.34
LOT:262 PINEY PARK TERRACE	Total	187.41

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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30-4-17.0-1-001-496.000	Year	Amount
DUBUQUE,ANTHONY&ANNDREYA	2023	162.65
Sec 17 Twn 41 Rng 1E	2024	12.42
PINEY PARK TERRACE	2025	12.34
LOT:229 PINEY PARK TERRACE	Total	187.41

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30-4-17.0-1-001-497.000	Year	Amount
DUBUQUE,ANTHONY&ANNDREYA	2023	162.65
Sec 17 Twn 41 Rng 1E	2024	12.42
PINEY PARK TERRACE	2025	12.34
LOT:230 PINEY PARK TERRACE	Total	187.41

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30-4-17.0-1-001-505.000	Year	Amount
DUBUQUE, ANTHONY & ANNDREYA	2023	287.59
Sec 17 Twn 41 Rng 1E	2024	120.71
PINEY PARK TERRACE	2025	116.43
LOT:549-551 PINEY PARK TERRACE	Total	524.73

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30-4-17.0-3-001-038.000	Year	Amount
DUBUQUE, ANTHONY & ANNDREYA	2023	164.21
Sec 17 Twn 41 Rng 1E	2024	13.74
PINEY PARK TERRACE	2025	13.64
W 1/2 LOT 561 & 562 PINEY PARK TERRACE	Total	191.59

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30-4-17.0-3-001-049.000	Year	Amount
DUBUQUE,ANTHONY&ANNDREYA	2023	164.76
Sec 17 Twn 41 Rng 1E	2024	14.24
PINEY PARK TERRACE	2025	14.12
LOT:599&600 PINEY PARK TERRACE	Total	193.12

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	Year	Amount
30-4-17.0-4-001-009.000	2021	165.61
TERNAPROVICH,ANGELINE C	2022	165.16
Sec 17 Twn 41 Rng 1E	2023	164.76
BAILEYS HILLTOP RESORT	2024	14.24
LOT:2 BAILEYS HILLTOP RESORT	2025	14.12
	Total	523.89

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30-4-17.0-4-001-042.000	Year	Amount
MARSHALL, WALTER J & JUNE M	2023	163.83
Sec 17 Twn 41 Rng 1E	2024	13.42
BAILEYS HILLTOP RESORT	2025	13.36
LOT:8 BAILEYS HILLTOP RESORT	Total	190.61

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31-5-16.0-0-002-070.000	Year	Amount
JEFFRIES,RITA C&RENEE M	2023	711.81
Sec 16 Twn 41 Rng 2E	2024	499.18
WEST WOODS	2025	617.14
LOT:36 WEST WOODS 2	Total	1828.13

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31-5-16.0-0-002-095.000	Year	Amount
ASHER,DAVID M&CHRISTY G	2023	708.91
Sec 16 Twn 41 Rng 2E	2024	496.56
WEST WOODS	2025	584.11
LOT:66 WEST WOODS 2	Total	1789.58

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	Year	Amount
32-2-03.0-3-001-021.000	2021	179.04
WEISS, LAURA D K	2022	178.29
Sec 03 Twn 40 Rng 2E	2023	176.62
LOST VALLEY LAKES	2024	24.90
LOT:21 BLOCK 1 LOST VALLEY LAKES 1	2025	24.25
	Total	583.10

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	177.36
Sec 03 Twn 40 Rng 2E	2024	25.57
LOST VALLEY LAKES	2025	24.84
LOT:19 BLOCK 4 LOST VALLEY LAKES 1	Total	227.77

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	179.19
ANDERSON,ROY&DOROTHY&	2022	178.42
MAINE,STEVEN F&MARIA H	2023	176.77
Sec 03 Twn 40 Rng 2E	2024	25.02
LOST VALLEY LAKES	2025	24.38
LOT:4 BLOCK 7 LOST VALLEY LAKES 1	Total	583.78

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32-2-03.0-3-001-235.000	Year	Amount
DEICHMANN,EDWARD C&WILMA J	2023	176.17
Sec 03 Twn 40 Rng 2E	2024	24.47
LOST VALLEY LAKES	2025	23.84
LOT:7 BLOCK 6 LOST VALLEY LAKES 1	Total	224.48

