OZARK COUNTY Times

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LEGAL NOTICES • SPECIAL NOTICES • GARAGE SALES • AGRI BUSINESS • EMPLOYMENT • MERCHANDISE • REAL ESTATE • SERVICES • AUTOMOBILES • BOATS & MOTORS • CAMPERS & TRAILERS



LEGAL NOTICES

NOTICE OF TRUSTEE'S SALE

Default having been made in the payment of the debt and the performance of the obligations of the notes described in and secured by a Deed of Trust dated September 30, 2020 executed by Larry Kesner and Pamela Kesner, his wife, and recorded in the Office of the Recorder of Deeds of Ozark County, Missouri, on October 5, 2020 at 3:31 P.M., in Book 2020 at Page 2327, conveying to the Trustee property including the following described property in Ozark County, Missouri, to-wit:

All of the SW 1/4 of the SW 1/4 in Section 8, Township 22, Range 11 West lying North of County Road No. 542 and East of County Road No. 559.

At the request of the legal holder of said note who has elected to declare the entire indebtedness due and payable, and in accordance with the provisions of the said Deed of Trust, the undersigned Trustee will on Thursday, February 22, 2024 to-wit at 9:00 a.m., sell said property at public venue to the highest bidder for cash at the steps on the west side of the County Court House, in the City of Gainesville, Ozark County, Missouri, to satisfy said note and costs.

Joshua D. Brown, Successor Trustee

THIS IS A COMMUNICATION FROM A DEBT COLLECTOR. THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. (233) 4t8 1/5, 2/7, 14, 21

BID INVITATION

The Gainesville R-V School District is accepting bids for Baseball/Softball field electrical work. If you wish to submit a bid please submit proposals to the Superintendent's office prior to February 16, 2024. Return by mail or fax, mark envelopes to the Gainesville R-V Superintendent's Office, 422 Bulldog Drive or fax to (417) 679-4270. Bids will be accepted from February 7, 2024, at 8:00 a.m. until 4:00 p.m. on February 16, 2024.

The opportunities provided are equally afforded to all persons regardless of race, color, religion, sex, national origin or age. The Board reserves the right to reject any or all bids or any part of any bid and accept that bid which appears to be in the best interest of the school district. (125) 2t7 2/7, 14

NOTICE OF TRUSTEE'S SALE

A default has accrued on a certain note secured by a deed of trust executed by, **Amador Sanchez-Lopez AND Dominga Sanchez** dated **1/25/2017** and recorded on **2/9/2017** in **Book 383 Page 496**, in the Recorder's office for **Ozark County**, Missouri. The successor trustee will on **March 4, 2024** between the hours of 9:00 am and 5:00 pm, more particularly at **12:00 PM**, at the **West Front Door of the Ozark County Courthouse, 1 Courthouse Square, Gainesville, Missouri** sell at public venue to the highest bidder for cash (certified funds only), the following real estate:

LAND SITUATED IN THE COUNTY OF OZARK IN THE STATE OF MO
A PART OF THE NE 1/4 OF SECTION 17, TOWNSHIP 24 NORTH, RANGE 12 WEST, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID NE 1/4 OF SECTION 17 THENCE SOUTH 01º 33' 35" WEST, 660.00 FEET, THENCE SOUTH 89º 01' 14" EAST, 665.35 FEET, THENCE NORTH 01º 24' 20" EAST, 660.00 FEET, THENCE NORTH 89º 01' 18" WEST, 663.63 FEET TO THE POINT OF BEGINNING CONTAINING 10.07 ACRES MORE OR LESS. LESS AND EXCEPT THE FOLLOWING: BEGINNING AT THE NORTHWEST CORNER OF SAID NE 1/4 OF SECTION

