AUCTION.COM
TO CALL THE SALE.

Sale Time:	**12:30 PM**
Sale Date:	**7/20/2026**
Location:	**St. Charles**
CSM File:	**26-26-01059**

This is a Trustee's sale for the property legally described in the sale publication

In re: **Sandra R Braun**

I am now offering the real property described in the notice of sale, for sale for cash on behalf of CSM Foreclosure Trustee Corporation.

I am now selling all of whatever right, title and interest in and to said property which is possible through this sale. Neither I, nor CSM Foreclosure Trustee Corporation, make any representations or guarantees of any kind and make no warranties, express or implied, of any kind as to the kind or condition of the property, structures or personal property thereon, past uses of the property, or the title which will be passed by and through this sale. If there are liens or other charges against the property which survive this sale or arise between the date of this sale and the giving of or recording of the trustee's deed, or some other defect with title, we accept no liability or responsibility therefore.

The terms of this sale are as follows: The entire amount of the purchase price to be paid within 24 hours of conclusion of this sale by certified funds or wire transfer. If funds are paid in the form of certified check, the check should be made payable to CSM Foreclosure Trustee Corporation. If the successful bidder fails to produce the aforementioned funds, with the time specified any down payment will be forfeited and the next highest bidder will be entitled to the property upon payment of their full bid.

The successor trustee will execute and deliver a trustee's deed after the monies received as the purchase price have cleared the successor trustee's bank account. In the event that there is a federal tax lien affecting the property, whether or not known to the successor trustee at the date and time of the sale, the property is subject to redemption by the Internal Revenue Service for a period of 120 days after sale and a deed will not be issued until expiration of said redemption period and failure to redeem by the IRS.

READ ALOUD THE ADVERTISED NOTICE OF SALE AND THEN SAY:
I am authorized to bid and do hereby bid on behalf of **Newrez LLC d/b/a Shellpoint Mortgage Servicing** in the amount of **$100,052.49.** All bids must be at least $1.00 over the prior bid and no more than $1,000.00 over the prior bid. Do I hear any other bids? Having heard no other bids, sold to the high bidder, _____ for $_____.

NOTICE OF TRUSTEE'S SALE

A default has accrued on a certain note secured by a deed of trust executed by**, Sandra R Braun** dated **11/15/2021** and recorded on **12/1/2021** in **Document Number 2021R-097347,** in the Recorder's office for **St. Charles County,** Missouri. The successor trustee will on **July 20, 2026** between the hours of 9:00 am and 5:00 pm, more particularly at **12:30 PM,** at the **most Southwestern Front Door of the St. Charles County Courthouse, being the Courts Administration Building, 300 N. Second Street, St. Charles, Missouri** sell at public venue to the highest bidder for cash (certified funds only), the following real estate:

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN THE COUNTY OF ST. CHARLES AND STATE OF MISSOURI, TO-WIT:

LOT 10-D OF OAK TRAILS, A RESUBDIVISION OF LOT 10 OF OAK TRAILS AS RECORDED IN PLAT BOOK 31 PAGES 379-381, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 32, PAGE 129, IN THE ST. CHARLES COUNTY RECORDS.

SUBJECT TO CONDITIONS, RESTRICTIONS AND EASEMENTS OF RECORD, IF ANY.

for the purpose of satisfying said indebtedness and the costs of executing this trust.

CSM Foreclosure Trustee Corp.
Successor Trustee
(800) 652-4080
21x06/30/2026 - 07/20/2026
CSM File 26-26-01059
NOTE: This office is a debt collector.