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	178.46
BROYLES,RICHARD L&DORIS P	2022	177.74
Sec 03 Twn 40 Rng 2E	2023	176.17
LOST VALLEY LAKES	2024	24.47
LOT:6 BLOCK 6 LOST VALLEY LAKES 1	2025	23.84
	Total	580.68

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32-2-03.0-3-001-244.000	Year	Amount
SCHATTGEN,COREY	2023	176.17
Sec 03 Twn 40 Rng 2E	2024	24.47
LOST VALLEY LAKES	2025	23.84
LOT:2 BLOCK 8 LOST VALLEY LAKES 1	Total	224.48

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32-2-03.0-3-001-249.000	Year	Amount
MOORE,PAT	2022	179.76
Sec 03 Twn 40 Rng 2E	2023	178.00
LOST VALLEY LAKES	2025	25.39
LOT:7 BLOCK 8 LOST VALLEY LAKES 1	Total	383.15

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32-2-03.0-3-001-263.000	Year	Amount
CHRISTIAN FELLOWSHIP CENTER	2023	177.69
Sec 03 Twn 40 Rng 2E	2024	25.81
LOST VALLEY LAKES	2025	25.14
LOT:21 BLOCK 8 LOST VALLEY LAKES 1	Total	228.64

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	Year	Amount
32-2-03.0-3-001-297.000	2022	178.29
NORTON,MARVIN&HARRIET	2023	176.62
Sec 03 Twn 40 Rng 2E	2024	24.90
LOST VALLEY LAKES	2025	24.25
LOT:33 BLOCK 9 LOST VALLEY LAKES 1	Total	404.06

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	Year	Amount
32-2-03.0-3-001-300.000	2022	173.66
DENNIS, EMILY L	2023	172.50
Sec 03 Twn 40 Rng 2E	2024	21.20
LOST VALLEY LAKES	2025	20.73
LOT:36 BLOCK 9 LOST VALLEY LAKES 1	Total	388.09

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	Year	Amount
32-2-03.0-3-001-301.000	2022	173.15
DENNIS, EMILY L	2023	172.00
Sec 03 Twn 40 Rng 2E	2024	20.79
LOST VALLEY LAKES	2025	20.32
LOT:37 BLOCK 9 LOST VALLEY LAKES 1	Total	386.26

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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
32-2-03.0-3-001-314.000	2021	164.27
REDDING, GLEN E	2022	164.13
Sec 03 Twn 40 Rng 2E	2023	163.83
LOST VALLEY LAKES	2024	13.47
LOT:35 BLOCK 10 LOST VALLEY LAKES 1	2025	13.36
	Total	519.06

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.

Dated this 24 day of August, 2026.

Task# 236
08-21-2026
21:27:46

NOTICE OF TAX CERTIFICATE SALE

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	Year	Amount
32-2-03.0-3-001-315.000	2021	164.27
REDDING, GLEN E	2022	164.13
Sec 03 Twn 40 Rng 2E	2023	163.83
LOST VALLEY LAKES	2024	13.47
LOT:34 BLOCK 10 LOST VALLEY LAKES 1	2025	13.36
	Total	519.06

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	Year	Amount
32-2-03.0-3-001-316.000	2021	163.88
REDDING, GLEN E	2022	163.76
Sec 03 Twn 40 Rng 2E	2023	163.51
LOST VALLEY LAKES	2024	13.18
LOT:33 BLOCK 10 LOST VALLEY LAKES 1	2025	13.11
	Total	517.44

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
32-2-03.0-3-001-317.000	2021	163.88
REDDING, GLEN E	2022	163.76
Sec 03 Twn 40 Rng 2E	2023	163.51
LOST VALLEY LAKES	2024	13.18
LOT:32 BLOCK 10 LOST VALLEY LAKES 1	2025	13.11
	Total	517.44

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	Year	Amount
32-2-03.0-3-001-318.000	2021	163.88
REDDING, GLEN E	2022	163.76
Sec 03 Twn 40 Rng 2E	2023	163.51
LOST VALLEY LAKES	2024	13.18
LOT:31 BLOCK 10 LOST VALLEY LAKES 1	2025	13.11
	Total	517.44

