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IN THE CIRCUIT COURT FOR THE 40TH JUDICIAL CIRCUIT
NEWTON COUNTY, NEOSHO MISSOURI
ASSOCIATE JUDGE DIVISION

Mortgage Assets Management, LLC PLAINTIFF v. Douglas Linder, Shannon Linder, John Doe, Jane Doe 375 College St Stark City, MO 64866 DEFENDANTS	Case No. Division No.

COMPLAINT IN UNLAWFUL DETAINER
(POSSESSION ONLY)

NOW COMES Plaintiff, Mortgage Assets Management, LLC by and through its attorney, Robert Spickerman of Codilis, Moody & Circelli, P.C., and in support of its Complaint in Unlawful Detainer (Possession Only), respectfully states as follows:

1. Jurisdiction is vested in the Associate Judge Division of the Circuit Court of Newton County, Missouri pursuant to 534.060 RSMo and Mo. Const. art. V, Section 17.

2. Venue is proper in the Circuit Court of Newton County as the unlawful detainer is being committed in the County of Newton, State of Missouri.

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3. On or about 09/26/2023 a trustee's foreclosure sale was conducted as to the property located at 375 College St Stark City, MO 64866 (hereinafter "the premises").

4. Plaintiff was the successful bidder at said sale and is entitled to possession of the premises.

   (A copy of the trustee's deed to Plaintiff is attached as exhibit A.)

5. A notice of foreclosure sale and demand for possession was served upon the occupants of the premises on 10/26/2023. (A copy of the notice with return of service is attached as exhibit B)

6. Upon information and belief, the current occupants of the premises are: Douglas Linder, Shannon Linder, John Doe, Jane Doe;

7. Defendants willfully and without force are holding over possession of the premises.

8. To the best of Plaintiff's knowledge, information, and belief, Defendants are not engaged in the military services of the United States of America.

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WHEREFORE Plaintiff, prays for judgment against Defendants: 1. awarding Plaintiff possession of the premises known as 375 College St Stark City, MO 64866; 2. an order directing the Sheriff of Newton County to evict and dispossess any and all occupants from said premises; and 3. any other relief the Court deems just.

Respectfully submitted,

Attorney for Plaintiff

Robert Spickerman
Bar No. 68939

Robert Spickerman #68939MO
Joseph J. Circelli #58421MO
MaryAnn Black #59899MO
Matthew M. Moses #62330MO
Tara Jensen #47144MO
Joe.Circelli@mo.cslegal.com
Matt.Moses@il.cslegal.com
Maryann.black@mo.cslegal.com
Tara.Jensen@mo.cslegal.com
Robert.Spickerman@il.cslegal.com
Codilis, Moody & Circelli, P.C.
15 W 030 N. Frontage Rd. #200
Burr Ridge, IL 60527
Phone: 630-794-5200
Fax: 630-794-5277
File No. 26-22-00793

State of IL)
) ss.
County of DuPage)

Robert Spickerman, Attorney for Plaintiff herein, and duly authorized to make this oath, being duly sworn, deposes and states to the best of his knowledge, information, and belief, the facts set forth in the foregoing affidavit and petition are true.

Robert Spickerman
Bar No. 68939

Attorney for Plaintiff

Subscribed and sworn to before me, a Notary Public, this 13 day of November, 2023

Gemma Young
Notary Public

My commission expires:

OFFICIAL SEAL
GEMMA YOUNG
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 11/29/2026

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Recorded in Newton County, Missouri
Recording Date/Time: **10/04/2023** at **08:26:09 AM**
Book: **372** Page: **6300**
Instr #: **202306370**
Type: **TRD**
Pages: **8**
Fee: **$45.00 S**
Electronically Recorded
Jennifer A. Childers
Recorder of Deeds

RECORDER OF DEEDS SEAL NEWTON COUNTY, MO

EXHIBIT "A"

Title of document: Trustee's Deed

Date of document: October 3, 2023

Grantor(s): CSM Foreclosure Trustee Corporation

Grantor(s)' address: 15W030 North Frontage Road, Suite 200
Burr Ridge, IL 60527

Grantee(s): Mortgage Assets Management, LLC

Grantee(s)' address: 5720 Premier Park Drive
West Palm Beach, FL 33407

Full legal description: THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF MISSOURI, COUNTY OF NEWTON, AND IS DESCRIBED AS FOLLOWS:

THAT PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 25, RANGE 30, DESCRIBED AS BEGINNING AT A POINT 50 FEET SOUTH OF THE SOUTHWEST CORNER OF BLOCK 3 IN THE TOWN OF NEWTONIA; THENCE SOUTH 122.5 FEET, MORE OR LESS, TO A POINT 240 FEET NORTH OF THE NORTHWEST CORNER OF BLOCK 1 IN SAID TOWN OF NEWTONIA; THENCE EAST 181.5 FEET; THENCE NORTH 122.5 FEET, MORE OR LESS, TO A POINT 50 FEET SOUTH OF THE SOUTHEAST CORNER OF SAID BLOCK 3, IN THE TOWN OF NEWTONIA; THENCE WEST 181.5 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

Reference Book/Page, if required: Book 359 page 4356

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TRUSTEE'S DEED

WHEREAS, **Clifford Dean Linder** by his deed of trust dated 7/7/2010, filed for record in the office of the recorder of deeds in Newton County, Missouri, on 7/16/2010, and recorded in Book 359 page 4356, conveyed to South and Associates P.C., Trustee, the property therein and hereinafter described, IN TRUST, to secure the payment of the indebtedness in said deed described; and

WHEREAS, default was made and still continues in the payment of said indebtedness, by reason whereof the undersigned Successor Trustee did, at the request of the legal owner and holder of said note, proceed to execute the powers to him given by said deed, and did, on 9/26/2023, having previously given twenty days' notice of the sale hereinafter mentioned, such notice setting forth the date and Book and Page of the record of such deed of trust, the grantors, the time, terms and place of sale, and a description of the property to be sold, such notice having been published in Joplin Globe for 21 consecutive publications, the last insertion being on the day of sale, published in the County of Newton, and State of Missouri, a copy of the publication being attached hereto and made a part hereof, at the East front door of the Newton County Courthouse, in the city of Neosho and State of Missouri, between the hours of 9 o'clock in the forenoon and 5 o'clock in the afternoon, beginning at 9:30AM of said day, expose to sale for cash, to the highest bidder, at public vendue and auction, the said property hereinafter described;

