

LEGAL NOTICES

Legals

ADVERTISEMENT FOR BIDS

REBID RFB 2781-26 Sealed electronic bids will be received by the City of Branson using the City's designated electronic bidding platform, DemandStar, until 3:00 p.m., local time on February 18th, 2025, for the Re-bid of the **HISTORIC DOWNTOWN PHASE 4 STREETScape IMPROVEMENTS** and then publicly opened and read aloud via teleconference. To participate, dial +1 314-828-1276 and enter Conference ID: 890319432#. Another option is to join Microsoft Teams meeting ID 223 909 292 381 and enter passcode C3zx6W9i. If bidders have issues with the teleconference number, an alternate number to call is the Public Works/Engineering Administration office at 417-337-8559. All bidders or their representatives are invited to attend the opening of the RFB.

The work to be performed under the provisions of this contract consists of the complete reconstruction as follows: the total reconstruction of Main Street from Veterans Boulevard to Sycamore Street in downtown Branson, Missouri. The reconstruction includes, but is not limited to, the following items of work: removals, excavation, roadway and sidewalk reconstruction, roadway lighting, water main, storm sewer, landscaping, irrigation, signage, temporary erosion control, temporary traffic control, and other miscellaneous work stated in the contract documents.

A PRE-BID MEETING will be held on January 28, 2025, at 10:00 AM. The meeting will be held at City Hall in Branson, Missouri to address any questions from prospective bidders and provide a project overview. The pre-bid meeting is not mandatory.

Complete digital project bidding documents are available by going to www.demandstar.com or www.bransonmo.gov and click on Bids. New screen will appear for Open Bids. Plans and specifications may also be examined at the office of the Director of Public Works/Engineering at City Hall, 110 W. Maddux St., Branson, Missouri 65616, (417) 337-8559.

Bids will be received on a lump sum and unit price basis. Each bidder shall file with his bid a cashier's check, certified check or a bidder's bond for 5 percent (5%) of the total amount of the base bid made payable to the City of Branson, Missouri, hereinafter referred to as the Owner. Electronic bid bonds may be uploaded with the bid submission or submitted by sing partners, Surety 2000 or Surety Wave. Cashier's check or certified check shall be submitted to address below and must be received prior to the bid opening date. Clearly mark outside of envelope as follows:

Company Name: _____
Bid Number: _____
Attn: Contract Management
110 W. Maddux, Suite 205
Branson, MO 65616

The bidder to whom a contract is awarded will be required to furnish a performance bond and a payment bond on the forms provided, acceptable to the City of Branson, Missouri, each in the amount of 100 percent (100%) of the contract price, in conformity with the requirements of the General Conditions.

Wage rates paid on construction work for this project shall be at least equal to the prevailing wage rates as determined by the Division of Labor Standards of Missouri.

Enrollment in Federal Work Authorization Program

Bidders are informed that pursuant to Section 285.530, RSMo, as a condition of the award of any contract in excess of five thousand dollars (\$5,000.00), the successful bidder shall, by sworn affidavit and provision of documentation, affirm its enrollment and participation in a federal work authorization program with respect to the employees working in connection to the contracted services. Successful bidders shall also sign an affidavit affirming that it does not knowingly employ any person who is an unauthorized alien in connection to the contracted services.

Affidavit for Service Contracts

The Bidder agrees to provide a certification if requested by the City of Branson, in accordance with Sec. 34.600, RSMo that they have not engaged in a boycott of: Goods or services from the State of Israel; Companies doing business in, or with, Israel; Companies authorized by, licensed by, or organized under, the laws of the State of Israel; or Persons or entities doing business in the State of Israel.

Safety Training

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Bidders are informed that the Project is subject to the requirements of Section 292.675, RSMo, which requires all contractors or subcontractors doing work on the Project to provide, and require its on-site employees to complete, a ten (10) hour course in construction safety and health approved by the Occupational Safety and Health Administration ("OSHA") or a similar program approved by the Missouri Department of Labor and Industrial Relations which is at least as stringent as an approved OSHA program. The training must be completed within sixty (60) days of the date work on the Project commences. On-site employees found on the worksite without documentation of the required training shall have twenty (20) days to produce such documentation. The Contractor and his subcontractors will be obligated not to discriminate in employment practices.

Contract time will be specified in the Bid Form. No Bid may be withdrawn within a period of 90 days after the date fixed for opening Bids.

The Owner reserves the right to reject any or all Bids, to waive informalities, and to reject non-conforming, nonresponsive, or conditional Bids.

