

NOTICE OF TAX CERTIFICATE SALE

Notice of Tax Certificate Sale

The following is a publication of lands, lots and mineral rights in Texas County, upon which tax certificates are to be offered for sale at the front door of the Texas County Administration Center in Houston, Missouri, on August 24, 2026 beginning at 10 o'clock a.m. and continuing until sold as indicated by undersigned according to the provisions of Revised Statutes of Missouri 140.170.

Jerry & Susan C. Lincoln, NW4 SE4 JW4 (EX N 100). Parcel #01-04-20-000-000-005. 2023, \$167.41, 2024, \$16.43, 2025, \$15.67; total cost plus fees, \$199.51.

Donald R. Hall Jr., PT E2 SEQ NEQ & PT E2 NEQ S EQ. 32 Hwy Lick-

ing MO 65542. Parcel #01-07-35-000-000-009.01. 2023, \$364.32. 2024, \$190.04, 2025, \$164.30; total cost plus fees, \$718.66.

Chris Augustino, THE NEQ NWQ NWQ NEQ AKA MOONEY BRANCH PARCEL B. Texas Tower Rd. Licking MO 65542. Parcel #03-01-120-000-000-002.15. 2023, \$250.15, 2024, \$89.37, 2025, \$78.13; total cost plus fees, \$417.65.

Wilbern & Janice Robins, HAYES ADD L14-15-16 BLK 4 150'X142.5'. 118 Sackett St Licking MO 65542. Parcel #10-03-07-003-003-007. 2023, \$823.69, 2024, \$595.00, 2025, \$511.57; total cost plus fees, \$1930.26.

Kenneth & Mary Sullins, HAYES ADD W 10' ALL LOT 8 & E2 L9 BLK 695'X142.5'. Sackett St Licking MO 65542. Parcel #10-03-

07-003-008-006. 2023, \$545.69, 2024, \$349.93, 2025, \$301.52; total cost plus fees, \$1197.14.

Carolyn Dobbin Noseworthy, W 600' OF SEQ. 654 Timberhill Rd Hartshorn. Parcel #11-08-27-000-000-002.01. 2023, \$179.42, 2024, \$27.06, 2025, \$24.79; total costs plus fees, \$231.27.

Tara Brim, SEQ SEQ. 9259 Splitlimb Rd. Parcel #12-52-15-000-000-009. 2023, \$587.14, 2024, \$387.32, 2025, \$334.88; total cost plus fees, \$1309.34.

Barbara Martin, MOBILE HOME ONLY. Parcel #13-09-31-000-000-024.96. 2023, \$709.55, 2024, \$494.38, 2025, \$425.81; total cost plus fees, \$1629.74.

Paul & Marie Taylor, L 2 OF ROSSIGNOL ACRE AGE (PT N2 NW NW & PTN2 NE NW).

Suzanne Ln Bucyrus MO 65444. Parcel #14-09-29-000-000-004.02. 2023, \$898.02, 2024, \$660.54, 2025, \$568.38; total cost plus fees, \$2126.94.

Jackie R. Leighty, S 23 RDS OF W 56 RDS OF SW SE. 10579 Astoria Rd Huggins MO. Parcel #16-06-23-000-000-008. 2023, \$348.13, 2024, \$175.52, 2025, \$152.13; total cost plus fees, \$675.78.

David L. Wieland, PT NW NW A 52'X65' TRT LY S OF CHESTNUT ST. 110 E. Chestnut St Houston MO. Parcel #20-03-08-002-010-007. 2023, \$631.98, 2024, \$426.02, 2025, \$367.56; total cost plus fees, \$1425.56.

Leroy & Wendy Wells, X LT 4 BROWN SUB. 610 Cherry St Summersville. Parcel #23-06-13-004-002-009.01. 2023, \$309.45, 2024, \$142.42, 2025, \$123.85; total

cost plus fees, \$575.72.

Edith Morgan, PT W2 L5 NE LY E OF C/R. Wallen Rd Eunice. Parcel #24-11-01-000-000-019.01. 2023, \$335.91, 2024, \$155.05, 2025, \$136.90; total cost plus fees, \$627.86.

Chris Ramey, PARCEL C LILLIUM BROOK. Parcel #24-32-05-000-000-006.08. 2023, \$247.38, 2024, \$85.62, 2025, \$76.22; total cost plus fees, \$409.22.