LEGAL NOTICES

17 THENCE SOUTH 01 DEGREES 33 MINUTES 35 SECONDS WEST, 330.00 FEET; THENCE SOUTH 89 DEGREES 01 MINUTES 16 SECONDS EAST, 664.49 FEET; THENCE NORTH 01 DEGREES 24 MINUTES 20 SECONDS EAST, 330.00 FEET; THENCE NORTH 89 DEGREES 01 MINUTE 18 SECONDS WEST, 663.63 FEET TO THE POINT OF BEGINNING OF THIS EXCEPTION, CONTAINING 5.03 ACRES MORE OR LESS.
SUBJECT TO AN EASEMENT FOR ROADWAY AND UTILITY PURPOSES, 30.00 FEET IN TOTAL WIDTH ALONG THE ENTIRE SOUTH SIDE OF THE ABOVE DESCRIBED TRACT. AND SUBJECT TO A ROAD MAINTENANCE AGREEMENT RECORDED IN BOOK 325 AT PAGE 645 OF THE RECORDS OF OZARK COUNTY, MISSOURI.
INCLUDING AN EASEMENT FOR ROADWAY AND UTILITY PURPOSES OVER AND ACROSS THE FOLLOWING DESCRIBED TRACT: A PART OF THE NE 1/4 OF SECTION 17, TOWNSHIP 24 NORTH, RANGE 12 WEST, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NE 1/4 OF SECTION 17, THENCE SOUTH 01º 33' 35" WEST, 660.00 FEET, THENCE SOUTH 89º 01' 14" EAST, 665.35 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89º 01' 14" EAST, 197.44 FEET; THENCE SOUTH 14º 09' 39" EAST, 92.64 FEET, THENCE SOUTH 47º 09' 08" EAST, 389.47 FEET, THENCE SOUTH 20º 00' 52" EAST, 239.81 FEET, THENCE SOUTH 29º 27' 40" EAST, 453.50 FEET TO THE CENTERLINE OF AN EXISTING ROADWAY, THENCE ALONG SAID CENTERLINE NORTH 51º 22' 31" EAST, 30.39 FEET, THENCE DEPARTING SAID EXISTING ROADWAY CENTERLINE NORTH 29º 27' 40" WEST, 446.18 FEET, THENCE NORTH 20º 01' 00" WEST, 244.57 FEET, THENCE NORTH 47º 09' 16" WEST, 378.33 FEET, THENCE NORTH 18º 41' 12" EAST, 83.29 FEET, THENCE NORTH 30º 14' 34" EAST, 34.40 FEET, THENCE NORTH 89º 01' 14" WEST, 297.21 FEET, THENCE SOUTH 01º 24' 20" WEST, 30.00 FEET TO THE POINT OF BEGINNING.
ALSO, INCLUDING AN EASEMENT FOR ROADWAY AND UTILITY PURPOSES OVER AND ACROSS AN EXISTING ROADWAY, SAID ROADWAY BEING 30.00 FEET IN TOTAL WIDTH LYING 15.00 FEET ON BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE: A PART OF THE NE 1/4 OF SECTION 17, TOWNSHIP 24 NORTH, RANGE 12 WEST DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NE 1/4 OF SECTION 17, THENCE SOUTH 01º 33' 35" WEST, 660.00 FEET, THENCE SOUTH 89º 01' 14" EAST, 862.79 FEET, THENCE SOUTH 14º 09' 39" EAST, 92.64 FEET, THENCE SOUTH 47º 09' 08" EAST, 389.47 FEET, THENCE SOUTH 20º 00' 52" EAST, 239.81 FEET, THENCE SOUTH 29º 27' 40" EAST, 453.50 FEET TO THE CENTERLINE OF AN EXISTING ROADWAY AND THE POINT OF BEGINNING, THENCE ALONG SAID CENTERLINE NORTH 51º 22' 31" EAST, 229.77 FEET, THENCE NORTH 62º 33' 14" EAST, 115.40 FEET, THENCE ALONG THE ARC OF A CURVE TO THE LEFT 146.35 FEET, SAID CURVE HAVING A RADIUS OF 253.69 FEET AND A CHORD BEARING NORTH 46º 01' 40" EAST, THENCE NORTH 29º 30' 07" EAST, 167.29 FEET, THENCE NORTH 34º 50' 42" EAST, 234.11 FEET, THENCE NORTH 28º 22' 03" EAST, 314.21 FEET, THENCE NORTH 48º 17' 35" EAST 247.47 FEET, THENCE NORTH 20º 50' 49" EAST 305.29 FEET, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 186.93 FEET, SAID CURVE HAVING A RADIUS OF 139.50 FEET AND A CHORD BEARING NORTH 59º 14' 06" EAST, THENCE CONTINUING ALONG SAID CURVE TO THE RIGHT 46.50 FEET, SAID CURVE HAVING A RADIUS OF 139.50 FEET AND A CHORD BEARING SOUTH 72º 49' 39" EAST, THENCE SOUTH 63º 16' 41" EAST, 211.82 FEET TO THE CENTERLINE OF OZARK COUNTY ROAD NO, 178 AND THE TERMINUS POINT OF THIS EASEMENT.
for the purpose of satisfying said indebtedness and the costs of executing this trust.
CSM Foreclosure Trustee Corp.
Successor Trustee
(800) 652-4080
4x 02/07/2024, 02/14/2024, 02/21/2024, 02/28/2024
CSM File 26-23-01313
NOTE: This office is a debt collector.
(822) 4t9 2/7, 14, 21, 28

IN THE 44TH JUDICIAL CIRCUIT, OZARK COUNTY, MISSOURI

Probate Division:
Case Number:
23OZ-PR00047

In the Estate of EDGAR CHARLES CARTER, Deceased.

