

From The Missouri Department of Transportation

Mr. Hegeman currently serves as senior community business manager at Everyg and co-owner of Hegeman Farm, Inc. He serves as the chairman of the St. Joseph Metropolitan Planning Organization and is a board member and former chairman of Second Harvest Food Bank. He is also a former Missouri State Senator and Representative.

Mr. Slay currently serves as executive director for the St. Louis Regional Crime Commission. He is a member of the Bar Association of Metropolitan St. Louis and previously served as Mayor of the City of St. Louis for 16 years.

On MoDOT’s website, you can learn more about MoDOT’s Commission and read the biographies of all six members.

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 February 12, 2024 at 6:00 p.m., the Taney County Commission will hold a public hearing meeting on February 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 E73 Capital LLC to rezone 1 parcel located at 180 Austin St, Forsyth, MO, from R-1 Single Family Residential District to C-2 General Commercial 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, click the blinking microphone.

PUBLIC HEARING NOTICE

The Taney County Planning Commission will hold a public hearing February 12, 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 5 nightly rental units and a workshop/classes requested by James Wurster located at 221 Fairview Church Rd, Rueter, 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, click the blinking microphone.

PUBLIC HEARING NOTICE

The Taney County Planning Commission will hold a public hearing on February 12, 2024 at 6:00 p.m., the Taney County Commission will hold a public hearing meeting on February 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 Kenlieshear Czetty to rezone 1 parcel located at 2404 Victor Church Rd, Branson, MO, from A-1 Agricultural 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, click the blinking microphone.

PUBLIC HEARING NOTICE

The Taney County Commission will hold a Rezoning meeting on February 20, 2024 at 9:00 am, the meeting will be held in the County Commission Hearing Room, Taney County Courthouse, 132 David St, Forsyth, MO, regarding a Rezoning request for 1 parcel from A-1 Agricultural District to R-2 One and two family residential district requested by Ayan LLC located at 887 Newport Rd, Walnut Shade, 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, click the blinking microphone.

SELF STORAGE AUCTION

F-Hwy Storage location at 912 State Hwy F Branson MO 65616, 4173443499 is holding a private online auction starting 01/20/2024 and ending on 01/29/2024. Contents appear to contain misc furniture, clothing, shelf, misc items. This auction will

Legals

be located on StorageAuctions.com.

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SELF STORAGE AUCTION

F-Hwy Storage location at 912 State Hwy F Branson MO 65616, 4173443499 is holding a private online auction starting 01/20/2024 and ending on 01/29/2024. Contents appear to contain furniture, exercise bike, mattress, etc.

This auction will be located on StorageAuctions.com.

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

**ZVA-24-001** – Heintzinv, LLC is requesting a 10’ Front/Street setback & a 5’ Rear/Corp of Engineer setback on their property located on Lot #54A of the Compton Ridge 1st ADD Subdivision at 60 Streamside Drive, Branson, MO (13-3.0-05-001-002-001.000). This property is zoned R-1.

**ZVA-24-002** – Emma Jo Sterling is requesting a 19’ Side/Street setback & a 7’ Side setback on their property located on Lot #28 of the Indian Hills Unit #4 Subdivision at 47 Chinook Lane, Kimberling City, MO (14-4.0-19-001-009-015.000). This property is zoned R-1.

**ZVA-24-003** – Todd & Josy McIntyre are requesting a 16’ Front/Street setback on their property located on Lot #365 of the Turkey Mountain Estates #2 3rd Subdivision at 500 Deer Run Street, Shell Knob, MO (15-4.0-19-003-018-005.000). This property is zoned R-1.

**ZVA-24-004** – Lance & Emily Martin are requesting an 8’ Rear/Corp of Engineer setback on their property located on Lots #72 & #73 of the Bridgeport Subdivision at 101 Lakeside Drive, Cape Fair, MO (10-1.0-02-002-001-005.000). This property is zoned R-1.

**ZAA-24-001** – Marcus Newton is requesting a sub-standard lot split of approximately 2.5 acres off of 5.0 acres on his property located on Lot #2 of the Pleasant View Farms Subdivision at 96 Semi Lane, Highlandville, MO (01-9.0-29-000-000-006.002). This property is zoned R-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.**

AMENDED PUBLIC HEARING NOTICE

The Taney County Commission will hold a Rezoning meeting on February 20, 2024 at 9:00 am, the meeting will be held in the County Commission Hearing Room, Taney County Courthouse, 132 David St, Forsyth, MO, regarding a Rezoning request for 1 parcel from R-1 Single Family Residential District to C-1 Neighborhood Commercial District requested by Karie Cherry located at TBD State Hwy 86, parcel #19-6.0-14-001-006-017.000, Ridgedale, 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, click the blinking microphone.

