

FIRST INSERTION

Notice of Regular Meeting and Public Hearing to Consider Adoption of Assessment Roll and Imposition of Non-Ad Valorem Special Assessments Pursuant to Chapters 170, 190, and 197, Florida Statutes, by the Sawgrass Village Community Development District

The Board of Supervisors ("Board") of the Sawgrass Village Community Development District ("District") will hold a regular meeting and public hearing on **March 28, 2023, at 11:00 a.m., at the Bradenton Office Suites located at 4916 26th Street West, Bradenton, Florida 34207.**

The purpose of the public hearing will be to consider the adoption of an assessment roll and to provide for the levy, collection, and enforcement of proposed non-ad valorem special assessments ("Debt Assessments") that will secure the District's proposed special assessment bonds, to be issued in one or more series. At this hearing, the Board will hear testimony from any interested property owners as to the propriety and advisability of the Debt Assessments on all benefitted lands within the District, more fully described in the Master Assessment Methodology Report dated February 15, 2023. The proposed bonds will fund of the public improvements described in the Report of the District Engineer dated January 17, 2023. The Board will sit as an equalizing Board to consider comments on these assessments. The public hearing is being conducted pursuant to Chapters 170, 190, and 197, Florida Statutes.

The annual principal assessment levied against each parcel will be based on repayment over 30 years of the total debt allocated to each parcel. The District expects to collect sufficient revenues to retire no more than \$136,500,000 principal in debt, excluding interest, collection costs and discounts for early payment. The proposed schedule of assessments is as follows:

Preliminary Assessment Roll

ASSESSMENT ROLL			
TOTAL ASSESSMENT:	\$136,500,000.00		
ANNUAL ASSESSMENT:	\$10,452,820.87	(30 Installments)	
TOTAL ASSESSABLE ACRES +/-:	962.51		
TOTAL ASSESSMENT PER ASSESSABLE ACRE:	\$141,816.41		
ANNUAL ASSESSMENT PER ASSESSABLE ACRE:	\$10,859.94	(30 Installments)	
PER PARCEL ASSESSMENTS			
Landowner Name, Legal Description & Address	Unplatted Assessable Acres	Total PAR Debt	Total Annual
(1) EPG Moccasin Wallow Development, LLC 111 S. Armenia Avenue, Suite 201 Tampa, FL 33609 See Exhibit B, Legal Description	962.51	\$136,500,000.00	\$10,452,820.87
Totals:	962.51	\$136,500,000.00	\$10,452,820.87
Notation:	Assessment shown are net of collection cost		

The Debt Assessments are anticipated to be initially directly collected in accordance with Chapter 190, Florida Statutes. Alternatively, the District may elect to use the Manatee County Tax Collector to collect the Debt Assessments.

Failure to pay the assessments may subject the property to foreclosure and/or cause a tax certificate to be issued against the property, either of which may result in a loss of title. All affected property owners have the right to appear at the public hearing and the right to file written objections with the District within 20 days of publication of this notice.

