

# PUBLIC NOTICES

## Notice of Trustee's Sale

For default under the terms of the Deed of Trust executed by Barry E. Cain, single, dated June 20, 2005, recorded on July 8, 2005 as Document No. 2005-3141, in Book 775, Page 758, Office of the Recorder of Deeds, Texas County, Missouri, the undersigned Successor Trustee will on Tuesday, January 31, 2023, at 10:00 AM at the West front door of the Texas County Administration Center, 210 North Grand Avenue, in Houston, Missouri, sell at public venue to the highest bidder for cash:

**Lot 4, 5 and 6, block 1, IMPO Heights, except 30 x 63 TRT in SE corner of block 1 06-28-11.**

**MORE ACCURATELY DESCRIBED AS:**

**All of Lots Four (4), Five (5), and Six (6) in Block One (1), IMPO HEIGHTS, Impo, Texas County, Missouri, excepting, beginning at the Southeast corner of said Block One, run thence West Thirty (30) feet, thence North Sixty-two (62) feet, thence East Thirty (30) feet, and thence South Sixty-two (62) feet to the place of beginning,**

to satisfy said debt and costs.  
AT, Inc.  
Successor Trustee  
Gregory D. Todd, Vice President  
314.621.5070  
www.atllp.com  
(Cain, 85015-291, Publication Start: 01/05/2023)

**AT, INC., AS SUCCESSOR TRUSTEE, MAY BE ATTEMPTING TO COLLECT A DEBT AND IF ACTING AS A DEBT COLLECTOR, ANY INFORMATION WILL BE USED FOR THAT PURPOSE.**

37/4t

## Notice of Trustee's Sale

For default under the terms of the Deed of Trust executed by Michael

W. Wehling and Jessica Wehling, husband and wife, dated July 18, 2014, recorded on July 21, 2014, in Book 2014 on Page No. 2045 as Instrument No. 201402045, Office of the Recorder of Deeds, Texas County, Missouri. The undersigned Successor Trustee, between the hours of 9:00 am and 5:00 pm, will on **February 2, 2023, at 2:00 PM** at the West Front door of the Texas County Courthouse, 210 North Grand Avenue, Houston, Missouri, sell at public venue to the highest bidder for cash (certified funds only) the following real estate:

**Lots Seven (7) and Eight (8) in Block Two (2) of Sunset Terrace Addition to the City of Houston, Mo.**

to satisfy said debt and costs.

Marinosci Law Group of Missouri, P.C., Successor Trustee, (816) 287-0800, may be deemed to be a debt collector and, if so, is attempting to collect a debt and any information obtained will be used for that purpose. 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 prior consent of the consumer given directly to the debt collector or the express permission of a court of competent jurisdiction.

Marinosci Law Group of Missouri, P.C.  
Successor Trustee  
(816)287-0800 37/4t

**In The 25<sup>th</sup> Judicial Circuit Court, Texas County, Missouri Judge or Division: Probate Case Number: 22TE-PR00101 In the Estate of Vera Rose, Deceased. Notice of Letters Testamentary Granted (Independent Administration) To All Persons Interested in the Estate**

## of Vera Rose, Decedent:

On Jan. 3, 2023, the last will of the decedent having been admitted to probate, Jason Tod Rose was appointed the personal representative of the estate of Vera Rose, decedent, by the Probate Division of the Circuit Court of Texas County, Missouri. The personal representative may administer the estate independently without adjudication, order, or direction of the Probate Division of the Circuit Court, unless a petition for supervised administration is made to and granted by the court. **The name, business address and phone number of the personal representative is: Jason Tod Rose, 1905 Catalina Dr., West Plains, Mo. 65775, 417-256-4529.**

The personal representative's name, business address and phone number is: **Raymond Williams, Williams Law Office, LLC, P.O. Box 169, West Plains, Mo. 65775, 417-256-4529.**

All creditors of said decedent are notified to file claims in court within six months from the date of the first publication to this notice or if a copy of this notice was mailed to, or served upon, such creditor by the personal representative, then within two months from the date it was mailed or served, whichever is later, or be forever barred to the fullest extent permissible by law. Such six-month period and such two-month period do not extend the limitation period that would bar claims one year after the decedent's death, as provided in Section 473.444, RSMo, or any other applicable limitation periods. Nothing in Section 473.033, RSMo, shall be construed to bar any action against a decedent's liability

insurance carrier through a defendant ad litem pursuant to Section 537.021, RSMo.