At said sale, Mortgage Assets Management, LLC being the highest and best bidder for the whole of said property (bids were invited, but none were received for less than the whole), for the price and sum of $75,463.08, the same was struck off and sold to said Mortgage Assets Management, LLC at that price and sum.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS: that the undersigned **CSM Foreclosure Trustee Corporation (GRANTOR)**, in consideration of the highest bid made, the receipt of which is hereby acknowledged, does hereby BARGAIN, SELL and CONVEY at the direction of the successful bidder unto the **Mortgage Assets Management, LLC (GRANTEE)**, a corporation organized and existing under the laws of the United States, the said property in said deed of trust and notice of sale described, and so sold as aforesaid, situated, lying and being in the County of Newton, State of Missouri, to-wit:

THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF MISSOURI, COUNTY OF NEWTON, AND IS DESCRIBED AS FOLLOWS:

THAT PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 25, RANGE 30, DESCRIBED AS BEGINNING AT A POINT 50 FEET SOUTH OF THE SOUTHWEST CORNER OF BLOCK 3 IN THE TOWN OF NEWTONIA; THENCE SOUTH 122.5 FEET, MORE OR LESS, TO A POINT 240 FEET NORTH OF THE NORTHWEST CORNER OF BLOCK 1 IN SAID TOWN OF NEWTONIA; THENCE EAST 181.5 FEET; THENCE NORTH 122.5 FEET, MORE OR LESS, TO A POINT 50 FEET SOUTH OF THE SOUTHEAST CORNER OF SAID BLOCK 3, IN THE TOWN OF NEWTONIA; THENCE WEST 181.5 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

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The undersigned Trustee certifies that, in obedience to V.A.M.S. §443.325, he/she caused to be deposited in the United States Mail, designated certified mail, not less than twenty days prior to the day of sale mentioned herein, envelopes with postage prepaid and containing a copy of the published notice of sale as shown on the affidavit of publication attached hereto, to the following parties at the following addresses:

1.	Clifford Dean Linder, 375 College St, Stark City, MO 64866 Patrick Linder, 800 Mill Street, Seneca, MO 64865 Patrick Linder, 375 College Street, Stark City, MO 64866 Douglas Linder, 375 College Street, Stark City, MO 64866
	Record owner(s) as of 40 Days prior to sale date; Address last known to foreclosing mortgagee
2.	Clifford Dean Linder, 375 College St, Stark City, MO 64866
	Mortgagor(s) named in deed of trust foreclosed; Address last known to foreclosing mortgagee
3.	NONE
	Persons having recorded requests for notice of sale as of 40 days prior to sale date; Addresses listed in request
4.	Occupants/Tenants/Unknown Owners, 375 College St, Stark City, MO 64866 United States of America - Department of Housing and Urban Development, 451 Seventh Street SW, Washington, DC 20410 United States of America - Department of Housing and Urban Development, c/o U.S. Attorney General U.S. Department of Justice 950 Pennsylvania Avenue, NW, Washington, DC 20530 United States of America - Department of Housing and Urban Development, c/o U.S Attorney Teresa A. Moore 400 E. 9th Street, Kansas City, MO 64106 Unknown Heirs and Legatees of Clifford Dean Linder, 375 College Street, Stark City, MO 64866
	Other entities with an interest in the real property; Address listed

and that, as proof thereof, the receipts of the United States Postal Service evidencing the deposit of said envelopes are attached hereto and incorporated herein by reference. The undersigned Successor Trustee states that to the best of its knowledge, the sale was not stayed by any bankruptcy, death or military service of any owner/borrower. The undersigned Successor Trustee further states that it has not received any notice of intent to redeem.

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TO HAVE AND TO HOLD the same unto the said grantee, his/her heirs, successors and assigns forever.

IN WITNESS WHEREOF, I, the said Trustee, have hereunto set my hand on October 3, 2023.

State of Illinois)
)
County of DuPage)

Signature: Matthew M. Moses
Printed Name: Vice-President + Matthew Moses
Title: Vice-President
CSM Foreclosure Trustee Corporation

On October 3, 2023, before me Gemma Young, a Notary Public in and for said state, personally appeared Matthew M. Moses, Vice President of CSM Foreclosure Trustee Corporation, known to me to be the person who executed the within trustee's deed on behalf of CSM Foreclosure Trustee Corporation and acknowledged to me that he or she executed the same for the purposes therein stated.

Gemma Young
Notary Public (Signature)

Gemma Young
Notary Public (Printed name)

OFFICIAL SEAL
GEMMA YOUNG
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 11/20/2026

26-22-00793

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THE JOPLIN GLOBE
P.O.Box 7. Joplin, Missouri 64802
Phone(417)623-3480
Fax(417)623-1188

THE PULSE PLACEMENT CO
501 E ARMOUR BLVD
KANSAS CITY MO 64109

(First Published August 29, 2023)
NOTICE OF TRUSTEE'S SALE
A default has accrued on a certain note secured by a deed of trust executed by, Clifford Dean Linder dated 7/7/2010 and recorded on 7/16/2010 in Book 359 page 4356, in the Recorder's office for Newton County, Missouri The successor trustee will on September 26, 2023 between the hours of 9 00 am and 5 00 pm, more particularly at 9:30 AM, at the East Front Door of the Newton County Courthouse, 101 S Wood Street, Neosho, Missouri sell at public venue to the highest bidder for cash (certified funds only), the following real estate
THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF MISSOURI, COUNTY OF NEWTON, AND IS DESCRIBED AS FOLLOWS.
THAT PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 25, RANGE 30, DESCRIBED AS BEGINNING AT A POINT 50 FEET SOUTH OF THE SOUTHWEST CORNER OF BLOCK 3 IN THE TOWN OF NEWTONIA; THENCE SOUTH 122 5 FEET, MORE OR LESS, TO A POINT 240 FEET NORTH OF THE NORTHWEST CORNER OF BLOCK 1 IN SAID TOWN OF NEWTONIA, THENCE EAST 181.5 FEET, THENCE NORTH 122 5 FEET, MORE OR LESS, TO A POINT 50 FEET SOUTH OF THE SOUTHEAST CORNER OF SAID BLOCK 3, IN THE TOWN OF NEWTONIA; THENCE WEST 181 5 FEET, MORE OR LESS, TO THE POINT OF BEGINNING
for the purpose of satisfying said indebtedness and the costs of executing this trust.
CSM Foreclosure Trustee Corp.
Successor Trustee
(800) 652-4080
21x08/29/2023 – 09/26/2023
CSM File 26-22-00793
NOTE. This office is a debt collector
(489)

