

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.

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. Parcel #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

IN THE CIRCUIT COURT OF TEXAS COUNTY, MISSOURI CHRISTOPHER A. REEDER, Plaintiff, vs. DARREN STIENBARGER, KAYLA

STIENBARGER, CLINTON CHAMBERS, JAMES CHAMBERS, LONNIE CHAMBERS, LORENE E. DIXON, LYLE RAY DIXON, UDNA BATES

and unknown heirs, devisees, grantees, assignees, donees, alienees, legatees, administrators, executors, guardians, mortgagees, trustees, and legal representatives and all other persons, corporations, or successors claiming by, through or under them, Defendants.

Case No. 24TE-CC00142

NOTICE UPON ORDER FOR SERVICE BY PUBLICATION

THE STATE OF MISSOURI TO THE ABOVE-NAMED DEFENDANTS: You are hereby notified that an action has been commenced against you in the Circuit Court for the County of Texas, Missouri, the object and general nature of which is to quiet title and which affects the following property situated in Texas County, Missouri:

LOT THIRTEEN (13) IN BLOCK TWO (2) OF HAMILTON SECOND ADDITION TO THE CITY (TOWN) OF LICKING, MISSOURI. (AS PER PLAT RECORDED IN PLAT BOOK 252, PAGE 445, TEXAS COUNTY, MISSOURI RECORDS) (THE INFORMATION CONTAINED IN BRACKETS HAS BEEN ADDED TO MORE ACCURATELY REFLECT THE LEGAL DESCRIPTION)

The names of all parties to said action are stated above in the caption hereof and the name and address of the attorney for Plaintiff is Emily Woodward Guffey, Williams, Robinson, Rigler & Buschjost, 901 N. Pine Street, 4th Floor, Rolla, Missouri 65401. You are further notified that, unless you file an answer or other pleading or shall otherwise appear and defend against the aforesaid Petition within 45 days after the 8th day of August 2024, a judgment by default will be rendered against you.

WITNESS my hand and the seal of the Circuit Court this 1st day of August 2024.

(Seal)
/s/ Erin Smith, Circuit Clerk
By: Taela Terrillion, Deputy Clerk
16/4t

IN THE CIRCUIT COURT OF TEXAS COUNTY, MISSOURI

UMB Bank, National Association, not in its individual capacity, but solely as legal title trustee for PRL Title Trust II, Plaintiff, vs.

Irvin V. Mclean (Deceased), Unknown Spouse of Irvin V. Mclean, Unknown Heirs of Irvin V. Mclean, Estate of Brenda McLean Defendants.

Case No. 24TE-CC00167

NOTICE UPON ORDER FOR SERVICE BY PUBLICATION

The State of Missouri to Defendants, Irvin V. Mclean (Deceased), Unknown Spouse of Irvin V. Mclean and Unknown Heirs of Irvin V. Mclean: You are hereby notified that an action has been commenced against you in the Circuit Court for Texas County, State of Missouri, the object and general nature of which is to Quiet Title as to the property secured by said deed of trust dated March 19, 2008, and which action affects the following described property to wit:

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN THE COUNTY OF TEXAS AND STATE OF MISSOURI TO WIT: ALL OF LOT 1 AND 2 IN BLOCK 2 OF NORD'S ACRES, WHICH IS A PART OF THE NE 1/4 OF SECTION 2, TOWNSHIP 32 NORTH, RANGE 9 WEST. SUBJECT TO RESTRICTIONS, RESERVATIONS, COVENANTS, OIL, GAS OR MINERAL RIGHTS OF RECORD IF ANY.

The names of all parties to said action are stated above in the caption hereof and the name and address of the attorney for Plaintiff is Scott D. Mosier, Millsap & Singer, LLC, 612 Spirit Dr., St. Louis, MO 63005, (636) 537-0110.

You are further notified that, unless you file an answer or other pleading or shall otherwise appear and defend against the aforesaid petition within forty-five (45) days after the 8th day of August 2024, a judgment by default will be rendered against you.

Witness my hand and the seal of the Circuit Court this 1st day of August 2024.

