

## PUBLIC HEARING NOTICE: Planning Commission

This is a notice regarding a public hearing to consider a request, pertaining to application #VA24-000002, to consider a request for two Sewer Easement Vacations for the property located at:

123 Beth Page Ct  
Branson MO 65616

This notice is required to be sent to property owners within 185 feet of the subject properties (outlined in red).

Following the Planning Commission's consideration of this request, this item will appear for public hearing and first reading before the Board of Aldermen on Tuesday, May 28, 2024 at 6:00 pm, or as soon as it may be called at City Hall Council Chambers.



Email questions and comments to:

[nashmore@bransonmo.gov](mailto:nashmore@bransonmo.gov)

Phone: 417-337-8544

Public Hearing

May 7,  
2024

6:00 pm

City of Branson  
City Hall  
110 W. Maddux St.  
Branson, Missouri  
(Council Chambers)

[http://bransonmo.gov/  
livestream](http://bransonmo.gov/livestream)

*Planning Commission  
agenda is available at:  
[www.branonmo.gov/8  
30/Agendas-Minutes](http://www.branonmo.gov/830/Agendas-Minutes)*

Public comments can  
be made during the  
meeting.

# LEGAL NOTICES

The Branson Tri-Lakes News has been publishing legal notices for Stone and Taney counties for over 100 years and is considered the legal paper for the county.

## Legals

### PUBLIC HEARING NOTICE

The Taney County Planning Commission will hold a public hearing on May 13, 2024 at 6:00 p.m., the Taney County Commission will hold a public hearing meeting on May 20, 2024 at 9:00 am, both meetings will be held in the County Commission Hearing Room, Taney County Courthouse, 132 David St, Forsyth, MO, regarding a Rezoning request by Quality Structures of Arkansas LLC to rezone one parcel located at 201 Stinger Dr, Branson, MO, parcel #08-5.0-21-000-002-006.007 all of Lot #2A-3-1 to RV-1 Recreational Vehicle Park District. Public comment on this request will be heard at the scheduled meeting. Questions may be directed to the Taney County Planning office at 417-546-7225. You may listen to the meeting; go to [taneycounty.org](http://taneycounty.org), click the blinking microphone.

B32/1t

### PUBLIC HEARING NOTICE

The Taney County Planning Commission will hold a public hearing on May 13, 2024 at 6:00 p.m., the Taney County Commission will hold a public hearing meeting on May 20, 2024 at 9:00 am, both meetings will be held in the County Commission Hearing Room, Taney County Courthouse, 132 David St, Forsyth, MO, regarding a Rezoning request by Unique Properties of the Ozarks LLC to rezone one parcel located at 2186 Lake Shore Dr, Branson, MO, parcel #08-8.0-28-000-000-111.000 from R-1 Single Family Residential District to NR-1 Single Family Nightly Rental District. Public comment on this request will be heard at the scheduled meeting. Questions may be directed to the Taney County Planning office at 417-546-7225. You may listen to the meeting; go to [taneycounty.org](http://taneycounty.org), click the blinking microphone.

B32/4t

### PUBLIC HEARING NOTICE

The Taney County Planning Commission will hold a public hearing on May 13, 2024 at 6:00 p.m., the Taney County Commission will hold a public hearing meeting on May 20, 2024 at 9:00 am, both meetings will be held in the County Commission Hearing Room, Taney County Courthouse, 132 David St, Forsyth, MO, regarding a Rezoning request by 4MIN Development LLC to rezone two proposed tracts, proposed Tract 2, 13.50 acres being part of parcel #08-3.0-08-000-000-010.000 and proposed Tract 3, 0.50 acres being part of parcel 08-3.0-08-000-000-021.000 with both proposed tracts being zoned R-3 Multi-Family Residential District, TBD Buchanan Rd, Branson. Public comment on this request will be heard at the scheduled meeting. Questions may be directed to the Taney County Planning office at 417-546-7225. You may listen to the meeting; go to [taneycounty.org](http://taneycounty.org), click the blinking microphone.

B32/1t

### PUBLIC HEARING NOTICE

The Taney County Planning Commission will hold a public hearing May 13, 2024 at 6:00 p.m. in the County Commission Hearing Room, Taney County Courthouse, 132 David St, Forsyth, MO, regarding a Conditional Use Permit for 30 campsites requested by Louis Chapman located at 5377 State Hwy 165, Branson, MO. Public comment on this request will be heard at the scheduled meeting. Questions may be directed to the Taney County Planning office at 417-546-7225. You may listen to the meeting; go to [taneycounty.org](http://taneycounty.org), click the blinking microphone.

B20/1t

### NOTICE TO BIDDERS

The Village of Bullcreek is selling a lot, approximately 8,876 Sq Ft. or 0.20 acres. The Village will be accepting sealed bids on this property until 3pm April 30, 2024. Bids will be opened at the May 1, 2024, Board of Trustees meeting at 6pm. The buyer will be responsible for all closing costs associated with this sale. The Village of Bull Creek would like to close on the sale 30-45 days after the bid is accepted. The Village of Bull Creek has the right to reject all bids. All questions can be directed to the Village Clerk at 417-561-1111 between 9am-3pm.