AFFIDAVIT OF PUBLICATION

State Of Missouri:
Counties Of Jasper/Newton
I, KIMBRA GREEN, being duly sworn according to law, STATE that I am Accounting Clerk of THE JOPLIN GLOBE.

The Joplin Globe is a daily newspaper of general circulation in the counties of Jasper/Newton, which has been admitted to the post office as second-class matter in city of Joplin, the city of publication: which newspaper has been published regularly and consecutively for a period of three years and has a list of bonafide subscribers voluntarily engaged as such, who have paid or agreed to pay a stated price for a subscription for a definite period of time, and that such newspaper has complied with the provisions of section 493.050, Missouri Revised Statutes, 1959. The below listed advertisement appeared in the following issue(s):

PUBLICATION	EXPIRED DATE	AD CAPTION	#TIMES	AMOUNT
THE JOPLIN GLOBE	09/26/2023	LEGAL 489/LINDE	21	695.00

08/29/2023 08/30/2023 08/31/2023 09/01/2023 09/02/2023 09/05/2023
09/06/2023 09/07/2023 09/08/2023 09/09/2023 09/12/2023 09/13/2023
09/14/2023 09/15/2023 09/16/2023 09/19/2023 09/20/2023 09/21/2023
09/22/2023 09/23/2023 09/26/2023

Kimbra Green (Accounting Clerk)
Kimbra Green

Subscribed and sworn to before me this 26th day of

September, 2023

Diana J. Crouch Notary Public
Diana J. Crouch/15146002
02/21/2027

DIANA J. CROUCH
Notary Public - Notary Seal
STATE OF MISSOURI
Jasper County
My Commission Expires: Feb. 21, 2027
Commission #15146002

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Codilis Reference Code 26-22-00793

Sent From CSM 15W030 N Frontage Rd Burr Ridge IL 60527	**U.S. Postal Service** **Electronic Return Receipt Service** Postage 0.6300 Fees 6.5500 Total Postage & Fees 7.1800	**Post Office Round Stamp**
Mailers reference code 26-22-00793-3-3-144	**Sent To** United States of America - Department of Housing and Urban Development c/o US Attorney Teresa A Moore 400 E 9th Street Kansas City MO 64106	
Date Of Mailing 08/30/2023		
9414814902815040340252 USPS ERR Tracking Number		

Sent From CSM 15W030 N Frontage Rd Burr Ridge IL 60527	**U.S. Postal Service** **Electronic Return Receipt Service** Postage 0.6300 Fees 6.5500 Total Postage & Fees 7.1800	**Post Office Round Stamp**
Mailers reference code 26-22-00793-4-1-144	**Sent To** Unknown Heirs and Legatees of Clifford Dean Linder 375 College Street Stark City MO 64866	
Date Of Mailing 08/30/2023		
9414814902815040340269 USPS ERR Tracking Number		

Sent From CSM 15W030 N Frontage Rd Burr Ridge IL 60527	**U.S. Postal Service** **Electronic Return Receipt Service** Postage 0.6300 Fees 6.5500 Total Postage & Fees 7.1800	**Post Office Round Stamp**
Mailers reference code 26-22-00793-5-1-144	**Sent To** Patrick Linder 800 Mill Street Seneca MO 64865	
Date Of Mailing 08/30/2023		
9414814902815040340276 USPS ERR Tracking Number		

Sent From CSM 15W030 N Frontage Rd Burr Ridge IL 60527	**U.S. Postal Service** **Electronic Return Receipt Service** Postage 0.6300 Fees 6.5500 Total Postage & Fees 7.1800	**Post Office Round Stamp**
Mailers reference code 26-22-00793-5-2-144	**Sent To** Patrick Linder 375 College Street Stark City MO 64866	
Date Of Mailing 08/30/2023		
9414814902815040340283 USPS ERR Tracking Number		

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Codilis Reference Code 26-22-00793

Sent From CSM 15W030 N Frontage Rd Burr Ridge IL 60527	**U.S. Postal Service** **Electronic Return Receipt Service**		**Post Office Round Stamp**
Mailers reference code 26-22-00793-1-1-144	Postage	0.6300	
	Fees	6.5500	
	Total Postage & Fees	7.1800	
Date Of Mailing 08/30/2023	**Sent To** Clifford Dean Linder 375 College St Stark City	MO	64866
9414814902815040340214 USPS ERR Tracking Number			

Sent From CSM 15W030 N Frontage Rd Burr Ridge IL 60527	**U.S. Postal Service** **Electronic Return Receipt Service**		**Post Office Round Stamp**
Mailers reference code 26-22-00793-2-1-144	Postage	0.6300	
	Fees	6.5500	
	Total Postage & Fees	7.1800	
Date Of Mailing 08/30/2023	**Sent To** Occupants/Tenants/Unknown Owners 375 College St Stark City	MO	64866
9414814902815040340221 USPS ERR Tracking Number			

Sent From CSM 15W030 N Frontage Rd Burr Ridge IL 60527	**U.S. Postal Service** **Electronic Return Receipt Service**		**Post Office Round Stamp**
Mailers reference code 26-22-00793-3-1-144	Postage	0.6300	
	Fees	6.5500	
	Total Postage & Fees	7.1800	
Date Of Mailing 08/30/2023	**Sent To** United States of America - Department of Housing and Urban Development 451 Seventh Street SW Washington	DC	20410
9414814902815040340238 USPS ERR Tracking Number			

