

WHEREAS, George L. Ruehter and Sheila F. Ruehter, husband and wife, grantors by their Deed of Trust dated June 20, 1979, and recorded in the Recorder's Office of Gentry County, Missouri, on June 29, 1979, at 10 o'clock 15 minutes a.m., in Book 108 at page 295 conveyed to Walter C. Plefka, Trustee, the real estate hereinafter described in trust to secure to The Federal Land Bank of St. Louis, a corporation, the payment of one promissory note in the sum of Fifty-eight Thousand Three Hundred Dollars (\$58,300.00) in said deed described,

AND WHEREAS, said Deed of Trust provides that should the therein named Trustee fail or refuse to perform the trust in said Deed provided, that the holder of the note is empowered to appoint, by written instrument, a substitute trustee, who succeeds to all of the rights, interests, estate, powers and duties of the Trustee,

AND WHEREAS, the said Walter C. Plefka, Trustee, declined to perform the trust in said Deed provided, and the holder of said Note and Deed of Trust has appointed Edward M. Manring, as Substitute Trustee by instrument duly recorded and requested that the substitute trustee perform the trust in said Deed provided,

AND WHEREAS, default was made in the payment of said Note secured by said Deed of Trust, by reason whereof, Edward M. Manring, the said Substitute Trustee, at the request of the legal holder of said Note, did proceed to execute the powers to him given by said deed, and having previously given more than twenty days notice of sale hereinafter mentioned, such notice setting forth the date, book and page of the record of such Deed of Trust, the grantors, the time, terms and place of sale, and a description of the property to be sold, all as herein set forth, such notice or advertisement having been inserted and printed in the Stanberry Headlight, a newspaper published in the City of Stanberry, County of Gentry, and State of Missouri for the time and in the manner as is by statute required, a copy of which advertisement, with the affidavit of the publisher of said newspaper proving its publication, is hereto attached and made a part hereof, I, the said Substitute Trustee, did on Tuesday, the 11th day of February, 1986, in the afternoon of that day, at the South door of the Court House in the City of

ly _____, and _____ of Missouri, proceed and do for sale at public vendue, to the highest bidder, for cash in hand, the said property and real estate hereinafter described, and at said sale Leon F. Wiederholt and Kayla L. Wiederholt, ^{husband and wife} being the highest and best bidder therefor, at the offer of Seventy-Six Thousand and no/100 Dollars, the same was struck off and sold to Leon F. Wiederholt and Kayla L. Wiederholt, ^{husband and wife} by me for that price and sum, which Leon F. Wiederholt and Kayla L. ^{husband and wife} thereupon paid me cash in hand.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS: that I, the undersigned, the said Substitute Trustee, in consideration of the premises and of said sum of Seventy-Six Thousand and no/100 Dollars, to me paid by said Leon F. Wiederholt and Kayla L. Wiederholt, husband and wife (mailing address of said Leon F. Wiederholt, first named grantee is: Stanberry, Missouri, 64489) do hereby BARGAIN, SELL AND CONVEY unto the said Leon F. Wiederholt and Kayla L. Wiederholt, ^{husband and wife} the real estate in said Deed of Trust and notice of sale described and so sold as aforesaid, situate, lying and being in said County of Gentry and State of Missouri, to-wit:

SOUTH ADJACENT TO PROJECT AREA

The Northwest Quarter of the Southeast Quarter of Section 9; the Northeast Quarter of the Southwest Quarter of Section 9; all in Township 62 North, Range 32 West of the Fifth Principal Meridian. Subject to all public and private roads and easements.

Announcement was made by me, the Substitute Trustee, at each public entrance to the said Court House immediately prior to this sale that the land would be offered for sale at the South door of the Court House.