MAYOR AND BOARD OF ALDERMEN
BRANSON, MISSOURI

B6/1t

ADVERTISEMENT FOR BIDS

RFP 2774-25 Sealed electronic bids will be received by the City of Branson using the City's designated electronic bidding platform, DemandStar until 1:00 p.m., local time February 18, 2025, for the Mountain Bike Trail Design and then publicly opened and read aloud via teleconference. To participate, dial +1 (314) 828-1276 and enter Phone Conference ID: 641 276 685#. All bidders or their representatives are invited to attend the opening of the RFP.

The work to be performed under the provisions of this contract consists of creating a design/plan to construct mountain bike and multiuse trails on the adjacent parcels of lands located behind the Branson RecPlex at 1501 Branson Hills Parkway, Branson, MO 65616 totaling 168 acres of land.

Complete digital project bidding documents are available by going to www.demandstar.com or www.bransonmo.gov and click on Bids (New screen will appear for Open Bids).

All Bids must be received into the City's designated electronic bidding platform, DemandStar, prior to the opening time and date. The City reserves the right to accept or reject any bids, either in whole or in part.

B6/1t

IN THE 46TH JUDICIAL CIRCUIT, TANEY COUNTY, MISSOURI

Judge or Division: PROBATE
Case No.: 2446-PR00209
In the Estate of ERIC CHRISTOPHER EDSON, Deceased.

Letters of Administration (Supervised Administration)
The State of Missouri to All Persons Interested in the Estate of ERIC CHRISTOPHER EDSON, Decedent:

ERIC CHRISTOPHER EDSON, who resided in TANEY COUNTY, died intestate, and to the end that the property of Decedent may be collected and disposed of, we appoint REBECCA EDSON and WAYNE EDSON co-personal representatives, with full power and authority as provided by law.

Date of Death: 25-AUG-2024

I, Clerk of the Probate Division of the Circuit Court of TANEY COUNTY, Missouri, have signed my name and affixed the seal of the said Court on NOVEMBER 14, 2024.

AMY STRAHAN
CIRCUIT CLERK
BY: CHALET HARDING
DCClerk

Inventory Due: 14-DEC-2024
Final Settlement Due: 06-JUN-2025

If the Final Settlement cannot be filed on said date, the Annual Settlement will be due: NOVEMBER 14

B4/4t

IN THE 46TH JUDICIAL CIRCUIT, TANEY COUNTY, MISSOURI

Judge or Division: PROBATE
Case No.: 2446-PR00016
In the Estate of LAJEAN M. WILD, Deceased.

Letters Testamentary (Independent Administration)
The State of Missouri to All Persons Interested in the Estate of LAJEAN M. WILD:

The Last Will and Testament of LAJEAN M. WILD, deceased, who resided in TANEY COUNTY has been exhibited, proved and recorded in associated case number 2346-PR00157. To the end that the property of Decedent may be

Legals

collected and disposed of, we appoint JOHNNY B. WILD personal representative, who may administer the estate independently without adjudication, order, or direction of the Probate Division of the Circuit Court, with full power and authority as provided by law.

Date Will Executed: 05-DEC-2003
Date of Death: 18-MAY-2023

I, Clerk of the Probate Division of the Circuit Court of TANEY COUNTY Missouri, have signed my name and affixed the seal of the said Court on FEBRUARY 26, 2024.

AMY STRAHAN
CIRCUIT CLERK
BY: CHALET HARDING, DC
Clerk

Inventory Due: 27-MAR-2024
Statement of Account Due: 26-FEB-2025

Earliest Date Statement of Account can be filed: 23-SEP-2024

B4/4t

IN THE CIRCUIT COURT OF TANEY COUNTY, MISSOURI PROBATE DIVISION

IN THE ESTATE OF BETTY LEE ST. JAMES, deceased
ESTATE NO. 2246-PR00037

NOTICE OF FILING OF FINAL SETTLEMENT AND PETITION FOR DISTRIBUTION

TO ALL INTERESTED IN THE ESTATE OF BETTY LEE ST. JAMES, DECEASED

Your are hereby notified that the undersigned Personal Representative will file a Final Settlement and petition for determination of the persons who are the successors in interest to the personal/real property of the decedent and of the extent and character of their interests therein and for distribution of such property, in the Probate Division of the Circuit Court of Taney County, Missouri, on February 11, 2025, or as may be continued by the Court, and that any objections or exceptions to such final settlement or petition or any item thereof must be in writing and filed within twenty days after the filing of such final settlement.

/s/ Bette Jo Jody Foshee
BETTE JO JODY FOSHEE
Personal Representative
3936 CR 410
Spicewood, Texas 78669
512-815-1997

INGRUM LAW FIRM, L.L.C.
By: /s/ Bradley K. Allen
BRADLEY K. ALLEN
Missouri Bar No. 70623
P. O. Box 1105
Branson, MO 65615
Telephone: 417-334-8101
Facsimile: 417-334-8165
brad@ingrumlaw.com

B4/4t

IN THE CIRCUIT COURT OF TANEY COUNTY, AT FORSYTH, MISSOURI

JUVENILE DIVISION IN THE INTEREST OF: E.E.O.