Sent From CSM 15W030 N Frontage Rd Burr Ridge IL 60527	**U.S. Postal Service** **Electronic Return Receipt Service**		**Post Office Round Stamp**
Mailers reference code 26-22-00793-3-2-144	Postage	0.6300	
	Fees	6.5500	
	Total Postage & Fees	7.1800	
Date Of Mailing 08/30/2023	**Sent To** United States of America - Department of Housing and Urban Development US Department of Justice 950 Pennsylvania Avenue NW Washington	DC	20530
9414814902815040340245 USPS ERR Tracking Number			

Not an Official Court Document

Codilis Reference Code 26-22-00793

Sent From CSM 15W030 N Frontage Rd Burr Ridge IL 60527	**U.S. Postal Service** **Electronic Return Receipt Service**	**Post Office Round Stamp**
Mailers reference code 26-22-00793-6-1-144	Postage 0.6300 Fees 6.5500 Total Postage & Fees 7.1800	
Date Of Mailing 08/30/2023	**Sent To** Douglas Linder 375 College Street Stark City MO 64866	
9414814902815040340290 USPS ERR Tracking Number		

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EXHIBIT "B"

Certified Article Number
9414 7266 9904 2197 8883 98
SENDER'S RECORD

AFFIDAVIT OF SERVICE OF SUMMONS
IN THE DISTRICT COURT OF NEWTON COUNTY, MISSOURI

PLAINTIFF: MORTGAGE ASSETS MANAGEMENT, LLC; et seq..
v.
DEFENDANT: DOUGLAS LINDER; SHANNON LINDER; JOHN DOE AND JANE DOE; et al .
DEFENDANT TO BE SERVED: DOUGLAS LINDER
CASE NO:
FILE NO: 26-22-00793

TYPE OF PROCESS: ( ) SUMMONS & PETITION ( ) LIS PENDENS
(x) Demand for Possession

I, the undersigned Process Server, hereby depose and state that I have no interest in these proceedins, that I am of legal age, that I am authorized to serve the process described here, and that:
I ~~(x)~~ served ( ) non-served the above named Defendant on the date, at the time, at the address and in the manner set forth below.

ADDRESS WHERE SERVED (OR ATTEMPTED): 375 COLLEGE ST STARK CITY, MO 64866

DATE/TIME: 10-26-2023 4:56 pm

MANNER OF SERVICE:
__X__ **Individual - Personal Service** - by delivering the documents to the above-named Defendant;
_____ **Individual - Residence Service** - by leaving the documents at the dwelling or usual place of abode of the above-named Defendant, with _____, a person of suitable age and discretion who resides there.
_____ **Individual - Residence Service with Mailing** - by leaving a copy of the documents at the dwelling or usual place of abode of the above-named person and mailing to that person by first-class mail to the same address a notice that the copy has been left at the individual's dwelling or place of abode;
_____ **Business Entity - Personal Service** - by delivering the documents to _____ who is the _____ and authorized to accept service on behalf of Defendant.
_____ **Business Entity - Office Service** - by leaving the documents at the business office of the Defendant, located at the address stated above, with _____, who is the person having charge thereof.
_____ **Business Entity - Agent Service** - by delivering the documents to Defendant's Registered Agent _____
_____ personally
_____ by delivery to _____, who is the _____ of the Registered Agent.
_____ **Governmental Body** - by delivering the documents to _____ who is the _____ and authorized to accept service on behalf of Defendant.
_____ **No Service** - The above-named person was not served for the following reason(s):

MILITARY SERVICE: ( ) REFUSED ( ) NO ( ) YES Branch:_____

COMMENTS:

STATE OF MISSOURI)
)ss.
COUNTY OF NEWTON)

I, Wendy Kelley, swear or affirm that the foregoing Affidavit of Service of Summons is true and correct
Executed on 10-27-23.

Wendy ~~Hilgenberg~~ Kelley
Kelley Servers
2819 Neosho Height
Neosho, MO 64850

x Wendy Kelley
Printed Name: Wendy Kelley
ProVest Case id # 6948251

Subscribed and sworn to before me by Wendy ~~Hilgenberg~~ Kelley
this 27th day of October, 2023
Affiant ( ) is personally known by me
(X) has produced Driver License as identification.
My appointment expires: 02/27/2026

x Sylvia Diane Garnett
Printed Name: Sylvia Diane Garnett
ProVest Case id # 6948251

SYLVIA DIANE GARNETT
Notary Public – Notary Seal
STATE OF MISSOURI
McDonald County
My Commission Expires Feb. 27, 2026
Commission #14586812

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LAW OFFICES

15W030 NORTH FRONTAGE RD
SUITE 200
BURR RIDGE, IL 60527
(630) 794-5200

CODILIS, MOODY & CIRCELLI, P.C.
M I S S O U R I

NOTICE OF FORECLOSURE SALE AND DEMAND FOR POSSESSION

Date 10-26-2023

Douglas Linder
375 College St
Stark City, MO 64866

Attention: Douglas Linder

Mortgage Assets Management, LLC is now the owner of the property which you previously owned or had been renting/leasing at 375 College St, Stark City, MO 64866 after purchasing it at a trustee's foreclosure sale on 9/26/2023. Unless you agree with Mortgage Assets Management, LLC to a rental or lease agreement for the premises, Mortgage Assets Management, LLC, on or after 10 business days following the date of this notice, may seek a court order or judgment to have you removed from the premises. Remaining on the premises after that date of this notice does not make you a tenant of the new owner.

IMPORTANT NOTICE TO SERVICEMEMBERS AND THEIR DEPENDENTS: PROTECTIONS UNDER THE SERVICEMEMBERS CIVIL RELIEF ACT

If you are a servicemember on active military service, or a spouse or dependent of such a servicemember, you may be entitled to certain legal rights and protections, including protection from eviction, pursuant to the Servicemembers Civil Relief Act (50 USC App. 3901-4043), as amended, (the "SCRA") and, possibly, certain related state statutes.

