

**2004**

**BOARD OF  
EQUALIZATION**

# BOARD OF EQUALIZATION TO REVIEW PROPERTY VALUES

Kay Brown, Clerk of Christian County, announces that the board of equalization will begin meetings at 9:00 a.m., July 8, 2004, at the County Court House to hear those who disagree with the values of real estate and personal property established by the assessor for tax year 2004. The board tentatively plans to conclude the hearings by 4:00 p.m. July 29, 2004; appointments must be made prior to that date.

According to the assessor, the new assessments were established, notices were sent to owners whose real property increased in value, and as the law requires the assessment books were returned to the county clerk. The next step in the property tax process is a review of assessments by the county board of equalization followed by setting of levies by the political subdivisions.

Property owners who wish to appeal their assessments must do so by July 8, 2004, and should contact Jenny Witt, the County Commission Secretary at 581-2112 for the necessary forms for such an appeal. Property owners appearing before the board should be prepared to present evidence to establish what they believe to be the correct value of their property. If after a decision of the board, the property owner is still dissatisfied with the assessment, the appeal may be lodged by the State Tax Commission and thereafter to the Circuit Court.

East of the  
City Lot No.  
15 feet, more or  
st Corner of Lot  
AND HEIGHTS  
North 150 feet  
at, more or less,  
East of the  
City Lot No.  
150 feet to the  
1/2 All in Ozark,  
Missouri)

LINE OF SAID LOT ELEVEN (11),  
SOUTH 89 DEGREES 52'18" WEST  
328.17 FEET; THENCE SOUTH 2  
DEGREES 09'44" EAST 392.10  
FEET TO THE SOUTH LINE OF  
SAID LOT ELEVEN (11), THENCE  
ALONG SAID LINE NORTH 89  
DEGREES 51'10" EAST 329.16  
FEET TO THE POINT OF BEGIN-  
NING, SUBJECT TO A 40 FOOT  
WIDE ROAD EASEMENT ALONG  
THE SOUTH SIDE AND A 10 FOOT  
WIDE UTILITY EASEMENT ALONG  
THE EAST SIDE AND A 10 FOOT  
WIDE UTILITY EASEMENT ALONG  
THE EAST SIDE AND EXCEPT  
THE EAST SIDE AND EXCEPT  
ANY PART THEREOF TAKEN OR  
USED FOR ROAD OR HIGHWAY  
PURPOSES.

THE EAST 2.5 ACRES OF LOT  
ELEVEN (11) OF MEADOW LAKES  
SUBDIVISION, A SUBDIVISION IN  
CHRISTIAN COUNTY, MISSOURI,  
BEING MORE PARTICULARLY  
DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHEAST  
CORNER OF SAID LOT ELEVEN  
(11) THENCE NORTH 2 DEGREES  
09'44" WEST 392.00 FEET TO THE  
NORTHEAST CORNER OF SAID  
LOT ELEVEN (11); THENCE  
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SAID LOT ELEVEN (11) SOUTH 89  
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NING, EXCEPT ANY PART TAKEN  
OR USED FOR ROAD OR HIGH-  
WAY PURPOSES, ALL IN CHRISTI-  
AN COUNTY, MISSOURI.

Pursuant to the Fair Debt Collection  
Practices Act, 15 U.S.C. § 1692c(d),  
no information concerning the col-  
lection of this debt may be given  
without the prior consent of the con-  
sumer given directly to the debt col-  
lector or the express permission of a  
court of competent jurisdiction. The  
debt collector is attempting to collect  
a debt and any information obtained  
will be used for that purpose.\*  
Neale-M128830-4x-5/26

**SUCCESSOR TRUSTEE'S SALE**  
For default having been made in the  
payment of the principal note and  
accrued interest hereupon, secured  
by a certain Deed of Trust executed  
by Julynda C. Denton and Jonathan  
D. Denton, wife and husband, dated  
November 20, 2001 and recorded in  
Book 341 Page 2262 in the Office of  
the Recorder of Deeds of the County  
of Christian, Missouri, the under-  
signed Successor Trustee will at the  
request of the legal holder of said  
note, who has elected to declare the  
entire indebtedness due and  
payable, on Friday, June 18, 2004  
between the hours of 9:00 a.m. and  
5:00 p.m. (1:00 p.m.) at the South  
Front Door of the Christian County  
Courthouse, in the City of Ozark,  
Missouri, Missouri, Missouri, to  
the highest bidder for cash in hand,  
the following real estate described in  
said Deed of Trust situate  
Christian County, Missouri to wit:  
A PART OF THE NORTHWEST  
QUARTER (NE1/4) OF SECTION  
THIRTEEN (13), TOWNSHIP  
TWENTY-FIVE (25), RANGE  
TWENTY-ONE (21), DESCRIBED  
AS FOLLOWS: FROM THE  
NORTHWEST CORNER OF THE  
NORTHWEST QUARTER (NE1/4)  
OF THE NORTHWEST QUARTER  
(NE1/4) OF SAID SECTION  
THIRTEEN (13), TOWNSHIP  
TWENTY-FIVE (25), RANGE  
TWENTY-ONE (21), THENCE  
SOUTH 300 FEET FOR  
NEW POINT OF BEGINNING  
THENCE SOUTH 2 DEGREES  
25' WEST 676 FEET TO THIS EAST  
LINE OF A PUBLIC ROAD  
THENCE SOUTHEAST ALON-