B32/1t

### PUBLIC HEARING NOTICE

## Legals

The Taney County Planning Commission will hold a public hearing on May 13, 2024 at 6:00 p.m., the Taney County Commission will hold a public hearing meeting on May 20, 2024 at 9:00 am, both meetings will be held in the County Commission Hearing Room, Taney County Courthouse, 132 David St, Forsyth, MO, regarding a Rezoning request by Planning Commission to zone 900 sq ft parcel located off State Hwy 165, Branson, MO, parcel #18-1.0-11-002-001-008.000 to A-1 Agricultural District. Public comment on this request will be heard at the scheduled meeting. Questions may be directed to the Taney County Planning office at 417-546-7225. You may listen to the meeting; go to [taneycounty.org](http://taneycounty.org), click the blinking microphone.

B20/4t

### NOTICE OF LIEN SALES Jerry's Boat and Mini-Storage 128 Brewster Road Hollister, MO 65673 417-334-6501

Pursuant to Mo Rev. Stat. 415.400 et seq. of the Business Professionals Code, NOTICE IS HEREBY GIVEN, that Jerry's Boat and Mini-Storage will sell to the general public by auction commencing at **12:00 Noon, Saturday, April 27, 2024** the property described as miscellaneous personal property contained in spaces rented by the following occupant:

#### Luis Grado-Unit E52

Facility Owner reserves the right to bid at the sale. Purchases must be made with cash only. Sale is subject to cancellation in the event of settlement between Landlord and obligated party.

B32/1t

### IN THE CIRCUIT COURT OF TANEY COUNTY DIVISION I

IN RE THE MARRIAGE OF:  
IRMA LUNA  
and CARLOS CAVAZOS  
CASE NO. 2446-DR00070  
IRMA LUNA  
Petitioner,

vs.  
CARLOS CAVAZOS  
Respondent

### NOTICE UPON ORDER FOR SERVICE BY PUBLICATION

The State of Missouri to Carlos Cavazos:

You are hereby notified that an action has been commenced against you in the Circuit Court of the County of Taney, State of Missouri, the object and general nature of which is Petition for Dissolution of Marriage, and effects the following property: All marital debts and property and child custody.

The Petitioner is Irma Luna, P.O. Box 1562, Branson, MO 65615.

You are further notified that, unless you file an objection or other pleading or shall otherwise appear and contest the aforesaid petition within 45 days after the 30th day of March, 2024, judgement by default will be rendered for Plaintiff.

Witness my hand and the seal of the Circuit Court this 26th day of March, 2024.

by: Amy Strahan/lw  
Circuit/Deputy Clerk

B26/4t

### REQUEST FOR PROPOSALS

The Branson R-IV School District is accepting proposals for "Construction Manager at Risk" services for the implementation of additions and renovations to existing facilities at the Branson Junior High School Campus, and/or construction of new facilities within the Branson R-IV School District boundaries. Bids are due by 10:00 AM on May 3rd, 2024, at the District's Central Office, 1756 Bee Creek Road, Branson MO 65616. A copy of the Request for Qualifications can be obtained by emailing Dr. Chip Arnette at [arnettec@branson.k12.mo.us](mailto:arnettec@branson.k12.mo.us) or picked up at the District's Central Office.

B32/4t

### INVITATION TO BID

Sealed bids for the construction of the *Emory Creek Sanitary Sewer Improvements Phase 1* project, located near Branson, Missouri east of the intersection of US Hwy 160 and Missouri State Hwy 248, Branson, Taney County, Missouri, will be received by the *Taney County Regional Sewer District* until **2:00 PM CDT, Thursday, May 16, 2024** at the *Taney County Regional Sewer District's* office located at 6733 East State Highway

## Legals

76, Kirbyville, MO 65679.

Bids will be publicly opened and read aloud. Interested parties are invited to attend.

Bids will be received for one prime Contract. Bids shall be on a unit price basis as indicated in the Bid Form.

Bidding documents may be obtained in electronic format from Toth and Associates, Inc., 1550 East Republic Road, Springfield, Missouri 65804, (417-888-0645). The bidder is responsible for printing the documents. All bidders MUST be on the Engineer's plan holder list to be eligible to bid on the project.

### Project Description:

**This project will consist of the construction of approximately 4,810 linear feet of force main sewer, one (1) submersible non-clog lift stations, WWTF modifications, associated sewer related improvements, and approximately 1,985 linear feet of potable water service lateral and associated appurtenances.**

Questions regarding this information may be directed to: Toth & Associates, Inc. Shawn Barry, P.E. 1550 E. Republic Road Springfield, Missouri 65804 (417) 888-0645 (phone) (417) 888-0657 (fax)

### A MANDATORY PRE-BID CONFERENCE is scheduled for 2:00 PM CDT, Thursday, May 9, 2024 at the Taney County Regional Sewer District's office located at 6733 East State Highway 76, Kirbyville, MO 65679.