Notice of Letters of Administration Granted
(Supervised Administration)
To All Persons Interested in the Estate of EDGAR CHARLES CARTER, Descendent:
On JANUARY 31, 2024, the following individual was appointed the personal representative of the estate of EDGAR CHARLES CARTER, decedent, by the Probate Division of the Circuit Court of Ozark County, Missouri.
The personal representative's business address is:
RUTH BEIBERS, 131 SUNSET VIEW LANE , OROVILLE, CA 95966.
The personal representative's attorney's name, business address and phone number are:
JESSICA PETERSON BLACKBURN, 496 THIRD ST, GAINSVILLE, MO 65655, 417-679-2203.
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: 30-JAN-2023
Date of first publication: 07-FEB-2024
/s/ Audrey Sisco, 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. (314) 4t9 2/7, 14, 21, 28

Thornfield R-I School has two openings for the school board. We have two candidates that have filed for these positions.
1.Steven Clodfelter
2.Kenny Miller
We do not need to have an election on April 2, 2024.
(36) 1t7 2/14

Bid Notification

RFB 24-002: White River Valley Electric Cooperative is accepting bids from qualified contractors to provide mowing, trimming, and landscape services for company locations. If interested in submitting a bid, please email the Manager of Procurement, Ryan Hill at rhill@whiteriver.org or call 417-335-9244 for details. Bids must be submitted through email using the forms provided by March 7, 2024 @ 3pm. (62) 1t7 2/14



SPECIAL NOTICES

Alcoholics anonymous meetings Saturday mornings 10a.m. at Theodosia Methodist Church across from Lutie School. Contact Kristen 417-712-3815.

Life Recovery meeting, Thursdays at 5:30 (food provided) at Needmore Church of God - Dora, MO Contact phone number: 417-204-1450. tf



AGRI BUSINESS

Equipment

Bushog Brand 10' pull type looks rough, cuts good. Extra blades $1,600. 417-337-4002. tf



EMPLOYMENT

Help wanted- Cook/driver needed at Action Recovery Center men's sober siving facility in Gainesville. Weekend shift Friday-Monday. Call to discuss salary 417-372-1002. tf

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MERCHANDISE

Miscellaneous

Pole bar (floor to ceiling with curved handle) and an under mattress bed handle (slides under mattress) Call 417-989-0005. tf

Rabbit cages $50. You take all. Pontiac area. 660-373-1534. tf

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New 5.56 Ammo for sale .55 cents a round 417-273-2204.

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Brand new Permobil electric wheel chair. SUPER FANCY! It has bluetooth, sensors, manual. Very high tech. Asking $3,500 new $5,500. Call 417-293-0948. tf

Used deep well stay-right pump. $200. 417-273-4329. tf

Fencing steel pipe for sale 2" or 3". Any length. Gainesville 618-292-5448. tf

Old pottery for sale. In good shape. Some collectibles. 679-4509. tf

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REAL ESTATE

NOTICE: All real estate advertised herein is subject to the Federal Fair Housing Act, which makes it illegal to advertise any preference, limitation, or discrimination based on race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination. We will not knowingly accept any advertising for real estate which is in violation of the law. All persons are hereby informed that all dwellings advertised are available on an equal opportunity basis.

Services

Contact Debra Schilling Smith, REALTOR(R), SRES(R), LandPro, Matchmaker Covering the Ozarks, your local real estate agent working for sellers & buyers to make your real estate match! Local does local best!, UNITED COUNTRY MISSOURI OZARKS REALTY, INC. 417-251-5081 Cell/417.256.1000 Office, Licensed in AR & MO tf

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This institution is an equal opportunity provider and employer.

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Rent based on income • Income guidelines apply
Background checks required
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For rent: Two and three bedroom double wide mobile homes available near Tecumseh. 2 bedroom/1 bath $475 per month, $400 deposit. 3 bedroom/2 bath $550 per month. $500 deposit. Sewer, water, mowing and trash included. Pets allowed with special arrangements. 417-284-9962; 417-372-3867. tf

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