Proposals will publicly opened and  
read aloud in the presence of inter-  
ested parties who are invited to  
attend.  
It shall be mandatory upon the  
Contractor and Sub Contractor to  
pay the prevailing hourly rate of  
wages set forth in the Prevailing  
Wage Determination Order of the  
Department of Labor and Industrial  
Relations of Missouri, as set forth in  
the instruction to Bidders.  
Bid Security in the amount of five  
percent (5%) shall accompany the  
proposal.  
No bid may be withdrawn during the  
thirty day period commencing with  
the closing time for receiving bids.  
Right is reserved to reject any or all  
proposals and to waive any informal-  
ties in proposals received.  
By Order of the  
Board of Education  
The School District of Ozark, R-VI  
By Mike Woody, President  
OzarkSchoolM121244-2x-6/2

**2 SALE  
(BLIND  
SALE)**

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Lot number three (3) of Park Lane  
Sub-division, a subdivision in  
Christian County, Missouri, accord-  
ing to the plat filed in plat book B at  
page 30.  
to satisfy said debt and costs.  
Daniel L Chronister or Greg  
Dorshorst, c/o Shapiro & Weisman,  
L.C.  
Successor Trustee  
Pub Commences June 9, 2004  
S&W File No. 03-2470  
By: Shapiro & Weisman, L.C.  
Purported address: 1107 E. Lark St.,  
Ozark, MO 65721  
LAN-M121255-4x-6/9

**IN RE: ANGELAH  
R FILTINGBERGER AND CHARLES  
R FILTINGBERGER  
WIFE AND HUSBAND  
TRUSTEE'S SALE**  
For default in payment of  
debt secured by Deed of Trust  
executed by Angelah R Filtingberger  
and Charles R Filtingberger, wife  
and husband, dated July 11, 2003 and  
recorded in the Office of the  
Recorder of Deeds of Christian  
County, Missouri in Book 0364,  
Page 181 the undersigned Trustee,  
at the request of the legal holder of  
said Deed of Trust, will on Friday,  
July 9, 2004 at the South Front  
Door of the Court House, City of  
Ozark, Missouri, Missouri, Missouri,  
at public vendue to the highest bidder  
for cash:  
Lot nine (9) Block one (1) of  
Campbell City Subdivision in  
Christian County, Missouri, being a  
part of the Southwest Quarter of the  
Southwest Quarter of Section 34,  
Township 28, Range 21,  
to satisfy said debt and costs.

14) KELTNER'S  
IRD ADDITION,  
NIXA, CHRIST-  
OURIL.

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L.C.  
Successor Trustee  
Pub Commences June 9, 2004  
S&W File No. 03-2470  
By: Shapiro & Weisman, L.C.  
Purported address: 1107 E. Lark St.,  
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KAY BROWN



100 W. CHURCH ROOM 206  
OZARK, MO 65721

Phone: 581-6360 Fax: 581-8331

May 27, 2004

Ryan & Co.  
Nathaniel Haskins  
13155 Noel Road 12<sup>th</sup> Floor LB72  
Dallas, Texas 75240

Dear Nathaniel,

Enclosed please find the form to appeal to the State Tax Commission. I spoke with Assessor Sandra Bryant and she said that you chose to go to the State Tax Commission to appeal. If you have any questions, please call us.

Thank you,

A handwritten signature in cursive script that reads "Kay Brown".

Kay Brown

## Christian County Commission Minutes

**MONDAY, JULY 19, 2004**

The Christian County Commission met with Tom Chudomelka and Western Commissioner Bill Barnett present. Commissioner John Grubaugh was absentee.

### **Conference Call Re BOE Hearing**

Meeting was called to order by Commissioner Tom Chudomelka. Conference call participants were Tom Chudomelka, Eastern Commissioner, Bill Barnett, Western Commissioner, and Sandra Bryant, County Assessor. Commissioner John Grubaugh was absent. There was supposed to be a Board of Equalization meeting scheduled today for Missouri Gas and Energy. Sandra stated that she felt it would be to our benefit to allow the appeal to be sent on to the Tax Commission. The Tax Commission's ruling last year ruled at a better rate than our rate. Commissioner Chudomelka made a motion to send the appeal for Missouri Gas and Energy to the State Tax Commission. Commissioner Barnett seconded the motion. Motion passed by vote: Tom Chudomelka, Eastern Commissioner (Yes), Bill Barnett, Western Commissioner (Yes), John Grubaugh, Presiding Commissioner (Absent). Kay Brown, County Clerk will be notified to call the Tax Commission.

KAY BROWN

*Clerk of the County Commission*  
OF  
CHRISTIAN  
COUNTY

100 W. CHURCH ROOM 206  
OZARK, MO 65721

Phone: 581-6360 Fax: 581-8331

July 30, 2004

Ryan & Co.  
Attn: Nathaniel Haskins  
13155 Noel Road 12<sup>th</sup> Floor LB72  
Dallas, Texas 75240

Dear Nathaniel,

The Board of Equalization met at 9:00 a.m., Monday, July 19<sup>th</sup>, 2004, concerning Missouri Gas Energy. It was the decision of the Board to send your appeal to the State Tax Commission. If you have any questions, please call us.

Thank you,

*Kay Brown*  
Kay Brown