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	Year	Amount
32-2-03.0-3-001-319.000	2021	163.88
REDDING, GLEN E	2022	163.76
Sec 03 Twn 40 Rng 2E	2023	163.51
LOST VALLEY LAKES	2024	13.18
LOT:30 BLOCK 10 LOST VALLEY LAKES 1	2025	13.11
	Total	517.44

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	Year	Amount
32-2-03.0-3-001-320.000	2021	163.88
REDDING, GLEN E	2022	163.76
Sec 03 Twn 40 Rng 2E	2023	163.51
LOST VALLEY LAKES	2024	13.18
LOT:29 BLOCK 10 LOST VALLEY LAKES 1	2025	13.11
	Total	517.44

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	Year	Amount
32-2-03.0-3-001-321.000	2021	163.88
REDDING, GLEN E	2022	163.76
Sec 03 Twn 40 Rng 2E	2023	163.51
LOST VALLEY LAKES	2024	13.18
LOT:28 BLOCK 10 LOST VALLEY LAKES 1	2025	13.11
	Total	517.44

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	Year	Amount
32-2-03.0-3-001-363.000	2021	165.47
REDDING, GLEN E	2022	165.29
Sec 03 Twn 40 Rng 2E	2023	164.90
LOST VALLEY LAKES	2024	14.44
LOT:44 BLOCK 10 LOST VALLEY LAKES 1	2025	14.26
	Total	524.36

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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	Year	Amount
32-2-03.0-3-001-364.000	2021	162.51
REDDING, GLEN E	2022	162.43
Sec 03 Twn 40 Rng 2E	2023	162.31
LOST VALLEY LAKES	2024	12.14
LOT:43 BLOCK 10 LOST VALLEY LAKES 1	2025	12.06
	Total	511.45

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
32-2-03.0-3-001-365.000	2021	165.47
REDDING, GLEN E	2022	165.29
Sec 03 Twn 40 Rng 2E	2023	164.90
LOST VALLEY LAKES	2024	14.44
LOT:42 BLOCK 10 LOST VALLEY LAKES 1	2025	14.26
	Total	524.36

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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	Year	Amount
32-2-03.0-3-001-366.000	2021	163.88
REDDING, GLEN E	2022	163.76
Sec 03 Twn 40 Rng 2E	2023	163.51
LOST VALLEY LAKES	2024	13.18
LOT:41 BLOCK 10 LOST VALLEY LAKES 1	2025	13.11
	Total	517.44

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	Year	Amount
32-2-03.0-3-001-367.000	2021	164.27
REDDING, GLEN E	2022	164.13
Sec 03 Twn 40 Rng 2E	2023	163.83
LOST VALLEY LAKES	2024	13.47
LOT:40 BLOCK 10 LOST VALLEY LAKES 1	2025	13.36
	Total	519.06

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
32-2-03.0-3-001-370.000	2021	163.63
REDDING, GLEN E	2022	163.52
Sec 03 Twn 40 Rng 2E	2023	163.30
LOST VALLEY LAKES	2024	13.01
LOT:37 BLOCK 10 LOST VALLEY LAKES 1	2025	12.89
	Total	516.35

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.

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	Year	Amount
32-2-03.0-3-001-371.000	2021	163.42
REDDING, GLEN E	2022	163.34
Sec 03 Twn 40 Rng 2E	2023	163.12
LOST VALLEY LAKES	2024	12.85
LOT:36 BLOCK 10 LOST VALLEY LAKES 1	2025	12.74
	Total	515.47

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.