**Contractors MUST attend the pre-bid conference in order to be eligible to bid on this project.**

It shall be mandatory upon each contractor to pay the current prevailing hourly rate of wages as set forth in the Wage Determination Orders of the Department of Labor and Industrial Relations of Missouri for Taney County, Missouri. Please reference the Contract Documents.

The District hereby notifies all bidders that it will affirmatively ensure that in any contract entered into pursuant to this advertisement, businesses owned and controlled by socially and economically disadvantaged individuals will be afforded full opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, religion, creed, sex, age, ancestry or national origin in consideration for an award.

B32/1t

### NOTICE OF TRUSTEE'S SALE

For default in the payment of debt secured by a deed of trust executed by Erik D. Lonsberry, dated April 5, 2023, and recorded on April 13, 2023, Document No. 2023L07107 in the Office of the Recorder of Deeds, Taney County, Missouri, the undersigned Successor Trustee will on May 6, 2024, at 11:45 AM, at the North Front Door of the Taney County Courthouse, Forsyth, Missouri, sell at public vendue to the highest bidder for cash:

**LOT SEVENTEEN (17), FINAL PLAT OF WHISPERING MEADOWS, A SUBDIVISION ACCORDING TO THE RECORDED PLAT BOOK/SLIDE J, PAGES 219-222, TANEY COUNTY RECORDER'S OFFICE, TANEY COUNTY, MISSOURI,** commonly known as 251 Windridge St, Branson, MO, 65616

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: April 13, 2024. For more information, visit [www.southlaw.com](http://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. 245013-1027188)

B30/4t

### NOTICE OF TRUSTEE'S SALE

For default in the payment of debt secured by the lien

## Legals

referenced below and a Declaration of Condominium ("Declaration"), in which **HAB Condominium Association, Inc., a Missouri non-profit corporation** is named the Association ("Original Trustee") and filed for record with the Recorder of Deeds for Taney, Missouri (the "Records") recording reference **Bk. 389 Pg. 670**, who appointed AT, Inc., a Missouri Corporation and First American Title Insurance Company, a Nebraska Corporation as Successor Co-Trustees, with a mailing address of 400 International Parkway, Suite 380, Lake Mary, FL 32746, pursuant to that certain Assessment Lien or Assessment Lien and Appointment of Co-Trustees recorded in the Records on (See Schedule "1") as Instrument No. (See Schedule "1") ("Lien"), the undersigned Successor Trustee will on **05/16/2024 at 11:00 AM** at the **Taney County Courthouse door where the foreclosures are customarily held, 266 Main Street, Forsyth, MO 65653**, sell at public venue to the highest bidder for cash, a cashier's check payable to said Trustee drawn on a state or national bank, a state or federal credit union, or a state or federal savings and loan association, or savings bank as specified in section 5102 of the Financial Code and authorized to do business in this state. The real property situated in the County of Taney, State of Missouri, described as follows: Unit Week (See Exhibit "A-1") in Unit (See Exhibit "A-1") in HAB Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 389 at Page 670 in the Public Records of Taney County, Missouri, and any amendments thereof. (hereinafter "Declaration"). The property address is: 2929 Green Mountain Drive, Branson, MO 65616. The undersigned Trustee disclaims any liability for any incorrectness of the street and other common designation, if any, shown herein. Accrued Interest and additional advances, if any, will increase this figure prior to sale. The lien, which has been caused to attach to the property due the above referenced delinquent assessment, shall be subject to the right of redemption as provided for in RSMO § 443.410. The sale of all of the foregoing property shall be "AS IS, WHERE IS" and shall be subject to all conditions of title, of records and in fact and neither the Successor Trustee, nor any other party makes any representation or warranty of any kind or nature regarding the condition of, the description of, or title to the property. AT, Inc., a Missouri Corporation, Successor Co-Trustee, 7700 Forsyth Blvd Ste 1800, St. Louis, MO 63105 - Phone: (816) 221-3420. First American Title Insurance Company, Successor Co-Trustee, 400 International Parkway, Suite 380, Lake Mary, FL 32746 - Phone: (866) 505-9107. /s/ Joseph T McCaffrey, Joseph T McCaffrey, Trustee Sale Officer. Batch ID: **Foreclosure HOA 139126- HAB37-HOA. Schedule "1":** Contract No., Lien Recording Date and Reference: HB\*1206\*38\*B, 03/18/2024 Inst: 2024L06370; HB\*1407\*11\*B, 03/18/2024 Inst: 2024L06372; HB\*5309\*28\*E, 03/18/2024 Inst: 2024L06373; HB\*5309\*28\*X, 03/18/2024 Inst: 2024L06373; HB\*5508\*25\*B, 05/03/2023 Inst: 2023L09088; HB\*5510\*41\*B, 05/03/2023 Inst: 2023L09088; HB\*5511\*51\*B, 05/03/2023 Inst: 2023L09088.

**Exhibit "A-1":** Contract No., Unit Week, Frequency, Unit; HB\*1206\*38\*B, 38, Every, 1206; HB\*1407\*11\*B, 11, Every, 1407; HB\*5309\*28\*E, 28, Even, 5309; HB\*5309\*28\*X, 28, Odd, 5309; HB\*5508\*25\*B, 25, Every, 5508; HB\*5510\*41\*B, 41, Every, 5510; HB\*5511\*51\*B, 51, Every, 5511.