(Seal)
/s/ Erin Smith, Circuit Clerk
By: Taela Terrillion, Deputy Clerk
16/4t

Update of the Texas County Hazard Mitigation Plan

The *Texas County Hazard Mitigation Plan* is currently in process of its recurring five-year update. The purpose of the county's Hazard Mitigation Plan is to devise and retain a strategy to reduce the impact of risks posed by disastrous natural events, such as tornados, ice storms and floods. The Plan must be updated by the county commission every five years and approved by the Federal Emergency Management Agency in order for the County, its municipalities and school districts to remain eligible for FEMA grant funding for current and ongoing Hazard Mitigation projects such as Tornado Safe Rooms, Flood Mitigation projects, and purchases of disaster response equipment.

An essential part of the Hazard Mitigation planning process is to gain public input during the development of the Plan. The South Central Ozark Council of Governments has created an online survey tool to obtain input from citizens of Texas County regarding the natural hazards that threaten your county and potential solutions to address those vulnerabilities. Please navigate to the following web address and take a few minutes to respond to

the survey. The survey for Texas County can be found at <https://www.surveymonkey.com/r/28NY5R3>. 16/1t

PUBLIC NOTICE

US Cellular Corporation is proposing to construct a 260-foot Guyed Tower telecommunications facility southeast of the intersection of Highway Ae and Highway M, Plato, Texas Co., MO 65552 (37 24 9.1 N / 92 11 15.1 W). The tower is anticipated to have FAA Style E lighting. Interested persons may review the application for this project at www.fcc.gov/asr/applications and entering Antenna Structure Registration (ASR) Form 854 File Number "A1286094" and may raise environmental concerns about the project by filing a Request for Environmental Review with the Federal Communications

Commission. Requests for Environmental Review must be filed within 30 days of the date that notice of the project is published on the FCC's website. The FCC strongly encourages interested parties to file Requests for Environmental Review online at www.fcc.gov/asr/environmentalrequest. Parties wishing to submit the request by mail may do so by addressing the request to: FCC Requests for Environmental Review, Attn: Ramon Williams, 45 L Street NE, Washington, DC 20554. 16/1t

NOTICE OF PUBLIC HEARING

Jackson Township of Texas County will hold a public hearing to adopt their 2024 tax rate. The meeting will be held at Raymondville Community Room at 6:00 pm on Tuesday, Aug. 13,

See NOTICES, B7

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

PUBLIC NOTICES

Cont. from PAGE B6

2024. The 2023 Assessed Valuations were: \$13,815,519 Real Estate; \$9,987,644 Personal Property; \$3,827,875

The 2024 Assessed Valuations are: \$13,966,600 Real Estate; \$10,114,365 Personal Property; \$3,852,235

The 2023 Tax Rate Ceiling was 0.4499

The 2024 Tax Rate Ceiling is 0.4499

Marilyn Hayes, Treasurer
16/1t

NOTICE OF PUBLIC HEARING

Village of Raymondville, Texas

County will hold a public hearing to adopt their 2024 tax rate. The meeting will be held at Raymondville Community Room at 7:00 p.m. on Thursday, August 15th, 2024.

The 2023 Assessed Valuations were: \$2,391,384.00 Real Estate; \$1,799,280.00 Personal Property; \$592,104.00

The 2024 Assessed Valuations are: \$2,545,059.00 Real Estate; \$1,850,782.00 Personal Property; \$694,277.00

The 2023 Tax Rate Ceiling was 0.4563

The 2024 Tax Rate Ceiling is 0.4577

Debbie Schweighauser
16/1t

Notice of Public Hearing

Texas County Health Department of Texas County will hold a public hearing to adopt their 2024 tax rate. The meeting will be held at the Texas County Health Department at 3:00 pm on Tuesday August 20, 2024.

The 2023 Assessed Valuations were: \$298,516,537 Real Estate; \$214,948,000 Personal Property; \$83,568,537

The 2024 Assessed Valuations are: \$304,774,568 Real Estate; \$219,175,030 Personal Property; \$85,599,538

The 2023 Tax Rate

Ceiling was 0.0986.

The 2024 Tax Rate Ceiling is 0.0986.

