

PUBLIC NOTICES

Notice of Trustee's Sale

Default having been made in the payment of that certain note secured by Deed of Trust executed by Terrica Preciado, a single woman, dated December 15, 2006 and recorded on December 15, 2006 in Book 823, Page 371, as Document No. 2006-5704, Office of Recorder of Deeds, Texas County, Missouri. The Successor Trustee will on November 1, 2022, between the hours of 9:00 o'clock A.M. and 5:00 P.M. more particularly at 12:00 PM, at the Texas County Courthouse, 210 North Grand Ave, West Front door, Houston, MO 65483, sell at public venue to the highest bidder for cash, the following real estate:

Land located in Texas County, Missouri to-wit: A part of the West half of the Northwest Quarter of the Northeast Quarter of Section 7, Township 30 North, Range 9 West more particularly described as follows: From the Southeast corner of said West half of the Northwest Quarter of the Northeast Quarter run North 492 feet to the South line of the street, thence West 250 feet to the true place of beginning; thence South 175 feet, thence East 75 feet, thence North 175 feet, thence West 75 feet to the true place of beginning.

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

S&W Foreclosure Corporation
Successor Trustee
Pub Commences
October 6, 2022
LLG File No.22-037289
By: LOGS Legal Group LLP

www.LOGS.com
Purported address:
818 W Chestnut St, Houston, MO 65483
Publication Dates:
10/06/22, 10/13/22,
10/20/22, 10/27/22

24/4t

In the Circuit Court of Texas County State of Missouri Vacant Land USA LLC, Plaintiff,

v.
Joseph Bedford, the unknown spouse of Joseph Bedford, Matthew H. Graves,

And
Trustees of the Thomas C. Graves Trust Revocable Trust Agreement Dated April 21, 2004,

Defendants.

Notice Upon Order For Service By Publication

The State of Missouri to Defendants Joseph Bedford and the Unknown Spouse of Joseph Bedford:

You are hereby notified that an action has been commenced against you in the Circuit Court of Texas County, State of Missouri, the object and general nature of which is to quiet title to real property in Texas County, Missouri, parcel numbers 32-0.2-09-000-000-003.08 and 32-0.2-09-000-000-003.01, more particularly described as:

Tract 1:

All that part of the West Half of the East Half of the Northeast Quarter of the Northeast Quarter of the Southeast Quarter and all that part of the East Half of the West Half Northeast Quarter of the Northeast Quarter of the Southeast Quarter of Section 9, Township 28 North, Range 9 West lying North of the center-line of the Access Road thereon.

Tract 2:

All that part of the West Half of the West Half of the Northeast Quarter of the Northeast Quarter of the Southeast Quarter and all that part of the East Half of the East Half of the Northwest Quarter of the Northeast Quarter of the Southeast Quarter of Section 9, Township 28 North, Range 9 West lying North of the center-line of the Access Road thereon.

The names of all parties to said action are stated above in the caption and the name and address for the attorney for Plaintiff is Erik C. Zorumski, 4509 Lemay Ferry Rd., St. Louis, Mo. 63129.

You are further notified that unless you file an answer or other pleading, or shall otherwise appear and defend against the aforesaid petition within 40 days after the first date of publication of this notice, which is Oct. 6, 2022, a judgment by default will be entered against you.

Witness my hand and seal of the Circuit Court this 28th day of September, 2022.

Marci Mosley, Circuit Clerk
(Seal)

By: /s/Marci Mosley, Circuit Clerk

Bobbi Martin, Deputy Clerk

Prepared by:
/s/Erik C. Zorumski, Mo. Bar 66376

Costs of publication to be paid by: TdD Attorneys at Law, LLC, 4509 Lemay Ferry Rd., St. Louis, MO. 63129; 314-304-5087. 24/4t

Notice

The Cabool R-IV School District is seeking RFQ's from architects for the addition of classrooms at our elementary and a new field house. Please email Dr. Karl Janson, Superintendent, for a packet, kjanson@cabool.k12.mo.us 24/2t

Annual Meeting Notice

Cabool Senior Citizens Housing annual meeting will beheld at 11:30 a.m., Thursday, Oct. 20, 2022. The meeting will take place at the upper level common building, Grandview Terrace, Cabool, Missouri.