Date of the decedent's death: March 4, 2022

Date of first publication: Jan. 12, 2023

(Seal) /s/Erin Smith,

**Circuit Clerk** Shelly Cummins, Deputy Clerk

Receipt of this notice by mail should not be construed by the recipient to indicate that the recipient necessarily has a beneficial interest in the estate. The nature and extent of any person's interest, if any, can be determined from the files and records of this estate in the Probate Division of the above referenced Circuit Court. 38/4t

## Notice of Trustee's Sale

A default has accrued on a certain note secured by a deed of trust executed by,

**Coby G. Warner, Jr. AND Jazzmyn Warner** dated 8/8/2019 and recorded on 8/9/2019 in **Book 2019 Page 2372**, in the Recorder's office for **Texas County, Missouri**. The successor trustee will on **February 14, 2023** between the hours of 9:00 am and 5:00 pm, more particularly at **12:00 PM**, at the **West Front Door of the Texas County Courthouse, 210 N. Grand Ave, Houston, Missouri** sell at public venue to the highest bidder for cash (certified funds only), the following real estate:

**A part of the NE1/4 of the SW1/4 of Section 33, Township 31 North, Range 8 West, described as follows: From the Southwest corner of the said NE1/4 SW1/4 run East 300 feet, thence North 30 feet for the true point of beginning; thence North 150 feet, thence East 100 feet, thence South 150 feet, thence West to the**

## place of beginning.

Commonly known as: **429 Craig Ln, Raymondville, Missouri 65555**

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

Potential Bidders: For sale information, please visit [www.realtyBid.com](http://www.realtyBid.com) or call 877-518-5700.

CSM Foreclosure Trustee Corp.

Successor Trustee (800) 652-4080

4x 01/19/2023, 01/26/2023, 02/02/2023, 02/09/2023

CSM File 26-22-01061

**NOTE: This office is a debt collector.** 39/4t

**In The 25<sup>th</sup> Judicial Circuit Court, Texas County, Missouri Judge or Division: Probate**

**Case Number: 22TE-PR00067**

**In the Estate of Johnny Ray Berry, Deceased.**

**Notice of Letters of Administration Granted (Supervised Administration)**

**To All Persons Interested in the Estate of Johnny Ray Berry, Decedent:**

On Oct. 20, 2022, Cecilia K. Berry was appointed the personal representative of the estate of Johnny Ray Berry, decedent, by the Probate Division of the Circuit Court of Texas County, Missouri. The personal representative's business address and phone number is: Cecilia K. Berry, 1160 E. Blue Spruce Lane, Gilbert, Arizona, 85298; 573-453-2529.

The personal representative's name, business address and phone number is: Steven Patterson, 1108B S. Main St., Salem, Mo. 65560; 573-453-2529.

All creditors of said

decedent are notified to file claims in court within six months from the date of the first publication of this notice or if a copy of this notice was mailed to, or served upon, such creditor by the personal representative, then within two months from the date it was mailed or served, whichever is later, or be forever barred to the fullest extent permissible by law. Such six-month period and such two-month period do not extend the limitation period that would bar claims one year after the decedent's death, as provided in Section 473.444, RSMo, or any other applicable limitation periods. Nothing in Section 473.033, RSMo, shall be construed to bar any action against a decedent's liability insurance carrier through a defendant ad litem pursuant to Section 537.021, RSMo.

Date of the decedent's death: April 20, 2022

Date of first publication: Jan. 19, 2023

(Seal) /s/Erin Smith,

**Circuit Clerk** Shelly Cummins, Probate Clerk

**Inventory Due: Feb. 14, 2023**

**Final Settlement Due: Aug. 11, 2023**

**If the Final Settlement cannot be filed on said date, the Annual Settlement will be due: Jan. 15, 2024.**

Receipt of this notice by mail should not be construed by the recipient to indicate that the recipient necessarily has a beneficial interest in the estate. The nature and extent of any person's interest, if any, can be determined from the files and records of this estate in the Probate Division of the above referenced Circuit Court. 39/4t

[www.houstonherald.com](http://www.houstonherald.com)

## Eastbound U.S. 60 in Texas County to be reduced for bridge work

Eastbound U.S. 60 in Texas County will be reduced to one lane with a 12-foot width restriction as the Missouri Department of Transportation crews perform bridge maintenance.

The bridge is between

Highway 181 and Highway AV just east of Cabool.

Weather permitting, work will take place from 6 a.m. to 4:30 p.m. daily Monday, Jan. 30, through Thursday, Feb. 9.

The work zone will be marked with signs. Motor-

ists are urged to use caution while traveling near the area.

For more information, call MoDOT's customer service center toll-free at 888-ASK-MODOT (888-275-6636) or visit [www.modot.org/southeast](http://www.modot.org/southeast).

## 'Community Connections Resource Fair' scheduled in Houston

The Ozarks Healthcare Behavioral Health Center (BHC), along with several local organizations who serve health and wellness needs across the region, will host a Community Connections Resource Fair at 8 a.m. until 5 p.m. Thursday, March 23, at Hiatt Gymnasium on Pine Street in Houston.

Along with Ozarks Healthcare's BHC, additional Ozarks Healthcare service lines and organizations including Community Partnerships of the Ozarks, Vocational

Rehabilitation, the Veterans Administration, Rolla Regional Center, Missouri Families for Families and more will be represented at the fair and will be able to help assist individuals in accessing services and support for themselves or family members. Healthcare services, job application assistance, housing application assistance and more will be available.

Participating organizations compose a local "System of Care" which is designed to support

youth and their families in locating and using local benefits, programs and services to find a healthy lifestyle.

All community members are welcome to attend. For more information, contact Lorenda Roberson, System of Care coordinator at Ozarks Healthcare's BHC, at 417-257-6762, Ext. 4196.

For more information about Ozarks Healthcare's BHC and services, visit <https://www.ozarkshealthcare.com/services/behavioral-health/>.

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