

PUBLIC NOTICES

IN THE 25TH JUDICIAL CIRCUIT, TEXAS COUNTY, MISSOURI
 Judge or Division: PROBATE
Case Number: 24TE-PR00038
 In the Estate of JEANNE MCCHESENEY PHILLIPS, Deceased

Notice of Letters of Administration Granted
 (Independent Administration)
To All Persons Interested in the Estate of JEANNE MCCHESENEY PHILLIPS, Decedent.

On APRIL 10, 2024 the following individual was appointed the personal representative of the estate of JEANNE MCCHESENEY PHILLIPS, decedent, by the Probate Division of the Circuit Court of TEXAS COUNTY Missouri.

The personal representative's address is: DEBRA MCCHESENEY PHILLIPS, 2779 WEST 8th STREET, LOT 203, YUMA, ARIZONA 85364.

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 personal representative's attorney's name, business address and phone number is: RYAN MORRIS 913 NORTH MAIN STREET, MOUNTAIN GROVE, MO 65711.

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 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: 27-JAN-2024.

Date of first publication: APRIL 18, 2024. (Seal)

/s/ Erin Smith, Circuit Clerk
 By: Bobbi Martin, 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.

52/4t

TRUSTEE'S SALE

IN RE: Trey Haragan and Amanda Lynn Haragan, a married couple Trustee's Sale:

For default in payment of debt and performance of obligation secured by Deed of Trust executed by Trey Haragan and Amanda Lynn Haragan, a married couple dated August 4, 2023 and recorded in the Office of the Recorder of Deeds of Texas County, Missouri as Document Number 202303607 and re-recorded August 21, 2023 at Book 2023 Page 2649 the undersigned Successor Trustee, at the request of the legal holder of said Note will on Wednesday, May 15, 2024 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:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF TEXAS, STATE OF MISSOURI, AND IS DESCRIBED AS FOLLOWS:

PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION SIXTEEN (16), TOWNSHIP THIRTY THREE (33) NORTH, RANGE 11 WEST OF THE 5TH P.M. DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION SIXTEEN (16), THENCE NORTH 88 DEGREES 58 MINUTES 22 SECONDS WEST 244.00 FEET ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, THENCE SOUTH 1 DEGREE 11 MINUTES 57 SECONDS WEST 229.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 58 MINUTES 22 SECONDS EAST 189.83 FEET TO THE WEST RIGHT OF WAY LINE OF MISSOURI HIGHWAY AWAS LOCATED 10/1990, THENCE SOUTH 8 DEGREES 08 MINUTES 12 SECONDS EAST 126.62 FEET ALONG SAID WEST RIGHT OF WAY LINE, THENCE NORTH 88 DEGREES 58 MINUTES 22 SECONDS WEST 210.37 FEET, THENCE NORTH 1 DEGREE 11 MINUTES 57 SECONDS EAST 125.00 FEET TO THE TRUE POINT OF BEGINNING. SUBJECT TO ALL EASEMENTS OF RECORD.

to satisfy said debt and cost.

MILLSAP & SINGER, P.C.,
 Successor Trustee
 612 Spirit Drive
 St. Louis, MO 63005
 (636) 537-0110
 File No: 219386.051524.439924 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: April 18, 2024 04/25/2024, 05/02/2024, 05/09/2024
 52/4t

NOTICE

The Cabool Housing Authority (CHA) announces the draft copy of the PHA Annual Plan and components of their

5 Year Plan is available for public review per the guidelines of 24CFR903, a requirement of QHWR. These documents will be available Monday thru Friday from 9 am to 3 pm at the CHA business office located at 6B Cedar Bluff Ave. Cabool Mo 65689. The CHA has scheduled a Public Hearing to be held on Tuesday, May 28th at 10 am in the Cedar Bluff Community Room. At this time, the CHA shall receive and consider any and all comments prior to finalization of their agency plan for submission to HUD. 1/5t

In the Matter of : Gary Russell Spurgeon, Deceased

Notice of Publication

To all persons interested in the estate of Gary Russell Spurgeon, Decedent:

The undersigned Leasa Spurgeon is acting Trustee under a trust the terms of which provide that the debts of the decedent may be paid by the Trustee upon receipt of the proper proof thereof.

On March 15, 2024 the following individual was appointed Trustee of the REVOCABLE LIVING TRUST AGREEMENT OF GARY SPURGEON AND NAOMI SPURGEON. The names, addresses, and phone numbers of the trustee is:

Elizabeth Floyd for Independent Fiduciary Services, LLC
 1304 W. Battlefield Springfield, MO 65807
 417-886-8800

All creditors of said decedent are notified to present their claims to the undersigned within six months (6) from the date of the first publication of this notice or be forever barred.

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.

