

PUBLIC NOTICES CONTINUED

NOTICE OF SECOND PUBLIC HEARING
CONCERNING A SPECIAL EXCEPTION AS PROVIDED FOR IN THE
HAMILTON COUNTY LAND DEVELOPMENT REGULATIONS

BY THE PLANNING AND ZONING BOARD OF HAMILTON COUNTY, FLORIDA, NOTICE IS HEREBY GIVEN that, pursuant to Sections 163.3161 through 163.3215, Florida Statutes, as amended, and the Hamilton County Land Development Regulations, as amended, hereinafter referred to as the Land Development regulations, objections, recommendations and comments concerning the Special Exception, as described below, will be heard by the Board of County Commissioners of Hamilton County, Florida, at a second and final public hearing on July 21, 2026 at 6:00 PM, or as soon thereafter as the matter can be heard, in the County Commission Meeting Room, County Courthouse located at 207 Northeast First Street, Jasper, Florida.

SE 26-02, a petition by Dustin Davis, requesting a special exception be granted as provided for in Section 4.5 of the Land Development Regulations to allow for a Veterinary Clinic in an Agriculture-4 (A-4) zoning district submitted as part of a petition received June 25, 2026 to be located on property described as follows:
The Southeast ¼ of the Southeast ¼, LESS AND EXCEPT 1-1/2 acres conveyed to the Congregational Church in the Northeast Corner, and ALSO LESS AND EXCEPT land conveyed to Noble Barfield in DB V, Page 308 of the Public Records of Hamilton County, Florida, all in Section 14, Township 1 North, Range 13 East, Hamilton County, Florida.

The public hearing may be continued to one or more future dates. Any interested party shall be advised that the date, time and place of any continuation of the public hearing shall be announced during the public hearing and that no future notice concerning the matter will be published, unless said continuation exceeds six calendar weeks from the date of the above referenced public hearing.

At the aforementioned public hearing, all interested parties may appear to be heard with respect to the exception. Copies of the petition for special exception are available for public inspection by calling Matthew Morgan, Land Use Administrator, at 386-792-0507, during regular business hours. All persons are advised that if they decide to appeal any decision made at the above referenced public hearing, they will need a record of the proceedings, and that, 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.

07/08

IN THE CIRCUIT COURT FOR SUWANNEE COUNTY, FLORIDA
IN RE: ESTATE OF ANNETTE LOUISE LANCASTER
Deceased.
PROBATE DIVISION
File No. 2026-CP-99
Division Probate

NOTICE TO CREDITORS

The administration of the estate of Annette Louise Lancaster, deceased, whose date of death was November 26, 2025, is pending in the Circuit Court for Suwannee County, Florida, Probate Division, the address of which is 200 Ohio Avenue S, Live Oak, FL 32064. 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 ON OR BEFORE 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 THE FIRST PUBLICATION OF THIS NOTICE.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 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.

The date of first publication of this notice is July 08, 2026.

Attorney for Personal Representative: <u>/s/ Diana W. Johnson</u> Diana W. Johnson Attorney Florida Bar Number: 1024703 Three Rivers Legal Services 1000 NE 16th Avenue Building I Gainesville, Florida 32601 Telephone: (352) 554-8492 Fax: (352) 375-1631 E-Mail: diana.johnson@trls.org Secondary E-Mail: rainer.dybeveck@trls.org	Personal Representative: <u>Adam D. Hurley</u> 17780 128th Street Live Oak, Florida 32060
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07/08, 07/15

AGENDA
TOWN COUNCIL, TOWN OF MAYO, FLORIDA
REGULAR MEETING
MONDAY, JULY 13, 2026
6:00 P.M.
TOWN HALL CONFERENCE ROOM, 276 W. MAIN STREET

REGULAR MEETING

1. Adopt Agenda
2. Approve Minutes
3. Citizen Input
4. Kathleen Vance-Apprenticeship Program (Water & Wastewater)
5. Department Reports
 - a. Aaron Lawson
 - b. Garret Land-Building Official
 - c. Seth Jackson-Lafayette Co. Road Dept.
 - d. Chamber of Commerce
 - e. Deep South Sanitation
 - f. Sheriff Brian Lamb
6. Miscellaneous Items
7. Pay Bills
8. Adjourn

Discussion of the Town of Mayo Personnel/Employee is not allowed in the open forum of the Town Council Meeting. All members of the public are advised that this is not the time to discuss personnel or employee matters, or specific allegations against a Council Member. The Council cannot discuss such matters in a public forum, and it is the responsibility of the mayor to bring such matters to the Board's attention at the appropriate time and place. Please limit your comments to three minutes.