The purpose of the meeting is to elect two new members to the board of directors, to review budgets, and modify the bylaws. 24/2t

Public Hearing Notice Board of Aldermen Annexation Request by

Cabool Second Baptist Church Monday, Oct. 24, 2022, 5:30 p.m.

Cabool City Hall, 618 Main Street

A public hearing will be held at Cabool City Hall, 618 Main St., Cabool, Missouri, on Oct. 24, 2022, at 5:30 p.m. concerning a request for annexation by the Cabool Second Baptist Church that real property owned by it be annexed by the City of Cabool, Missouri. At the public hearing any interested person, corporation or political subdivision may present evidence regarding the proposed annexation.

Publish: *Houston Herald*, Oct. 13, 2022 25/1t

In the Circuit Court of Texas County, Missouri

Probate Division In the Estate of Carmaline M. Sauro, Deceased.

Estate No. 19TE-PR00049 Notice of Filing Petition For Complete Settlement and Proposed Order of Distribution

To All persons interested in the above referenced estate:

You are hereby notified that the undersigned personal representative will file a petition for an order of complete settlement of the estate together with a final settlement and proposed order of distribution in the Probate Division of the Circuit Court of Texas County, Missouri on November 18, 2022, or as may be continued by the court.

If no objections to the settlement or proposed order of distribution are filed within 20 days after the date of the filing thereof, the court will consider said settlement and proposed distribution, and upon their approval, the court will determine the persons entitled to decedent's descendible interest in the estate and the extent and character of their interest therein.

Upon proof of compliance with the court's order of distribution by the personal representative, the court will discharge the personal representative and any sureties from further claim or demand by any interested person.

October 13, 2022
Aspaziya Petresku, Personal Representative

Respectfully submitted,
Pointer Blackburn & Brown

Joshua D. Brown, MO Bar No. 61371, 109 E Second Street/P.O. Box 110, Mountain Grove, Mo. 65711

Telephone: (417) 926-3270; Facsimile: (417) 926-3290

josh@pointerlaw.com, Attorney For Personal Representative 25/4t

Trustee's Sale In Re: Sandra J. Sutton, a single person Trustee's Sale:

For default in payment of debt and performance of obligation secured by Deed of Trust executed

by Sandra J. Sutton, a single person dated February 27, 2021 and recorded in the Office of the Recorder of Deeds of Texas County, Missouri as Book: 2021, Page: 962 modified by Scrivener's Error Affidavit recorded June 1, 2022 as Book: 2022, Page: 2191 the undersigned Successor Trustee, at the request of the legal holder of said Note will on Wednesday, November 9, 2022 between the hours of 9:00 a.m. and 5:00 p.m., (at the specific time of 10:45 AM), at the West Front Door of the Court House, City of Houston, County of Texas, State of Missouri, sell at public vendue to the highest bidder for cash the following described real estate, described in said Deed of Trust, and situated in Texas County, State of Missouri, to wit:

A part of the Northeast Quarter of the Southeast Quarter, and a part of the Southeast Quarter of the Northeast Quarter of Section 24, Township 28 North, Range 8 West of the 5th p.m., described as follows: Commencing at the Southeast corner of the Northeast Quarter of said Section 24; thence N 00 degrees 48' 05" E 257.47 feet