The undersigned Edward M. Manning, as such Substitute Trustee, warrants and certifies that, as required by Section 443.325, RSMo., pertaining to notices of sale, a writing in words and figures identical to the notice of sale attached to the publisher's affidavit affixed hereto, was by him placed in a sealed envelope and deposited in the United States mail on January 14, 1986, being not less than twenty (20) days prior to the scheduled date of sale, certified, marked "Deliver to Addressee Only". "Return Receipt Requested", with first class postage prepaid, to the following at the addresses shown:

1. George L. Ruehter, Route 2, Stanberry, MO 64489; Sheila F. Ruehter, Route 2, Owner(s) as of 40 days prior to sale date. Stanberry, MO 64489. Address
2. George L. Ruehter, Route 2, Stanberry, MO 64489; Sheila F. Ruehter, Route 2, Maker and Grantor named in deed of trust. Stanberry, MO 64489. Address

U. S. Dept. of Agriculture, Farmers Home Administration, 555 Vance Drive,
Persons requesting notice of sale. Columbia, MO 65201. Address

4. U. S. Dept. of Agriculture, Farmers Home Administration, 211 South Polk Street,
Others Albany, MO 64402. Address

TO HAVE AND TO HOLD, the same, with all rights, privileges and appurte-
nances, unto Leon F. Wiederholt and Kayla L. /, the said grantees
and to their heirs and assigns forever.

IN WITNESS WHEREOF, I, the said Substitute Trustee, have hereunto set my
hand and seal on the 11th day of February, 1986.

Edward M. Manning
Edward M. Manning, Substitute Trustee

STATE OF MISSOURI)
COUNTY OF GENTRY) ss.

On this 11th day of February, 1986, before me the
undersigned Sharon Wilson, a Notary
Public, within and for said County of Gentry, State of
Missouri, personally appeared Edward M. Manning, to me known to be the
Substitute Trustee and to me known to be the person described in and who
executed the foregoing instrument and acknowledged that he executed the same
as his free act and deed as said Substitute Trustee.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official
seal, at my office in said County, the day and year first above written.

Sharon Wilson
Printed Name: Sharon Wilson

Notary Public, State of Missouri
County of Gentry

My commission expires: 7-2-1988

298
STATE OF MISSOURI)
COUNTY OF GENTRY) ss.

This Substitute Trustee's Deed was filed for record in my office on the
14 day of February, 1986, at the hour of 9 o'clock
and 15 minutes P.M., and duly recorded in Book 288, at Page 144.

F. J. Neuman
Recorder

Madonna E. Carroll
Deputy Recorder

P 080 105 456

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED
NOT FOR INTERNATIONAL MAIL

(See Reverse)

PS Form 3800, Feb. 1982

U.S.G.P.O. 1984-446-014

Sent to George L. Ruehter	
Street and No. Route 2	
P.O., State and ZIP Code Stanberry, MO 64489	
Postage	\$.22
Certified Fee	.75
Special Delivery Fee	
Restricted Delivery Fee	1.25
Return Receipt Showing to whom and Date Delivered	.70
Return receipt showing to whom, Date, and Address of Delivery	
TOTAL Postage and Fees	\$ 2.92
Postmark or Date JAN 14 1986	

PS Form 3811, July 1980 447-846

SENDER: Complete items 1, 2, 3 and 4.

Put your address in the "RETURN TO" space on the reverse side. Failure to do this will prevent this card from being returned to you. The return receipt fee will provide you the name of the person delivered to and the date of delivery. For additional fees the following services are available. Consult postmaster for fees and check box(es) for service(s) requested.

- ☐ Show to whom, date and address of delivery.
- ☒ Restricted Delivery.
- Article Addressed to:
George L. Ruehter
Route 2
Stanberry, MO 64489
- Type of Service:
☐ Registered ☐ Insured
☒ Certified ☐ COD
☐ Express Mail
- Article Number
P 080 105 456
- Always obtain signature of addressee or agent and DATE DELIVERED
- Signature - Addressee
X George L. Ruehter
- Signature - Agent
X
- Date of Delivery
1-15-86
- Addressee's Address (ONLY if requested and for paid)