07/08

VB BTS III, LLC intends to construct a 195' (199' including all appurtenances) monopole tower known as Dowling Park located nearly .07 miles SW from 23324 NW County Rd 250, Live Oak, Suwannee County, Florida 32066. Latitude: 30°14'33.08"N; Longitude: 83°13'56.06"W. VB BTS III, LLC published this notice in accordance with FCC regulations implementing the National Environmental Policy Act and Section 106 of the National Historic Preservation Act (47 CFR Pt. 1, Appx. C, § V.C. and 47 CFR § 1.1307). Parties interested in commenting on this Federal undertaking or with questions on the proposed facility should contact: DeAnna Anglin, Lotis Environmental, LLC, at Anglin@TheLotisGroup.com or (417) 840-5008. Please respond within 30 days and include the proposed undertaking's location and a list of the historic resources that you believe to be affected along with their respective addresses or approximate locations.

07/08

Are you moving?
Potty training a puppy?
Starting a garden?
Wrapping a fish?
Composting?
Crafting?

Only \$2 each

Come get a bundle or two!

50-100 papers each

Riverbend News
113 Duval St. NW
Live Oak, Fla. 32064

Suwannee Cty Bd of Commissioners is accepting applications for
Building Permit Technician • Collection Site Attendant
Custodian • Firefighter/EMT • Firefighter/Paramedic
Library Aide I & II • Park Maintenance Worker I • Road Crew Member

Application & full details are available online at suwanneecountyfl.gov and Suwannee County Administration, 224 Pine Ave SW, 2nd Floor, Live Oak, FL 32064, (386)364-3400. Most positions remain open until they are filled. Suwannee Cty Bd of Commissioners is an equal employment opportunity employer that does not discriminate against any qualified employee or applicant because of race, color, religion, sex, sexual orientation, gender identity, national origin, genetics, handicap status, income status, or family status. Bilingual speaking individuals are encouraged to apply. Successful completion of a drug test is a condition of all safety sensitive employment, failure to successfully test free of illegal or controlled drugs will result in non-employment of the applicant for a minimum of 1 year.

EEO/AA/V/D
07/01, 07/08

NOTICE OF SECOND PUBLIC HEARING
CONCERNING A SPECIAL EXCEPTION AS PROVIDED FOR IN THE
HAMILTON COUNTY LAND DEVELOPMENT REGULATIONS

BY THE PLANNING AND ZONING BOARD OF HAMILTON COUNTY, FLORIDA, NOTICE IS HEREBY GIVEN that, pursuant to Sections 163.3161 through 163.3215, Florida Statutes, as amended, and the Hamilton County Land Development Regulations, as amended, hereinafter referred to as the Land Development regulations, objections, recommendations and comments concerning the Amendment, as described below, will be heard by the Board of County Commissioners of Hamilton County, Florida, at a second and final public hearing on July 21th at 6:00 PM, or as soon thereafter as the matter can be heard, in the County Commission Meeting Room, County Courthouse located at 207 Northeast First Street, Jasper, Florida.

LDR 26-02, a petition by Pete Scerbo as agent for Chambliss Family Revocable Trust, requesting a text amendment to the Land Development Regulations as provided for in Article Sixteen of the Land Development Regulations to change the text of Section 5.23.4 of the aforesaid Land Development Regulations as part of a petition received June 9th, 2026.

Section 5.23.4 states, "Access. Lots within a subdivision shall not derive access from an existing street except within a minor subdivision." Requested amendment will change this section to read, "Access. Lots within a subdivision shall not derive access from an existing street except within a minor subdivision, unless each lot within the subdivision is five (5) acres or greater and such access is approved by the Board of County Commissioners."

The public hearing may be continued to one or more future dates. Any interested party shall be advised that the date, time and place of any continuation of the public hearing shall be announced during the public hearing and that no future notice concerning the matter will be published, unless said continuation exceeds six calendar weeks from the date of the above referenced public hearing.

At the aforementioned public hearing, all interested parties may appear to be heard with respect to the amendment. Copies of the petition for amendment are available for public inspection by calling Matthew Morgan, Land Use Administrator, at 386-792-0507, during regular business hours. All persons are advised that if they decide to appeal any decision made at the above referenced public hearing, they will need a record of the proceedings, and that, 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.

