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LEGALS

ORDINANCE NO. 1053

AN ORDINANCE OF THE CITY OF PERRY, FLORIDA, RELATING TO THE REZONING OF LESS THAN TEN CONTIGUOUS ACRES OF LAND, PURSUANT TO AN APPLICATION, Z 25-01, BY THE PROPERTY OWNER OF SAID ACREAGE, AMENDING THE OFFICIAL ZONING ATLAS OF THE CITY OF PERRY LAND DEVELOPMENT REGULATIONS; PROVIDING FOR REZONING FROM RESIDENTIAL, (CONVENTIONAL) SINGLE FAMILY-3 (RSF-3) TO RESIDENTIAL, (MIXED) SINGLE FAMILY/MOBILE HOME-3 (RSF/MH-3) OF CERTAIN LANDS WITHIN THE CORPORATE LIMITS OF THE CITY OF PERRY, FLORIDA; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING AN EFFECTIVE DATE

All persons are advised that, if they decide to appeal any decision made at the public hearing, they will need a record of the proceedings and, for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Any person requiring auxiliary aids and services at this meeting may contact the City Manager's Office at 850.584.7161, at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 800.955.8770 (voice) or 800.955.8771 (TTY).

IN THE CIRCUIT COURT OF THE 3RD JUDICIAL CIRCUIT, IN AND FOR TAYLOR COUNTY, FLORIDA

CASE NO.: 23000405CAAXMX
U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE FOR LB RANCH SERIES V TRUST, Plaintiff, v. ALL UNKNOWN HEIRS, BENEFICIARIES, LEGATEES, DEVISEES, PERSONAL REPRESENTATIVES, CREDITORS AND ANY OTHER PERSON CLAIMING BY, THROUGH, UNDER OR AGAINST HELEN P. CRAIG, DECEASED, et al, Defendant(s).

NOTICE OF SALE PURSUANT TO CHAPTER 45

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on June 2, 2025, and entered in Case No. 23000405CAAXMX in the Circuit Court of the 3rd Judicial Circuit in and for Taylor County, Florida, wherein HELEN P. CRAIG, are title Defendants. The Clerk of the Court, GARY KNOWLES, JR., will sell to the highest bidder for cash at on July 22, 2025, at 11:00 a.m., the following described real property as set forth in said Final Judgment, to wit: THE WEST 100 FEET LOTS 12 AND 13, BLOCK 29, STEINHATCHEE SUBDIVISION AS RECORDED IN PLAT BOOK 1 PAGE 26 AND 27 OF THE PUBLIC RECORDS OF TAYLOR COUNTY, FLORIDA.

and commonly known as: 108 SE 13 ST, STEINHATCHEE, FL 32359 (the "Property"). ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE. PUBLISHING: JUNE 13, 2025 WITNESS my hand and the seal of the court on June 10, 2025. As Clerk of the Circuit Court Taylor County, Florida Kathryn Lago Deputy Clerk

IMPORTANT
If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administration, 173 NE Hernando Avenue, Room 408, Lake City, Florida 32055; (386)758-2163 or complete the ADA Request form

located at <https://th.irdcircuitfl.org/ada-accommodation-request/> at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired call 711.

IN THE CIRCUIT COURT, THIRD JUDICIAL CIRCUIT, IN AND FOR TAYLOR COUNTY, FLORIDA PROBATE DIVISION

CASE # 25-44CP
IN RE: The Estate of SUE ANN MILLER a/k/a SUE A. MILLER, Deceased.

NOTICE TO CREDITORS
The administration of the estate of SUE ANN MILLER a/k/a SUE A. MILLER deceased, whose date of death was March 17th, 2025, File #24-44CP, is pending in the Circuit Court for Taylor County, Florida, Probate Division, the address of which is Post Office Box 620, Perry, Florida 32348. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

Wanda McElveen
813 Charles Hendry Road
Perry, Florida 32348
ANGELA M. BALL,
Attorney for Petitioner
FL BAR NO.: 0796557
Post Office Box 734
Perry, Florida 32348
(850) 584-8960
DATES OF PUBLICATION: June 13, 2025 and June 20, 2025

NOTICE OF ENACTMENT OF ORDINANCE

Pursuant to Section 2.13(B) of the City Charter of the City of Perry, Florida, notice is hereby given that the City Council had Introduction and First Reading on Ordinance No. 1054 on June 10, 2025, in the City Council Chambers, 224 S. Jefferson Street, Perry, Florida. A Public Hearing and Final Reading on

Ordinance No. 1054 is scheduled for June 24, 2025, in the City Council Meeting Room, located at 224 S. Jefferson Street, Perry, Florida at 4:00 p. m. or as soon thereafter as possible. The public hearing may be continued to a future date at the meeting, without further legal notice in the local newspaper.

