

# PUBLIC NOTICES

## 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 13, 2023 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 PARTICULARLY 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 192.00 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 NORTHWEST CORNER OF THS [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 No:  
215708.091323.433209 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: Aug. 17, 2023 Aug. 24, 2023, Aug. 31, 2023, Sept. 7, 2023  
17/4t

## TRUSTEE'S SALE

**IN RE: Pamela M. Graen Thomas N. Graen, II Trustee's Sale:**

For default in payment of debt and performance of obligation secured by Deed of Trust executed by Pamela M. Graen Thomas N. Graen, II dated September 27, 2007 and recorded in the office of the Recorder of Deeds of Texas County, Missouri as Document Number: 2007-4536 the undersigned Successor Trustee, at the request of the legal holder of said Note will on Wednesday, September 20, 2023 between the hours of 9:00 a.m. and 5:00 p.m., (at the specific time of 10:45 a.m.), 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 FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF TEXAS AND STATE OF MISSOURI, TO-WIT: A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 32 NORTH, RANGE 9 WEST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE SW ¼ OF THE NE ¼ OF SAID SECTION, TOWNSHIP AND RANGE, RUN EAST 45 FEET TO THE EAST SIDE OF THE COUNTY ROAD AS NOW LOCATED, THENCE SOUTH FOLLOWING THE EAST RIGHT OF WAY LINE OF SAID COUNTY ROAD A DISTANCE OF 225 FEET FOR THE TRUE PLACE OF BEGINNING; THENCE EAST 275 FEET, THENCE SOUTH 135 FEET, THENCE WEST 275 FEET TO THE EAST RIGHT-OF-WAY LINE OF SAID COUNTY ROAD, THENCE NORTH 135 FEET FOLLOWING THE EAST RIGHT-OF-WAY LINE OF SAID COUNTY ROAD TO THE TRUE PLACE OF BEGINNING.

to satisfy said debt and cost.

MILLSAP & SINGER, P.C.  
Successor Trustee  
612 Spirit Drive  
St. Louis, MO 63005  
(636) 537-0110  
File No:  
213527.092023.429048 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: Aug. 24, Aug. 31, Sept. 7, Sept. 14  
18/4t

**IN THE 25TH JUDICIAL CIRCUIT COURT, TEXAS COUNTY, MISSOURI**  
Judge or Division:  
Hon. Brad D. Edison  
**Case No. 23TE-CC00275**  
Plaintiff/Petitioner:  
**David W. Brewer**  
Vs.  
Defendant/Respondent:  
**Delfina Brewer**  
Nature of Suit: **Dissolution of Marriage Notice Upon Order for Service by Publication**

**The State of Missouri to: Delfina Brewer**

You are notified that an action has been commenced in the Circuit Court of Texas County, Missouri, the object and general nature of which is a dissolution of marriage action.

The names of all parties in this action are stated in the caption above and the name and address of the attorney for the petitioners is:

**John F. Scott**  
**The Scott Law Group, LLC**  
357 North Main St./  
P.O. Box 1288  
Poplar Bluff, MO 63901  
(573) 785-4688/ (573) 785-3197 Fax

TO BE PUBLISHED IN THE HOUSTON HERALD

You are further notified that, unless you file an answer or other pleading or otherwise appear and defend against this action within 45 days after **AUGUST 24, 2023**, judgment by default will be entered against you.

Date: **August 16, 2023**  
(Seal)  
/s/ **Erin Smith, Circuit Clerk**

Bobbi Martin, Deputy Clerk 18/4t

**TRUSTEE'S SALE**  
In re: **Matthew Brown, a single person, grantor**

Under the terms of the Deed of Trust executed by **Matthew Brown, a single person, grantor** dated **02/28/2020**, and recorded on **02/28/2020**, **Book 2020, Page 583, Document 202000583** in the office of the Recorder of Deeds for **Texas County, Missouri**, the undersigned Successor Trustee, will on **09/21/2023 at 12:30 PM at the West Front door of the Texas County Courthouse, 210 N Grand Ave., Houston, MO 65483**, sell at public venue to the highest bidder for cash subject to the terms announced at the sale, the realty described in said deed of trust, to wit:

**ALL OF LOT 22 REMINGTON HEIGHTS PHASE II AS SET FORTH IN PLAT BOOK 2, PAGES 47 AND 48, TEXAS COUNTY RECORDS**

**Eastplains Corporation**  
**SUCCESSOR TRUSTEE**

Published in the Houston Herald

File #: **BROMASPS**  
**First Publication date: 08/24/2023.** 18/4t

**IN THE 25TH JUDICIAL CIRCUIT, TEXAS COUNTY, MISSOURI**  
Judge or Division:  
Probate  
**Case Number: 23TE-PR00041**  
SAMUEL REX BRAGG, Deceased.  
**Notice of Letter of Administration Granted**  
(Independent Administration)  
**To All Persons Interested in the Estate of SAMUEL REX BRAGG, Decedent**

On May 11, 2023, the following individuals was appointed the personal representative(s) of the estate of SAMUEL REX BRAGG, decedent, by the Probate Division of the Circuit Court of TEXAS COUNTY, Missouri.

The personal representative's(s') business address(es) and phone number(s) is(are):

**BRANDY BRAGG, 3 COTTAGE DRIVE, O'FALLON, MO 63366**

The personal representative(s) 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(s') attorney's(s') name(s), business address(es) and phone number(s) is(are):

**STEVEN MICHAEL PATTERSON, 1108 B 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 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: **February 23, 2023**

Date of first publication: **August 31, 2023**

(Seal)  
/s/ **Erin Smith, Circuit Clerk**

Kristine Logan, Deputy Clerk

Receipt of this notice by mail should not be construed by the recip-

ient 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.