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32-2-03.0-3-001-373.000	Year	Amount
JENNEMANN,JONATHAN	2023	171.06
Sec 03 Twn 40 Rng 2E	2024	19.94
LOST VALLEY LAKES	2025	19.50
LOT:14 BLOCK 11 LOST VALLEY LAKES 1	Total	210.50

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32-2-03.0-3-001-374.000	Year	Amount
JENNEMANN,JONATHAN	2023	170.62
Sec 03 Twn 40 Rng 2E	2024	19.58
LOST VALLEY LAKES	2025	19.15
LOT:15 BLOCK 11 LOST VALLEY LAKES 1	Total	209.35

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32-2-03.0-3-001-375.000	Year	Amount
JENNEMANN,JONATHAN	2023	170.62
Sec 03 Twn 40 Rng 2E	2024	19.58
LOST VALLEY LAKES	2025	19.15
LOT:16 BLOCK 11 LOST VALLEY LAKES 1	Total	209.35

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32-2-03.0-3-001-376.000	Year	Amount
JENNEMANN,JONATHAN	2023	170.62
Sec 03 Twn 40 Rng 2E	2024	19.58
LOST VALLEY LAKES	2025	19.15
LOT:17 BLOCK 11 LOST VALLEY LAKES 1	Total	209.35

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32-2-03.0-3-001-377.000	Year	Amount
JENNEMANN,JONATHAN	2023	170.62
Sec 03 Twn 40 Rng 2E	2024	19.58
LOST VALLEY LAKES	2025	19.15
LOT:18 BLOCK 11 LOST VALLEY LAKES 1	Total	209.35

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32-2-03.0-3-001-396.000	Year	Amount
JENNEMANN,JONATHAN	2023	173.12
Sec 03 Twn 40 Rng 2E	2024	21.75
LOST VALLEY LAKES	2025	21.22
LOT:10 BLOCK 11 LOST VALLEY LAKES 1	Total	216.09

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
08-21-2026
21:27:46

NOTICE OF TAX CERTIFICATE SALE

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32-2-03.0-3-001-397.000	Year	Amount
JENNEMANN,JONATHAN	2023	173.12
Sec 03 Twn 40 Rng 2E	2024	21.75
LOST VALLEY LAKES	2025	21.22
LOT:11 BLOCK 11 LOST VALLEY LAKES 1	Total	216.09

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32-2-03.0-3-001-398.000	Year	Amount
JENNEMANN,JONATHAN	2023	166.73
Sec 03 Twn 40 Rng 2E	2024	16.11
LOST VALLEY LAKES	2025	15.85
LOT:12 BLOCK 11 LOST VALLEY LAKES 1	Total	198.69

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32-2-03.0-3-001-400.000	Year	Amount
JENNEMANN,JONATHAN	2023	176.98
Sec 03 Twn 40 Rng 2E	2024	25.19
LOST VALLEY LAKES	2025	24.53
LOT:8 BLOCK 12 LOST VALLEY LAKES 1	Total	226.70

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32-2-03.0-3-001-402.000	Year	Amount
JENNEMANN,JONATHAN	2023	173.12
Sec 03 Twn 40 Rng 2E	2024	21.75
LOST VALLEY LAKES	2025	21.22
LOT:10 BLOCK 12 LOST VALLEY LAKES 1	Total	216.09

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32-2-03.0-3-001-403.000	Year	Amount
JENNEMANN,JONATHAN	2023	173.12
Sec 03 Twn 40 Rng 2E	2024	21.75
LOST VALLEY LAKES	2025	21.22
LOT:11 BLOCK 12 LOST VALLEY LAKES 1	Total	216.09

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32-2-03.0-3-001-406.000	Year	Amount
JENNEMANN,JONATHAN	2023	173.12
Sec 03 Twn 40 Rng 2E	2024	21.75
LOST VALLEY LAKES	2025	21.22
LOT:14 BLOCK 12 LOST VALLEY LAKES 1	Total	216.09

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32-2-03.0-3-001-407.000	Year	Amount
JENNEMANN,JONATHAN	2023	175.44
Sec 03 Twn 40 Rng 2E	2024	23.83
LOST VALLEY LAKES	2025	107.18
LOT:15 BLOCK 12 LOST VALLEY LAKES 1	Total	306.45

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32-2-03.0-3-001-409.000	Year	Amount
JENNEMANN,JONATHAN	2023	176.17
Sec 03 Twn 40 Rng 2E	2024	24.47
LOST VALLEY LAKES	2025	23.84
LOT:2 BLOCK 12 LOST VALLEY LAKES 1	Total	224.48

