

PUBLIC NOTICES

TRUSTEE'S SALE IN RE: Dylan J. Story, a single person Trustee's Sale:

For default in payment of debt and performance of obligation secured by Deed of Trust executed by Dylan J. Story, a single person dated October 13, 2016 and recorded in the Office of the Recorder of Deeds of Texas County, Missouri in Book 2016, Page 3410 the undersigned Successor Trustee, at the request of the legal holder of said Note will on Wednesday, November 8, 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:

THE EAST 150 FEET OF THE FOLLOWING TRACT OF LAND: A PART OF THE SOUTH-EAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION THIRTY-TWO (32), TOWNSHIP THIRTY-ONE (31) NORTH, RANGE EIGHT (8) WEST, DESCRIBED AS FOLLOWS: COMMENCE AT A POINT 50 FEET NORTH OF THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER FOR THE PLACE OF BEGINNING, THENCE RUN NORTH A DISTANCE OF 138 ½ FEET, THENCE EAST 192 FEET, THENCE SOUTH 138 ½ FEET, THENCE WEST 192 FEET TO THE 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:
215245.110823.432303 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: Oct. 12, Oct. 19, Oct. 26, Nov. 2, 25/4t

TRUSTEE'S SALE
In Re: Anna Marlene Hubbs a/k/a Marlene Hubbs, Single Woman
Under the terms of the Deed of Trust executed by Anna Marlene Hubbs a/k/a Marlene Hubbs, Single Woman dated 03/30/2022, and recorded on 04/04/2022 Book 2022 Page 1388 Document 202201388 in the office of the Recorder of Deeds for Texas County, MISSOURI, the undersigned Successor Trustee, will on 11/16/2023 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:

TRACT 1:
A PART OF THE NORTH WEST QUARTER OF THE SOUTH WEST QUARTER OF SECTION THREE (3), TOWNSHIP THIRTY(30) NORTH, RANGE NINE (9) WEST, DESCRIBED AS FOLLOWS: FROM THE NORTHEAST CORNER OF SAID NORTH WEST QUARTER OF THE SOUTH WEST QUARTER AND RUN WEST THREE HUNDRED SEVENTY-THREE AND FIFTY-SIX HUNDREDTHS (373.56) FEET THENCE SOUTH NINE HUNDRED FORTY-FIVE AND SEVENTY-EIGHT HUNDREDTHS (945.78) FEET TO THE NORTH LINE OF FEDERAL HIGHWAY NO. 63 FOR THE TRUE PLACE OF BEGINNING OF THE TRACT HEREBY CONVEYED; THENCE NORTH TWO HUNDRED EIGHT (208) FEET; THENCE WEST TWO HUNDRED EIGHT (208) FEET; THENCE SOUTH TO THE NORTH LINE OF THE RIGHT-OF-WAY OF FEDERAL HIGHWAY NO. 63; THENCE EAST WITH SAID RIGHT-OF-WAY LINE TO THE TRUE PLACE OF BEGINNING.

TRACT 2:
A PART OF THE NORTH WEST QUARTER OF THE SOUTH WEST QUARTER OF SECTION THREE (3), TOWNSHIP THIRTY (30) NORTH, RANGE NINE (9) WEST, DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SAID NORTH WEST QUARTER OF THE SOUTH WEST QUARTER AND RUN WEST THREE HUNDRED SEVENTY-THREE AND FIFTY-SIX HUNDREDTHS (373.56) FEET FOR THE TRUE PLACE OF

BEGINNING; THENCE SOUTH SEVEN HUNDRED THIRTY-SEVEN AND SEVENTY-EIGHT HUNDREDTHS (737.78) FEET, THENCE WEST TWO HUNDRED EIGHT (208) FEET, THENCE NORTH SEVEN HUNDRED THIRTY-SEVEN AND SEVENTY-EIGHT HUNDREDTHS (737.78) FEET TO THE NORTH LINE OF SAID NORTH WEST QUARTER OF THE SOUTH WEST QUARTER AND THENCE EAST TWO HUNDRED EIGHT (208) FEET TO THE TRUE PLACE OF BEGINNING.

Eastplains Corporation
SUCCESSOR TRUSTEE

Published in the Houston Herald
File #: HUBANNAT
First publication
date 10/19/2023 26/4t

NOTICE OF SPECIAL ELECTION CITY OF CABOOL TUESDAY, NOVEMBER 7, 2023

Notice is hereby given to the qualified voters of the City of Cabool, Missouri, that the Board of Aldermen of the City has called a special election to be held in the City on Tuesday, November 7, 2023, commencing at six o'clock a.m. in the morning and closing seven o'clock p.m. in the evening. The polling place will be at the Cabool High School Gym, 1020 Garst Avenue, Cabool, Missouri.