B32/4t

### NOTICE OF PUBLIC HEARING Rockaway Beach, Mo.

Rockaway Beach Community Center  
2762 State Highway 176  
Rockaway Beach, MO 65740  
May 13 - 6 p.m.

The Agenda to include the following:  
Possible User/Customer Sewer Rate Increase  
For More information contact:  
Rockaway Beach City Hall  
2536 State Highway 176  
Rockaway Beach, MO 65740  
417-561-4424  
Jann Clark - City Clerk

B20/2t

### NOTICE OF PUBLIC HEARING Rockaway Beach, Mo.

Rockaway Beach Community Center  
2762 State Highway 176  
Rockaway Beach, MO 65740  
May 13 - 6 p.m.

The Agenda to include the following:  
Possible User/Customer Sewer Rate Increase  
For More information contact:  
Rockaway Beach City Hall  
2536 State Highway 176  
Rockaway Beach, MO 65740  
417-561-4424  
Jann Clark - City Clerk

B20/2t

### NOTICE OF PUBLIC HEARING Rockaway Beach, Mo.

Rockaway Beach Community Center  
2762 State Highway 176  
Rockaway Beach, MO 65740  
May 13 - 6 p.m.

The Agenda to include the following:  
Possible User/Customer Sewer Rate Increase  
For More information contact:  
Rockaway Beach City Hall  
2536 State Highway 176  
Rockaway Beach, MO 65740  
417-561-4424  
Jann Clark - City Clerk

B20/2t

## Legals

### IN THE CIRCUIT COURT OF TANEY COUNTY, MISSOURI JUVENILE DIVISION

In the Interest of:

K.J.  
Case No. 2446-JU00019  
FEMALE age 9 months  
DOB: 24 MAY 2023

### NOTICE UPON ORDER FOR SERVICE BY PUBLICATION

The State of Missouri to the above-named Defendants KAITLYN M. WHITE, MICHAEL M. JACOBSON, and UNKNOWN FATHER, Greetings

You are hereby notified that an action has been commenced against you in the Circuit Court for the County of Taney, State of Missouri, the object, and general nature of which is Petition to Terminate Parental Rights in and to, K. J. a child under the age of 17 years.

You are hereby notified, pursuant to Section 211.462, RSMo, of your right to have counsel, and if you request counsel and are unable to employ counsel, counsel shall be appointed by the court.

The name and address of the parties to said suit are stated above in the caption and petition filed herein and the name and address of the attorney for Plaintiff is Raye Ann Tucker, Attorney at Law, PO Box 58, Ridgedale, Missouri 65739.

You are notified further that unless you file an answer to other pleading or shall otherwise appear to defend the aforesaid petition within 45 days after the 20th day of April, 2024, judgment by default will be rendered against you.

It is ordered that a copy hereof be published according to law in the Branson Tri-Lakes News, a newspaper of general circulation published in the County of Taney, State of Missouri.

A true copy from the record.

Witness my hand and the official seal of the Circuit Court this 15th day of March, 2024.

Amy Strahan, Circuit Clerk  
Taney County Circuit Court  
By: /s/ Tina Monroe

Deputy Clerk  
Published in Branson Tri-Lakes News 4/20/24, 4/27/24, 5/4/24 & 5/11/24

B32/4t

### NOTICE OF PUBLIC HEARING

Request to Vacate a Sewer Utility Easement - Utilities no longer in easement

NOTICE is given that a public hearing will be held by the Planning Commission of the City of Branson at 6:00 pm on Tuesday, May 7, 2024, concerning a request to vacate a utility easement located on property located at

600 W Main Street,  
Branson, MO 65616

and legally described as follows:

A 15-foot sanitary sewer easement lying within Block 31 in the City of Branson, Taney County, Missouri, as shown on the replat of Lots 1 through 6 and Lots 11 through 14 of said Block 31, as recorded in Plat Book "K", at Page 516 in the Taney County Recorder's Office and being more particularly described as all the following:

The South 7.5 feet of Lots 1 through 6 and the North 7.5 feet of Lots 11 through 14, all in Block 31 in the City of Branson, Taney County, Missouri.

This meeting will be held at City Hall in Branson, MO and virtually on the City Website at <http://bransonmo.gov/livestream>. Public comments on this request will be heard at the scheduled meeting. Petitions may be filed with the Planning and Development Department prior to the Planning Commission meeting. If the Planning Commission votes to recommend approval to the Board of Aldermen or the Planning Commission recommends denial and the applicant chooses to proceed with the request, then this item will appear for public hearing and first reading before the Board of Aldermen on Tuesday, May 28, 2024 at 6:00 pm, or as soon as it may be called, at City Hall Council Chambers located at 110 West Maddux, Branson MO 65616.