Roger L. Looney, W2 SW NE (EX N 15'). Off of Cessna Rd. Parcel #30-05-22-000-000-007.01. 2023, \$1248.27, 2024, \$964.40, 2025, \$848.65; total cost plus fees, \$3061.32.

Roberta Vilalta, W 330' S2 NE SW LY N OF CO RD. 15311 Ledge-wood Rd. Parcel #31-01-02-000-000-009. 2023, \$977.81, 2024, \$712.13,

2025, \$626.44; total cost plus fees, \$2316.38.

Gay Williams, E2 W2 SE NE SE & W2 E 2 SE NE SE ALL LY S OF CENTER LINE OF ACCESS RD. Rainbow Dr Willow Springs. Parcel #32-02-09-000-000-003.09. 2023, \$247.30, 2024, \$84.88, 2025, \$74.32; total cost plus fees, \$406.50.

Chris Augustino, PARCEL 25 SHADY RIDGE EST. Rainbow Dr Willow Springs. Parcel #32-02-09-000-000-003.21. 2023, \$289.59, 2024, \$121.18, 2025, \$105.40; total cost plus fees, \$516.17.

Jody Kay Kimpfbeck, E 440' NEQ EX N 800' E 440' N2 SEQ LY N FREE-DOM ROAD. 17197 Freedom Rd. Parcel #32-08-28-000-000-001.02. 2023, \$1158.33, 2024, \$866.99, 2025, \$744.37; total cost plus fees, \$2769.69.

PUBLIC NOTICES

NOTICE OF TRUSTEE'S SALE

For default in the payment of debt secured by a deed of trust executed by Carl E. Baker, dated July 31, 2024, and recorded on July 31, 2024, Document No. 202402360, in Book No. 2024, at Page 2360 on August 31, 2026, at 11:00 AM, at the Front Door of the Texas County Courthouse, Houston, Missouri, sell at public vendue to the highest bidder for cash:

All the following real property located in the COUNTY OF TEXAS and STATE OF MISSOURI, to wit: TRACT 1: A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 28 NORTH, RANGE 11 WEST, DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 28 NORTH, RANGE 11 WEST, AND RUN SOUTH ALONG THE WEST LINE OF SAID FORTY A DISTANCE OF 879 FEET TO THE NORTH LINE OF THE ROAD, THENCE IN A SOUTHEASTERLY DIRECTION ON THE NORTH LINE OF SAQID ROAD 328 FEET, THENCE IN A NORTHERLY DIRECTION TO POINT ON THE NORTH LINE OF SAID FORTY, SAID POINT BEING 355 FEET EAST OF THE TRUE PLACE OF BEGINNING, THENCE WEST 355 FEET TO THE TRUE PLACE OF BEGINNING. TRACT 2: A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 28 NORTH, RANGE 11 WEST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 28 NORTH, RANGE

11 WEST, AND RUN EAST 405 FEET TO THE TRUE PLACE OF BEGINNING, THENCE SOUTH 240 FEET, THENCE EAST 411 FEET, THENCE NORTH 240 FEET, AND THENCE WEST 410 FEET TO THE TRUE PLACE OF BEGINNING.

EASEMENT 1: ALONG WITH AN EASEMENT FOR INGRESS AND EGRESS OVER THE FOLLOWING: A PART OF THE SOUTHEAST QUARTER OF THE SOUTH-EAST QUARTER OF SECTION 1, TOWNSHIP 28 NORTH, RANGE 11 WEST OF THE 5 TH P.M., DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 1; THENCE N 00°21'58" E 381.00 FEET ALONG THE WEST LINE OF SAID WOUTHEAST QUARTER OF THE SOUTHEAST QUARTER FOR THE TRUE PLACE OF BEGINNING; THENCE CONTINUING N 00°21'58" E 33.79 FEET ALONG SAID WEST LINE; THENCE S 62°13'34" E 410.25 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 63, AL LOCATED FEBRUARY, 2019; THENCE S52°38'33" W 33.07 FEET ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE; THENCE N 62°13'34" W 380.79 FEET TO THE TRUE PLACE OF BEGINNING. SUBJECT TO ALL EASEMENTS OF RECORD. DESCRIPTION AS PER SURVEY C8776-R MADE BY CARMACK SURVEYING, INC.

