

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 **Kelly L Goins and John T Goins, wife and husband**, dated **July 23, 2019** and recorded on **July 29, 2019** in Book **2019**, Page **2236**, as Document No. **201902236**, Office of Recorder of Deeds, Texas County, Missouri. The Successor Trustee will on **April 18, 2023**, between the hours of 9:00 o'clock A.M. and 5:00 P.M. more particularly at **12:00PM**, 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:

A part of the Southeast Quarter of the Southwest Quarter of Section thirty-two (32), Township thirty-one (31) North, Range eight (8) West, more particularly described as follows: Beginning at the Southeast corner of the said Southeast Quarter of the Southwest Quarter and run North 70 yards, thence West 140 yards, thence South 70 yards, and thence East 140 yards to the 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 March 23, 2023

LLG File No. 22-037211
By: LOGS Legal Group LLP

www.LOGS.com
Purported address: 121 Orchard Street, Raymondville, Mo. 65555-9150

Publication Dates: March 23, 30, April 6 and 13, 2023 48/4t

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 **April 20, 2023, at 2:00 PM** at the West Front door of the Texas County Courthouse, 210 North Grand Avenue, Houston, Missouri, sell at public vendue 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 48/4t

In The 25th Judicial Circuit Court, Texas County, Missouri

Judge or Division: Probate

Case Number: 23TE-PR00018

In the Estate of Patsy Delores Coen, Deceased.

Notice of Letters Administration Granted

(Independent Administration)

To All Persons Interested in the Estate of Patsy Delores Coen, Decedent:

On March 21, 2023, the following individual was appointed the personal representative of the estate of Patsy Delores Coen, decedent, by the Probate Division of the Circuit Court of Texas County, Missouri. The personal representative's business address and phone number is: Mariah

Reed, 1803 E. Hartley St., Ozark, Mo. 65721; 417-890-6600.

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: **Holly Clouse, 3337 E. Ridgeview, Springfield, Mo. 65804; 417-890-6600.**

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 laws. 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: May 7, 2022

Date of first publication: March 30, 2023

(Seal) /s/Erin Smith, Circuit Clerk

Shelly Cummins, Probate 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. 49/4t

In The 25th Judicial Circuit Court, Texas County, Missouri

Judge or Division: Probate

Case Number: 22TE-PR00149

In the Estate of Oran Thomas Coen, Deceased.

Notice of Letters Testamentary Granted

(Independent Administration)

To All Persons Interested in the Estate of Oran Thomas Coen, Decedent:

On Dec. 19, 2022, the last will of the decedent having been admitted to probate, the following individual was appointed the personal representative of the estate of **Oran Thomas Coen**, 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: **Mariah Reed, 1803 E. Hartley St., Ozark, Mo. 65721, 417-890-6600.**

The personal representative's attorney's name, business address and phone number is: **Holly Clouse, 3337 E. Ridgeview, Springfield, Mo. 65804, 417-890-6600.**

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 laws. 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: June 23, 2022

Date of first publication: March 30, 2023

(Seal) /s/Erin Smith, Circuit Clerk

Shelly Cummins, Probate 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. 49/4t

Notice

"To Whom It May Concern: Notice is hereby given that on March 21, 2023, the Circuit Court of Texas County, Missouri, entered judgment in Cause Number 23TE-CC00016, change the name of Walker Cecil Lee Rogers to Walker Norman Elledge." 50/3t

Notice

To Whom It May Concern: Notice is hereby given that by an order of the Circuit

Court of the County of Texas, Missouri, Division No. 25, Case No. 23TE-CC00060 made entered on the record on April 4, 2023, the name of Athena Star Waller was changed to Athena Star McCart. 50/3t

In the Circuit Court of Texas County, Missouri

Probate Division

In the Estate of:

Susan Jill Campbell, Decedent,

Joy H. Brogan and Timothy F. Brogan, Co-Personal Representatives.

Estate No. 18TE-PR00107

Notice of Filing of Final Settlement and Petition for Distribution

To all persons interested in the Estate of Susan Jill Campbell:

Notice is hereby given that a final settlement and petition for determination of the persons who are the successors in interest to the personal and real property of the decedent and of the extent and character of their interests therein and for distribution of such property, will be filed in the Probate Division of the Circuit Court of Texas County, Missouri, at Houston, Missouri, by the undersigned on the 15th day of May, 2023, or as continued by the Court and that any objections or exceptions to such settlement or petition or any item thereof must be in writing and filed within twenty (20) days after the filing of such settlement.

Joy Brogan, Tim Brogan, Co-Personal Representatives, 45 Bridleshire Road, Newark, DE 19711-6217

Brad D. Eidson, Attorney at Law, P.O. Box 95, Houston, Mo. 65483, Telephone: 417-967-4747 51/4t

REQUEST FOR QUALIFICATIONS PROFESSIONAL ARCHITECTURAL SERVICES

The City of Houston and the Texas County Library Foundation request qualifications for architectural design and construction inspection services for the construction of a new library above an existing FEMA Community Safe Room in Houston, Missouri. The project will be funded through a combination of local cash funds, funds provided through the Missouri Department of Economic Development's (DED) ARPA Community Revitalization Grant and funds provided through DED Neighborhood Assistance Program (NAP) tax credits.

Information provided to the City of Houston and the Texas County Library Foundation must include:

- 1) The specialized experience and technical competence of the firm with respect to the design and construction of library facilities, structural analysis of existing structures and FEMA safe room design or related work;
- 2) The capacity and capability of the firm to perform the work in question, including specialized services, within a period of six months;
- 3) The past record of performance of the firm with respect to such factors as control of costs, quality of work, and ability to meet schedules;
- 4) The firm's proximity to and familiarity with the area in which the project is located;
- 5) References from previous clients of related work with the firm within the past five years; and
- 6) Documentation of compliance with E-Verify requirements.

The firm will be selected based on the above qualifications. The ability to begin work immediately and meet timelines associated with the DED ARPA Community Revitalization Grant program shall receive primary consideration.

Once the most qualified firm is selected, a cost for architectural design and construction inspection services will be negotiated with costs for services clearly defined.

The above information should be submitted no later than 30 days from April 6, 2023, at 4 pm to the Texas County Library, attn. Janet Fraley, 117 West Walnut Street, Houston, MO 65483. For more information contact Janet Fraley, Texas County Library Foundation at 417-260-5707, janetsuefraley@gmail.com. **The submittal of three (3) copies of your qualifications by mail is requested or you may send a digital copy of your qualifications to the email listed above.**

The City of Houston and the Texas County Library Foundation are Equal Opportunity Employers, and invite the submission of proposals from minority,

Subscriptions

Print, Texas County:
\$40.75

Print, Elsewhere:
\$56.45

(All rates include sales tax)

Print and Digital Bundle:
(Texas or adjoining Counties)
\$58.75 Annually
(Elsewhere)
\$74.45 Annually

- Includes weekly e-edition
- Daily newsletter
- Breaking news alerts
- Full website access



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