

NOTICE OF TAX CERTIFICATE SALE

The following is a publication of lands, lots and mineral rights in Texas County, upon which tax certificates are to be offered for sale at the front door of the Texas County Administrative Center in Houston, Missouri, on Aug. 26, 2024, beginning at 10 o'clock a.m. and continuing until sold as indicated by undersigned according to the provisions of Revised Statutes of Missouri 140.170.

Andrew N. and Kristie Bulen, 18766 Hutchason

Rd., Licking, Mo., Pt L1 NE A 444.5 x 490 Trt by S of Co Rd, S 06 T 33 R 08. Parcel #01-03-06-000-000-015. 2021, \$474.34; 2022, \$291.47; 2023, \$269.37; total cost plus fees, \$1,035.18.

Donald R. Hall Sr., 32 Highway, Licking, Mo. E 1/2 SEQ NEQ & All the PT E 2 NE SE LY N & W of Highway 32 E X 5 AC in SE Corner. S 35 T 33 R 08. Parcel # 01-07-35-000-000-009. 2021, \$584.58; 2022, \$390.24; 2023, \$349.53; total cost plus fees, \$1,324.35.

Richard R. Lane, 12.5% Mineral Rights SE 4 NE 4, S 07 T 33 R 09. Parcel #02-03-07-000-000-001.02. 2021 \$168.51; 2022 \$17.63; 2023 \$16.55; total cost plus fees, \$202.69.

Richard Lane, 12.5% Mineral Rights SW 4 S 2 NW 4 S 2 NE 4 NE 2 SE 4, S 08 T 33 R 09. Parcel #02-03-08-000-000-002.02. 2021 \$214.09; 2022 \$58.99; 2023 \$52.55; total cost plus fees, \$325.63.

Robert Weatherbee, 5% Mineral Rights Pt. NWQ NEQ, S 29 T 33 R 09. Parcel #02-09-29-000-000-

009.07. 2021 \$168.51; 2022 \$17.63; 2023 16.55; total cost plus fees, \$202.69.

Paul Williams, 1% Mineral Rights NWQ NEQ S of Highway N, S 29 T 33 R 09. Parcel #02-09-29-000-000-009.51. 2020 \$169.64; 2021 \$168.51; 2022 \$17.63; 2023 \$16.55; total cost plus fees, \$372.33.

Lewis Habben, 1% Mineral Rights, S 29 T 33 R 09. Parcel #02-09-29-000-000-009.55. 2021 \$168.51; 2022 \$17.63; 2023 \$16.55, total cost plus fees, \$202.69.

Karen Katzman, 111

Sherrill St, Licking, Mo., Dorsey Add E 88' Lt 1 Blk 3 88'x100', S 06 T 32 R 08. Parcel #10-03-06-002-000-023. 2021 \$577.00; 2022 \$428.35; 2023 \$402.33, total cost plus fees, \$1,407.68.

Beverly Dillon, 320 Cherry St., Houston, Mo., Sunset Terr L 7 Blk 1, S 00 T 01 R 00. Parcel #20-03-07-002-001-011. 2021 \$937.73; 2022 \$704.21; 2023 \$664.29; total cost plus fees, \$2,306.23.

Robert Jones, 65555 Elm St, Raymondville, Mo., Pt NEQ Cr E2 L2 NWQ, S 05 T 30 R 08. Par-

cel #21-03-05-002-000-020. 2021 \$485.79; 2022 \$301.11; 2023 \$266.68; total cost plus fees, \$1,053.58.

Richard A. Aldridge, All W2 E2 NWQ NWQ SWQ, S 05 T 29 R 08. Parcel #24-32-05-000-000-006.05. 2021 \$245.39; 2022 \$86.70; 2023 \$76.76; total cost plus fees, \$408.85.

Phyllis Greufe, Hidden Valley Rd, Mtn., Lost Creek Estates L 5, S 00 T 00 R 00. Parcel #29-01-11-000-000-014. 2021 \$306.60; 2022 \$142.39; 2023 \$125.27; total cost plus fees, \$574.26.