along the East line of said Section 24 to the Southerly right of way line of Missouri Highway No. 137, as located June, 2015; thence S 86 degrees 33' 38" W 110.93 feet along said Southerly right of way line; thence S 23 degrees 14' 23" E 1083.34 feet; thence S 75 degrees 53' 12" W 897.41 feet; thence N 23 degrees 46' 23" W 339.25 feet; thence N 75 degrees 53' 12" E 105.07 feet for the true place of beginning, thence continuing N 75 degrees 53' 12" E 396.10 feet; thence N 23 degrees 14' 23" W 823.22 feet to the Southerly right of way line of said Missouri Highway No. 137; thence S 86 degrees 33' 30" W 41.70 feet, and S 02 degrees 59' 13" E 29.86 feet, and S 85 degrees 45' 32" W 72.09 feet, and N 00 degrees 35' 33" W 30.06 feet, and along a curve turning to the left with an arc length of 298.17 feet, with a radius of 1116.30 feet, with a chord bearing of S 76 degrees 41' 03" W with a chord length of 297.28 feet, all along said Southerly right of way line to a point which is N 23 degrees 46' 73" W of the true

place of beginning; thence S 23 degrees 46' 23" E 848.99 feet to the true place of beginning. Subject to all easements of record. Description as per Survey C-7954 made by Carmack Surveying, Inc. together with an easement or right-of-way for access to property by instrument filed 07/14/2015 in Book 2015 at page 1972, Deed Records of Texas County, Missouri.

to satisfy said debt and cost.

Millsap & Singer, P.C.,

Successor Trustee
612 Spirit Drive
St. Louis, MO 63005
(636) 537-0110

File No: 206845.110922.425153 FC

Notice

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 a debt and any information obtained will be used for that purpose.

Publish On: Oct. 13, 20, 27, Nov. 3, 2022 25/4t

Advertisement for Bid

Texas County Memorial Hospital will accept bids for General Construction to complete infill of the Surgery Unit to be located in the hospital in Houston, MO. The bids will need to be received prior to 1:00 pm, November 1, 2022, at which time they will be publicly opened and read aloud. The Project includes renovation, and infill construction of the 6,515 S.F. facility. The construction of the unit is single story, slab on grade, metal frame, flat roof, and NFPA 13 fire sprinkler system.

Bid Date: November 1, 2022
Bid Time: 1:00 pm Local Time
Bid Place: TCMH Safe Room – TCMH Hospital – 1333 S. Sam Houston Blvd., Houston, Mo. 65483

Bids can be submitted prior to the November 1, 2022, deadline via mail.

Address: Texas County Memorial Hospital
Attn: Jay Gentry – Surgery Infill Bid
1333 S. Sam Houston Blvd.
Houston, MO 65483

A Pre-Bid Conference shall be held on Tuesday, October 18th, 1:00 pm, at the TCMH Safe Room (southwest corner of the hospital). It is required that each G.C. bidder have at least one representative to the Pre-Bid meeting. Please enter and check-in through the TCMH Safe Room entrance located on the southwest corner of the hospital. Masks are required to enter the facility.

This Project will require full Performance and Labor and Material Payment Bonds, in addition to 5% bid security.

All prospective bidders shall notify the Architect, by email, of their intention to bid, which will assure their placement on the plan holders list. It is encouraged that all inquiries during the Bidding phase be made to Architect via email.

Architect:
Andrew York
Facility Design Group, LLC
P.O. Box 14734, Springfield, MO 65814
Office: 417-582-4007
Email: a.york@facilitydesignllc.com

Plans and specifications will be available from the following source after September 28, 2022.

Engineers Reprographics. 1-800-995-3188, erdigital@erdigital.com. In addition, the printer has a Virtual Plan Room where individual sheets may be viewed. Plans and spec book will be available for purchase from Engineers Reprographics. Also, plans may be viewed on line and purchased in digital format. Contact Engineers Reprographics for information on these services.

The plans set and specification book are considered to be a complete document, and the submitting of a bid shall be evidence that each bidder, including suppliers and sub contractors, is familiar with the complete plans and specifications. Bidders who review only those elements of the plans that pertain to their work, do so at their own risk.

This Project is exempt from Missouri sales taxes. It is funded by USDA and prevailing wage issues apply. Notice of Award will be issued within 90 days of Bid Date. 24/3t

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