Who may be entitled to Legal Protections under SCRA:

- *Active duty members of the Army, Navy, Air Force, Marine Corps, Coast Guard, active duty Reservists, and members of the National Guard called to active duty by the President or Secretary of Defense for a period of more than thirty consecutive days in response to a national emergency declared by the President and supported by federal funding;
- *Commissioned officers of the National Oceanic and Atmospheric Administration in active service;
- *Commissioned officers of the Public Health Service in active service;

Electronically Filed - NEWTON - November 16, 2023 - 12:40 PM

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- *United States citizens serving with the armed forces of a nation with which the United States is allied in the prosecution of a war or military action;
- *Spouses of service members and dependents of service members.

Eligible service also includes any period during which a servicemember is absent from duty on account of sickness, wounds, leave, or other lawful cause, and extends for up to a year from the date the active duty period ended.

If you are such a servicemember, or a dependent of such a servicemember, you should contact Eviction Department at 800-652-4080 to discuss your status under the SCRA.

Questions should be directed to the law firm of:
Codilis, Moody & Circelli, P.C. at 800-652-4080.
Refer to file number 26-22-00793

Current Owner of the Property:
Mortgage Assets Management, LLC
c/o Codilis, Moody & Circelli, P.C.
15W030 North Frontage Road #200
Burr Ridge, IL 60527
Phone Number: 800-652-4080

Server's return

I certify that I have served the attached notice of foreclosure sale and demand for possession by Personal Service at 375 College St, Stark City, MO 64866 on 10-26, 2023 at the hour of 4:56 AM/PM.

Wendy Kelley
Server's printed name

Wendy Kelley
Server's signature

Not an Official Court Document

Electronically Filed - NEWTON - November 16, 2023 - 12:40 PM

Certified Article Number
9414 7266 9904 2197 8884 11
SENDER'S RECORD

AFFIDAVIT OF SERVICE OF SUMMONS

IN THE DISTRICT COURT OF NEWTON COUNTY, MISSOURI

PLAINTIFF: MORTGAGE ASSETS MANAGEMENT, LLC; et seq.,
v.
DEFENDANT: DOUGLAS LINDER; SHANNON LINDER; JOHN DOE AND JANE DOE; et al.,
DEFENDANT TO BE SERVED: SHANNON LINDER
CASE NO:
FILE NO: 26-22-00793

TYPE OF PROCESS: ( ) SUMMONS & PETITION ( ) LIS PENDENS
(x) Demand for Possession

I, the undersigned Process Server, hereby depose and state that I have no interest in these proceedins, that I am of legal age, that I am authorized to serve the process described here, and that:
(x) served ( ) non-served the above named Defendant on the date, at the time, at the address and in the manner set forth below.

ADDRESS WHERE SERVED (OR ATTEMPTED): 375 COLLEGE ST STARK CITY, MO 64866

DATE/TIME: 10-26-2023 4:56pm

MANNER OF SERVICE.

(x) **Individual - Personal Service** - by delivering the documents to the above-named Defendant;

____ **Individual - Residence Service** - by leaving the documents at the dwelling or usual place of abode of the above-named Defendant, with _____, a person of suitable age and discretion who resides there;

____ **Individual - Residence Service with Mailing** - by leaving a copy of the documents at the dwelling or usual place of abode of the above-named person and mailing to that person by first-class mail to the same address a notice that the copy has been left at the individual's dwelling or place of abode;

____ **Business Entity - Personal Service** - by delivering the documents to _____ who is the _____ and authorized to accept service on behalf of Defendant

____ **Business Entity - Office Service** - by leaving the documents at the business office of the Defendant, located at the address stated above, with _____, who is the person having charge thereof.

____ **Business Entity - Agent Service** - by delivering the documents to Defendant's Registered Agent _____
____ personally
____ by delivery to _____, who is the _____ of the Registered Agent.

____ **Governmental Body** - by delivering the documents to _____ who is the _____ and authorized to accept service on behalf of Defendant

____ **No Service** - The above-named person was not served for the following reason(s):

MILITARY SERVICE: ( ) REFUSED ( ) NO ( ) YES Branch: _____

COMMENTS:

STATE OF MISSOURI)
)ss.
COUNTY OF NEWTON)

I, Wendy Kelley, swear or affirm that the foregoing Affidavit of Service of Summons is true and correct.
Executed on 10-27-23.

Wendy ~~Hilgenberg~~ Kelley
Kelley Servers
2819 Neosho Height
Neosho, MO 64850

x Wendy Kelley
Printed Name: Wendy Kelley
ProVest Case id # 6948251

Subscribed and sworn to before me by Wendy ~~Hilgenberg~~ Kelley
this 27th day of October, 2023.
Affiant ( ) is personally known by me
(x) has produced Driver License as identification.
My appointment expires: 02/27/2026

x Sylvia Diane Garnett
Printed Name: Sylvia Diane Garnett
ProVest Case id # 6948251

SYLVIA DIANE GARNETT
Notary Public – Notary Seal
STATE OF MISSOURI
McDonald County
My Commission Expires Feb. 27, 2026
Commission #14586812

Not an Official Court Document

Electronically Filed - NEWTON - November 16, 2023 - 12:40 PM

LAW OFFICES

15W030 NORTH FRONTAGE RD
SUITE 200
BURR RIDGE, IL 60527
(630) 794-5200

CODILIS, MOODY & CIRCELLI, P.C.
M I S S O U R I

NOTICE OF FORECLOSURE SALE AND DEMAND FOR POSSESSION

Date 10-26-2023

Shannon Linder
375 College St
Stark City, MO 64866

Attention: Shannon Linder

Mortgage Assets Management, LLC is now the owner of the property which you previously owned or had been renting/leasing at 375 College St, Stark City, MO 64866 after purchasing it at a trustee's foreclosure sale on 9/26/2023. Unless you agree with Mortgage Assets Management, LLC to a rental or lease agreement for the premises, Mortgage Assets Management, LLC, on or after 10 business days following the date of this notice, may seek a court order or judgment to have you removed from the premises. Remaining on the premises after that date of this notice does not make you a tenant of the new owner.