Angel Wells, Administrator
16/1t

PUBLIC HEARING NOTICE 2024 ASSESSED VALUATION MONDAY, AUGUST 19, 2024, 5:30 P.M. CABOOL CITY HALL, 618 MAIN STREET

A public hearing will be held at Cabool City Hall, 618 Main Street, Cabool, Missouri, on August 19, 2024, beginning at 5:30 p.m. at which time citizens may be heard on the property tax rates proposed to be set to produce the revenues for

the budget beginning July 1, 2024. 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 valuation. The 2024 assessed valuation is \$28,874,075: Real Estate \$19,940,716, Personal \$8,933,359, and the proposed tax rate is \$.9843 per \$100 of assessed value. The previous year assessed valuation was \$26,925,702: Real Estate \$18,316,280, Personal \$8,609,422, and the tax rate was \$.9960 per \$100 of assessed valuation. The Tax Rate Ceiling for 2024 is \$.9843 per \$100 of

assessed valuation, and the Tax Rate Ceiling for the previous year was \$.9960 per \$100 of assessed valuation. The General Fund debt service is zero. The amount of revenue required to be provided from the property tax as set forth in the annual budget is \$250,000.

Kim Elliott
City Clerk
Publish: Houston Herald August 8, 2024
Posted: August 8, 2024
16/1t



MDC to host fishing event for returning school students

The Missouri Department of Conservation (MDC) has partnered with Meramec Hills Master Naturalist Chapter to host a free catch-and-release fishing event for students heading back to the classroom from 5 – 7 p.m. Aug. 8 at Bray Conservation Area (CA) in Rolla. School-aged children and their families are welcome to attend; registration is required and can be completed online here: <https://mdc-event-web.slicensing.com/Event/Event-Details/202324>

“The Missouri Department of Conservation is very education-minded,” said MDC Conservation Educator Dwight Warnke. “We work with schools across the state to help them incorporate concepts of nature in the classroom through our Discover Nature Schools program.” MDC staff and master naturalists will provide information about fish identification, native plants and how people can connect with nature. Fishing poles and bait will be provided for all school age children to use during the event.

Participants are asked to bring extra drinking water to stay hydrated. School desk items will be provided to first 50 participating school children (i.e. pencils, erasers, rulers, etc.) courtesy of MDC. For more information, contact Warnke at Dwight.Warnke@mdc.mo.gov. Directions to Bray Conservation Area: From Rolla I-44 exit 184, take Kingshighway east, then Bridge School Road (CR 7000) south 3 miles. The area is on the left.



SUBMITTED PHOTO

The Missouri Department of Conservation's Twin Pines Conservation Education Center is planning family fishing from 10 a.m. until 2 p.m. Aug. 17.



New water meter installation underway for Licking water district

A Texas County Public Water Supply District is performing a major upgrade of its meters in the Licking area. The move will allow workers to remotely capture readings for billing purposes. The technology is used in some municipalities, including Houston. Currently, 900 of about 1,000 Licking meters must be read by customers. The job involves replacing meters that required a manual reading with equipment that allows data to be sent electronically. Schulte Supply, which operates from St. Peters, Independence and Edwardsville, Ill., is performing the job across the Public Water Supply District No. 4 footprint. The process involves replacing the meter and later adding equipment that

allows the system to capture the numbers. District officials say the goal is to have the meters activated in time for the September billing. August readings remain the responsibility of the customer.

OTHER IMPROVEMENTS

Public Water Supply District No. 4 also has another project underway to improve water pressure. Larger diameter pipes are being installed west of Licking from Shafer Road to Highway 32. No disruption is expected for customers. Also on the road map: A new water line on the west side of Cameron Road from Highway VV to Robertson Drive, which is southeast of Licking.

HEALTH INSPECTIONS

The Texas County Health Department conducted these inspections in June:

Food Inspections

Gentry Residential Treatment Center: One priority, COS.
Licking Subway: Three core, follow up pending.
Brightside Nutrition: No violations.
Back to Basic Bakery: No violations.
Spring Garden: No violations.
Heroes Coffee: Two Core violations, one COS, no follow up.
Wildhaber's Gas and Grocery: No violations.
Casey's Cabool: No violations.
Dairy Queen: One priority, one core, follow up, 6/18/24 no violations.

The Gas Station: One priority, one core, follow up, 6/18/24 no violations.
Addison's Place: New food application, no violations.
Casey's Houston: No violations.
My Little Cupcake: No violations.
Papa G's Wood Fired Pizza: New food application, no violations.

Water Sampling: Nineteen private water wells were sampled for total coliform and E. coli bacteria in June. Eleven were positive for total coliform bacteria, and seven for E. coli.

Lodging:
Lazy J: Approved
Country Inn: Not approved.

Kevin Durden

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