RESTRICTED DELIVERY

P 080 105 457

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED
NOT FOR INTERNATIONAL MAIL

(See Reverse)

PS Form 3800, Feb. 1982

U.S.G.P.O. 1984-446-014

Sent to Sheila F. Ruehter	
Street and No. Route 2	
P.O., State and ZIP Code Stanberry, MO 64489	
Postage	\$.22
Certified Fee	.75
Special Delivery Fee	
Restricted Delivery Fee	1.25
Return Receipt Showing to whom and Date Delivered	.70
Return receipt showing to whom, Date, and Address of Delivery	
TOTAL Postage and Fees	\$ 2.92
Postmark or Date JAN 14 1986	

PS Form 3811, July 1980 447-846

SENDER: Complete items 1, 2, 3 and 4.

Put your address in the "RETURN TO" space on the reverse side. Failure to do this will prevent this card from being returned to you. The return receipt fee will provide you the name of the person delivered to and the date of delivery. For additional fees the following services are available. Consult postmaster for fees and check box(es) for service(s) requested.

- ☐ Show to whom, date and address of delivery.
- ☒ Restricted Delivery.
- Article Addressed to:
Sheila F. Ruehter
Route 2
Stanberry, MO 64489
- Type of Service:
☐ Registered ☐ Insured
☒ Certified ☐ COD
☐ Express Mail
- Article Number
P 080 105 457
- Always obtain signature of addressee or agent and DATE DELIVERED
- Signature - Addressee
X Sheila F. Ruehter
- Signature - Agent
X
- Date of Delivery
1-15-86
- Addressee's Address (ONLY if requested and for paid)

RESTRICTED DELIVERY

P 080 105 458

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED
NOT FOR INTERNATIONAL MAIL

(See Reverse)

PS Form 3800, Feb. 1982
* U.S.G.P.O. 1984-440-014

Sent to U.S. Dept. of Agriculture Farmers Home Administration	
Street and No. 555 Vandiver Drive	
P.O., State and ZIP Code Columbia, MO 65201	
Postage	\$.22
Certified Fee	.75
Special Delivery Fee	
Restricted Delivery Fee	1.25
Return Receipt Showing to whom and Date Delivered	.70
Return receipt showing to whom, Date, and Address of Delivery	
TOTAL Postage and Fees	\$ 2.92
Postmark of Date JAN 14 1986 USIO	

PS Form 3811, July 1983 447-045

SENDER: Complete items 1, 2, 3 and 4.
Put your address in the "RETURN TO" space on the reverse side. Failure to do this will prevent this card from being returned to you. The return receipt fee will provide you the name of the person delivered to and the date of delivery. For additional fees the following services are available. Consult postmaster for fees and check boxes for service(s) requested.

- ☐ Show to whom, date and address of delivery.
- ☒ Restricted Delivery.

3. Article Addressed to:
U. S. Department of Agriculture
Farmers Home Administration
555 Vandiver Drive
Columbia, MO 65201

4. Type of Service: Article Number
P 080 105 458

☐ Registered ☐ Insured
☒ Certified ☐ COD
☐ Express Mail

Always obtain signature of addressee or agent and
DATE DELIVERED

5. Signature - Addressee
X *Bundy J. Stinson*

6. Signature - Agent
X

7. Date of Delivery
1-16

8. Addressee's Address (ONLY if requested and for post)

RESTRICTED

P 080 105 459
RECEIPT FOR CERTIFIED MAILNO INSURANCE COVERAGE PROVIDED
NOT FOR INTERNATIONAL MAIL

(See Reverse)

PS Form 3800, Feb. 1982
* U.S.G.P.O. 1984-440-014

Sent to U.S. Dept. of Agriculture Farmers Home Administration	
Street and No. 211 South Polk Street	
P.O., State and ZIP Code Albany, MO 64402	
Postage	\$.22
Certified Fee	.75
Special Delivery Fee	
Restricted Delivery Fee	1.25
Return Receipt Showing to whom and Date Delivered	.70
Return receipt showing to whom, Date, and Address of Delivery	
TOTAL Postage and Fees	\$ 2.92
Postmark of Date JAN 14 1986 USIO	

PS Form 3811, July 1983 447-045

SENDER: Complete items 1, 2, 3 and 4.
Put your address in the "RETURN TO" space on the reverse side. Failure to do this will prevent this card from being returned to you. The return receipt fee will provide you the name of the person delivered to and the date of delivery. For additional fees the following services are available. Consult postmaster for fees and check boxes for service(s) requested.