EASEMENT 2: ALONG WITH A PERPETUAL EASEMENT AS SET FORTH IN THE READWAY EASEMENT DATED APRIL 21, 1978, AND RECORDED IN BOOK 391 AT PAGE 432, TEXAS COUNTY RECORDS. ALSO ALONG WITH

AN EASEMENT OF RIGHT-OF-WAY AS SET FORTH IN THE ROAD RIGHT OF WAY EASEMENT DATED MAY 18, 1979, AND RECORDED IN BOOK 401 AT PAGE 439, TEXAS COUNTY RECORDS. EXCEPT FOR THAT PART OF THE ABOVE DESCRIBED EASEMENTS THAT ARE LOCATED OVER AND ACROSS A PORTION OF THE PROPERTY CONVEYED IN THE SPECIAL WARRANTY DEED DATED AUGUST 26, 2015, AND RECORDED IN BOOK 2015 AT PAGE 2653, OF WHICH THE EASEMENT OVER AND ACROSS SAID PROPERTY IS MORE ACCURATELY DESCRIBED AS BEING A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 28 NORTH, RANGE 11 WEST OF THE 5 TH P.M., DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 1, THENCE NORTH 1 DEGREE 05 MINUTES 59 SECONDS WEST 411.00 FEET ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 1, THENCE NORTH 1 DEGREE 05 MINUTES 59 SECONDS WEST 411.00 FEET ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 1 TO THE NORTH RIGHT-OF-WAY LINE OF A 30 FOOT WIDE ROAD (AS LOCATED 1994); THENCE SOUTH 64 DEGREES 27 MINUTES 42 SECONDS 328.00 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 64 DEGREES 27 MINUTES 42 SECONDS EAST 80.86 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF MISSOURI STATE HIGHWAY NO. 63 (AS LOCATED IN 1994); THENCE NORTH 51 DEGREES 16 MINUTES 20 SECONDS EAST 23.53 FEET ALONG SAID NORTH-

WESTERLY RIGHT-OF-WAY LINE TO THE EAST EDGE OF AN EXISTING DRIVEWAY; THENCE NORTH 38 DEGREES 03 MINUTES 33 SECONDS WEST 36.16 FEET; AND THENCE NORTH 27 DEGREES 55 MINUTES 21 SECONDS WEST 56.86 FEET; AND THENCE NORTH 1 DEGREE 35 MINUTES 00 SECONDS WEST 202.15 FEET ALL ALONG SAID EAST EDGE; THENCE SOUTH 2 DEGREES 15 MINUTES 42 SECONDS WEST 262.80 FEET TO THE TRUE POINT OF BEGINNING. SAID EASEMENT FOR ROAD PURPOSES DESCRIBED IN SURVEY RECORD BOOK 10 AT PAGE 25, IN THE OFFICE OF THE RECORDER OF DEEDS, TEXAS COUNTY, MISSOURI, commonly known as 1061 Highway 63, Cabool, MO, 65689

subject to all prior easements, restrictions, reservations, covenants and encumbrances now of record, if any, to satisfy the debt and costs.

SouthLaw, P.C. Successor Trustee

First Publication: August 6, 2026. 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. 260172-1096866). 16-4t

SEARCH MISSOURI PUBLIC NOTICES

www.mopublicnotices.com

IN THE 25TH JUDICIAL CIRCUIT COURT, TEXAS COUNTY, MISSOURI

Judge: BRIAN ELLSWORTH

Case Number: 24TE-CC00450

Plaintiff: JUAN MUBARAK II

Respondent: BRITTA-NY MUBARAK

Nature of Suit: DISSOLUTION OF MARRIAGE

Notice Upon Order of Service by Publication

The State of Missouri to: BRITTANY MUBARAK

You are 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 dissolution of marriage filed on December 30, 2024. Petitioner resides at SCCC 255 West Highway 32, Licking, MO 65542. Respondent's current address and whereabouts are unknown. There is no property to be affected by Dissolution of Marriage; only that the Respondent's Maiden name of "White" be restored. 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 13TH, 2026, judgment by default will be entered against you.

July 24, 2026

/s/ Erin Smith, Circuit Clerk

Taela Terrillion, Deputy Clerk

17-4t

NOTICE OF PUBLIC HEARING

Cass Township of Texas County will hold a public hearing to adopt their 2026 tax rate. The meeting will be held at 15412 Highway UU, Solo, MO at 6:30 p.m. on Thursday, Aug. 27, 2026.