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	173.12
Sec 03 Twn 40 Rng 2E	2024	21.75
LOST VALLEY LAKES	2025	21.22
LOT:5BLOCK 12 LOST VALLEY LAKES 1	Total	216.09

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32-2-03.0-3-001-419.000	Year	Amount
JENNEMANN,JONATHAN	2023	176.17
Sec 03 Twn 40 Rng 2E	2024	24.47
LOST VALLEY LAKES	2025	23.84
LOT:13 BLOCK 14 LOST VALLEY LAKES 1	Total	224.48

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	Year	Amount
32-2-03.0-3-002-119.000	2021	172.97
HILL, ROSEMARIE JUST	2022	172.45
Sec 03 Twn 40 Rng 2E	2023	171.37
LOST VALLEY LAKES	2024	20.23
LOT:34 BLOCK 2 LOST VALLEY LAKES	2025	19.77
	Total	556.79

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	Year	Amount
32-2-03.0-3-002-124.000	2022	167.51
DENNIS, EMILY L DECLUE	2023	166.92
Sec 03 Twn 40 Rng 2E	2024	16.25
LOST VALLEY LAKES	2025	15.98
LOT:29 BLOCK 2 LOST VALLEY LAKES	Total	366.66

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	Year	Amount
32-2-03.0-3-002-125.000	2022	167.00
DENNIS, EMILY L DECLUE	2023	166.43
Sec 03 Twn 40 Rng 2E	2024	15.81
LOST VALLEY LAKES	2025	15.55
LOT:28 BLOCK 2 LOST VALLEY LAKES	Total	364.79

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	Year	Amount
32-2-03.0-3-002-173.000	2021	168.33
BRENDECKE,ROGER C&MARIAN L	2022	168.04
Sec 03 Twn 40 Rng 2E	2023	167.37
LOST VALLEY LAKES	2024	16.66
LOT:40 BLOCK 1 LOST VALLEY LAKES	2025	16.39
	Total	536.79

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	Year	Amount
32-2-03.0-3-002-211.000	2021	165.88
SCHULZ, CLARENCE & JANET	2022	165.66
Sec 03 Twn 40 Rng 2E	2023	165.23
LOST VALLEY LAKES	2024	14.74
LOT:2 BLOCK 1 LOST VALLEY LAKES	2025	14.55
	Total	526.06

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32-2-03.2-0-001-007.000	Year	Amount
GITTEMEIER,LINUS J RLT	2023	266.82
Sec 03 Twn 40 Rng 2E	2024	105.10
LOST VALLEY LAKES	2025	130.49
LOT:12 LOST VALLEY LAKES 4	Total	502.41

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32-2-09.0-3-002-034.000	Year	Amount
DEWITT, RONALD & JENNIFER & JOHN T	2023	167.24
Sec 09 Twn 40 Rng 2E	2024	16.54
LONEDELL LAKES	2025	16.23
LOT:79 LONEDELL LAKES	Total	200.01

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32-2-09.0-3-002-035.000	Year	Amount
DEWITT, RONALD & JENNIFER & JOHN T	2023	167.24
Sec 09 Twn 40 Rng 2E	2024	16.54
LONEDELL LAKES	2025	16.23
LOT:80 LONEDELL LAKES	Total	200.01

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	Year	Amount
32-2-09.0-3-003-044.000	2021	169.41
TANAKA,KUNIHURO&ROSEMARY A	2022	169.04
Sec 09 Twn 40 Rng 2E	2023	168.28
LONEDELL LAKES	2024	17.46
LOT:6 BLOCK 1 LONEDELL LAKES 3	2025	17.17
	Total	541.36

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	Year	Amount
32-2-09.0-3-003-046.000	2022	169.04
MATZKER,FREDERICK&ANDREA	2023	168.28
Sec 09 Twn 40 Rng 2E	2024	17.46
LONEDELL LAKES	2025	17.17
LOT:8 BLOCK 1 LONEDELL LAKES 3	Total	371.95