07/08

Filing # 251238923 E-Filed 06/25/2026 04:51:26 PM

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

Case No. 2025-DR-55
Division: []

IN RE: THE MARRIAGE OF:
VINCENT MANCUSI,
Petitioner/Husband,
and
ROSE MANCUSI,
Respondent/Wife.

FINAL JUDGMENT OF DISSOLUTION OF MARRIAGE

THIS CAUSE came before the Court upon the Petition for Dissolution of Marriage filed by Petitioner/Husband, VINCENT MANCUSI, and the Court, having reviewed the file, having considered the Marital Settlement Agreement entered into by the parties, and being otherwise fully advised in the premises, makes the following findings of fact and conclusions of law:

1. The Court has jurisdiction over the parties and the subject matter of this action.
2. Petitioner/Husband has been a resident of the State of Florida for more than six (6) months immediately preceding the filing of the Petition for Dissolution of Marriage.
3. The parties were married to each other on June 21, 1987, and the date of filing shall be considered the date of separation.
4. The marriage between the parties is irretrievably broken.
5. There are no minor or dependent children common to the parties, none are expected, and the Wife is not pregnant.
6. The parties have entered into a Marital Settlement Agreement dated June 16, 2026, a copy of which is attached hereto as Exhibit "A" and incorporated herein by reference. The Court finds the Agreement to be fair, reasonable, and entered into freely and voluntarily by both parties, and that it resolves all issues between them.

It is therefore **ORDERED AND ADJUDGED** as follows:

A. Dissolution. The bonds of matrimony heretofore existing between VINCENT MANCUSI and ROSE MANCUSI are hereby dissolved, *a vinculo matrimonii*, and the marriage of the parties is hereby dissolved.

B. Marital Settlement Agreement. The Marital Settlement Agreement entered into between the parties, attached hereto as Exhibit "A," is hereby approved, ratified, and confirmed, and the parties

are ordered to comply with each and every term and provision thereof.

C. Survival; No Merger. The Marital Settlement Agreement shall survive this Final Judgment and shall not be merged herein, but shall remain binding upon the parties and enforceable as a contract as well as by all remedies available for the enforcement of a judgment.

D. Marital Home. Wife shall retain exclusive ownership of the marital home located at 11781-72nd Pass, Live Oak, Florida 32060. Husband shall execute a quit claim deed transferring all of his right, title, and interest in the marital home to Wife within thirty (30) days of the date of this Final Judgment. Husband shall pay off the existing mortgage on the marital home in full within sixty (60) days of the date of this Final Judgment, and shall hold Wife harmless and indemnify her from any liability associated with said mortgage, so that the property is transferred to Wife free and clear of any encumbrances. Payment of the mortgage by the former husband is ordered as lump sum alimony and enforceable by the contempt powers of the Court.

E. Lump Sum Alimony. Husband shall pay Wife lump sum alimony in the total amount of Fifty Thousand Dollars (\$50,000), payable over the course of one (1) year in twelve (12) equal monthly installments of Four Thousand One Hundred Sixty-Six Dollars and Sixty-Seven Cents (\$4,166.67) each, with the first installment due within sixty (60) days of Husband's payoff of the mortgage, all as more particularly set forth in the Marital Settlement Agreement. Said lump sum alimony is vested and non-modifiable and shall not terminate or be reduced upon the death of either party or the remarriage of Wife.

F. Security for Payment. To secure the obligation set forth in Paragraph E above, Husband shall maintain in full force and effect a policy or policies of life insurance on his life, naming Wife as irrevocable beneficiary in an amount not less than the then-unpaid balance of said obligation, until the obligation is paid in full, as set forth in the Marital Settlement Agreement.

G. Escrow Refund. The parties shall divide equally the escrow refund check in the amount of Two Thousand Four Hundred Sixty-Seven Dollars and Twenty-Five Cents (\$2,467.25) upon its receipt, as set forth in the Marital Settlement Agreement.

H. Personal Property and Other Assets. The parties' remaining assets and personal property, including bank and financial accounts, vehicles, life insurance, and other items of personal property, are awarded and distributed in accordance with the terms of the Marital Settlement Agreement.

I. Liabilities. The parties' debts and liabilities are allocated in accordance with the terms of the Marital Settlement Agreement, and each party shall indemnify and hold the other harmless as provided therein.

J. Retirement. Husband's retirement and pension benefits shall remain his sole and separate property, and Wife has waived and released any and all claims or interest therein.

