

PUBLIC NOTICES

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 Ed-

ward 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 Township 31 North, Range 8 West of the 5th P.M., described as follows: Beginning at the Southeast corner of the Northeast Quarter of said 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.

The Northeast Quarter of the Southwest Quarter of Section 2, 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.

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 April 25, 2024

(Seal)
/s/ Erin Smith, Circuit Clerk

By: Bobbi Martin, Deputy Clerk. 1/4t

TRUSTEE'S SALE

IN RE: Verna Jean Buckner and Larry L. Buckner, wife and husband Trustee's Sale:

For default in payment of debt and performance of obligation secured by Deed of Trust executed by Verna Jean Buckner and Larry L. Buckner, wife and husband dated April 10, 2007 and recorded in the Office of the Recorder of Deeds of Texas County, Missouri as Book 834 PG 103 modified by Modification of Deed of Trust recorded September 16, 2022, as Book 2022 and Pg 3696 the undersigned Successor Trustee, at the request of the legal holder of said Note will on Wednesday, June 5, 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:

A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SEC-

TION TEN (10), TOWNSHIP THIRTY-TWO (32) NORTH. RANGE ELEVEN (11) WEST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION TEN (10), TOWNSHIP THIRTY-TWO [THIRTY-TWO] (32) NORTH, RANGE ELEVEN (11) WEST, AND RUN SOUTH ONE HUNDRED FIFTEEN (115) FEET TO THE SOUTH LINE OF THE RIGHT OF WAY OF HIGHWAY NO. 17 FOR A TRUE PLACE OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE SOUTH FOUR HUNDRED SEVENTY-FIVE (475) FEET, THENCE EAST TWO HUNDRED FIFTEEN (215) FEET TO THE WEST LINE OF THE RIGHT OF WAY OF HIGHWAY NO. 17, THENCE IN A NORTHERLY [NORTHERLY] DIRECTION FOLLOWING THE WEST LINE OF THE RIGHT OF WAY OF HIGHWAY NO. 17 TO THE TRUE PLACE OF BEGINNING. [SUBJECT TO RESERVATION FOR ONEHALF INTERESTS IN ALL OIL, GAS OR MINERALS OF ANY KIND, ON OR UNDER SAID ABOVE DESCRIBED LAND, AS RESERVED IN DEED RECORDED IN BOOK 244 AT PAGE 83 OF THE DEED RECORDS OF TEXAS COUNTY, MISSOURI][THE INFORMATION CONTAINED IN BRACKETS HAS BEEN ADDED TO MORE ACCURATELY REFLECT THE LEGAL DESCRIPTION]

To satisfy said debt and cost.

MILLSAP & SINGER, P.C.,
Successor Trustee
612 Spirit Drive
St. Louis, MO 63005
(636) 537-0110
File No:
219006.060524.439258 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: May 9, 2024 05/16/2024, 05/23/2024, 05/30/2024 3/4t

**IN THE CIRCUIT
COURT OF
TEXAS COUNTY, MISSOURI
DIVISION ONE**

**Case No.
24TE-CC00028**

In the Marriage of: JARED ARLAND MARTIN and CHRISTY LEE MARTIN.

JARED ARLAND MARTIN Petitioner,
vs.
CHRISTY LEE MARTIN, Respondent.

**NOTICE UPON
ORDER FOR SERVICE
BY PUBLICATION**

The State of Missouri to Respondent, Christy Lee Martin:

You are hereby notified that an action has been commenced against you in the Circuit Court of Texas County, Missouri, the object and general nature of which is a Dissolution of Marriage.

The names of all parties to said action are stated above in the caption thereof and the name and address of the attorney for Petitioner is:

Joshua D. Brown
Pointer Blackburn & Brown
P.O. Box 110
Mountain Grove, MO 65711
(417) 926-3270

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 16th day of May, 2024 judgment by default will be rendered against you.

Witness my hand and the seal of the Circuit Court this 10th day of May, 2024.

(Seal)
/s/ Erin Smith, Circuit Clerk

By: Taela W. Terillion, Deputy Clerk. 4/4t

**NOTICE OF
TRUSTEE'S SALE**

WHEREAS, Paul J. Keilholz, Jr. and Carol L. Keilholz, husband and wife, by their deed of trust dated June 8, 2021, and recorded on June 9, 2021, in the office of the recorder of deeds for Texas County, Missouri, instrument #202102208, conveyed to Jay N. Williams, Trustee, ("Trustee"), the following-described property:

REAL ESTATE SITUATED IN TEXAS COUNTY, MISSOURI, TO WIT:

TRACT 1:
A PART OF THE EAST HALF OF LOT 2 OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 30 NORTH, RANGE 8 WEST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHWEST CORNER OF THE SAID EAST HALF OF LOT 2 OF THE NORTHEAST QUARTER AND RUN EAST TO THE

WEST LINE OF THE RIGHT OF WAY OF HIGHWAY NO. 137 AS NOW LOCATED FOR THE TRUE PLACE OF BEGINNING; THENCE WEST 210 FEET, THENCE NORTH 210 FEET, THENCE EAST 101 FEET TO THE WEST LINE OF THE RIGHT OF WAY OF SAID HIGHWAY NO. 137 AND THENCE SOUTHEAST ALONG THE WEST RIGHT OF WAY LINE OF HIGHWAY NO. 137 A DISTANCE OF 238 FEET TO THE TRUE PLACE OF BEGINNING.

The Real Property or its address is commonly known as 133 S. Hwy. 137; Raymondville, MO 65555

Such conveyance was made to Jay N. Williams, Trustee, in trust to secure the payment of one promissory note in said deed of trust described; and

WHEREAS, default was made and still continues in the payment of said note;

NOW THEREFORE, at the request of the legal holder of said note and in accordance with the provisions of said deed of trust, I, Jay N. Williams, Trustee, will sell the property above described at public vendue, to the highest bidder for cash, at the West front door of the Texas County Courthouse (Old Courthouse / Administration Center) located at 210 N. Grand Ave, in the city of Houston, County of Texas, Missouri on June 12, 2024, between the hours of 9 o'clock a.m. and 5 o'clock p.m., and more particularly at 1:30 p.m. for the purpose of satisfying said indebtedness and the costs of executing this trust.

Dated: April 30, 2024. Jay N. Williams, Trustee, Raymond E. Williams, Attorney for Trustee, Williams Law Offices, LLC, P.O. Box 169, West Plains, MO 65775.

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Insert dates: May 16, 23, 30, and June 6, 2024.

4/4t



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