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.

.5 feet, more or st Corner of Lot AND HEIGHTS if City Lot ssouri) 150 feet to the at, more or less North 150 150 feet to the r. 2 All in Ozark. East 으 Z 5 feet

ind cost. nventants, if any nts, restrictions,

nidd

Trustee

cessor Trustee

May 26, 2004 IISITIAN, MIS-

7-4x-5/26

SALE:

Book 347, Page ted Trustee, at legal holder of ush the following te, described in and situated in House, City of nistian, State of ic vendue to the a specific time of ne South Front It in payment of ce of obligation Trust executed riday, in the Office of eds of Christian ors of 9:00 a.m. dated May 31 June 18, ALSO
THE EAST 2.5 ACRES OF LOT
ELLEVEN (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
0944* WEST 332.00 FEET TO THE
NORTHEAST CORNER OF SAID
LOT ELEVEN (11); THENCE
ALONG THE NORTH LINE OF
SAID LOT ELEVEN (11); THENCE
ALONG THE SOUTH 12
DEGREES 52*18* WEST 328.17
FEET; THENCE SOUTH 12
DEGREES 50*14* EAST 332.10
FEET TO THE SOUTH 12
DEGREES 51*10* EAST 332.10
FEET TO THE POINT OF BEGINNING, EXCEPT ANY PART TAKEN
OR USED FOR ROAD OR HIGHWAY PURPOSES, ALL IN CHRISTIAN COUNTY, MISSOURI.

to satisfy said debt and cost

ate of Missouri,

7777 Bonhomme Ave., Ste 2300 St. Louis, MO 63105 File No: 40756.061804 Trustee MILLSAP & SINGER, P.C.,

NOTICE

2 ìή ınd cost Pursuant to the Fair Debt Collection Practices Act, 15 U.S.C. §1692c(b), no information concerning the collection of this debt may be given without the prior consent of the consumer given directly to the debt collector or the express permission of a court of competent jurisdiction. The debt collector is attempting to collect

e., Ste 2300

Debt Collection

٦, P.C.,

I4) KELTNER'S IRD ADDITION, NIXA, CHRIST-OURI.

INERVOE ALUNIS INTERVENT (11).
LINE OF SAID LOT ELEVEN (11).
SOUTH 89 DEGREES 52'18' WEST 328.17 FEET; THENCE SOUTH 2 DEGREES 09'44" EAST 332.10 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 BEGINNING, SUBJECT TO A 40 FOOT WIDE HOAD 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 ANY PART THEREOF TAKEN OR USED FOR ROAD OR HIGHWAY PURPOSES. foreclosure.

RICHARD L SCHNAKE - Trustee NEALE & NEWMAN, L.L.P. P.O. Box 10327 Springfield, MO 65808-0327 Telephone: (417) 882-9090

Pursuant to the Fair Debt Collection Practices Act, 15 U.S.C. § 1692c(b), no information concerning the collection of this debt may be given without the prior consent of the consumer given directly to the debt collection of the consumer than the consumer that the consumer than the consumer that the consumer that the consumer than the consumer than the lector of 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

of Christian, Missouri, the under-signed Successor Trustee will at the payment of the principal note and accrued interest thereupon, secured by a certain Deed of Trust executed by Julynda C. Denton and Jonathan For default having been made in the the Recorder of Deeds of the County Book 341 Page 2262 in the Office of November 20, 2001 and recorded in D. Denton, wife and husband, dated

request of the legal holder of said note, who has elected to declare the entire indebtedness due an

entire indebtedness due an payable, on Friday, June 18, 29, between the hours of 9:00 a.m. of 5:00 p.m. (1:00 p.m.) at the Sin Front Door of the Christian Co Courthouse, in the City of Oz k, State of Missouri, sell at public notice to the highest bidder for an interference of Trust situate Christian County, Missouri to was A PART OF THE NORTH ST. HALF (N 1/2) OF THE NORTHWEST CORNER OF HE NORTHWEST CUARTER (N 1/2) OF SAID SECTION TRUE (25), RANGE TWENTY-OR FROM NEW POINT OF BEGINNIN THENCE SOUTH 20 BEGINNIN THENCE SOUTH 20 BEGINNIN THENCE SOUTHEAST ALONGTHEAST ALONGTHEAST OLD FOR A PUBLIC ROAL THENCE SOUTHEAST ALONGTHEAST 5557

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Property owners who wish to appeal their assessment must do so by July

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.