Date of decedent's death: January 13, 2024
 Date of first publication: April 25, 2024
 1/4t

IN THE CIRCUIT

COURT OF TEXAS COUNTY, MISSOURI PROBATE DIVISION

Case No. 23TE-PR00062

Tammy Lynn Botindari, Petitioner, v. Eric Alan Worlow, Deborah Trollinger, and any UNKNOWN HEIRS OF Alan Edward Worlow, Respondents.

AMENDED NOTICE OF HEARING

To all persons who claim any interest in the property of Alan Edward Worlow, deceased, as an heir of said decedent or through any heir of said decedent:

You are hereby notified that a Petition has been filed in the above court by Tammy Botindari for the determination of the heirs of Alan Edward Worlow, deceased, and of her respective interest as such heir in and with respect to the following described property owned by said decedent at the time of death, to-wit:

All of the East one-fourth of the South Half of the South West Quarter of the North East Quarter of Section Ten (10), Township Thirty-one (31) North, Range Eight (8) West; Description recorded in Texas County Deed Book 516 at Page 695 in the Recorder's Office of Texas County, Missouri, AND

A part of the Southeast Quarter of the Northeast Quarter of Section 10; thence S 88°43'58" W 482.78 feet along the South line of said Southeast Quarter of the Northeast Quarter; thence N 03°47'09" E 369.73 feet; thence S 88°01'02" W 400.51 feet; thence S 03°47'09" W 364.71 feet to the South line of said Southeast Quarter of the Northeast Quarter; thence S 88°43'58" W 434.39 feet along said South line to the Southwest corner of said Southeast Quarter of the Northeast Quarter; thence N 01°43'05" W 1310.82 feet to the Northwest corner of said Southeast

Quarter of the Northeast Quarter; thence N 88°48'03" E 1313.98 feet to the Northeast corner of said Southeast Quarter of the Northeast Quarter; thence S 01°51'36" E 1309.29 feet along the East line of said Southeast Quarter of the Northeast Quarter to the place of beginning. Subject to all easements of record. Subject to Missouri Highway V right of way. Description as per Survey C-6184 made by Carmack Surveying, Inc. AND

A part of the Northwest Quarter of the Southeast Quarter of Section 10, Township 31 North, Range 8 West of the 5th P.M., described as follows: Beginning at the Northeast corner of the Northwest Quarter of the Southeast Quarter of said Section 10; thence S 01°43'05" E 264.22 feet along the East line of said Northwest Quarter of the Southeast Quarter; thence N 88°01'56" W 125.26 feet; thence N 01°43'05" W 257.15 feet to the North line of said Northwest Quarter of the Southeast Quarter; thence N 88°43'58" E 125.00 feet along said North line to the true place of beginning. Subject to all easements of record. Subject to Missouri Highway V right of way. Description as per Survey C-6184 made by Carmack Surveying, Inc. AND A ONE-HALF INTEREST IN

The South Half of the Southeast Quarter of Section 3, Township 31 North, Range 8 West.

TOTAL VALUE: \$54,000.00

Petitioner's attorney is Scott T. McBride, whose business address is 1100 N. Elm, P.O. Box 248, Rolla, MO 65402.

The Northeast Quarter of the Southwest Quarter of Section 2, Township 31 North, Range 8 West.

You are hereby required to appear to answer said petition on JUNE 18, 2024 at 9:00 a.m. in the Probate division of the Circuit Court of Texas County, Missouri at which time and place said petition will be heard. Should you fail therein, judgment may be entered in due course upon said petition.

The date of the first publication shall be

Expansion of state-backed loan program heads to Missouri governor's desk

A state-financed low-interest loan program will be expanded to help more small businesses and local governments, under legislation approved by the Senate recently.

The measure, sought by Republican Treasurer Vivek Malek, would raise the cap on the loan program from \$800 million to \$1.2 billion.

Following unanimous approval in the Legislature's upper chamber, it now heads to Gov. Mike Parson's desk for his signature. A similar measure failed to advance last year.

Because of rising demand brought on by higher interest rates, Missouri's linked-deposit loan program neared its statutory cap of \$800 million last year.

Malek, a Parson appointee who is seeking a full, four-year term, reopened the program in January, but a high number of applications forced him to shut it down just hours later.

Under the program, the state deposits money in banks at below-market interest rates, allowing borrowers to reduce their interest rate by an average of 2-3 percentage points.

The expansion could cost the state \$12 million of potential earnings, but that amount could be offset by an uptick in economic activity generated from the loans, according to fiscal analysis of the measure.

"Increasing the allocation for (MOBUCKS) could result in a decrease to state revenues given that there are investments with higher interest rates of return that the (state treasurer's office) could take advantage of," according to the analysis.

More than 130 banks spanning every state Senate district participate in the program. The program is available in Texas County.

This legislation is House Bill 1803.

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