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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

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 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

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LEGAL NOTICES

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

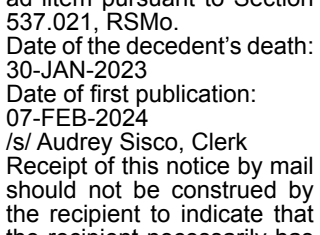
Receipt of this notice by mail should not be construed by the recipient to indicate that the recipient necessarily has a beneficial interest in the estate. The nature and extent of any person's interest, if any, can be determined from the files and records of this estate in the Probate Division of the above referenced Circuit Court. (314)

4t9 2/7, 14, 21, 28

The following unclaimed vehicle will be sold on March 6, 2024:

2008 GMC Yukon
VIN 1GKFK63848J200981

Failure of any owners or lien holders to exercise their right to reclaim the vehicle(s) and its contents within the time prescribed constitutes a waiver by the owners and lien holders of all right, title, and interest in the vehicle(s) and its contents and constitutes their consent to the sale, dismantling or destruction of the vehicle and its contents. For more information please call JAMMAN, Inc. at (870) 425-1775. (85) 1t8 2/21

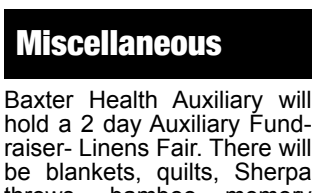


SPECIAL NOTICES

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

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Miscellaneous

Baxter Health Auxiliary will hold a 2 day Auxiliary Fundraiser- Linens Fair. There will be blankets, quilts, Sherpa throws, bamboo memory foam pillows, and all sizes and colors of bed linens available on Monday, February 26th from 7:00AM to 5:00PM and Tuesday, February 27th from 7:00AM to 3:00PM at the hospital in the Lagerborg Dining Room. Cash, checks, credit card or payroll deduction accepted. Come get started on redecorating your bedroom for Spring. All of the monies raised goes to support special services and equipment needs at Baxter Health. 1t8



GARAGE SALES

Garage sale Fri, Feb 23 & Sat, 24. Lots of tools, 2010 utility trailer 12', very good condition. 15998 US Hwy 160 Gainesville. Starts at 9a.m. 417-712-1313. 1t08



AGRI BUSINESS

Livestock

Four goats for sale. Protem area. 417-920-3999. 4t11

For sale. 1 LaMancha buck, hornless, 18 months, and 1 LaMancha buck with horns, yearling. 417-785-4216. 4t24



EMPLOYMENT

HELP WANTED
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DONLEY MOWING
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417-989-9047, call or text • Thornfield
Mowing and Weed Eating Services

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

The Gainesville School District is now accepting applications for a Bus Driver. Qualifications include 21 years of age, valid School Bus Endorsement and a CDL driver's license. Qualified persons may apply at the Superintendent's office, call 417-679-4260 if you have questions. The Gainesville School district is an Equal Opportunity/Affirmative Action Employer. 2t09



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

Firewood for sale you haul. $50 rick. 417-989-0515. tf

Handmade embroidered quilts, you choose any pattern and I will make it for you. Gainesville area. 660-373-1534. tf

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

New 10" Humminbird Side and Down Scan Fishfinder with GPS. Retail $2,000 sell $1,600 or make offer. 417-273-2204. tf

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

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Miscellaneous

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

WE SELL SIGNS. All types. D&D Signs. Hwy. 160, Gainesville. Call 679-3720 or 417/989-0317. tf

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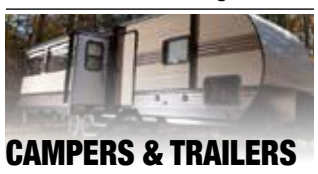


BOATS & MOTORS

1992 17' Basstracker w-60hp Johnson & trailer $4,250. 417-257-8409. tf

2003 pontoon boat 22' with trailer. 115 Johnson 4 stroke 9,500. obo. 417-844-7960. 4t10

1995 Ranger 392V, 200hp, Yamaha, brand new trolling motor, live scope and lots more. $13,000. 417-337-4002. Leave message. 4t11



CAMPERS & TRAILERS

Heavy Duty End gate for Utility Trailer 50"x77.5 $400. , has pins & springs "Kerry" 417-257-8409. tf

Haulmark 16x7 Enclosed trailer with ramp and side door, torsion axles,new tires and wheels. $6,495 or make offer. 417-273-2204. tf

1997 utility trailer, tilt, 5'x10' $850 417-679-0270. 4t10

1999 5x7 trailer w/box $1,000. 417-257-8409. tf

2022 16'x67.5" utility trailer 2 5/16 ball $1,450. Kerry, 417-257-8409. tf

14'x60" trailer $1,750 417-257-8409 Kerry. tf

14.8'x65" utility trailer, tandem, dove tail, brakes. $1,550 417-257-8409 Kerry. tf

19.6'x96.5" alum, utility, tandem, winch, brakes. $5,850. 417-257-8409. Kerry. tf

2023 16'x76" utility, steel sides, 5" channel, tandem, gate, 2 5/16 $2,650. 417-257-8409. tf

12'x77" utility, tilt $1,650 417-257-8409. tf

15'x63.5" utility, tandem $1,550. 417-257-8409. tf

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