NoonareM128825*4x*5/26

NOTICE OF PROPOSED LAND USE CHANGE

Barrey Munitation to develop an office/warehouse on Lot #ONE (1) office/warehouse on Lot #ONE (1) McSpadden's Subdivision Section Thirty Six (36) Township Twenty Eight (28), Range Twenty Two (22), in Christian County, Missouri. The proposed development is located at the comer of 2012 North Michael Lane and 110 Munhollon Drive. The Christian County Planning and Zoning Commission will conduct a public hearing on the application of available for public review at the Christian County Planning and Zoning Department located in Room 203 of the County Courthouse. Planning and Zoning Department in Room 208 of the County Courthouse in Ozark. A copy of the application is 21st, Public comment on this proposed development will be accepted at the hearing, which will be held on June 21st, 2004 at 7:30 P.M. at the

Barneys•M121245•1x•6/2

BOARD OF EQUALIZATION TO REVIEW PROPERTY VALUES

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DUTH, 547 FEET, THENCE
30 FEET TO THE EASTERLY
TOF WAY OF HIGHWAY "ZZ"
A NEW POINT OF BEGIN1, THENCES 88 DEGREES 24"

Unrapari County Countrouse, 100 West Church St., Ozark, MO 65721, sell at public venue to the highest bidder for cash:

Proposats will publicly opened and read aloud in the presence of interested parties who are invited to-

aneno.

Sub-division, a subdivision in Christian County, Missouri, according to the plat filled in plat book B at Lot number three (3) of Park Lane Subdivision

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,

to satisfy said debt and costs

Daniel L Successor Trustee Daniel L. Chronister or Greg Dorshorst, c/o Shapiro & Weisman,

Bid Security in the amount of five

percent (5%) shall accompany the

proposal.

the instruction to Bidders.

Pub Commences June 9, 2004

S&W File No. 03-2470

Ozark, MO 65721 Purported address: 1107 E. Lark St.,

Right is reserved to reject any or all proposals and to waive any informatities in proposals received.

thirty day period commencing with closing time for receiving bids. No bid may be withdrawn during the

By: Shapiro & Weisman, L.C.

LAN-M121255-4x-6/9

By Order of the Board of Education The School District of Ozark, R-VI

By Mike Woody, President

NOTICE OF TRUSTEE'S SALE OzarkSchool•M121244*2x*6/2

TRUSTEE'S SALE

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IN HE, ANGELA H

R FILTINGBERGEB.

WIFE AND HUSBAND

TRUSTEE'S SALE:

by Deed of Trust executed la R Filtingberger And R Filtingberger, Wife And Gated July 11, 2003 and doing the Office of the lar of Deeds of Christian Missouri in Book 0364, 81 the undersigned Trustee, equest of the legal holder of the will on Friday, July 9, 2004 of the hours of 9:00 a.m. and m., (at the specific time of DAM), at the South Front of the Court House, City of County of Christian, State of Christian, eed of Trust, and situated in an County, State of Missouri, ed real estate, described h, sell at public vendue to the bidder for cash the following performance of obligation For default in payment of

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.

Berry F. Laws III, (816) 221-1430 www.milfpc.com Successor Trustee Berry F. Laws III, President ML & L Foreclosure Services, Inc.

(Jones, 3100.410F)

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 12th 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,

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



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 12th Floor LB72 Dallas, Texas 75240

Dear Nathaniel,

The Board of Equalization met at 9:00 a.m., Monday, July 19th, 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