B32/4t

### NOTICE OF SUCCESSOR TRUSTEE'S SALE

For default in the payment by **Kessler Properties, LLC** of common expense assessments, plus

## Legals

interest and fees incurred pursuant to the Declaration of Protective Covenants of Sycamore Ridge Condo Association, Inc., recorded with the Taney County Recorder's Office and secured by liens created by law under said Declaration in favor of Sycamore Ridge Condo Association, Inc. ("Association"), the undersigned Successor Trustee on behalf of the Association will, on Friday, May 3rd, 2024, at 10:00 a.m., outside the north door of the old Taney County Courthouse, Forsyth, Missouri, sell at public venue to the highest bidder for cash the following real property:

**Unit 1, Phase 14, Building 14, Sycamore Ridge Condominium, according to the recorded Plat thereof, Plat Book/Slide I, Pages 330-332, and according to the Declaration of Condominium and all supplemental declarations and amendments thereto, Taney County Recorder's Office, Taney County, Missouri, together with the corresponding percentage interest in the general common elements and the limited common elements appurtenant thereto.**

**AND  
Unit 2, Phase 14, Building 14, Sycamore Ridge Condominium, according to the recorded Plat thereof, Plat Book/Slide I, Pages 330-332, and according to the Declaration of Condominium and all supplemental declarations and amendments thereto, Taney County Recorder's Office, Taney County, Missouri, together with the corresponding percentage interest in the general common elements and the limited common elements appurtenant thereto.**

**AND  
Unit 4, Phase 14, Building 14, Sycamore Ridge Condominium, according to the recorded Plat thereof, Plat Book/Slide I, Pages 330-332, and according to the Declaration of Condominium and all supplemental declarations and amendments thereto, Taney County Recorder's Office, Taney County, Missouri, together with the corresponding percentage interest in the general common elements and the limited common elements appurtenant thereto.**

To satisfy said debts and costs.

Russ Schenewerk, Successor Trustee  
*/s/ Russ Schenewerk*  
Russ Schenewerk  
Schenewerk & Associates,  
Attorneys at Law, LLC  
100 Prairie Dunes Drive,  
Ste. 200  
Branson, MO 65616  
(417) 334-7922

Published in the Branson TriLakes News 4/6/24; 4/13/24, 4/20/24 & 4/27/24.  
B28/4t

### NOTICE OF PUBLIC HEARING

Municipal Code Amendments throughout Chapter 94, more particularly Section 94-61. Use and Structure Standards

NOTICE is given that a public hearing will be held by the Planning Commission of the City of Branson at 6:00 P.M. on May 7, 2024 concerning municipal code amendments throughout chapter 94, more particularly Section 94.61 - Use and Structure Standards. More specifically, amending: Sec 94-61.3.a Manufactured Homes.

This meeting will be held at City Hall in Branson and virtually on the City website at <http://bransonmo.gov/livestream>. Public Comments on this request will be heard at the scheduled meeting. Petitions may be filed with the Planning and Development Department prior to the Planning Commission meeting. If the Planning Commission votes to recommend approval to the Board of Aldermen or the Planning Commission recommends denial and the applicant chooses to proceed with the request, then this item will appear for Public Hearing and First Reading before the Board of Aldermen on Tuesday, May 28, 2024 at 6:00 P.M., or as soon as it may be called, at City Hall Council Chambers located at 110 West Maddux, Branson MO 65616.

B32/1t

### NOTICE OF PUBLIC HEARING

Municipal Code Amendments throughout Chapter 94, more

**Legals**  
particularly Section 94.10 - Land Disturbance

NOTICE is given that a public hearing will be held by the Planning Commission of the City of Branson at 6:00 P.M. on May 7, 2024 concerning municipal code amendments throughout chapter 94, more particularly Section 94.10 - Land Disturbance. More specifically, amending: Section 94-10.a. Purpose, Sec 94-10.b - Applicability, Sec 94-10.d - Application submission content for projects disturbing greater than or equal to one (1) acre, Sec 94-10.e - Application submission content for projects disturbing less than one (1) acre of land, Sec 94-10.g - Performance guarantee, Estimated cost of improvements Table, Sec 94-10.i - Inspections and Reports, Section 94-10.m. Stabilization, Sec 94-10.o - Penalties for violation

This meeting will be held at City Hall in Branson and virtually on the City website at <http://bransonmo.gov/livesstream>. Public Comments on this request will be heard at the scheduled meeting. Petitions may be filed with the Planning and Development Department prior to the Planning Commission meeting. If the Planning Commission votes to recommend approval to the Board of Aldermen or the Planning Commission recommends denial and the applicant chooses to proceed with the request, then this item will appear for Public Hearing and First Reading before the Board of Aldermen on Tuesday, May 28, 2024 at 6:00 P.M., or as soon as it may be called, at City Hall Council Chambers located at 110 West Maddux, Branson MO 65616.

B32/1t

**Public Notice  
Taney County Zoning  
Regulations  
Amendment Public Hearing**

The Taney County Planning Commission will hold a public hearing at 6:00 p.m. on May 13, 2024, the Taney County Commission will hold a public hearing meeting on May 20, 2024 at 9:00 am, both meetings will be held in the County Commission Hearing Room, Taney County Courthouse, 132 David Street, Forsyth, Missouri. The purpose of the hearing is to discuss and take action on the proposed amendments to the Taney County Zoning Regulations.