NOTICE OF CORPORATE DISSOLUTION

Notice of Dissolution to All Creditors of and Claimants Against Cedar Creek Dulcimers, Inc.

Legals

On January 2, 2024, Cedar Creek Dulcimers, Inc., filed its articles of dissolution with the Missouri Secretary of State. The dissolution was effective on December 31, 2023.

You are hereby notified that if you believe you have a claim against Cedar Creek Dulcimers, Inc., you must submit a summary in writing of the circumstances surrounding your claim to the Corporation at Cedar Creek Dulcimers % Ingrum Law Firm, P.O. Box 1105, Branson, Missouri 65615. The summary of your claim must include the following information:

1. the name, address, and telephone number of the claimant.
2. the amount of the claim.
3. the date on which the event on which the claim is based occurred.
4. a brief description of the nature of the debt or the basis for the claim.

All claims against Cedar Creek Dulcimers, Inc., will be barred unless the proceeding to enforce the claim is commenced within two years after the publication of this notice.

Date of Publication: January 20, 2024  
CEDAR CREEK DULCIMERS, INC. BY  
/s/ Troy D. Heard, President

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IN THE 46 TH CIRCUIT COURT OF TANEY COUNTY, at FORSYTH, MISSOURI ASSOCIATE CIRCUIT DIVISION

In Re the Marriage of: ENRIQUE TERAN, Petitioner, Case No. 2246-DR00190 v. DEBRANETTE N CRUZ-CORTES, Respondent.

ORDER OF PUBLICATION OF NOTICE OF Missouri to: DEBRANETTE N CRUZ-CORTES

You are hereby notified that an action has been commenced in the Circuit Court of Taney County, Missouri, by Petition, the object and general nature of which is to secure a Judgment and Decree of Dissolution of Marriage.

The names of all the parties to said action are stated above in the caption hereof and the name and address of the attorney for the Petitioner is Hannah Versemann, Ozarks Heritage Law, 210 W. Oklahoma St, Branson, Missouri, 65616.

You are further notified that, unless you file an answer or other pleading or shall otherwise appear and defend against that aforesaid petition within 45 days after January 13, 2024, a Judgment and Decree of Dissolution of Marriage may be rendered in favor of the Petitioner.

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 Taney County, Missouri.

Witness my hand and seal of the Circuit Court of Taney County, Missouri, the 5th day of September, 2024  
/S/ AMY STRAHAN /CB

Clerk B4/4t

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

Judge or Division: PROBATE  
**Case Number: 2346-PR00147**  
In the Estate of GARY DUNN Deceased.

**Notice of Letters Testamentary Granted**  
(Independent Administration- Non-Resident Fiduciary)

To All Persons Interested in the Estate of **GARY DUNN**, Decedent:  
On 22-DEC-2023, the last will of the Decedent having been admitted to probate, the following

individual was appointed the personal representative of the estate of GARY DUNN, Decedent, 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 is: BREK RANDOLPH, P. O. BOX 290741, PHELAN, CA 92329.

The personal representative's attorney's name, business address and phone number is:

The non-resident personal representative's designated agent's name, business address, and phone number is: COURTNEY L. FLETCHER, 2805 INGRAM MILL ROAD, P.O. BOX 10009, SPRINGFIELD, MO 65808-0009, 417-447-4400.

All creditors of said decedent are notified to file claims in court within six months from the date of the first publication of this notice or if a copy of this notice was mailed to, or served upon, such creditor by the personal representative, then within two months from the date it was mailed or served, whichever is later, or be forever barred to the fullest extent permissible by law. Such six-month period and such two-month period do not extend the limitation period that would bar claims one year after the decedent's death, as provided in Section 473.444, RSMo, or any other applicable limitation periods. Nothing in Section 473.033, RSMo, shall be construed to bar any action against a decedent's liability insurance carrier through a defendant ad litem pursuant to Section 537.021, RSMo.

Date of the decedent's death: 30-MAY-2021  
Date of first publication: 20-JAN-2024

AMY STRAHAN, CIRCUIT CLERK BY: CHALET HARDING, DC

Clerk 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.

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NOTICE TO BIDDERS

The Village of Bullcreek is selling a lot, approximately 8,876 Sq. Ft. or 0.20.

The Village will be accepting sealed bids on this property until 3 p.m. February 7, 2024. Bids will be opened at the February 7, 2024, Board of Trustees meeting at 6 p.m. The buyer will be responsible for all closing costs associated with this sale. The Village of Bullcreek would like to close on the sale 30-45 days after the bid is accepted. The Village of Bullcreek has the right to reject all bids. All questions can be directed to the Village Clerk at 417-562-1111 between 9 a.m. - 3 p.m.