- ☐ Show to whom, date and address of delivery.
- ☒ Restricted Delivery.

3. Article Addressed to:
U. S. Department of Agriculture
Farmers Home Administration
211 South Polk Street
Albany, MO 64402

4. Type of Service: Article Number
P 080 105 459

☐ Registered ☐ Insured
☒ Certified ☐ COD
☐ Express Mail

Always obtain signature of addressee or agent and
DATE DELIVERED

5. Signature - Addressee
Signature - Agent
Jan Barker

6. Date of Delivery
1/15/86

7. Addressee's Address (ONLY if requested and for post)

RESTRICTED

AFFIDAVIT OF PUBLICATION

STATE OF MISSOURI,)
COUNTY OF GENTRY) ss.

Randy D. Poe being duly sworn, states that he is publisher of THE STANBERRY HEADLIGHT, a weekly newspaper published in Stanberry, Gentry County, Missouri; that said newspaper is a newspaper of general circulation in said county; that said newspaper has been admitted to the post office in said City as second class matter, and has been published in said City regularly and consecutively for more than three years prior to the first publication of the notice herein mentioned; that said newspaper has a list of bona fide subscribers voluntarily engaged as such who have paid or agreed to pay a stated price for a subscription, for a definite period of time and that said newspaper has fully complied with R. S. Mo. 493.080. Affiant further states that the

advertisement hereto attached was published in said newspaper for 4 weeks consecutively as follows:

1st Insertion No. 48; 16 day of January 1986
2nd Insertion No. 49; 23 day of January 1986
3rd Insertion No. 50; 30 day of January 1986
4th Insertion No. 51; 6 day of February 1986
5th Insertion No. ; day of 1986

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, George L. Ruehler and Sheila F. Ruehler, husband and wife, by their first farm deed of trust dated June 20, 1979, recorded in Book 108, at page 295, in the Office of the Recorder of Deeds within and for Gentry County, Missouri, conveyed to Walter C. Pleška, Trustee for The Federal Land Bank of St. Louis the following described real estate situated, lying and being in Gentry County, Missouri, to-wit:

The Northwest Quarter of the Southeast Quarter of Section 9; the Northeast Quarter of the Southwest Quarter of Section 9; all in Township 62 North, Range 32 West of the Fifth Principal Meridian. Subject to all public and private roads and easements.

In trust to secure the payment of one certain promissory note of even date therewith in said deed of trust more fully described; whereas, default has been made in the payment of said note and legal holder thereof has elected to declare the entire indebtedness secured by said deed of trust due and payable.

AND WHEREAS, the therein named Trustee has declined to act and has resigned as such Trustee.

NOW, THEREFORE, at the request of the legal holder of said note and pursuant to the conditions of said deed of trust I, Edward M. Manring, as Substitute Trustee will sell the above described property at public vendue to the highest bidder for cash at the South door of the Court House in the City of Albany, State of Missouri on Tuesday, February 11, 1986, between the hours of 9:00 a.m. and 5:00 p.m. and specifically at 2:00 p.m. for the purpose of satisfying said debt, costs and expenses provided therein.

Edward M. Manring,
Substitute Trustee

48,49,50,51

Publisher of The Stanberry Headlight

Subscribed and sworn to before me this 11th

day of February 1986

Notary Public in and for Gentry County, Missouri.

My term as Notary Public expires 5-19-86

Filed for record 18

Judge of Probate.