K. Alimony. Husband shall pay Wife lump sum alimony as set forth in Paragraph D and E above. Except for the lump sum alimony awarded herein, Wife has waived any further or additional claim for alimony, and Husband has waived any claim for alimony.

L. Dissolution of Injunction. The injunction heretofore entered in this cause prohibiting the disposition of marital property is hereby **DISSOLVED**.

M. Contact Between the Parties. The parties shall have no unlawful contact with each other, and any contact between the parties shall be limited to matters relevant to the implementation and performance of the terms of the Marital Settlement Agreement.

N. Reservation of Jurisdiction. The Court reserves jurisdiction over the parties and the subject matter of this cause for the purpose of enforcing the terms of this Final Judgment and the parties' Marital Settlement Agreement.

DONE AND ORDERED in Chambers, in Live Oak, Suwannee County, Florida, on this 25th day of JUNE 2026.

Mark Peagle
MARK PEAGLE
CIRCUIT JUDGE

Copies furnished to:
Elizabeth R. Brinson, Esq., Counsel for Petitioner/Husband
Lucas Taylor, Esq., Counsel for Respondent/Wife

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07/08

IN THE CIRCUIT COURT, THIRD JUDICIAL CIRCUIT, IN AND FOR
HAMILTON COUNTY, FLORIDA.

CASE NO. 2025-092-CA

MICHAEL D. STEWART and JENNIFER
STACEY STEWART, husband and wife,
Plaintiffs,

VS.

ESTATE OF JOHNNIE L. TYSON, deceased, and all heirs, devisees, grantees, assignees, lienors, creditors, trustees, or other claimants, persons or parties, natural or corporate, or whose exact legal status is unknown, claiming under any of the named or described Defendant, whose status whether dead or alive is unknown; ESTATE OF SHIRLEY SMITH TYSON, deceased, and all heirs, devisees, grantees, assignees, lienors, creditors, trustees, or other claimants, persons or parties, natural or corporate, or whose exact legal status is unknown, claiming under any of the named or described Defendant, whose status whether dead or alive is unknown; CUNNINGHAM; VINCENT BURGESS; and UNKNOWN TENANT IN POSSESSION NO. 1, SIMONE PARARA, ADRIENNE Defendants.

NOTICE OF FORECLOSURE SALE

NOTICE IS HEREBY GIVEN that in accordance with that certain Default Final Judgment of Foreclosure dated June 8, 2026, in the above referenced case in which Michael D. Stewart and Jennifer Stacy Stewart, husband and wife, are Plaintiffs and Estate of Johnnie L. Tyson, deceased, and all heirs, devisees, grantees, assignees, lienors, creditors, trustees, or other claimants, persons or parties, natural or corporate, or whose exact legal status is unknown, claiming under any of the named or described Defendant, whose status whether dead or alive is unknown; Estate of Shirley Smith Tyson, deceased, and all heirs, devisees, grantees, assignees, lienors, creditors, trustees, or other claimants, persons or parties, natural or corporate, or whose exact legal status is unknown, claiming under any of the named or described Defendant, whose status whether dead or alive is unknown; Adrienne Cunningham, Vincent Burhes; and Unknown Tenant in Possession No. 1, Simone Parara, are Defendant, and the provisions of §45.031, Florida Statutes, I, Greg Godwin, Clerk of the Court, will sell to the highest and best bidder for cash in the front lobby of the Hamilton County Courthouse at 207 N.E. First Street, Jasper, Florida 32052, or such other location in the Hamilton County Courthouse in Jasper, Florida, as the Clerk of the Court may designate at the time of sale in accordance with § 45.031, Florida Statutes, at 11:00 o'clock A.M. on Wednesday, August 4, 2026, the following described real property set forth in the Default Final Judgment of Foreclosure, to-wit:

Hamilton County Property Appraiser's Parcel No. 2240-000:

A tract of land in Section 22, Township 1 North, Range 14 East, Hamilton County, Florida, more particularly described as follows: For Point of Beginning, commence at the Southwest corner of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of said Section 22; thence run North 2°12'00" West, a distance of 325.47 feet; thence North 85°29'26" East 434.84 feet; thence South 0°48'20" East a distance of 630.89 feet; thence South 62°26'00" West a distance of 225.78 feet to the Northerly right of way of the Georgia Southern & Florida Railroad; thence North 43°27'37" West, along said right of way line a distance' of 329.57 feet; thence North 2°12'00" West 136.60 feet to the Point of Beginning.