IMPORTANT NOTICE TO SERVICEMEMBERS AND THEIR DEPENDENTS: PROTECTIONS UNDER THE SERVICEMEMBERS CIVIL RELIEF ACT

If you are a servicemember on active military service, or a spouse or dependent of such a servicemember, you may be entitled to certain legal rights and protections, including protection from eviction, pursuant to the Servicemembers Civil Relief Act (50 USC App. 3901-4043), as amended, (the "SCRA") and, possibly, certain related state statutes.

Who may be entitled to Legal Protections under SCRA:

- *Active duty members of the Army, Navy, Air Force, Marine Corps, Coast Guard, active duty Reservists, and members of the National Guard called to active duty by the President or Secretary of Defense for a period of more than thirty consecutive days in response to a national emergency declared by the President and supported by federal funding;
- *Commissioned officers of the National Oceanic and Atmospheric Administration in active service;
- *Commissioned officers of the Public Health Service in active service;

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- *United States citizens serving with the armed forces of a nation with which the United States is allied in the prosecution of a war or military action;
- *Spouses of service members and dependents of service members.

Eligible service also includes any period during which a servicemember is absent from duty on account of sickness, wounds, leave, or other lawful cause, and extends for up to a year from the date the active duty period ended.

If you are such a servicemember, or a dependent of such a servicemember, you should contact Eviction Department at 800-652-4080 to discuss your status under the SCRA.

Questions should be directed to the law firm of:
Codilis, Moody & Circelli, P.C. at 800-652-4080.
Refer to file number 26-22-00793

Current Owner of the Property:
Mortgage Assets Management, LLC
c/o Codilis, Moody & Circelli, P.C.
15W030 North Frontage Road #200
Burr Ridge, IL 60527
Phone Number: 800-652-4080

Server's return

I certify that I have served the attached notice of foreclosure sale and demand for possession by Personal Service at 375 College St, Stark City, MO 64866 on 10-26, 2023 at the hour of 4:56 AM/PM.

Wendy Kelley
Server's printed name

Wendy Kelley
Server's signature

Not an Official Court Document

Electronically Filed - NEWTON - November 16, 2023 - 12:40 PM

Certified Article Number
9414 7266 9904 2197 8884 35
SENDER'S RECORD

Not an Official Court Document

AFFIDAVIT OF SERVICE OF SUMMONS
IN THE DISTRICT COURT OF NEWTON COUNTY, MISSOURI

PLAINTIFF: MORTGAGE ASSETS MANAGEMENT, LLC; et seq.,
v
DEFENDANT: DOUGLAS LINDER; SHANNON LINDER; JOHN DOE AND JANE DOE; et al.,
DEFENDANT TO BE SERVED: JANE DOE
CASE NO
FILE NO: 26-22-00793

TYPE OF PROCESS: ( ) SUMMONS & PETITION ( ) LIS PENDENS
(x) Demand for Possession

I, the undersigned Process Server, hereby depose and state that I have no interest in these proceedins, that I am of legal age, that I am authorized to serve the process described here, and that:
X) served ( ) non-served the above named Defendant on the date, at the time, at the address and in the manner set forth below.

ADDRESS WHERE SERVED: (OR ATTEMPTED) 375 COLLEGE ST STARK CITY, MO 64866

DATE/TIME: 10-26-23 4:56pm

MANNER OF SERVICE:

_____ **Individual - Personal Service** - by delivering the documents to the above-named Defendant;
_X_ **Individual - Residence Service** - by leaving the documents at the dwelling or usual place of abode of the above-named Defendant, with Douglas Linder person of suitable age and discretion who resides there;
_____ **Individual - Residence Service with Mailing** - by leaving a copy of the documents at the dwelling or usual place of abode of the above-named person and mailing to that person by first-class mail to the same address a notice that the copy has been left at the individual's dwelling or place of abode;
_____ **Business Entity - Personal Service** - by delivering the documents to _____ who is the _____ and authorized to accept service on behalf of Defendant.
_____ **Business Entity - Office Service** - by leaving the documents at the business office of the Defendant, located at the address stated above, with _____, who is the person having charge thereof.
_____ **Business Entity - Agent Service** - by delivering the documents to Defendant's Registered Agent _____
_____ personally
_____ by delivery to _____, who is the _____ of the Registered Agent.
_____ **Governmental Body** - by delivering the documents to _____ who is the _____ and authorized to accept service on behalf of Defendant.
_____ **No Service** - The above-named person was not served for the following reason(s):

MILITARY SERVICE: ( ) REFUSED ( ) NO ( ) YES Branch:_____

COMMENTS:

STATE OF MISSOURI)
)ss.
COUNTY OF NEWTON)

I, Wendy Kelley, swear or affirm that the foregoing Affidavit of Service of Summons is true and correct.
Executed on 10-27-23

Wendy ~~Hilgenberg~~ Kelley
Kelley Servers
2819 Neosho Height
Neosho, MO 64850

x Wendy Kelley
Printed Name: Wendy Kelley
ProVest Case id # 6948251

Subscribed and sworn to before me by Wendy Hilgenberg
this 27th day of October 2023
Affiant ( ) is personally known by me
(X) has produced Driver License as identification.
My appointment expires: 02/27/2026

x Sylvia Diane Garnett
Printed Name: Sylvia Diane Garnett
ProVest Case id # 6948251

SYLVIA DIANE GARNETT
Notary Public – Notary Seal
STATE OF MISSOURI
McDonald County
My Commission Expires Feb. 27, 2026
Commission #14586812

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LAW OFFICES

15W030 NORTH FRONTAGE RD.
SUITE 200
BURR RIDGE, IL 60527
(630) 794-5200

CODILIS, MOODY & CIRCELLI, P.C.
M I S S O U R I

NOTICE OF FORECLOSURE SALE AND DEMAND FOR POSSESSION

Date 10-26-23

Jane Doe
375 College St
Stark City, MO 64866

Attention Occupant: Jane Doe

Mortgage Assets Management, LLC is now the owner of the property which you previously owned or had been renting/leasing at 375 College St, Stark City, MO 64866 after purchasing it at a trustee's foreclosure sale on 9/26/2023. Unless you agree with Mortgage Assets Management, LLC to a rental or lease agreement for the premises, Mortgage Assets Management, LLC, on or after 10 business days following the date of this notice, may seek a court order or judgment to have you removed from the premises. Remaining on the premises after that date of this notice does not make you a tenant of the new owner.

