

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 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, 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

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 venue 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

In The Circuit Court of Texas County, Missouri

Sam Fish, Plaintiff,

vs.
Genevieve Spier, and Bill Hedrick, and their heirs and assigns, and all persons and entities that claim any interest through them,

Defendants.

Case No. 22TE-CC00304

Notice Upon Order For Service By Publication

The State of Missouri to Defendants, Genevieve Spier, Billy Hedrick, their heirs and assigns, and all person and entities that claim any interest through them:

You are hereby notified that an action has been commenced against you in the Circuit Court for the County of Texas, Missouri, the object and general nature of which is a Petition for Equitable Relief and which effects all property possessed or owned by Plaintiff or Defendants.

The names of all parties to said action are stated above in the caption hereof and the name and address of the attorney for Petitioner is Brad D. Eidson, 112 East Main/P.O. Box 95, Houston, Missouri 65483.

You are further notified that, unless you file an answer or other pleading or shall otherwise appear

and defend against the aforesaid petition within 45 days after the 20th day of October, 2022, a Judgment by default will be rendered against you.

Witness my hand and seal of the Circuit Court this 14th day of October, 2022.

/s/Marci Mosley, Circuit Clerk

Bobbi Martin, Deputy Clerk 26/4t

Notice

Hawk Point Apartments

Legacy Construction and Rehabilitation Services, LLC, General Contractor, is requesting bids from Subcontractors for rehabilitation of the Hawk Point Apartments in Licking, MO. The project consists of 3 buildings with a total of 19 units (one being an office).

MBE/WBE and Section 3 contractors are highly encouraged to bid this project.

Proposals must be submitted by **November 30, 2022, at 4:00 P.M.** to

Legacy Construction and Rehabilitation Services, LLC

1800 North Westwood Blvd.

Poplar Bluff, MO. 63901

Plans can be viewed electronically at the following:

Builders Association
Cross Rhodes Reprographics

McGraw Hill
NACCC

For additional information please contact:

Mike at 573-429-9150 or rclumber@yahoo.com or mallory@pbrealtyinc.com 26/3t

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