

PUBLIC NOTICES

NOTICE OF SUCCESSOR TRUSTEE'S SALE

For default in the payment of principal and interest now past due on a certain promissory note dated October 15, 2018, and secured by a deed of trust dated October 15, 2018 signed by Leona Owens and David R. Owens, husband and wife, and recorded on October 15, 2018, in Book 2018 at Page 2965 as Instrument # 201802965 in the Office of the Recorder of Deeds for Texas County, Missouri, Lee J. Viorel, III will, at the request of the legal holder thereof, on Friday, the 2nd day of February, 2024, between the hours of 9 o'clock a.m. and 5 o'clock p.m., specifically at 1 o'clock p.m. at the West front Door of the former Texas County Courthouse, located at 210 N. Grand Ave., in the City of Houston Missouri, sell at public venue to the highest bidder for cash, the property in the deed of trust described as:

LOT THREE (3) OF THE ROSSIGNOL/WILLIAMS ACREAGE A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 31 NORTH, RANGE 10 WEST MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTH-EAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER FOR THE POINT OF BEGINNING; THENCE NORTH 88 DEGREES WEST 128.7 FEET FOR THE TRUE PLACE OF BEGINNING; THENCE SOUTH 02 DEGREES EAST 655 FEET, THENCE SOUTH 88 DEGREES WEST FOLLOWING THE ROAD WAY FOR 400 FEET, THENCE NORTH 02 DEGREES WEST 655 FEET TO THE NORTH LINE OF SECTION 29, THENCE NORTH 88 DEGREES EAST 400 FEET TO THE TRUE PLACE OF BEGINNING.

TO INCLUDE AN EASEMENT FOR INGRESS AND EGRESS ON A STRIP OF LAND THIRTY-FIVE (35) FEET IN WIDTH BEGINNING AT STATE HIGHWAY 17 AND PROCEEDING WEST OVER EXISTING NEW ROADWAY TO LOT #3.

SUBJECT TO CURRENT ROAD AND UTILITY EASEMENTS. ALSO SUBJECT TO THE FOLLOWING RESTRICTIONS: (1) NO CUTTING OF TIMBER EXCEPT FOR IMPROVEMENTS UNTIL PAID FOR. (2) NO TRASH DUMPS, JUNK VEHICLES, JUNK EQUIPMENT, JUNK APPLIANCES LEFT OVER 30 DAYS. (3) MUST HAVE ADEQUATE SEPTIC SYSTEM. (4) NO SUBDIVIDING INTO SMALLER LOTS.

which has an address of 14155 Suzan Lane, Bucyrus, MO 65444.

for the purposes of satisfying the note and costs.

By: Lee J. Viorel, III, Successor Trustee c/o Lowther Johnson, Attorneys at Law, LLC 901 St. Louis Street, 20th Floor Springfield, MO 65806 Telephone: (417) 866-7777 38/4t

NOTICE OF TRUSTEE'S SALE

Default having been made in the payment of that certain note secured by Deed of Trust executed by **Randy Dewayne Freeman, unmarried man**, dated **September 17, 2021** and recorded on **September 20, 2021** in Book **2021**, Page **3819**, as Document No. **202103819**, Office of Recorder of Deeds, Texas County, Missouri. The Successor Trustee will on **February 2, 2024**, between the hours of 9:00 o'clock A.M. and 5:00 P.M. more particularly at **11:30 AM**, at the Texas County Courthouse, 210 North Grand Ave., West Front door,

Houston, MO 65483, sell at public venue to the highest bidder for cash, the following real estate:

ALL OF LOT 8 OF THE RAINBOW RIDGE ESTATES, CABOOL, TEXAS COUNTY, MISSOURI.

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

S & W Foreclosure Corporation
Successor Trustee

Pub Commences **January 11, 2024**

LLG File No. **23-038953**

By: LOGS Legal Group LLP

www.LOGS.com

Xome

Purported address: **1353 Highland St, Cabool, MO 65689**

Publication Dates: Jan. 11, Jan. 18, Jan. 25, Feb. 1 38/4t

NOTICE OF TRUSTEE'S SALE

For default in the payment of debt secured by a deed of trust executed by Nathan Sawyer, dated March 30, 2022, and recorded on March 30, 2022, Document No. 202201314, in Book No. 2022, at Page 1314 in the Office of the Recorder of Deeds, Texas County, Missouri, the undersigned Successor Trustee will on February 13, 2024, at 1:00 PM, at the Front Door of the Texas County Courthouse, Houston, Missouri, sell at public venue to the highest bidder for cash:

A PART OF THE NORTHWEST QUARTER OF THE NORTH-EAST QUARTER OF SECTION 31, TOWNSHIP 31 NORTH, RANGE 9 WEST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST COR-

NER OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER AND RUN NORTH 527 FEET FOR THE TRUE PLACE OF BEGINNING; THENCE NORTH ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF THE NORTH-EAST QUARTER 298 FEET TO A POINT 50 RODS NORTH OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, THENCE EAST TO THE WEST LINE OF THE RIGHT OF WAY OF THE PUBLIC ROAD, THENCE SOUTH ALONG THE WEST LINE OF THE PUBLIC ROAD TO A POINT EAST OF THE TRUE PLACE OF BEGINNING AND THENCE WEST TO THE TRUE PLACE OF BEGINNING, commonly known as 8385 Mineral Dr,

Houston, MO, 65483 subject to all prior easements, restrictions, reservations, covenants and encumbrances now of record, if any, to satisfy the debt and costs.