08/04/2018
A Minor Child under the age of 14

Case No.: 2446-JU00167
MICHAEL JOHN GREINER and ELIZABETH ANN GREINER, Husband and Wife, Petitioners

NOTICE UPON ORDER FOR SERVICE BY PUBLICATION

The State of Missouri to JOHN DOE and CHRISTINA OVERTON:

You are hereby notified that an action has been commenced against you in the Circuit Court for the County of Taney, Missouri at Forsyth, the object and general nature of which is Adoption of the minor child.

The name of the Petitioners to said action stated above in the caption hereof and the name and address of attorney for Petitioner is Rudy A. Arambula, Tri-Lakes Law Firm, LLC, 301 W. Pacific St., Ste: A; Branson, MO 65616;

You are further notified that, unless you file an answer or other pleading or shall other wise appear and defend against the aforesaid petition within 45 days after the 11th day of January, 2025, judgment by default will be rendered against you.

Witness my hand and the seal of the Circuit Court this 18th day of December, 2024.

/s/ Amy Strahan
Circuit Clerk
/s/ Tina Monroe
Deputy Clerk

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NOTICE OF PUBLIC HEARING

Municipal Code Amendments throughout Chapter 94, pertaining to lighting for parking areas.

NOTICE is given that a Public Hearing will be held by the Planning Commission of the

Legals

City of Branson at 6:00 P.M. on Tuesday, February 4, 2025 pertaining to municipal code amendments throughout Chapter 94, including Article VI - Off-Street Parking, Section 94-88- Off-Street Parking Design Standards, and Article I. In General, Section 94.5.- Definitions.

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 City chooses to proceed with the request, then this item will appear for a Public Hearing and First Reading before the Board of Aldermen on Tuesday, February 25, 2025 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.

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NOTICE OF PUBLIC HEARING

Municipal Code Amendments throughout Chapter 94, pertaining to Farmer's Markets.

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 Tuesday, February 4, 2025 pertaining to municipal code amendments throughout Chapter 94, including Article IV - Uses, Section 94-64. - Temporary Use Standards., pertaining to Farmer's Markets.

This meeting will be held at City Hall in Branson and virtually on the City website at <http://bransonmo.gov/livestream>. am. 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 City chooses to proceed with the request, then this item will appear for a Public Hearing and First Reading before the Board of Aldermen on Tuesday, February 25, 2025 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.

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NOTICE OF TRUSTEE'S SALE

A default has accrued on a certain note secured by a deed of trust executed by, **Jonathan Holland and Neil E. Williams** dated 11/23/2022 and recorded on 11/28/2022 in Document Number 2022L28537, in the Recorder's office for Taney County, Missouri. The successor trustee will on **January 31, 2025** between the hours of 9:00 am and 5:00 pm, more particularly at 1:30 PM, at the **North Front Door of the Taney County Courthouse, 132 David Street, Forsyth, Missouri** sell at public venue to the highest bidder for cash (certified funds only), the following real estate:

ALL OF LOTS FIVE (5), SIX (6) AND SEVEN (7) IN BLOCK SEVENTEEN (17), VENICE ON THE LAKE A PLAT OF SIOUX HILLS ESTATES, ACCORDING TO THE RECORDED PLAT THEREOF, IN PLAT BOOK 14, AT PAGE 49, TANEY COUNTY RECORDER'S OFFICE, TANEY COUNTY, MISSOURI.

for the purpose of satisfying said indebtedness and the costs of executing this trust.

CSM Foreclosure Trustee Corp.
Successor Trustee
(800) 652-4080
4x 01/04/2025, 01/11/2025,

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01/18/2025, 01/25/2025
CSM File 26-24-00830
NOTE: This office is a debt collector.

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NOTICE REQUEST FOR PROPOSAL BANKING SERVICES

As per Section 165.211, RSMo., the **Hollister R-V Board of Education** hereby gives notice that the district shall receive sealed proposals from banking institutions in the counties in which the School District is located (Taney and Stone County) which desire to be sealed as depositories of the monies and funds of the School District. Interested bidders are asked to contact Dr. Brian Wilson, Superintendent, at 417-243-4006 to receive a bid packet. Bid proposals shall be submitted in a sealed envelope marked "BANK DEPOSITORY SERVICES BID." Bids should be addressed to Dr. Brian Wilson, Hollister R-V School District, 1914 State Highway BB, Hollister, MO 65672, and are due by 2:00 PM on March 4, 2025.