The following question will appear on the ballot:

QUESTION #1
Shall the City of Cabool, Missouri impose a city sales tax of one-half of one percent (1/2 of 1%) to provide revenue for the operation of the Fire and Police?
[] YES
[] NO

The authorization of said sales tax will authorize the levy and collections of a sales tax in addition to the other taxes provided for by law, on all sales of retail made in Cabool, Missouri, which are subject to taxation under provisions of Sections 144.010 to 144.525, inclusive, of the Revised Statutes of Missouri, as amended, including all sales of metered water services, electricity, electrical current and natural, artificial or propane gas, wood, coal, or home heating oil for domestic use only as set forth in Section 44.032 of the Revised Statutes of Missouri. Done by direction of the City of Cabool, Kim

Elliott, City Clerk Peggy Seyler, County Clerk & Election Authority of Texas County Missouri.
Publication Dates: Oct. 26 and Nov. 2. 27/2t

REQUEST FOR QUALIFICATIONS

PROFESSIONAL ENGINEERING SERVICES

Texas County, Missouri and the Public Water Supply District No. 1 of Texas County, request qualifications for engineering design and construction inspection services to assist in a proposed emergency infrastructure project to be partly financed with Community Development Block Grant (CDBG) funds. The remainder of the proposed project is being financed by a total of \$100,000 in local funding from a combination of local ARPA funds committed by Texas County and public water supply district funds. Disclaimer: Missouri Engineering Company prepared the preliminary engineering report for this project and, as a result, has a certain familiarity with the project.

The project consists of drilling a new deep water well, construction of a wellhouse, installation of piping and site work. Information provided to Texas County and the Texas County Public Water Supply District No. 1 must include:

1. The specialized experience and technical competence of the firm with respect to water system improvements or related work;
2. The capacity and capability of the firm to perform the work in question, including specialized services, within a specific time period beginning immediately upon award of the grant/commitment of all project funds;
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 upon award of the grant/commitment of all project funds shall receive primary consideration. Once the most qualified firm is selected, a cost for engineering

design/construction inspection will be negotiated. Contracts executed for engineering design and construction inspection services shall be contingent upon the award of the grant and commitment of all project funds. The above information should be submitted no later than Monday, December 4, 2023, at 3 p.m. to the Public Water Supply District No. 1 of Texas County, Attn: Natalin Fletcher, 12362 Hwy 32/PO Box 111, Roby, MO 65557 or by email to: pwsd1_robwater@yahoo.com.

For more information, contact Natalin Fletcher at (417) 458-4569. Texas County, MO and the Public Water Supply District No. 1 of Texas County are Equal Opportunity Employers and invite the submission of proposals from minority, women, and Section 3-owned firms. The South Central Ozark Council of Governments (SCOCOG) prepared this RFQ on behalf of Texas County and the Public Water Supply District No. 1 of Texas County. 27/2t

NOTICE OF TRUSTEE'S SALE

For default in the payment of debt secured by a deed of trust executed by James Cline, dated January 12, 2021, and recorded on January 12, 2021, Document No. 202100139, in Book No. 2021, at Page 139 in the Office of the Recorder of Deeds, Texas County, Missouri, the undersigned Successor Trustee will on November 28, 2023, at 1:00 PM, at the Front Door of the Texas County Courthouse, Houston, Missouri, sell at public vendue to the highest bidder for cash:

TRACT 1: THE EAST HALF OF LOT 2; ALL OF LOT 3; AND THE EAST HALF OF LOT 7 IN BLOCK 3 OF HAMILTON ADDITION TO THE CITY OF LICKING, MISSOURI. BEING A PART OF LOT 1 OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 32 NORTH, RANGE 8 WEST. TRACT 2: WEST 1/2 OF LOT 7 OF BLOCK 3 IN HAMILTON ADDITION 1 TO THE TOWN OF LICKING, MISSOURI. WEST 1/2 OF LOT 2 OF BLOCK 3 OF HAMILTON FIRST ADDITION TO THE CITY OF LICKING. ALL OF LOT 1 IN BLOCK 3 IN HAMILTON FIRST ADDITION TO THE CITY OF LICKING, MISSOURI, commonly known as 203 Glendale St, Licking, MO, 65542

subject to all prior easements, restrictions,

reservations, covenants and encumbrances now of record, if any, to satisfy the debt and costs.