PUBLIC NOTICES

Local news updated daily online at www.houstonherald.com

TRUSTEE'S SALE

IN RE: Kristina Leahy, a single person Trustee's Sale:

For default in payment of debt and performance of obligation secured by Deed of Trust executed by Kristina Leahy, a single person dated May 9, 2017 and recorded in the Office of the Recorder of Deeds of Texas County, Missouri in Book 2017, Page 1380 the undersigned Successor Trustee, at the request of the legal holder of said Note will on Wednesday, August 21, 2024 between the hours of 9:00 a.m. and 5:00 p.m., (at the specific time of 10:45 AM), at the West Front Door of the Court House, City of Houston, County of Texas, 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 Texas County, State of Missouri, to wit:

LOT FOUR (4), BLOCK TWO (2), IN HAMILTON ADDITION TO THE TOWN OF LICKING, 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: 211655.082124.441102 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: July 25, 2024 08/01/2024, 08/08/2024, 08/15/2024 14/4t

NOTICE OF PUBLIC HEARING

Cass Township of Texas County will hold a public hearing to adopt their 2024 tax rate. The meeting will be held at Hwy. UU and Hwy. 63 at 5 p.m. on Thursday,

Aug. 8, 2024.
The 2023 Assessed Valuations were: \$15,553,404. Real Estate: \$10,312,250
Personal Property: \$5,221,154
The 2024 Assessed Valuations are: \$15,927,353 Real Estate: \$10,802,152
Personal Property: \$5,125,201
The 2023 Tax Rate Ceiling was General Revenue 0.0967 Road and Bridge 0.3327.
The 2024 Tax Rate Ceiling is General Revenue 0.0967 Road and Bridge 0.3327.
Amanda Hamilton, clerk 15/1t

NOTICE OF PUBLIC HEARING

Roubidoux Township

A public hearing will be held at 12342 Hwy. 32, Roby, MO, 65557, on the 15th day of August, 2024, beginning at 6 p.m. at which time citizens may be heard on the property tax rates proposed to be set by said subdivision.

The rate shall be set to produce the revenues for which the budget for the fiscal year beginning Jan. 1, 2025, show to be required from the property tax. Each tax rate is determined by dividing the amount of revenue required by the current assessed valuation. The result is multiplied by 100 so the tax rate will be expressed in cents per \$100 in valuation.

Proposed 2025 Road and Bridge rate: \$0.2621.
Proposed 2025 Administrative Rate: \$0.0876
Molly Houser, treasurer 15/1t

NOTICE OF PUBLIC HEARING

For City of Houston, MO

A public hearing will be held at Houston City Hall on the 5TH day of August, 2024 at 6:00 p.m. at which time citizens may be heard on the property tax rates proposed to be set by said subdivision. The following information is provided pursuant to RSMo 67.110.

Assessment Year, Category and Valuation 2024:
Real Estate \$26,941,547
Personal Property \$5,591,589
New Construction & Improvements \$141,741
Total \$32,533,136

2023:
Real Estate \$26,906,562
Personal Property \$5,666,374
New Construction &

Improvements \$734,993
Total \$32,906,562

The rate shall be set to produce the revenues for which the budget for the fiscal year, beginning Jan. 1, 2025 show to be required for the tax.

Each tax rate is determined by dividing the amount of revenue required by the current assessed valuation. The result is multiplied by 100 so the tax rate will be expressed in cents per \$100 in valuation.

Proposed General Fund
2023: .3202
2024: .3203
Proposed Debt Service Rate
2023: .0000
2024: .0000
Total Proposed Tax Levy
2023: .3202
2024: .3203

Heather Sponsler, City Clerk, Houston MO 15/1t

NOTICE OF PUBLIC HEARING

FOR Lynch Township

A public hearing will be held at 10499 Highway 17, Success, MO. On the 8th day of August, 2024, beginning at 6:00 pm at which time citizens may be heard on the property tax rates proposed to be set by said subdivision.

The rate shall be set to produce the revenues for which the budget for the fiscal year beginning January 1, 2025, show to be required from the property tax.

Each tax rate is determined by dividing the amount of revenue required by the current assessed valuation. The result is multiplied by 100 so the tax rate will be expressed in cents per \$100 in valuation.

PROPOSED ROAD AND BRIDGE RATE: \$0.2925
PROPOSED ADMINISTRATIVE RATE: \$0.0931

Barbara Holaday
Lynch Township Clerk
15/1t

Request for Proposal - City of Houston Trenching Contractor Needed Invitation for Bids:

Sealed responses due by 12 p.m. CST, Friday, Aug. 30, 2024; and will be received by the city clerk's office. Work to commence as soon as bids are approved by the board of aldermen.

Please include the date you intend to start work. An estimated time of completion is required with each bid. Bids must be clearly readable and must be provided in electronic or hard copy format.