For more information regarding the proposed Zoning Amendments, please contact the Taney County Planning Department at 417-546-7225. If you require special accommodations at the hearing please contact the Taney County Commission office at 417-546-7204.

B32/1t

**IN THE CIRCUIT COURT OF  
TANEY COUNTY, MISSOURI  
DIVISION I**

NEW CREATION CONSTRUCTION, LLC  
A Missouri limited liability company  
308 Redbud Street

**Legals**  
Branson, MO 65616  
Plaintiff,  
Case No. 2446-CC00089  
vs  
MARIE R. ILLIAN, TRUSTEE of  
the MARIE R. ILLIAN  
LIVING TRUST

if she be now living, and if she be now dead, the unknown consorts, heirs, devisees, donees, alienees assigns, successors, the immediate, mesne, remote, voluntary and involuntary grantees of the said

Defendants.  
**NOTICE UPON ORDER FOR SERVICE BY PUBLICATION**  
The State of Missouri to Defendant Marie R. Illian, Trustee of the Marie R. Illian Living Trust, if she be now living, and if she be now dead, the unknown consorts, heirs, devisees, donees, alienees, assigns, successors, the immediate, mesne, remote, voluntary and involuntary grantees of the said Marie R. Illian, Trustee of the Marie R. Illian Living Trust.

You are hereby notified that an action has been commenced against you in the Circuit Court of Taney County, Missouri, the object and general nature of which is to quiet title to real estate described as follows:

**ALL OF LOT TEN (10), BLOCK THREE (3) IN GLENWOOD ADDITION OF MERRIAM WOODS AS RECORDED PER PLAT THEREOF, TANEY COUNTY, MISSOURI.**

The names of all the parties of said action are stated above in the caption hereof and the name and address of the attorney for Plaintiff is Thomas Motley, Attorney at Law, 117 West Pacific, Branson, Missouri 65616.

You are further notified that, unless you file an answer or other pleading or shall otherwise appear in defense against the aforesaid petition within forty-five (45) days after the 13th day of April, 2024, judgment by default will be rendered against you.

It is ordered that a copy hereof be published according to law in the Branson Tri-Lakes News, a newspaper of general circulation published in the County of Taney, State of Missouri.

Witness my hand and the seal of the Circuit Court this 9th day of April, 2024.

*/s/ Amy Strahan Circuit Clerk*  
*/s/ Robin Greenwood DC II Deputy Circuit Clerk*  
B30/4t

**Stone County Board of  
Adjustments Agenda  
May 7th, 2024  
6:00 pm - Stone County  
Commission Room  
3rd Floor Historic Courthouse**

**ZAA-24-009** - Danny & Radonna Fancher are requesting a sub-standard land split of approximately 1.56 acres off of 147.0 acres on their property located at 1091 State Hwy 39, Shell Knob, MO (16-4.0-19-000-000-001.000). This property is zoned A-1.

**ZVA-24-017** - Lake Circle Drive, LLC is requesting a 116" Front/Street setback on their property located at Lot #67, Block B of the Anglers Bend Unit 2 Subdivision at 230 Lake Circle Drive, Galena, MO (10-2.0-10-003-001-011.000). This property is zoned R-1.

**ZAA-24-010** -Michael & Paula Molz are requesting a 2nd residence on a parcel on their property located at 1750 W State Hwy 76, Galena, MO (08-8.0-34-000-000-017.002). This property is zoned A-1.

**Legals**  
**ZVA-24-018** - Daniel Lawrence is requesting a 13' Front/Street setback on his property located on Lot #11, Block A of the Anglers Bend Unit 2 Subdivision Off of Lake Circle Drive, Galena, MO (10-2.0-10-003-001-008.000). This property is zoned R-1.

**ZAA-24-011** - Vincent & Suzanne Weythman are requesting a sub-standard land split of approximately 2.15 acres off of 18.33 acres on their property located at 486 Dakota Road, Crane, MO (03-4.0-19-000-000-002.003). This property is zoned A-1.

**ZVA-24-019** - Scott Krehmeier is requesting a 20' Front/Street setback on his property located on Lot #5 of the Piney Creek Meadows Subdivision at 220 Piney Creek Trail, Galena, MO (10-8.0-28-001-001-012.001). This property is zoned R-1.

**ZVA-24-020** - Craig & Trisha Cooper are requesting a 10' Rear setback & a 5' Side setback on their property located on Lot #170 of the Swiss Villa 1st Subdivision Off of Rebel Lane, Lampe, MO (14-9.0-31-004-031-008.000). This property is zoned R-1.

**ZVA-24-021** - Shervin & Wendy Dean are requesting a 10' Front/Street setback on their property located on Lots #3 & #4 of the Gobblers Mountain RPLT Subdivision at 285 Tom Turkey Circle, Branson West, MO (14-1.0-11-002-014-002.000). This property is zoned R-1.