C. Rene Bocio Successor Trustee

First Publication: January 18, 2024. For more information, visit 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. 243122- 1018965). 39/4t

Request for Proposal

Old Gym Remodel Public Notice

Plato R-V School District is currently seeking bids for the Old Gym Remodel as described in the RFP on the Plato R-V School District website located at www.platorv.org or directly at https://5il.co/2hyx. Qualified companies are invited to submit three (3) sealed copies of a formal proposal. All bids must qualify for Board Policy FEF-1. Bids are being requested for the Old Gym Remodel. Work cannot begin prior to May 15, 2024 and all work must be complete by August 2, 2024. The deadline for submission is March 1, 2024 at 10:00 am. Discussion and approval may be made at the March 14, 2024 School Board Meeting.

Objective

The Plato R-V School District is requesting Old Gym Remodel bids. The District is seeking a reliable, cost-efficient product that meets the listed specifications.

Technical contact person at the District is:

Mr. Brad Cooper
Phone: 417-458-3333
E-mail: bcooper@plato.k12.mo.us

Detailed Specification, Special Considerations and the Selection Process can be found at www.platorv.org or by contacting Mr. Brad Cooper.

Timeline and Submission

Proposals are to be received by the District office no later than March 1, 2024 at 10:00 am. Proposals are to be submitted to the Central Office in a sealed envelope, clearly marked, "Old Gym Remodel - RFP." Bids may be opened at that time for the purpose of compiling information and data to present at the board meeting on March 14, 2024.

Final selection and award of the bid may be made on March 14, 2024. 41/2t

Request for Proposals Upper

Elementary Security Remodel Public Notice

Plato R-V School District is currently seeking bids for Upper Elementary Security Remodel as described in the RFP on the Plato R-V School District website located at www.platorv.org or directly at https://5il.co/2hyx. Qualified companies are invited to submit three (3) sealed copies of a formal proposal. All bids must qualify for Board Policy FEF-1. Bids are being requested for the Upper Elementary Security Remodel. Work cannot begin prior to May 20, 2024 and all work must be complete by July 19, 2024. The deadline for submission is March 1, 2024 at 10:00 am. Discussion and approval may be made at the March 14, 2024 School Board Meeting.

Objective

The Plato R-V School District is requesting Upper Elementary Security Remodel bids. The District is seeking a reliable, cost-efficient product that meets the listed specifications.

Technical contact person at the District is:

Mr. Brad Cooper
Phone: 417-458-3333
E-mail: bcooper@plato.k12.mo.us

Detailed Specification, Special Considerations and the Selection Process can be found at www.platorv.org or by contacting Mr. Brad Cooper.

Timeline and Submission

Proposals are to be received by the District office no later than March 1, 2024 at 10:00 am. Proposals are to be submitted to the Central Office in a sealed envelope, clearly marked, "Upper Elementary Security Remodel - RFP." Bids may be opened at that time for the purpose of compiling information and data to present at the board meeting on March 14, 2024.

Final selection and award of the bid may be made on March 14, 2024. 41/2t

Childcare receives legislature's attention

The Missouri Legislature is not wasting time considering a tax credit package that is designed to boost access to childcare services. Why? According to Rep. Brenda Shields, R-Joseph, Missouri is in the midst of a childcare crisis.

"Twenty years ago, it was really hard to engage our business community in this conversation because they still had workers. They weren't seeing the issues. Today, they see the issues of what's happened because we didn't address the problem. And today it's a crisis," Shields said. "There is only one slot available for every three children under the age of 5 in this state. You're not letting families have a choice on whether they want to work or not."

The state House Workforce and Infrastructure Development Committee is holding a public hearing held a public hearing her bill. The plan would provide tax credits to childcare providers, donors to daycare centers and businesses who help to cover the childcare costs of their employees.

"Ninety-four percent of the counties in our state are childcare deserts," she said. "We need to build capacity and the state can't do it all by itself. And businesses say that they can't hire individuals because they can't find care. Our goal is we have to increase slots. We lost over 1,000 providers during the pandemic and only 300 of them came back."

Locally, Wee Care, a daycare closed its doors late last year.

The bill would allow childcare providers to do

things like boost worker pay, expand their location and pay for other needs.

The tax credits would be given on a first-come, first-serve basis and the amounts could vary. Shields said the price tag of the plan could be as much as \$70 million and could increase by 15% if the tax credits are going to childcare deserts.

CAN MISSOURI AFFORD THESE TAX CREDITS?

"Missouri lost out on \$1.35 billion of economic growth a year ago," she said. "And if all those people had been working, we would have brought in \$280 million in tax revenue. What we will be able to bring in, based upon growth, will more than pay for the price tag of this tax credit."

Shields considers the package an economic development tool for Missouri.

"I truly believe that in the state of Missouri, we will never have to have another incentive package to bring a business to our state," said Shields. "If we can tell any businesses looking for a location, 'We have your childcare issues taken care of,' they will locate in the state of Missouri before they will locate in any other state and we will have businesses flocking at the doors to come here."

The bill would expire in six years and lawmakers could then analyze whether the state has reaped the benefits of the package.

As Missouri Senate Republican squabbling is in high gear this major election year, many priorities, including Shields', are on the line.

"I feel really compelled that we have to do this. I feel that we need to do this for the families. We cannot let down the families in our state by letting another year go by in which we haven't address something that we know is a crisis. This is one of the solutions. I think it's a solution that we need to concentrate on this year and reap the benefits for years to come," she said. "This is just not for today's workforce. It's about the workforce 20 years from now because the care that our 0-5 children receive today will be instrumental on who the people they are 20 years from now."

Sen. Lauren Arthur, D-Kansas City, is the bill sponsor in the upper chamber.

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