

**MISSOURI COURT OF APPEALS EASTERN DISTRICT
OPINION SUMMARY**

SNEIL, LLC.,)	No. ED96828
)	
Appellant,)	Appeal from the Circuit Court
)	of St. Louis County
vs.)	
)	
TYBE LEARNING CENTER INC., et al.,)	Hon. Ellen Hannigan Ribaud
)	
Defendants.)	FILED: February 28, 2012

Sneil LLC (“Sneil”) appeals from the judgment of the trial court in favor of defendants Tybe Learning Center, Inc.(“Tybe”) and Regions Bank (“Regions”) on counts I and II of its petition to quiet title and ejectment. We would affirm. However, due to the general interest and importance of the issues presented, we transfer the case to the Supreme Court, under Rule 83.02.

TRANSFERRED.

DIVISION ONE HOLDS: (1) The trial court did not err in granting judgment in favor of Tybe and Regions. The notices sent by Sneil to Tybe and to Regions failed to comply with the mandates of § 140.405 RSMo. (Cum. Supp. 2006). Accordingly Sneil lost any interest in the real property located at 3645 Marietta Drive, St. Louis County, Missouri for which it had acquired a Tax Sale Certificate of Purchase and a Collector’s deed. (2) The trial court made sufficient findings of fact and conclusions of law to permit meaningful review of the issues on appeal.

Opinion by: Clifford H. Ahrens, Presiding Judge Roy L. Richter, J., and Gary
M. Gaertner, Jr., J., concur.

Attorneys for Appellant: Phillip K. Gebhardt, Stanley J. Schnaare

Attorney for Respondent Tybe: Rufus J. Tate, Jr.

Attorney for Respondent Regions: Deborah J. Volmert

THIS SUMMARY IS NOT PART OF THE OPINION OF THE COURT. IT HAS BEEN PREPARED FOR THE CONVENIENCE OF THE READER AND SHOULD NOT BE QUOTED OR CITED.
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