19/4t

## NOTICE OF TRUSTEE'S SALE

Default having been made in the payment of that certain note secured by Deed of Trust executed by **Summer Madson, a single person**, dated **August 1, 2022** and recorded on **August 1, 2022** in Book **2022**, Page **3044**, as Document No. **202203044**, Office of Recorder of Deeds, **Texas County, Missouri**. The Successor Trustee will on **September 27, 2023**, between the hours of 9:00 o'clock a.m. and 5:00 p.m. more particularly at **1:00 p.m.**, 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:

**ALL THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 30 NORTH, RANGE 9 WEST, LYING AND BEING ON THE WEST AND SOUTH SIDE OF THE OLD HOUSTON AND SUMMERSVILLE PUBLIC ROAD.**

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

## S&W Foreclosure Corporation

Successor Trustee  
Pub commences: **August 31, 2023**

LLG File No.  
**23-037855**

By: LOGS Legal Group LLP

www.LOGS.com

Servicelink/Hudson & Marshall

Purported address:  
**16978 Ridge Road, Houston, MO 65483**

Publication Dates: Aug. 31, Sept 7, Sept. 14, Sept. 21  
19-4t

## ADVERTISEMENT FOR BIDS

Kabul Nursing Home  
1000 Main Street,  
Cabool, MO 65689

Requesting bids for Awning Construction.

Bids will be accepted until September 15th by 4 pm at the business office, Kabul Nursing Home, 1000 Main Street, Cabool, MO 65689. 19/3t

See NOTICES, B8

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CLUBS

The Golden Age Club

On August 7, the Cabool First Methodist Church hosted The Golden Age Club. Those meeting up were Kathy Anderson, Avril Darter, and Elaine Haemker. Elaine also blessed our meal. We appreciate those who prepared for our club.

Avril Darter gave a devotional taken from Matthew 8:2-3. Where a leper came to see Jesus and worshipped Him. He asked Jesus if He would make him clean. And Jesus touched him and he became clean. Elaine Haemker led us in singing, "He Touched Me" with Lynn Rust playing the piano. Thank you ladies.

Joyce Watkins read a devotional taken in part from Isaiah 40:31. We should mount up with wings as eagles; they shall run and not be weary; and they shall walk and not faint. In the devotional the writer explains when eagles fear a storm coming, they leap toward the storm. They soar up in the black sky.

They fly higher above the storm until they see the blue sky above. As we experience life's storms, we as Christians need to have faith that Jesus will guide us through our storms in life.

Mildred Lee read the minutes from the June meeting. No corrections were needed.

There were 16 present with two August birthdays, Kathy Anderson and Cindy Sanders. One couple celebrating their 65th anniversary. Joe Ben and Carol Jean Whetstine. We pray you all had a blessed day.

Please join us for our next meeting and luncheon on Monday September 11, at the Cabool Church of the Brethren, for devotional, food and fellowship with other believers starting at noon.

THANK YOU - JOYCE WATKINS  
PRESIDENT OF THE  
GOLDEN AGE CLUB

PUBLIC NOTICES

Cont. from Page B7

**NOTICE OF TRUSTEE'S SALE**  
Default having been made in the payment of that certain note secured by Deed of Trust executed by **Ryan Lee Finley, a single person**, dated **January 5, 2022** and recorded on **January 11, 2022** in Book **2022**, Page **140**, as Document No. **202200140**, Office of Recorder of Deeds, Texas County, Missouri. The Successor Trustee will on **September 27, 2023** between the hours

of 9:00 am and 5:00 pm more particularly at **1:00 pm** 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:  
**ALL OF LOT 6 OF CARMICHAEL ESTATES NO. 2 AS SET FORTH IN PLAT BOOK 2, PAGE 24, TEXAS COUNTY RECORDS, TEXAS COUNTY, MISSOURI.**  
For the purpose of sat-

isfying said indebtedness and the costs of executing this trust.

**S&W Foreclosure Corporation**  
Successor Trustee  
Publication commences: **August 31, 2023**  
LLG File No. **23-038037**

By: LOGS Legal Group LLP  
www.LOGS.com  
Purported address: **105 Autumn Dr, Cabool, MO 65689**  
Publication Dates: Aug. 31, Sept. 7, Sept. 14, Sept.

Mountain Grove woman named to MSU board of trustees

A Mountain Grove woman has been appointed to the Missouri State University board of trustees by Gov. Mike Parson.

Melissa Gourley of Mountain Grove was appointed to the post on Friday.

Dr. Gourley serves as veterinarian at Whetstone Veterinary Service in Mountain Grove, which

she previously owned.

She is a member of the American Veterinary Medical Association and the Missouri Veterinary Medical Association. She has served as a member of the Missouri State University's West Plains Development Board and the Federal Appropriations Committee for Mountain Grove High School. Dr.

Gourley holds a bachelor's degree in biology from Missouri State University and a Doctor of Veterinary Medicine from the University of Missouri - Columbia College of Veterinary Medicine.

MSU has a campus in West Plains and Mountain Grove in addition to Springfield.

County's unemployment rate inches up in July

Texas County's unemployment rate was up in July from the previous month, the Missouri Department of Economic Development reported.

In July, the rate was 4.3 percent. That is up three-tenths of a percentage point from June.

According to the department, the

county's total labor force was 8,696 and employed was 8,322. (Total unemployed - 374)

Other counties and their jobless rates: Howell (4.4), Douglas (3.3), Wright (4.3), Laclede (3.9), Pulaski (4.3), Phelps (3.6), Dent (4.1) and Shannon (4.6).

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