TRUSTEE'S SALE

**IN RE: Hudson Lee, a single person Trustee's Sale:**

For default in payment of debt and performance of obligation secured by Deed of Trust executed by Hudson Lee, a single person dated April 30, 2007 and recorded in the Office of the Recorder of Deeds of Taney County, Missouri in Book 2007L, Page 23626 the undersigned Successor Trustee, at the request of the legal holder of said Note will on Tuesday,

February 13, 2024 between the hours of 9:00 a.m. and 5:00 p.m., (at the specific time of 12:45 PM), at the North Front Door of the Court House, City of Forsyth, County of Taney, State of Missouri, sell at public vendue to the highest bidder for cash the following described real estate, described in said Deed of Trust, and situated in Taney County, State of Missouri, to wit:

**ALL OF LOT 5, IN SAVANNAH PLACE 3RD ADDITION, A SUBDIVISION AS PER THE RECORDED PLAT THEREOF, IN PLAT BOOK/SLIDE G, PAGE 747, OF THE TANEY COUNTY RECORDER'S OFFICE, TANEY COUNTY, MISSOURI.**

to satisfy said debt and cost.

MILLSAP & SINGER, P.C., Successor Trustee  
612 Spirit Drive  
St. Louis, MO 63005  
(636) 537-0110  
File No:  
217910.021324.437298 FC  
**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.

PUBLISH ON: January 20, 2024 01/27/2024, 02/03/2024, 02/10/2024

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NOTICE OF PUBLIC HEARING

Municipal Code Amendment to Chapter 94-60 Pertaining to the Table of Permitted Uses, Manufactured Homes and Modular Housing

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, February 6, 2024, concerning a Municipal Code Amendment to Chapter 94-60 Pertaining to the Table of Permitted Uses, Manufactured Homes and Modular Housing.

This meeting will be held at City Hall in Branson and virtually on the City Website at <http://bransonmo.gov/livestr>

eam. 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, February 27, 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.

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

**CUP-24-001** – Eric Tinderholt is requesting permission to operate a short-term rental on his property located at 5106 State Hwy Y, Galena, MO (10-6.0-13-000-000-005.000). This property is zoned RR-1.

**CUP-24-002** – James River Hideout, LLC is requesting permission to operate a short-term rental on their property located at 1885 Tomahawk Trail, Galena, MO (05-9.0-29-000-000-006.002). This property is zoned A-1.

**CUP-24-003** – Philip Farruggia is requesting permission to operate a short-term rental on his property located at 119 Branch Road, Galena, MO (10-

2.0-09-000-000-115.003). This property is zoned RR-1.

**SUB-24-001** – Shirley Thompson is requesting Preliminary plat approval of Honeydo Acres Subdivision, a 3-lot subdivision located at 191 Honeydo Lane, Blue Eye, MO (17-6.0-14-000-000-008.000). This property is zoned A-1.

**BDP-24-001** – Bruce & Marilyn Simmons are requesting 4 spaces of boat dock parking located on Tract B of the Tomahawk Hills Subdivision off of Arrowhead Circle, Shell Knob, MO (15-9.0-30-004-002-034.000). This property is zoned R-1.

**BDP-24-002** – Patricia Imming is requesting 2 spaces of boat dock parking located at 9562 State Hwy 13, Kimberling City, MO (14-5.0-22-000-000-006.000). This property is zoned A-1.

**RR-24-001** – Sue Stoddart is requesting to rezone her property located on Lots #6 & #7 of the Bedwell Cove Estates Subdivision at 319 Serenity Lane, Galena, MO (11-4.0-20-002-001-001.000) from R-1 to RR-1 to sell.

**BDP-24-003** – Barnes Table Rock Investments, LLC is requesting 2 spaces of boat dock parking located off of January Lane, Blue Eye, MO (18-2.0-09-000-000-003.000). This property is zoned A-1.

**CUP-24-004** – Mark Schwien & Teresa Chism are requesting permission to operate a short-term rental on their property located at 200 Dollar Street, Clever, MO (01-3.0-05-000-000-003.000). This property is zoned A-1.

**RR-24-002** – Max & Lana Sharshakov are requesting to rezone their property located on Lot #4, Block #2 of the Kimberling Airways Subdivision at 139 Cherokee Drive, Kimberling City, MO (14-4.0-17-001-004-004.000) from R-1 to R-3 for a Short-Term Rental.

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

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NOTICE OF PUBLIC HEARING

Municipal Code Amendment to Chapter 94-60 Pertaining to the Table of Permitted Uses and Tattoo Parlors

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, February 6, 2024, concerning a Municipal Code Amendment to Chapter 94-60 Pertaining to the Table of Permitted Uses and Tattoo Parlors.

This meeting will be held at City Hall in Branson and virtually on the City Website at <http://bransonmo.gov/livestr>

eam. 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, February 27, 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.

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