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	Year	Amount
32-2-09.0-3-003-048.000		
MCDONALD,JOHN	2022	167.51
DBA MCDONALD COMPANY	2023	166.92
Sec 09 Twn 40 Rng 2E	2024	16.25
LONEDELL LAKES	2025	15.98
LOT:10 BLOCK 1 LONEDELL LAKES 3	Total	366.66

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
08-21-2026
21:27:46

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
32-2-09.0-3-003-049.000	2022	496.22
MCDONALD,JOHN	2023	468.47
Sec 09 Twn 40 Rng 2E	2024	284.41
LONEDELL LAKES	2025	294.65
LOT:11 BLOCK 1 LONEDELL LAKES 3	Total	1543.75

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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32-3-08.0-4-002-056.000	Year	Amount
COPELAND,RUEBEN L	2023	174.62
Sec 08 Twn 40 Rng 2E	2024	23.05
LONEDELL LAKES	2025	22.45
LOT:17 LONEDELL LAKES	Total	220.12

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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32-3-08.0-4-003-053.000	Year	Amount
STEINBRUEGGE, MABLE G	2023	177.14
Sec 08 Twn 40 Rng 2E	2024	25.33
LONEDELL LAKES	2025	24.58
LOT:3 BLOCK 12 LONEDELL LAKES 4	Total	227.05

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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	Year	Amount
32-3-08.0-4-003-108.000	2022	178.05
HATCHER,KALEB&SULLIVAN,KARIN	2023	176.14
Sec 08 Twn 40 Rng 2E	2024	24.41
LONEDELL LAKES	2025	23.72
LOT:12 BLOCK 1 LONEDELL LAKES 4	Total	402.32

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32-3-08.0-4-003-118.000	Year	Amount
ITINGER, CLARA GAVIN	2023	173.98
Sec 08 Twn 40 Rng 2E	2024	22.48
LONEDELL LAKES	2025	21.90
LOT:37 BLOCK 2 LONEDELL LAKES 4	Total	218.36

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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	Year	Amount
32-4-17.0-1-001-071.000	2022	177.68
FARRIS,DONOVAN L&FAIRY JO TRS	2023	175.77
Sec 17 Twn 40 Rng 2E	2024	24.07
LONEDELL LAKES	2025	23.40
LOT:5 BLOCK 11 LONEDELL LAKES 4	Total	400.92

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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32-4-17.0-1-001-134.000	Year	Amount
CURTIN,GEORGE&DOROTHY	2023	174.17
Sec 17 Twn 40 Rng 2E	2024	22.62
LONEDELL LAKES	2025	22.06
LOT:1 BLOCK 6 LONEDELL LAKES 4	Total	218.85

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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	Year	Amount
32-4-17.0-2-001-024.000	2021	179.38
MANN,LAWRENCE&VADA L&KENNETH E	2022	177.68
Sec 17 Twn 40 Rng 2E	2023	175.77
LONEDELL LAKES	2024	24.07
LOT:19 BLOCK 9 LONEDELL LAKES 4	2025	23.40
	Total	580.30

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
32-4-17.0-2-001-036.000	2022	172.33
HEINLEIN,KENNETH D	2023	171.08
Sec 17 Twn 40 Rng 2E	2024	19.90
LONEDELL LAKES	2025	19.43
LOT:7 BLOCK 9 LONEDELL LAKES 4	Total	382.74

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
32-4-17.0-2-001-089.000	2022	175.63
HULL,MARY L&JAMES R	2023	173.98
Sec 17 Twn 40 Rng 2E	2024	22.48
LONEDELL LAKES	2025	21.90
LOT:9 BLOCK 7 LONEDELL LAKES 4	Total	393.99

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
32-5-16.0-2-004-050.000	2022	177.74
RAINEY,OSWALD P&MARY J TRS	2023	176.17
Sec 16 Twn 40 Rng 2E	2024	24.47
LONEDELL LAKES	2025	23.84
LOT:124 LONEDELL LAKES 2	Total	402.22

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
32-5-16.0-2-005-056.000	2021	170.34
HAMPE,STEVE&	2022	169.90
COWEN,ROGER	2023	169.09
Sec 16 Twn 40 Rng 2E	2024	18.16
BACK OF THE MOON	2025	17.83
LOT:3 BLOCK 3 BACK OF THE MOON 3	Total	545.32

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.