TOGETHER WITH easements for the purpose of ingress and egress as follows:

A 30-foot-wide easement described as follows: Commence at the Northwest corner of Section 22, Township 1 North, Range 14 East, Hamilton County, Florida, and run South 2°12'00" East a distance of 804.06 feet to the Point of Beginning; thence continue South 2°12'00" East a distance of 200.00 feet; thence North 85°29'26" East a distance of 30.02 feet; thence North 2°12'00" West a distance of 200.00 feet; thence South 85°29'26" West 30.02 feet to the Point of Beginning.

ALSO: A 30-foot wide easement described as follows: Begin at the Northwest corner of Section 22, Township 1 North, Range 14 East, Hamilton County, Florida, and run South 2°12'00" East a distance of 804.06 feet; thence North 85°29'26" East a distance of 30.02 feet; thence North 2°12'00" West a distance of 898.70 feet; thence South 89°08'00" West 30.03 feet; thence South 2°12'00" East a distance of 96.45 feet to the Point of Beginning.

SUBJECT TO an easement for the purpose of ingress and egress as follows:

Commence at the Southwest corner of the Northwest Quarter (NW 1/4) of the Northwest Quarter 1/4) of said Section 22, for the Point of Beginning; thence run North 2°12'00" West, a distance of 325.47 feet; thence North 85°29'26" East 434.84 feet; thence South 4°30'34" East a distance of 30.00 feet; thence South 85°29'26" West a distance of 406.03 feet; thence run South 2°12'00" East 467.45 feet to the Northerly right of way of the Georgia Southern & Florida Railroad; thence North 43°27'37" West, along said right of way 45.39 feet; thence North 2°12'00" West 136.60 feet to the Point of Beginning.

The above-described lands being the same as those described in Official Record Book 390, Page 71, of the Official Records of Hamilton County, Florida.

Any and all bidders, parties or other interested persons shall contact the information desk of the Clerk of the Court prior to the scheduled foreclosure sale who will advise of the exact location at the Columbia County Courthouse for the foreclosure sale.

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.

[NOTE: "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 N.E. Hernando Avenue, Room 408, Lake City, Florida 32055; (386) 758-2163 or complete the ADA Request form located at <https://courtadmin.wpenginepowered.com/-/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."]

Witness my hand and the official seal of said Court, this 26 day of June, 2026, at Jasper, Hamilton County, Florida.

Honorable Greg Godwin
Clerk of the Circuit Court
Hamilton County, Florida

BY Raven Williams
As Deputy Clerk

Plaintiffs' Counsel:
Andrew J. Decker, III
Florida Bar No. 267211
320 White Avenue
Live Oak, Florida 32064
Telephone: (386) 364-4440
Email: andy@decker.law

07/08, 07/15

IN THE CIRCUIT COURT, THIRD JUDICIAL CIRCUIT, IN AND FOR
HAMILTON COUNTY, FLORIDA.

CASE NO. 2026-CP-03

IN RE: Estate of
ROBERT J. ROHRER,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of ROBERT J. ROHRER, whose date of death was January 18, 2026, is pending in the Circuit Court, Third Judicial Circuit, in and for Hamilton County, Florida, Probate Division, Case No. 2026-CP-03, the physical address of which is Hamilton County Courthouse, 207 NE First Street, Room 106, Jasper, Florida 32052. The names and addresses of the personal representative and the attorney for the personal representative are set forth below.

All creditors of the decedent and other persons, who have claims or demands against the decedent's estate who are required to be served with a copy of this Notice, must file their claims with this Court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE 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 the decedent's estate, including unmaturred, contingent or liquidated claims, must file their claims with this Court WITHIN 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIOD SET FORTH IN SECTION 733.702, FLORIDA STATUTES, 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.

The date of the first publication of the notice to creditors is July 1, 2026.

Personal Representative:	Attorney for Personal Representative:
KAREN L. ROHRER 6029 SW 44th Avenue Jasper, Florida 32052	Rose Decker Chauncey Florida Bar No. 47021 The Chauncey Law Firm, P.A. 320 White Avenue - Street Address Post Office Drawer 548 - Mailing Address Live Oak, Florida 32064 Telephone: (386) 364-4445 Telecopier: (386) 364-4508 Email: rdc@chaunceylaw.com

07/01, 07/08

Letters to the Editor
Email your letters to reporter3.riverbendnews@gmail.com
Call (386) 364 - 4141 for more information.