IMPORTANT NOTICE TO SERVICEMEMBERS AND THEIR DEPENDENTS: PROTECTIONS UNDER THE SERVICEMEMBERS CIVIL RELIEF ACT

If you are a servicemember on active military service, or a spouse or dependent of such a servicemember, you may be entitled to certain legal rights and protections, including protection from eviction, pursuant to the Servicemembers Civil Relief Act (50 USC App. 3901-4043), as amended, (the "SCRA") and, possibly, certain related state statutes.

Who may be entitled to Legal Protections under SCRA:

- *Active duty members of the Army, Navy, Air Force, Marine Corps, Coast Guard, active duty Reservists, and members of the National Guard called to active duty by the President or Secretary of Defense for a period of more than thirty consecutive days in response to a national emergency declared by the President and supported by federal funding;
- *Commissioned officers of the National Oceanic and Atmospheric Administration in active service;
- *Commissioned officers of the Public Health Service in active service;

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- *United States citizens serving with the armed forces of a nation with which the United States is allied in the prosecution of a war or military action;
- *Spouses of service members and dependents of service members.

Eligible service also includes any period during which a servicemember is absent from duty on account of sickness, wounds, leave, or other lawful cause, and extends for up to a year from the date the active duty period ended.

If you are such a servicemember, or a dependent of such a servicemember, you should contact Eviction Department at 800-652-4080 to discuss your status under the SCRA.

Questions should be directed to the law firm of:
Codilis, Moody & Circelli, P.C. at 800-652-4080.
Refer to file number 26-22-00793

Current Owner of the Property:
Mortgage Assets Management, LLC
c/o Codilis, Moody & Circelli, P.C.
15W030 North Frontage Road #200
Burr Ridge, IL 60527
Phone Number: 800-652-4080

Server's return

I certify that I have served the attached notice of foreclosure sale and demand for possession by Co-resident Douglas Linder at 375 College St, Stark City, MO 64866 on 10-26, 2023 at the hour of 4:56 AM/PM.

Wendy Kelley
Server's printed name

Wendy Kelley
Server's signature

Not an Official Court Document

Electronically Filed - NEWTON - November 16, 2023 - 12:40 PM

Certified Article Number
9414 7266 9904 2197 8884 28
SENDER'S RECORD

AFFIDAVIT OF SERVICE OF SUMMONS
IN THE DISTRICT COURT OF NEWTON COUNTY, MISSOURI

PLAINTIFF: MORTGAGE ASSETS MANAGEMENT, LLC; et seq.,
v.
DEFENDANT: DOUGLAS LINDER; SHANNON LINDER; JOHN DOE AND JANE DOE; et al.,
DEFENDANT TO BE SERVED: JOHN DOE
CASE NO:
FILE NO: 26-22-00793

TYPE OF PROCESS: ( ) SUMMONS & PETITION ( ) LIS PENDENS
(x) Demand for Possession

I, the undersigned Process Server, hereby depose and state that I have no interest in these proceedins, that I am of legal age, that I am authorized to serve the process described here, and that:
I (X) served ( ) non-served the above named Defendant on the date, at the time, at the address and in the manner set forth below:

ADDRESS WHERE SERVED: (OR ATTEMPTED) 375 COLLEGE ST STARK CITY, MO 64866

DATE/TIME: 10-26-2023 4:56pm

MANNER OF SERVICE:

_____ **Individual - Personal Service** - by delivering the documents to the above-named Defendant;
X **Individual - Residence Service** - by leaving the documents at the dwelling or usual place of abode of the above-named Defendant, with Douglas Linder person of suitable age and discretion who resides there;
_____ **Individual - Residence Service with Mailing** - by leaving a copy of the documents at the dwelling or usual place of abode of the above-named person and mailing to that person by first-class mail to the same address a notice that the copy has been left at the individual's dwelling or place of abode;
_____ **Business Entity - Personal Service** - by delivering the documents to _____ who is the _____ and authorized to accept service on behalf of Defendant.
_____ **Business Entity - Office Service** - by leaving the documents at the business office of the Defendant, located at the address stated above, with _____ who is the person having charge thereof.
_____ **Business Entity - Agent Service** - by delivering the documents to Defendant's Registered Agent _____
_____ personally
_____ by delivery to _____, who is the _____ of the Registered Agent.
_____ **Governmental Body** - by delivering the documents to _____ who is the _____ and authorized to accept service on behalf of Defendant.
_____ **No Service** - The above-named person was not served for the following reason(s):

MILITARY SERVICE: ( ) REFUSED ( ) NO ( ) YES Branch:_____

COMMENTS:

STATE OF MISSOURI)
)ss.
COUNTY OF NEWTON)

I, Wendy Kelley, swear or affirm that the foregoing Affidavit of Service of Summons is true and correct.
Executed on 10-27-23

Wendy ~~Hilgenberg~~ Kelley
Kelley Servers
2819 Neosho Height
Neosho, MO 64850

x Wendy Kelley
Printed Name: Wendy Kelley
ProVest Case id # 6948251

Subscribed and sworn to before me by Wendy Hilgenberg
this 27th day of October 2023
Affiant ( ) is personally known by me
(X) has produced Driver License as identification.
My appointment expires:
02/27/2026

SYLVIA DIANE GARNETT
Notary Public – Notary Seal
STATE OF MISSOURI
McDonald County
My Commission Expires Feb. 27, 2026
Commission #14586812

x Sylvia Diane Garnett
Printed Name: Sylvia Diane Garnett
ProVest Case id # 6948251

Not an Official Court Document

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LAW OFFICES

15W030 NORTH FRONTAGE RD
SUITE 200
BURR RIDGE, IL 60527
(630) 794-5200

CODILIS, MOODY & CIRCELLI, P.C.
M I S S O U R I

NOTICE OF FORECLOSURE SALE AND DEMAND FOR POSSESSION

Date 10-26-23

John Doe
375 College St
Stark City, MO 64866

Attention Occupant: John Doe

Mortgage Assets Management, LLC is now the owner of the property which you previously owned or had been renting/leasing at 375 College St, Stark City, MO 64866 after purchasing it at a trustee's foreclosure sale on 9/26/2023. Unless you agree with Mortgage Assets Management, LLC to a rental or lease agreement for the premises, Mortgage Assets Management, LLC, on or after 10 business days following the date of this notice, may seek a court order or judgment to have you removed from the premises. Remaining on the premises after that date of this notice does not make you a tenant of the new owner.