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32-5-16.0-2-005-058.000	Year	Amount
RUSH,MICHAEL&	2023	168.96
SPRADLEY,NICHOLAS	2024	18.05
Sec 16 Twn 40 Rng 2E	2025	17.68
BACK OF THE MOON	Total	204.69
LOT:5 BLOCK 3 BACK OF THE MOON 3		

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
32-5-16.0-2-005-088.000	2022	172.03
MEYER,PAUL F	2023	170.97
Sec 16 Twn 40 Rng 2E	2024	19.86
BACK OF THE MOON	2025	19.42
LOT:34 BLOCK 3 BACK OF THE MOON 3	Total	382.28

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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32-5-16.0-2-005-092.000	Year	Amount
SCHUMACHER, BONNIE	2023	168.62
Sec 16 Twn 40 Rng 2E	2024	17.75
BACK OF THE MOON	2025	17.43
LOT:30 BLOCK 2 BACK OF THE MOON 3	Total	203.80

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	Year	Amount
32-5-16.0-2-005-101.000	2022	167.70
BARK,AMANDA	2023	167.07
Sec 16 Twn 40 Rng 2E	2024	16.38
BACK OF THE MOON	2025	16.12
LOT:39 BLOCK 2 BACK OF THE MOON 3	Total	367.27

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
32-5-16.0-2-005-102.000	2022	167.70
BARK,AMANDA	2023	167.07
Sec 16 Twn 40 Rng 2E	2024	16.38
BACK OF THE MOON	2025	16.12
LOT:40 BLOCK 2 BACK OF THE MOON 3	Total	367.27

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32-5-16.0-2-005-109.000	Year	Amount
WOMACK,DONALD E II	2022	169.41
Sec 16 Twn 40 Rng 2E	2025	17.43
BACK OF THE MOON	Total	186.84
LOT:47 BLOCK 2 BACK OF THE MOON 3		

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33-1-12.0-0-000-014.000	Year	Amount
GLORIOD,VICTORIA D&CHARLES E	2023	186.97
Sec 12 Twn 40 Rng 1E	2024	34.00
NONE	2025	32.79
PT NE OF SE W OF HWY 47	Total	253.76

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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34-3-06.0-1-004-050.000	Year	Amount
ARNDT,SHANE&SARAH	2023	192.96
Sec 06 Twn 40 Rng 1W	2024	39.28
MIRAMIQUOA PARK	2025	36.96
LOT:115&116 MIRAMIQUOA PK BLK4	Total	269.20

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
34-3-06.0-1-004-071.000	2022	196.21
WILSON,PERRY&JUNE	2023	192.35
Sec 06 Twn 40 Rng 1W	2024	38.74
MIRAMIQUOA PARK	2025	36.52
LOT:47&48 MIRAMIQUOA PK BLK4	Total	463.82

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
08-21-2026
21:27:46

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:

34-3-06.0-1-006-142.000	Year	Amount
JOHNSON, CLARICE A	2023	227.70
Sec 06 Twn 40 Rng 1W	2024	70.09
MIRAMIQUEUA PARK	2025	65.25
LOT:11&12 MIRAMIQUEUA PARK BLK6	Total	363.04

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35-2-09.0-4-002-056.000	Year	Amount
HODGE INVESTMENTS LLC	2023	342.86
Sec 09 Twn 40 Rng 2W	2024	172.14
WILLIAMS	2025	159.66
LOT:1 WILLIAMS ADDN	Total	674.66

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35-3-07.0-4-007-133.000	Year	Amount
JOHANNING,RICHARD A	2023	2699.62
Sec 07 Twn 40 Rng 2W	2024	2260.61
COUNTRYSIDE (LOC 35)	2025	2269.35
LOT:36 COUNTRYSIDE	Total	7229.58

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37-6-14.0-0-000-003.000	Year	Amount
JENMAR PROPERTY LLC	2023	170.76
Sec 14 Twn 40 Rng 4W	2024	19.29
NONE	2025	17.93
PT SE NW S LITTLE BOURBEUSE RIVER	Total	207.98

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END OF REPORT