The 2025 Assessed Valuations were: \$16,530,433
Real Estate: \$10,978,682
Personal Property: \$5,551,751

The 2026 Assessed Valuations are: \$16,718,223
Real Estate: \$11,159,106
Personal Property: \$5,559,117

The 2025 Tax Rate Ceiling was .0973
The 2026 Tax Rate Ceiling is .0974

Heather Decker
Authorized Signature for Political Subdivision

18-1t

See NOTICES, B7



MDC changes regulations for upcoming deer season

The Missouri Department of Conservation (MDC) reminds deer hunters, landowners and others of changes to regulations of the Wildlife Code of Missouri for the upcoming deer-hunting season. The changes focus on simplifying regulations and responding to public input.

Reduced buck limit for nonresidents

MDC has reduced the antlered buck limit for those hunting on nonresident deer hunting permits from two to one. Nonresidents who qualify for nonresident landowner permits will maintain an antlered buck harvest limit of two.

MDC notes that the number of nonresident deer hunters in Missouri has increased by nearly 50% in the last 10 years and there has been an increasing number of resident hunters who have expressed concern about the impacts to land access and their hunting experiences. This regulation change aims to address resident hunters' concerns and helps alleviate increasing pressure from nonresident deer hunting.

Early youth portion moved earlier

MDC has moved the early youth portion one week earlier this year to Oct. 24 and 25 to help avoid conflicts with Halloween activities at the end of October. The early youth portion typically occurs two weekends prior to the November portion. This year it will occur three weekends prior.

APR removed

MDC has removed the antler-point restriction (APR) for the final 18 counties where it was most recently in place. Yearling bucks, which the APR protects, travel many miles and can spread chronic wasting disease (CWD) long distances. Removing the APR will help to minimize the spread of CWD while also simplifying regulations.

CWD management zones removed

MDC has removed the designations of the CWD management zone. A majority of Missouri counties either have had a case of CWD or are within 10 miles of a confirmed case of the disease, so a designated CWD management zone is no longer needed. Removing the CWD management zone also helps simplify regulations for hunters.

Prohibiting feed and minerals for deer continues

Placing feed and minerals for deer has been prohibited in counties close to where CWD has been detected since CWD was first found in Missouri. Placing feed and minerals for deer artificially congregates them, resulting in an increased risk of disease transmission.

MDC will continue to prohibit the placement of feed and minerals for deer in counties within 10 miles of where CWD has been found. Learn more about the feed and mineral prohibition online at mdc.mo.gov/hunting-trapping/species/deer/chronic-wasting-disease/feed-mineral-prohibition and on page 6 of the Fall Deer & Turkey Hunting Regulations and Information booklet, available online at mdc.mo.gov, at MDC offices and nature centers, and other places where hunting permits are sold.

Removed CWD portion

MDC has removed the CWD portion of firearms deer season to simplify the structure of the season while not significantly affecting deer harvest.

Mandatory CWD sampling moved to county rotations

MDC has moved mandatory CWD sampling during the opening weekend of the November portion of the firearms deer season to a four-year county rotation. Mandatory CWD sampling will now be conducted in every county of the state once every four years.

According to MDC, conducting mandatory CWD sampling on a county rotation will allow staff to continue to monitor CWD where it exists and allow for early detections in new areas. A mandatory sampling rotation also simplifies the mandatory sampling requirement for hunters.

Mandatory sampling for this season will be conducted in 28 counties on Nov. 14 and 15.

Get more information on mandatory sampling online at mdc.mo.gov/hunting-trapping/species/deer/chronic-wasting-disease/mandatory-cwd-sampling and on page 7 of the MDC Fall Deer & Turkey Hunting Regulations and Information booklet, available online at mdc.mo.gov, at MDC offices and nature centers, and other places where hunting permits are sold.

Changes to CWD management permits

MDC has increased the minimum acreage requirement for CWD management permits and simplified the application process. Landowners are now required to have at least 20 contiguous acres in a CWD core area to receive CWD management permits. The change will make the acreage requirement consistent with other no-cost landowner deer hunting permits, reducing potential confusion for landowners.

MDC has also simplified the application process. Qualifying landowners in CWD core areas can receive five, no-cost, CWD management permits for use on their property during deer season and will receive a notice in the mail from MDC about the permit application process.

Learn more about the CWD Management Permit Program at mdc.mo.gov/hunting-trapping/species/deer/chronic-wasting-disease/cwd-management-permit-program.

No post-season removals

As a result of public engagement and continued evaluation, MDC will not conduct targeted deer removals after the season and currently has no plans to resume the activity.