C. Rene Bocio Successor Trustee

SouthLaw, P.C.
13160 Foster, Suite 100
Overland Park, KS
66213-2660
(913) 663-7600
File No. 242269-1015489

First Publication:
November 2, 2023. For more information, visit www.southlaw.com

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 (Casefile No. 242269-1015489). 28/4t

TIMBER SALE

The Pine Exotic Sale is located within T32N-R10W Parts of Sections 15, 16, 21 and 22 of the Fifth Principal Meridian, Texas County, Missouri. The Forest Service will receive Sealed bids at Houston Ranger District before or at the time of public bid opening at 1:00 PM local time on 12/06/2023 for an estimated volume of 960 CCF of Hardwood - Other sawtimber, 1426 CCF of Pine sawtimber, 851 CCF of Pine posts, and 243 CCF of Hardwood - Other misc. conv. marked or otherwise designated for cutting. In addition, there is within the sale area an unestimated volume of Hardwood - Other (Topwood) pulpwood, Hardwood - Other (Fuelwood) fuelwood, and Pine (Topwood) pulpwood that the bidder may agree to remove at a fixed rate. The Forest Service reserves the right to reject any and all bids. Interested parties may obtain a prospectus from the office listed below. A prospectus, bid form, and complete information concerning the timber, the conditions of sale, and submission of bids is available to the public from the Mark Twain National Forest, Houston Ranger District, 108 S. Sam Houston Blvd., Houston, MO, 65483 or visit <https://www.fs.usda.gov/mtnf>. USDA is an equal opportunity provider, employer and lender. 28/1t

See NOTICES, B8

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PUBLIC NOTICES

Cont. from Page B7

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SEEKING NOMINEES

TEXAS COUNTY SWCD BOARD OF SUPERVISORS

Let it be known that the Texas County Soil and Water Conservation District will hold an election for one supervisor in each of two different territories in the county between February 1-20, 2024. Anyone that owns a farm in Territory I which includes Morris, Piney, Roubidoux and Upton Townships and Territory III which includes Carroll, Current, Date, Jackson, Ozark and Pierce Townships and meets the qualifications listed below, may be considered as a candidate in the election. You may submit your name for participation in the

election by completing the self-nomination form and delivering it to the district by 4:00 on November 30 2023. The Verification of Supervisor Eligibility form and the Soil and Water Conservation District Board Member Self-Nomination form is available online <https://mosoilandwater.land/texas> or in person at the district office.

Supervisors of the district administer district policies and programs, district personnel, and cost-sharing funding made available by the one-tenth-of-one-percent parks, soils and water sales tax.

During fiscal year 2023, the district provided 904,848.68 of cost-share funds to assist the landowners with install-

ing agricultural erosion control and water quality practices.

The qualifications required to be a supervisor are:

1. Being a land representative from the district (10 CSR 70-4.010 (1) (I)). A land representative is defined as the owner or representative authorized by power of attorney of any farm lying within an area proposed to be established, and subsequently established, as a soil and water conservation district under Chapter 278, RSMo. Each farm is entitled to representation by a land representative; provided, however that the land representative is a taxpayer of the county within which the soil and water conservation district is located.

2. Residing in, or owning a farm in, the area from which he/she is nominated where there is an expiring term.

3. Being a cooperator of the district, defined as, "a person who is actively engaged in farming and practices conservation activities related to agriculture".

4. Being a current resident and tax-paying citizen of the county for at least two years preceding the election date.

5. Be eighteen (18) years of age or older by the election date.

Texas County Soil and Water Conservation District, 6726-C S. Hwy 63, Houston, MO 65483. 417-967-2028 Ext#3. <https://mosoilandwater.land/texas>. 28/17

Beautician

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No Hunting or Trespassing

Notice is hereby given that hunting with either dog or gun, trapping, fishing, or trespassing on land belonging to or in care of the undersigned is strictly forbidden and violators of this notice will be liable to prosecution.

■ F.E. and Ellen Lee property. Absolutely no trespassing, no hunting, no fishing, no dogs on property at Sand Shoals or Licking. Violators will be prosecuted!

2-23-2024

■ Edna Gordon property, 4581 Hwy. PP in Cabool. Absolutely no trespassing, no hunting, no fishing, no dogs on property. Violators will be prosecuted!

1-11-2024

Properties added to this list at the rate of \$2.50 each per week paid in advance.

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