**ZAA-24-012** - Amanda Bond & Briana Yocum are requesting a sub-standard land split of approximately 4.03 acres off of 13.04 acres on their property located at 150 Jim Linegar Lane, Branson West, MO (11-8.0-27-000-000-002.000). This property is zoned A-1.

**ZAA-24-013** - Schmidt Investment Properties, LLC is requesting a sub-standard land split of approximately 1.21 acres off of 40.0 acres on their property located Off of Pokeberry Lane, Lampe, MO (14-8.0-27-000-000-003.000). This property is zoned A-1.

**ZAA-24-014** - Armin Ghobadi & Mojdeh Zahedi are requesting a sub-standard land split of approximately 1.21 acres off of approximately 2.5 acres on their property located Off of Pokeberry Lane, Lampe, MO (14-8.0-27-000-000-014.000). This property is zoned RR-1.

**If you are experiencing any symptoms, fever, feel ill or if you have been exposed to COVID-19, please stay home.**

All correspondence must be received one week prior to meeting date. Please contact the Planning & Zoning Office @ 417-357-8402 with any questions.

B32/3t

**Stone County Planning &  
Zoning Agenda  
May 7th, 2024  
6:30 pm at the Stone County  
Annex**

**RR-24-008** - Assets Unlimited, LLC is requesting to rezone their property located at 118 Barstone Drive, Galena, MO (04-9.0-31-000-000-008.000) from RR-1 to MH-1 for a Mobile Home Park.

**CUP-24-012** - Anastasia Bulkley is requesting permission to Operate a Horse Boarding Business in a A-1 zone on her property located at 8939 State Hwy AA, Crane, MO (02-8.0-34-000-000-005.000). This property is zoned A-1.

**RR-24-009** - Richard & Tamara Blubaugh are requesting to rezone their

**Legals**  
property located at 2720 Keystone Road, Reeds Spring, MO (07-9.0-32-000-000-004.002) from A-1 to C-3 for a Tractor & Truck Restoration Business.

**CUP-24-013** - Vaught Family (Rev Inter-Vivos Trust) is requesting permission to operate a short-term rental on their property located North of Camper Point Road, Shell Knob, MO (10-4.0-19-000-000-007.000). This property is zoned A-1.

**CUP-24-014** - Vaught Family (Rev Inter-Vivos Trust) is requesting permission to operate a short-term rental on their property located at 829 Campers Point Road, Shell Knob, MO (10-8.0-28-000-000-003.000). This property is zoned A-1.

**RR-24-010** - Vincent & Suzanne Weythman are requesting to rezone approximately 2.15 acres of their property located at 486 Dakota Road, Crane, MO (03-4.0-19-000-000-002.003) from A-1 to C-2 for a Party Barn. **(THIS CASE WILL BE HEARD IF CASE #ZAA-24-011 IS APPROVED BY THE BOARD OF ADJUSTMENTS)**

**CUP-24-015** - James & Yolanda Wolski are requesting permission to place a mobile home in a R-1 zone on their property located on Lots #2 & #3 of the Brady Place Subdivision at 575 White Rockbluff Drive, Branson West, MO (14-6.0-23-001-002-005.000). This property is zoned R-1.

**SUB-24-005** - Car4U, LLC is requesting Preliminary plat approval of Branson Bluffs Resort Replat Subdivision, a 6-lot subdivision located off of Golfers Lane, Clubhouse Lane & Dockhouse Lane, Galena, MO (10-1.0-11-002-005-027.000).

**CUP-24-016** - Ramsell Investment Group, Inc is requesting permission to operate a Box Storage Facility in a C-2 zone on their property located off of Business 13, Branson West, MO (11-8.0-27-000-000-029.000, 11-8.0-27-000-000-030.000 & 11-8.0-27-000-000-031.001). This property is zoned C-2.

**SUB-24-001** - Shirley Thompson is requesting Final plat approval of Honeydow Acres Subdivision, a 4-lot subdivision located at 191 Honeydow Lane, Blue Eye, MO (17-6.0-14-000-000-008.000). This property is zoned A-1.

**SUB-24-002** - Grizzly Ridge, LLC is requesting Final plat approval of Grizzly Ridge Subdivision - A replat of the Vineyards at Grand Cru, a 3-lot subdivision located off of State Hwy UU and Faith Road, Blue Eye, MO (18-2.0-04-000-000-005.011).

**SUB-24-003** - Brian & Jilynne Utecht are requesting Final plat approval of Lookout Ranch Subdivision, a 4-lot subdivision located at 403 Rockin Star Road, Galena, MO (10-5.0-16-000-000-001.000). This property is zoned A-1.

**SUB-24-004** - Dale & Carol Burton are requesting Final plat approval of Burton Subdivision, a 6-lot subdivision located off of State Hwy M & Fossil Ridge Lane, Billings, MO (02-3.0-06-000-000-008.000). This property is zoned A-1.

The Planning & Zoning Board will vote on recommended amendments of Zoning Regulations.

**All correspondence must be received one week prior to meeting date.**

Please contact the Planning & Zoning office @ 417-357-8402 with any questions.