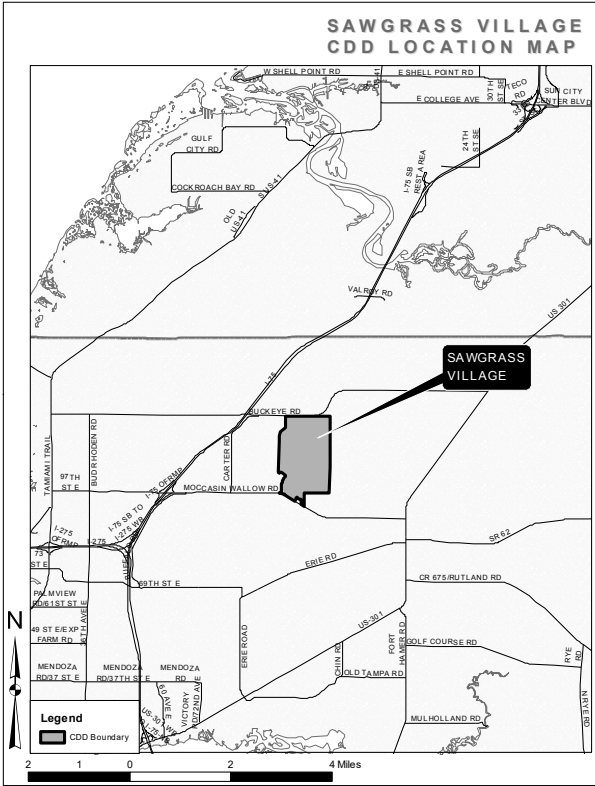
At the conclusion of the public hearing, the Board will hold a regular public meeting to consider matters related to the construction of public improvements, to consider matters related to a bond issue to finance public improvements, to consider the services and facilities to be provided by the District and the financing plan for same, and to consider any other business that may lawfully be considered by the District.

The Board meeting and public hearing are open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. The Board meeting and/or the public hearing may be continued in progress to a date and time certain announced at the meeting and/or hearing.

If anyone chooses to appeal any decision made by the Board with respect to any matter considered at the meeting or public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which such appeal is to be based.

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations at the meeting or hearing because of a disability or physical impairment should contact the District Office at (813) 873-7300 at least 2 business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District office.

Brian Lamb, District Manager



RESOLUTION NO. 2023-29

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SAWGRASS VILLAGE COMMUNITY DEVELOPMENT DISTRICT DECLARING NON-AD VALOREM SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THE PUBLIC IMPROVEMENTS WHICH COST IS TO BE DEFRAYED IN WHOLE OR IN PART BY SUCH DEBT ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE PUBLIC IMPROVEMENTS TO BE DEFRAYED IN WHOLE OR IN PART BY SUCH DEBT ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH DEBT ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH DEBT ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH SUCH DEBT ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; AUTHORIZING THE PREPARATION OF A PRELIMINARY ASSESSMENT ROLL; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (the "Board") of the Sawgrass Village Community Development District (the "District") has determined to construct and/or acquire certain public improvements (the "Project") set forth in the plans and specifications described in the Master Report of the District Engineer dated January 17, 2023 (the "Engineer's Report"), incorporated by reference as part of this Resolution and which is available for review at the offices of Inframark, located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 (the "District Office"); and

WHEREAS, the Board finds that it is in the best interest of the District to pay the cost of the Project by imposing, levying, and collecting non-ad valorem special assessments pursuant to Chapter 190, the Uniform Community Development District Act, Chapter 170, the Supplemental Alternative Method of Making Local and Municipal Improvements, and Chapter 197, Florida Statutes (the "Debt Assessments"); and

WHEREAS, the District is empowered by Chapters 190, 170, and 197, Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct,

enlarge or extend, equip, operate, and maintain the Project and to impose, levy, and collect the Debt Assessments; and

WHEREAS, the District hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that the Debt Assessments will be made in proportion to the benefits received as set forth in the Master Assessment Methodology Report dated February 15, 2023, (the "Assessment Report") incorporated by reference as part of this Resolution and on file in the District Office; and

WHEREAS, the District hereby determines that the Debt Assessments to be levied will not exceed the benefits to the property improved.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE DISTRICT THAT:

- The foregoing recitals are hereby incorporated as the findings of fact of the Board.
- The Debt Assessments shall be levied to defray all of the costs of the Project.
- The nature of the Project generally consists of public improvements consisting of undergrounding of electrical power, roadways, water management and control, potable water distribution, sewer and wastewater management, parks and recreational facilities, landscaping, hardscaping, and irrigation, all as described more particularly in the plans and specifications on file at the District Office, which are by specific reference incorporated herein and made part hereof.
- The general locations of the Project are as shown on the plans and specifications referred to above.
- As stated in the Engineer's Report, the estimated cost of the Project is approximately \$114,000,000 (hereinafter referred to as the "Estimated Cost").
- As stated in the Assessment Report, the Debt Assessments will defray approximately \$136,500,000 of the expenses, which includes the Estimated Cost, plus financing related costs, capitalized interest, a debt service reserve and contingency, all of which may be financed by the District's proposed special assessment revenue bonds, to be issued in one or more series.
- The manner in which the Debt Assessments shall be made is based upon an allocation of the benefits among the parcels or real property benefited by the Project as set forth in the Assessment Report. As provided in further detail in the Assessment Report, the lands within the District are currently undeveloped and unplatted and therefore the Debt Assessments will be levied initially on a per acre basis since the Project benefits all of developable lands within the District. On and after the date benefited lands within the District are specifically platted, the Debt Assessments as to platted lots will be levied in accordance with the Assessment Report, that is, on an equivalent residential unit basis per product type. Until such time that all benefited lands within the District are specifically platted, the manner by which the Debt Assessments will be imposed on unplatted lands shall be on a per acre basis in accordance with the Assessment Report.
- In the event the actual cost of the Project exceeds the Estimated Cost, such excess may be paid by the District from additional assessments or contributions from other entities. No such excess shall be required to be paid from the District's general revenues.
- The Debt Assessments shall be levied in accordance with the Assessment Report referenced above on all lots and lands, within the District, which are adjoining and contiguous or bounding and abutting upon the Project or specially benefited thereby and further designated by the assessment plat hereinafter provided for.

10. There is on file at the District Office, an assessment plat showing the area to be assessed, with the plans and specifications describing the Project and the Estimated Cost, all of which shall be open to inspection by the public.

11. The Chair of the Board has caused the District Manager to prepare a preliminary assessment roll which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment is divided. The preliminary assessment roll is part of the Assessment Report which is on file at the District Office.

12. In accordance with the Assessment Report and commencing with the year in which the District is obligated to make payment of a portion of the Estimated Cost acquired by the District, the Debt Assessments shall be paid in not more than 30 annual installments payable at the same time and in the same manner as are ad valorem taxes and as prescribed by Chapter 197, Florida Statutes; provided, however, that in the event the uniform method for the collection of non-ad valorem assessments is not available to the District in any year, or the District determines not to utilize the provision of Chapter 197, Florida Statutes, the Debt Assessments may be collected as is otherwise permitted by law.

Passed and Adopted on February 23, 2023.

Attest: Sawgrass Village
Community Development District

 Brian Lamb Carlos de la Ossa
 Secretary Vice Chair of the Board of Supervisors
 March 3, 10, 2023 23-00342M

FIRST INSERTION

Notice of Landowners' Meeting and Election and Meeting of the Board of Supervisors of the Parrish Lakes II Community Development District

Notice is hereby given to the public and all landowners within the Parrish Lakes II Community Development District (the "District"), comprised of approximately 549.988 acres in Manatee County, Florida, advising that a landowners' meeting will be held for the purpose of electing 5 members of the Board of Supervisors of the District. Immediately following the landowners' meeting there will be convened a meeting of the Board of Supervisors for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

Date: March 28, 2023
 Time: 6:00 p.m.
 Place: SpringHill Suites by Marriott Bradenton
 Downtown/Riverfront
 102 12th Street West
 Bradenton, Florida 34205

Each landowner may vote in person or by written proxy. Proxy forms and instructions relating to landowners' meeting may be obtained upon request at the office of the District Manager located at 1540 International Parkway, Suite 2000, Lake Mary, Florida 32746. A copy of the agenda for these meetings may be obtained from the District Manager at the above address.

The landowners' meeting and the Board of Supervisors meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. There may be an occasion where one or more supervisors will participate by telephone.