Any interested persons may appear and be heard on the aforementioned public hearing date. Notice is also given, pursuant to Florida Statutes 286.0105 that any person deciding to appeal any decision of the City Council with respect to any matter considered at the meeting will need a record of that meeting and may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be heard.

INTRODUCTION AND FIRST READING ORDINANCE NO. 1054

AN ORDINANCE OF THE CITY OF PERRY, FLORIDA ADOPTING THE 2024 EDITION OF THE INTERNATIONAL PROPERTY MAINTENANCE CODE, REGULATING AND GOVERNING THE CONDITIONS AND MAINTENANCE OF ALL PROPERTY, BUILDINGS AND STRUCTURES; BY PROVIDING THE STANDARDS FOR SUPPLIED UTILITIES AND FACILITIES AND OTHER PHYSICAL THINGS AND CONDITIONS ESSENTIAL TO ENSURE THAT STRUCTURES ARE SAFE, SANITARY AND FIT FOR OCCUPATION AND USE; AND THE CONDEMNATION OF BUILDINGS AND STRUCTURES UNFIT FOR HUMAN OCCUPANCY AND USE, AND THE DEMOLITION OF SUCH EXISTING STRUCTURES IN THE CITY OF PERRY; PROVIDING FOR THE ISSUANCE OF PERMITS AND COLLECTION OF FEES THEREFOR; REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT THEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.
John Hart II, City Manager
Ward Ketring, Mayor

IN THE CIRCUIT COURT OF THE THIRD JUDICIAL CIRCUIT IN AND FOR TAYLOR COUNTY, FLORIDA

CASE NO: 25-017CA
DIVISION: CIVIL

KEVEN DIX and KAITLYN DIX, Plaintiffs, vs. UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ANY OTHER PARTIES CLAIMING BY, THROUGH, UNDER, OR AGAINST H.B. PEMBERTON, deceased; UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ANY OTHER PARTIES CLAIMING BY, THROUGH, UNDER, OR AGAINST CLETOUS DALE PEMBERTON, deceased; and UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ANY OTHER PARTIES CLAIMING BY, THROUGH, UNDER, OR AGAINST H.B. PEMBERTON, JR., deceased Defendants

NOTICE OF ACTION

TO: UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ANY OTHER PARTIES CLAIMING BY, THROUGH, UNDER, OR AGAINST H.B. PEMBERTON, deceased; UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ANY OTHER PARTIES CLAIMING BY, THROUGH, UNDER, OR AGAINST H.B. PEMBERTON, JR., deceased, and to all parties claiming interest by, through, under or against Defendants, and all parties having or claiming to have any right, title or interest in the property herein described.

YOU ARE NOTIFIED that you have been designated as defendant in a legal proceeding filed against you for quieting title based upon a tax deed of sale to Plaintiff. The action involves real property in Taylor County, Florida, more fully described as follows:

LEG 0001.15 ACRES - STEINHATCHEE SUB - LOTS 6 7 8 9 10 BLK 95 - SUBJ TO LIFE ESTATE IN OR 615-251 - OR 615-249 SECTION 26 TOWNSHIP 09 RANGE 09

The action was instituted in the Third Judicial Circuit Court, Taylor County, Florida, and is styled KEVIN DIX and KAITLYN DIX vs. UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ANY OTHER PARTIES CLAIMING BY, THROUGH, UNDER, OR AGAINST H.B. PEMBERTON, deceased; UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ANY OTHER PARTIES CLAIMING BY, THROUGH, UNDER, OR AGAINST CLETOUS DALE PEMBERTON, deceased; and UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ANY OTHER PARTIES CLAIMING BY, THROUGH, UNDER, OR AGAINST H.B. PEMBERTON, JR., deceased.

You are required to serve a copy of your written defenses, if any, to the action on Tyler E. Gustafson, Plaintiff's attorney, whose address is 460 A1A Beach Blvd., St. Augustine, FL 32080, on or before 30 days from the date of the last publication of this notice, and file the original with the clerk of this court either before service on Tyler E. Gustafson or immediately after service; otherwise, a default will be entered against you for the relief demanded in the complaint or petition.

The court has authority in this suit to enter a judgment or decree in the Plaintiffs' interest which will be binding upon you.