Send bids to:
City Clerk Heather Sponsler,
601 S. Grand Ave., Houston, Mo. 65483
Telephone: 417-967-3348 • Email: hsponsler@houstonmo.org 15/4t

Cabool R-IV School District Cabool, Missouri		
Tax Rate Hearing Notice		
A hearing will be held at 6:30 pm, August 12th, 2024 at 1025 Rogers Avenue, Cabool Missouri, (Cabool Middle School Library), at which time citizens may be heard on the property tax rates proposed to be set by the Cabool R-IV School District. The tax rates are set to produce the revenues which the budget for the fiscal year beginning July 1, 2024, shows to be required from the property tax. Each tax rate is determined by dividing the amount of revenue needed by the current assessed valuation. The result is multiplied by 100 so the tax rate will be expressed in cents per \$100 valuation.		
Assessed Valuation (by categories and counties)		
	Assessed Valuation 2023-2024 School Year	Assessed Valuation 2024-2025 School Year
Real Estate – Texas	\$ 42,427,560	\$ 43,080,367
Personal Property – Texas	\$ 19,811,355	\$ 19,759,923
Real Estate – Douglas	\$ 4,621,960	\$ 4,759,860
Personal Property – Douglas	\$ 1,639,822	\$ 1,596,765
Cabool R-IV Total Assessed Valuation	\$ 68,500,697	\$ 69,196,915
Fund	Amount of Property Tax Revenues Budgeted*	Property Tax Rate (per 100)
Operational	\$ 2,015,166	\$ 3.2358
Teachers	\$ -	\$ -
Debt Service	\$ -	\$ -
Capital Projects	\$ -	\$ -
	\$ 2,015,166	\$ 3.2358**
*90% Collection Rate Calculated ** Pending Any Missouri State Auditor's Office Math Adjustments		
Assessed Valuation of New Construction and Improvements	\$	980,276
New Revenue from New Construction and Improvement:	\$	31,720
New Revenue from Reassessment:	\$	6,084
% New Revenue from Reassessment:		0.2764% 15/2t

Houston R-I School District Houston, Missouri Tax Rate Hearing Notice				
A hearing will be held at 5:25 p.m. on August 13, 2024, at the Houston High School Library Media Center located at 423 West Pine Street, Houston, MO 65483, at which time citizens may be heard on the property tax rate proposed to be set by the Houston R-I School District. The tax rates are set to produce the revenues from the property tax required by the budget for fiscal year beginning July 1, 2024.				
Each tax rate is determined by dividing the amount of revenue needed by the current assessed valuation. The result is multiplied by 100 so the tax rate will be expressed in cents per \$100 valuation. Estimates reflect the most accurate information at the time of posting. Changes can be made by the Board of Education at the Tax Rate Hearing and finalized by September 1.				
Assessed Valuation (AV) (by categories)	2024-2025		2023-2024	
Real Estate	\$59,550,090		\$58,790,188	
Personal Property	\$21,825,558		\$20,390,476	
Combined Real Estate & Personal Property	\$81,375,648		\$79,180,664	
New Construction & Improvements (Included in AV Total Above)	\$756,370		\$1,434,710	
The following Tax Rates are Proposed by Fund:	Amount of Property Tax Revenues Budgeted (assumes 100% collection)	Proposed Property Tax Rate (per \$100)	Amount of Calculated Property Tax Revenue From Prior Year	Property Tax Rate (per \$100)
Incidental	\$2,237,830	\$2.75	\$2,177,468	\$2.75
Teacher	\$0	\$0.00	\$0	\$0.00
Debt Service	\$651,005	\$0.80	\$633,445	\$0.80
Capital Projects	\$0	\$0.00	\$0	\$0.00
Total	\$2,888,836	\$3.55	\$2,810,913	\$3.55
Total New Revenue:	\$60,362			
New Revenue from New Construction and Improvement:	\$60,265			
New Revenue from Reassessment:	\$97			
Percentage of New Revenue from Reassessment:	0%			
Board of Education Houston R-I School District Mrs. Jennifer Scheets, President Dr. Justin Copley, Superintendent				
*Estimates reflect the most accurate information provided by the County Clerks at the time of this posting. **These figures are based on information available as of Monday, July 16, 2024. It is possible the estimate may change by the Tax Rate Hearing or that the Board of Education may make changes until September 1, 2024. 14/2				