**If you are experiencing any symptoms,**

**Legals**  
**fever, feel ill or if you have been exposed to COVID-19, please stay home.**

B32/3t

**IN THE 46TH JUDICIAL  
CIRCUIT COURT, TANEY  
COUNTY, MISSOURI**

Judge or Division: PROBATE  
**Case Number: 2446-PR00044**  
In the Estate of RANDALL BRUCE JACKSON, Deceased.

**Notice of Letters  
Testamentary Granted  
(Independent Administration)  
To All Persons Interested in  
the Estate of RANDALL  
BRUCE JACKSON, Decedent:**

On 09-JAN-2024, the last will of the decedent having been admitted to probate, the following individual was appointed the personal representative of the estate of RANDALL BRUCE JACKSON, decedent, on 12-MAR-2024, by the Probate Division of the Circuit Court of Taney County, Missouri. The personal representative 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 name, business address and phone number of the personal representative is: CENTRAL TRUST COMPANY, 3333 S. NATIONAL, 3RD FLOOR, SPRINGFIELD, MO. 65807, 417-569-1616.

The personal representative's attorney's name, business address and phone number is: MATTHEW NEAL SCHMIDT, 2838 SOUTH INGRAM MILL ROAD, SPRINGFIELD, MO. 65804, 417-882-2828.

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: 25-OCT-2023  
Date of first publication: 13-APR-2024

AMY STRAHAN, CIRCUIT CLERK  
BY: CHALET HARDING, DC

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.

B30/4t

**NOTICE OF PUBLIC HEARING  
Request to Vacate Two Utility  
Easements - Utilities no longer  
in easement**

NOTICE is given that a public hearing will be held by the Planning Commission of the City of Branson at 6:00 pm on Tuesday, May 7, 2024,

**Legals**  
concerning a request to vacate two utility easements located on property located at:

123 Beth Page Ct  
Branson, MO 65616

and legally described as follows:

**Utility Easement To Be  
Vacated (1)**

A Part Of Lot 18B, Of Branson Hills Development Phase 4, As Per The Recorded Plat At Slide M Page 470, Branson, Taney County, Missouri. Being More Particularly Described As Follows:  
Commencing At The Southwest Corner Of Lot 18B; Thence South 83 Degrees 22 Minutes 18 Seconds East Along The South Line Of Said Lot 18B A Distance Of 15.13 Feet To The Point Of Beginning; Thence North 14 Degrees 00 Minutes 39 Seconds East Departing Said Line 15.13 Feet; Thence South 83 Degrees 22 Minutes 18 Seconds East 121.94 Feet; Thence South 12 Degrees 51 Minutes 58 Seconds West 15.09 Feet To The Said South Line Of Lot 18B; Thence North 83 Degrees 22 Minutes 18 Seconds West Along Said South Line 122.25 Feet To The Point Of Beginning Containing 0.04 Acres More Or Less. Subject To Any And All Encumbrances And Rights Recorded Or Unrecorded.

**Utility Easement To Be  
Vacated (2)**

A Part Of Lot 18B, Of Branson Hills Development Phase 4, As Per The Recorded Plat At Slide M Page 470, Branson, Taney County, Missouri. Being More Particularly Described As Follows:  
Commencing At The Southwest Corner Of Lot 18B; Thence North 14 Degrees 00 Minutes 39 Seconds East Along The Easterly Right-Of-Way Of Beth Page Court As Now Located 138.60 Feet; Thence South 77 Degrees 20 Minutes 33 Seconds East Departing Said Right-Of-Way 15.00 Feet To The Point Of Beginning; Thence North 14 Degrees 00 Minutes 36 Seconds East 118.45 Feet; Thence South 12 Degrees 48 Minutes 26 Seconds West 15.00 Feet; Thence North 77 Degrees 20 Minutes 33 Seconds West 118.77 Feet; To The Point Of Beginning Containing 0.04 Acres More Or Less. Subject To Any And All Encumbrances And Rights Recorded Or Unrecorded.

This meeting will be held at City Hall in Branson, MO and virtually on the City Website at <http://bransonmo.gov/livesstream>. Public comments on this request will be heard at the scheduled meeting. Petitions may be filed with the Planning and Development Department prior to the Planning Commission meeting. If the Planning Commission votes to recommend approval to the Board of Aldermen or the Planning Commission recommends denial and the applicant chooses to proceed with the request, then this item will appear for public hearing and first reading before the Board of Aldermen on Tuesday, May 28, 2024 at 6:00 pm, or as soon as it may be called, at City Hall Council Chambers located at 110 West Maddux, Branson MO 65616.

B32/1t

**Stone & Taney County Legal Notices**  
**Have Been Published In The Branson Tri-Lakes News For Over 100 Years.**  
Whether You Need A Trustee Notice, Bid Notice, Planning & Legal Zoning Notice Or Any Other Legal Notice Published To Fulfill A Legal Obligation In Stone Or Taney County, Call Us Today!  
**417-334-3161**  
**legals@bransontrilakesnews.com**  
**BRANSON TRI-LAKES NEWS**