DATED: April 1, 2025
Gary Knowles
Clerk of the Third Judicial Circuit Court Taylor County, Florida
By Kathryn Lago
Deputy Clerk

MISCELLANEOUS

WE BUY Scrap Metal and Junk Cars. (850) 838-5865. RC

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A TO Z LAWN & FARM SERVICES Licensed and Insured Complete Lawn Services Tree trimming/removal, tractor work, bush hog mowing, harrowing, rake work, etc. Call (850) 838-5996 or (850) 584-7972.

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HELP WANTED

COPEN AND SONS SERVICES LLC is looking for a highly motivated individual Handyman helper. Must have knowledge of the work, be able to work independently, and show up for work on time. Call 850-843-3056 or 850-843-2109 for an interview. CSS

TAYLOR COUNTY BOARD OF COUNTY COMMISSIONERS JOB VACANCY ANNOUNCEMENT:

All applicants must complete a 2-part application process:
1. Register and complete an online profile with Career Source (located at Big Bend Technical College).
2. Fill out and sign County Application. Detailed Job Descriptions can be found on the Taylor County Website: taylorcountygov.com
Taylor County is an EEO employer.

FULL-TIME VACANCIES:
Engineer - Firefighter/EMT - Firefighter/EMT Recruit - Firefighter Inspector - Animal Control Officer - HEOL - Public Works - Recycle Technician.
PART-TIME:
Concession Lead - Roll-Off Site Attendant - Purchasing Agent.
SEASON/CALL - IN VACANCIES:
Roll-Off Site Attendant - Concession Workers - Boat Ramp Attendants. TCBC

FOR RENT

FOR RENT: Taking applications for a cozy 2-bedroom/1-bath block house with full size kitchen and bathroom. Good location. Looking for mature adult or couple. Located at 1307 S. Center St. Asking \$650 per month with first and last month rent plus a security deposit. Call Robert at (850) 371-1356. 6/20

FOR RENT: 2-bedroom/1-bath Duplex. Asking \$775 per month with first and last month security deposit. Call (352) 220-2958.

WANTED

WANTED: Do you have an old boat trailer you want to get rid of? Looking to buy an 8-foot and 16-foot boat trailer for aluminum boat. Does not have to be new! Call Rob (850) 843-1945. 6/27

FOR SALE

FOR SALE: Brand new electric bicycle. Asking \$1,000. Call 850-843-1866. 6/13

LEGALS

ADVERTISEMENT OF SALE

NOTICE IS HEREBY GIVEN that the undersigned intends to sell or dispose of personal property described below to enforce a lien imposed on said property under the Florida Self-Storage Facility Act Statutes (section 83.801-83.809).

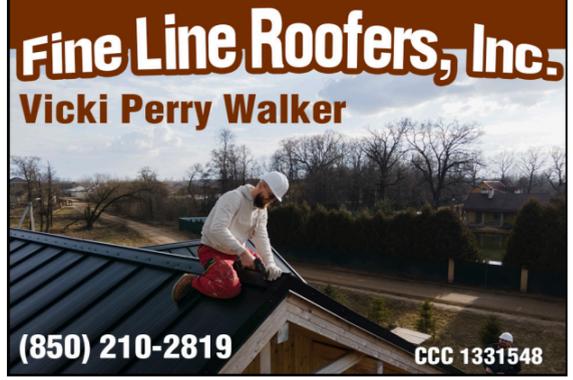
The undersigned will dispose or sell by silent bidding on the 21st day of June 2025, at 10:00 am, on the premises where said property has been stored and which are located at Lock & Key Mini Storage, 1309 S Jefferson St., Perry, County of Taylor, State of Florida, the following:
Virginia Wood Unit B19
Nate Burnett Unit A34
Heather McCormack Unit D12
Purchases must be paid for at time of purchase in cash only. Or, pay with Credit Card (3% fee will be applied) All purchased items sold as is where is and must be removed and unit cleaned at the time of sale. Sale subject to cancellation in the event of settlement between owner and obligated party. Dated this 11th day of June, 2025.

NOTICE OF ENACTMENT OF ORDINANCE BY THE CITY COUNCIL OF THE CITY OF PERRY, FLORIDA

NOTICE IS HEREBY GIVEN that the ordinance, which title hereinafter appears, will be considered for enactment by the City Council of the City of Perry, Florida, at a public hearing on June 24, 2025, at 4:00 p.m., or as soon thereafter as the matter can be heard, in the City Council Meeting Room, City Hall located at 224 South Jefferson Street, Perry, Florida. A copy of said ordinance may be inspected by any member of the public at the Office of the City Manager, City Hall, located at 224 South Jefferson Street, Perry, Florida, during regular business hours. On the date, time and place first above mentioned, all interested persons may appear and be heard concerning the ordinance. The title of said ordinance reads, as follows:



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Vicki Perry Walker
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