Instead, MDC staff will work with hunters, landowners and other partners to develop a localized approach in which hunter harvest is the primary tool to manage deer numbers and CWD during the regular deer season.

Learn more about these regulation changes and get other information on deer hunting in Missouri from the MDC 2026 Fall Deer & Turkey Hunting Regulations and Information booklet available online at mdc.mo.gov, at MDC offices and nature centers, and other places where permits are sold.

PUBLIC NOTICES

Cont. from Page B6

Notice of Public Hearing for Texas County Library A public hearing will be held at Texas County Library, 191A N. First Street, Houston, MO, on the 26th day of August 2026, beginning at 5 p.m. at which time citizens may be heard on the property tax rates proposed to be set by said subdivision. The rate shall be set to produce the property tax revenues for which the library budget for the fiscal year	beginning Jan. 1, 2027, shall be determined. Each tax rate is determined by dividing the amount of the revenue required by the current assessed valuation. The result is multiplied by 100 so the tax rate will be expressed in cents per \$100 in valuation. The Proposed 2025 Administrative Rate is .0993. Louise Beasley, Director, Texas County Library 18-1t
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IN THE 25TH JUDICIAL CIRCUIT, TEXAS COUNTY, MISSOURI Division: PROBATE Case Number: 26TE-PR00067 In the Estate of GLEN BRADY WILLIAMS, Deceased Notice of Letters Testamentary Granted (Independent Administration) To All Persons Interested in the Estate of GLEN BRADY WILLIAMS, Decedent: On AUGUST 3, 2026, the last will of Decedent having been admitted to probate, the following individuals were appointed the personal representatives of the estate of GLEN BRADY WILLIAMS, decedent, by the Probate Division of the Circuit Court of TEXAS COUNTY Missouri. The personal representatives 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 names and addresses of the personal representatives are: DRU LYNN CHRISTEN, 3143 COUNTRY LINE ROAD, MOUNTAIN GROVE, MO 65711 JANIE LARAE MORTION PETERSON, 10201 TUCKER DRIVE, MOUNTAIN GROVE, MO 65711 The personal representative's attorney's name, business address and phone number are: ANDREW THOMAS PEEBLES,	2805 SOUTH INGRAM MILL ROAD, SPRINGFIELD, MO 65804 417-447-4400 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 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: 12-JAN-2026 Date of first publication: AUGUST 13, 2026 /s/ Erin Smith, Clerk BY: Bobbi Martin, Deputy 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. 17-4t
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Water district issues boil water advisory

A portion of Texas County is under a boil water advisory, Public Water Supply District No. 1 said. The area includes those living on Highway AA, Prairie Road, Crane Drive, Friend Drive, Venable Drive and Sand Shoals Road. Customers who do not live on the listed roadways are not affected. A break in a main line — which has since been repaired — prompted the advisory. Residents can call 417-458-4569 anytime to get the latest update. The after-hours number is 417-217-5208.

Report: Houston, Cabool sales tax revenue increased in July

In July, Cabool saw a significant jump in sales tax revenue as compared with the same month last year, and Houston's numbers fell in line with similar increases.

Houston

A one-cent sales tax earmarked for parks, police and fire generated \$86,226 in July, up \$3,841 from the same period a year ago.

A one-cent general sales tax revenue collections increased \$4,263, totaling \$88,485 in July.

A quarter-cent sales taxes for transportation totaled \$21,557. One for utility work totaled the same, up \$960 from last July.

A use tax applied to online and out-of-state purchases increased \$3,582, totaling \$21,485 for the month.

Cabool

A one-cent general sales tax totaled \$38,547, up \$13,236 from the same period a year ago.

A half-cent sales tax for transportation needs was up \$6,618, totaling \$19,273 in July.

A half-cent sales tax earmarked for law enforcement totaled \$19,287 for the month, up \$6,735 compared with the same month last year.

A use tax applied to online and out-of-state purchases increased \$1,361, totaling \$14,755.

Texas County

For Texas County, merchants collect two half-cent sales taxes. In July, each totaled roughly \$119,910, up about \$10,600 each from the same period a year ago.

A third half-cent sales tax, which voters decided not to renew in November, collected \$3,909 as it continues to wind down.

The sales tax on online and out-of-state sales totaled \$102,506.

Revenue from a three-eighths-cent sales tax earmarked for law enforcement totaled \$83,104, which was up \$6,881 for the month compared with last July.