Renea Daniels
Secretary of the Board
Hollister R-V School District

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PUBLIC HEARING NOTICE

The Taney County Commission will hold a public hearing on the proposed 2025 budget, in compliance with chapter 50.600 RSMo., Monday, January 27, 2025 at 9:00 a.m. The hearing will be conducted in the Commission Hearing Room at the Taney County Courthouse in Forsyth, Missouri. The public is welcome to comment.

To be published in the Branson Tri Lakes News on January 18, 2025.

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Stone County Board of Adjustments Agenda February 4th, 2025 6:00 pm Stone County Commission Room 3rd Floor Historic Courthouse

ZAA-25-006 - John H Wisner, Jr. is requesting a sub-standard land split of approximately .09 acres off of 15.28 acres on his property located 185 Ledge-stone Road, Shell Knob, MO (15-4.0-18-004-002-004.000). This property is zoned A-1.

ZVA-25-008 - Andrea & Paul Burnham are requesting a 3' Rear/Corp of Engineer setback on their property located on SE 1/2 Lot #9 and all Lot #10 of the Hereford V Ranch East Subdivision at 2069 Eaglecrest Road, Cape Fair, MO (09-7.0-26-001-002-009.000). This property is zoned R-1.

ZAA-25-007 - Carolyne Jones is requesting a sub-standard land split of approximately 4.19 acres off of 8.38 acres on her property located Off of State Hwy M, Nixa, MO (01-2.0-04-000-000-008.002). This property is zoned A-1.

ZAA-25-008 - Chris & Brenda Keithley are requesting a sub-standard land split of approximately .01 acres off of 10.0 acres on their property located at 1799 W Riverdale Drive, Nixa, MO (01-2.0-04-000-000-007.000). This property is zoned A-1.

ZAA-25-009 - Fresh Solutions, LLC is requesting a sub-standard land split of approximately .11 acres off of 3.65 acres on their property located on Lot #1 of the Rancho Maria Subdivision at 1781 W Riverdale Drive, Nixa, MO (01-2.0-04-000-000-008.010). This property is zoned R-1.

ZAA-25-010 - Tracy Hobbs is appealing the Planning & Zoning Board's decision to Approve 2 Boat Dock Parking Spaces on the property located at 539 Peach Orchard Road, Cape Fair, MO (09-7.0-35-000-000-002.015). This property is zoned RR-1.

ZVA-25-009 - Roger & Susan Terril are requesting a 12' Rear/Street setback on their property located on Lot #24 of the Silver Fox Estates Subdivision at 572 Gray Fox Road, Blue Eye, MO (13-4.0-20-000-000-007.024). This property is zoned R-1.

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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.

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Stone County Planning & Zoning Agenda February 4th, 2025 6:30 pm at the Stone County Annex

CUP-25-005 - RDU Excavating, LLC is requesting permission to Allow Living Quarters in a C-2 zone on their property located Off of Business Hwy 13, Branson West, MO (11-8.0-27-000-000-025.002) This property is zoned C-2.

CUP-25-006 - David & Melody Cash Irrevocable Trust is requesting permission to Operate a Short-term Rental on their property located at 74 Temple Lane (1 home), Shell Knob, MO (15-6.0-14-000-000-006.000) This property is zoned RR-1.

RR-25-009 - Adam & Kim Stipanovich are requesting to rezone their property located on Lot #P1 of the Red Oak Manor Subdivision at 333 Westgate Lane, Branson West, MO (11-5.0-16-000-000-001.004) from R-1 to RR-1 to Allow for a Nightly Rental Application.

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.

B6/3t

TRUSTEE'S SALE

IN RE: Elizabeth Taylor, Helen J Lawson Trustee's Sale:

For default in payment of debt and performance of obligation secured by Deed of Trust executed by Elizabeth Taylor, Helen J Lawson dated February 2, 2007 and recorded in the Office of the Recorder of Deeds of Taney County, Missouri as Document Number 2007L11718 the undersigned Successor Trustee, at the request of the legal holder of said Note will on Tuesday, February 11, 2025 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:

THE FOLLOWING DESCRIBED PROPERTY SITUATED IN BRANSON, COUNTY OF TANEY, AND STATE OF MISSOURI, TO WIT:

SPRING MEADOWS NORTH, A SUBDIVISION IN TANEY COUNTY, MISSOURI BEING ALL OF LOT FOUR (4), PER THE RECORDED PLAT OF SAID SUBDIVISION

to satisfy said debt and cost.

MILLSAP & SINGER, P.C.,
Successor Trustee
612 Spirit Drive
St. Louis, MO 63005
(636) 537-0110

File No:
222199.021125.445313 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 18, 2025 01/25/2025, 02/01/2025, 02/08/2025

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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