

PUBLIC NOTICES

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TRUSTEE'S SALE

IN RE: Matthew A. Brown and Carly J. Brown, husband and wife Trustee's sale:

For default in payment of debt and performance of obligation secured by Deed of Trust executed by Matthew A. Brown and Carly J. Brown, husband and wife dated October 22, 2012 and recorded in the Office of the Recorder of Deeds of Texas County, Missouri in Book 2012, Page 3133 the undersigned Successor Trustee, at the request of the legal holder of said Note will on Wednesday, September 25, 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 EAST HALF OF LOT 1 OF THE NORTHEAST QUARTER AND A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER ALL IN SECTION 5, TOWNSHIP 30 NORTH, RANGE 9 WEST MORE PARTIC-

ULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIN AT THE NORTHEAST CORNER OF THE EAST HALF OF LOT 1 OF THE NORTHEAST QUARTER OF SAID SECTION 5, THENCE NORTH 89 DEGREES 34 MINUTES 43 SECONDS WEST ALONG THE NORTH LINE THEREOF 567.01 FEET TO AN IRON PIN, THENCE SOUTH 01 DEGREE 21 MINUTES 13 SECONDS WEST 215.00 FEET TO AN IRON PIN, THENCE NORTH 89 DEGREES 37 MINUTES 32 SECONDS WEST 192.08 FEET TO AN IRON PIN, THENCE SOUTH 43 DEGREES 29 MINUTES 17 SECONDS WEST 525.45 FEET TO AN IRON PIN, THENCE SOUTH 25 DEGREES 24 MINUTES 02 SECONDS WEST 541.19 FEET TO AN IRON PIN, THENCE SOUTH 03 DEGREES 38 MINUTES 28 SECONDS WEST 224.75 FEET TO AN IRON PIN, THENCE NORTH 89 DEGREES 13 MINUTES 49 SECONDS WEST 21.26 FEET TO AN IRON PIN, AT THE NORTHEAST CORNER OF THIS [THE] NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 5, THENCE SOUTH 01 DEGREE 20 MINUTES 46 SECONDS WEST ALONG THE WEST LINE THEREOF 270.00 FEET TO AN IRON PIN,

THENCE SOUTH 89 DEGREES 13 MINUTES 49 SECONDS EAST 420.00 FEET TO AN IRON PIN, THENCE SOUTH 01 DEGREE 20 MINUTES 46 SECONDS WEST 472.50 FEET TO AN IRON PIN, THENCE SOUTH 89 DEGREES 13 MINUTES 49 SECONDS EAST 942.15 FEET TO AN IRON PIN ON THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 5, THENCE NORTH 01 DEGREE 21 MINUTES 36 SECONDS EAST ALONG THE EAST LINE THEREOF 742.50 FEET TO AN IRON PIN AT THE SOUTHEAST CORNER OF THE EAST HALF OF LOT 1 OF THE NORTHEAST QUARTER OF SAID SECTION 5, THENCE NORTH 01 DEGREE 21 MINUTES 13 SECONDS EAST ALONG THE EAST LINE THEREOF 1322.44 FEET TO THE POINT OF BEGINNING PER SURVEY #M-5744-C, PLS 1385. ALONG WITH AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS AN EXISTING ROADWAY THAT IS LOCATED AT THE END OF SUNSET DRIVE AND ALONG THE EAST 30 FEET OF THE FOLLOWING DESCRIBED TRACT: ALL THAT PART OF THE E 1/2 OF THE SE 1/4 OF SECTION 5, IN TOWNSHIP

30 NORTH, RANGE 9 WEST, DESCRIBED AS FOLLOWS: FROM THE NORTHEAST CORNER OF SAID E 1/2 SE 1/4, RUN SOUTH 45 RODS FOR THE PLACE OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE WEST 54 RODS AND 9 FEET; THENCE SOUTH APPROXIMATELY 44 RODS TO THE CENTER OF THE OLD HOUSTON AND RAYMONDVILLE PUBLIC ROAD; THENCE EAST WITH THE CENTER OF SAID ROAD ABOUT 690 FEET TO THE SOUTHWEST CORNER OF THE FORMER J.M. ROBERTS PROPERTY; THENCE NORTH ABOUT 420 FEET TO THE NORTHWEST CORNER OF THE SAID J.M. ROBERTS TRACT; THENCE EAST TO THE EAST LINE OF SAID E 1/2 SE 1/4; THENCE NORTH TO THE PLACE OF BEGINNING. [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

215708.092524.447520 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: August 29, 2024, 09/05/2024, 09/12/2024, 09/19/2024 19-4t

Trustee's Notice To Creditors

To all persons interested in the Estate of **Betty J. Sigman**, decedent. The undersigned, **Ricky Dale Sigman**, is acting as Trustee under a trust, the terms of which provide that the debts of the decedent may be paid by the Trustee upon receipt of proper proof thereof.

The address of the Trustee is c/o Kara N. Ransom, Attorney at Law 1983 E. Seminole Street Springfield, MO 65804 (417) 832-9898

All creditors of the decedent are notified to present their claims to the undersigned within six (6) months from the date of the first publication of this notice or be forever barred pursuant to Section 456.5-505, RSMo.

Date of First Publication: September 5, 2024

Ricky Dale Sigman, Trustee

By: Kara N. Ransom, Attorney at Law

Published in the Houston Herald 9/5 & 9/12, 19, 26, 2024

20-4t

Public Notice

US Cellular Corporation is proposing to construct a 260 ft. Lattice Tower telecommunications tower facility located southeast of the intersections of Highway Ae and Highway M, Plato, Texas County, Missouri 65552. Any interested party wishing to submit comments regarding the potential effects the proposed facility may have on any historic property may do so by sending comments to:

Project 024890-PR - EG, EBI Consulting, 21 B Street, Burlington, MA 01803, or at 463.336.4142.

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