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- *Commissioned officers of the National Oceanic and Atmospheric Administration in active service;
- *Commissioned officers of the Public Health Service in active service;

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- *United States citizens serving with the armed forces of a nation with which the United States is allied in the prosecution of a war or military action;
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If you are such a servicemember, or a dependent of such a servicemember, you should contact Eviction Department at 800-652-4080 to discuss your status under the SCRA.

Questions should be directed to the law firm of:
Codilis, Moody & Circelli, P.C. at 800-652-4080.
Refer to file number 26-22-00793

Current Owner of the Property:
Mortgage Assets Management, LLC
c/o Codilis, Moody & Circelli, P.C.
15W030 North Frontage Road #200
Burr Ridge, IL 60527
Phone Number: 800-652-4080

Server's return

I certify that I have served the attached notice of foreclosure sale and demand for possession by Co-resident Douglas Linder at 375 College St, Stark City, MO 64866 on 10-26, 2023 at the hour of 4:56 AM/PM.

Wendy Kelley
Server's printed name

Wendy Kelley
Server's signature

Not an Official Court Document

CERTIFIED MAIL

15W030 North Frontage Road
Suite 100
Burr Ridge, IL 60527

9414 7266 9904 2182 8883 98
RETURN RECEIPT REQUESTED

Douglas Linder
375 College St
Stark City, MO 64866

NOTICE TO OCCUPANT FOLLOWING FORECLOSURE

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15W030 North Frontage Road
Suite 100
Burr Ridge, IL 60527

CERTIFIED MAIL

9414 7266 9904 2187 6884 28

RETURN RECEIPT REQUESTED

John Doe
375 College St
Stark City, MO 64866

NOTICE TO OCCUPANT FOLLOWING FORECLOSURE

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15W030 North Frontage Road
Suite 100
Burr Ridge, IL 60527

CERTIFIED MAIL

9414 7266 9904 2192 8884 33

RETURN RECEIPT REQUESTED

Shannon Linder
375 College St
Stark City, MO 64866

NOTICE TO OCCUPANT FOLLOWING FORECLOSURE

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15W030 North Frontage Road
Suite 100
Burr Ridge, IL 60527

Current Occupant(s)
375 College St
Stark City, MO 64866

NOTICE TO OCCUPANT FOLLOWING FORECLOSURE

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15W030 North Frontage Road
Suite 100
Burr Ridge, IL 60527

CERTIFIED MAIL

9414 7266 9904 2182 8884 35

RETURN RECEIPT REQUESTED

Jane Doe
375 College St
Stark City, MO 64866

NOTICE TO OCCUPANT FOLLOWING FORECLOSURE

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15663 VERSION: E0921

U.S. Postal Service®
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

USPS® ARTICLE NUMBER
9414 7266 9904 2197 8883 98

		4.35
Certified Mail Fee	$	3.55
Return Receipt (Hardcopy)	$	0.00
Return Receipt (Electronic)	$	0.00
Certified Mail Restricted Delivery	$	0.63
Postage	$	8.53
Total Postage and Fees	$	

Postmark Here

TEAR ALONG THIS LINE

Sent to: Douglas Linder
375 College St.
Stark City, MO 64866

Reference Information
Codilis, Moody & Cincelli
26-22-00793

PS Form 3800, Facsimile, July 2015

Label #7 - Certified Mail Article Number

r's Record)

Not an Official Court Document

Electronically Filed - NEWTON - November 16, 2023 - 12:40 PM

45663 VERSION: E0921

U.S. Postal Service®
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

USPS® ARTICLE NUMBER
9414 7266 9904 2197 8884 35
4 35

Certified Mail Fee	$	3.55
Return Receipt (Hardcopy)	$	0.00
Return Receipt (Electronic)	$	0.00
Certified Mail Restricted Delivery	$	0.63
Postage	$	8.53
Total Postage and Fees	$	

Postmark Here

TEAR ALONG THIS LINE

Sent to: Jane Doe
375 College St.
Stark City, MO 64866

Reference Information
Codilis, Moody & Circelli
26-22-00793

PS Form 3800, Facsimile, July 2015

Label #7 - Certified Mail Article Number

r's Record)

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Electronically Filed - NEWTON - November 16, 2023 - 12:40 PM

45663 VERSION: E0921

U.S. Postal Service®
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

USPS® ARTICLE NUMBER
9414 7266 9904 2197 8884 28

4.35

Certified Mail Fee	$	3.55
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Return Receipt (Electronic)	$	0.00
Certified Mail Restricted Delivery	$	0.63
Postage	$	8.53
Total Postage and Fees	$	

Postmark Here

TEAR ALONG THIS LINE

Sent to: John Doe
375 College St.
Stark City, MO 64866

Reference Information
Codilis, Moody & Circelli
26-22-00793

PS Form 3800, Facsimile, July 2015

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45663 VERSION: E0921

U.S. Postal Service®
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

USPS® ARTICLE NUMBER

9414 7266 9904 2197 8884 11

4.35

Certified Mail Fee	$	3.55
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Return Receipt (Electronic)	$	0.00
Certified Mail Restricted Delivery	$	0.63
Postage	$	8.53
Total Postage and Fees	$	

Postmark Here

TEAR ALONG THIS LINE

Sent to: Shannon Linder
375 College St.
Stark City, MO 64866

Codilis, Moody & Circelli

Reference Information

26-22-00793

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