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to contact the District Manager via email at Patricia@breezehome.com or by phone at (813) 564-7847, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Manager.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

Patricia C. Thibault, District Manager
 March 3, 10, 2023 23-00339M

FIRST INSERTION

NOTICE OF REGULAR BOARD MEETING SCHEDULE FISCAL YEAR 2023

SAWGRASS VILLAGE COMMUNITY DEVELOPMENT DISTRICT
NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Sawgrass Village Community Development District has scheduled their Regular Board Meetings for Fiscal Year 2023 to be held at **Eaves Bend Amenity Center located at 4724 Los Robles Court, Palmetto, FL 35779** on the following dates at 1:00 p.m.:

- Tuesday, March 28th, 2023*
- Wednesday, April 26th, 2023
- Wednesday, May 24th, 2023
- Wednesday, June 28th, 2023
- Wednesday, July 26th, 2023
- Wednesday, August 23rd, 2023
- Wednesday, September 27th, 2023

* This meeting will be held at Bradenton Office Suites located at 4916 26th Street West, Suite 100, Bradenton, FL 34207 at 11:00 am. There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be present a speaker telephone so that interested persons can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

The regular meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The regular meetings may be continued to a date, time, and place to be specified on the record at such special meeting.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

If any person decides to appeal any decision made by the Board with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made, at his or her own expense, and which record includes the testimony and evidence on which the appeal is based.

Brian Lamb 23-00321M
 District Manager
 March 3, 2023

FIRST INSERTION

NOTICE OF REGULAR BOARD MEETING SCHEDULE FISCAL YEAR 2023

BUCKHEAD TRAILS II COMMUNITY DEVELOPMENT DISTRICT
NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Buckhead Trails II Community Development District has scheduled their Regular Board Meetings for Fiscal Year 2023 to be held at **Eaves Bend Amenity Center located at 4724 Los Robles Court, Palmetto, FL 35779** on the following dates at 1:00 p.m.:

- Tuesday, March 28th, 2023*
- Wednesday, April 26th, 2023
- Wednesday, May 24th, 2023
- Wednesday, June 28th, 2023
- Wednesday, July 26th, 2023
- Wednesday, August 23rd, 2023
- Wednesday, September 27th, 2023

* This meeting will be held at Bradenton Office Suites located at 4916 26th Street West, Suite 100, Bradenton, FL 34207 at 11:00 am. There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be present a speaker telephone so that interested persons can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

The regular meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The regular meetings may be continued to a date, time, and place to be specified on the record at such special meeting.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

If any person decides to appeal any decision made by the Board with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made, at his or her own expense, and which record includes the testimony and evidence on which the appeal is based.

Brian Lamb 23-00322M
 District Manager
 March 3, 2023

FIRST INSERTION

Notice of Regular Meeting and Public Hearing to Consider Adoption of Assessment Roll and Imposition of Non-Ad Valorem Special Assessments Pursuant to Chapters 170, 190, and 197, Florida Statutes, by the Buckhead Trails Community Development District

The Board of Supervisors (“Board”) of the Buckhead Trails Community Development District (“District”) will hold a regular meeting and public hearing on **March 28, 2023, at 11:00 a.m., at the Bradenton Office Suites located at 4916 26th Street West, Bradenton, Florida 34207.**

The purpose of the public hearing will be to consider the adoption of an assessment roll and to provide for the levy, collection, and enforcement of proposed non-ad valorem special assessments (“Debt Assessments”) that will secure the District’s proposed special assessment bonds, to be issued in one or more series. At this hearing, the Board will hear testimony from any interested property owners as to the propriety and advisability of the Debt Assessments on all benefitted lands within the District, more fully described in the Expansion Area Master Assessment Methodology Report dated February 17, 2023. The proposed bonds will fund of the public improvements described in the Master Report of the District Engineer – Expansion Area dated January 23, 2023. The Board will sit as an equalizing Board to consider comments on these assessments. The public hearing is being conducted pursuant to Chapters 170, 190, and 197, Florida Statutes.

The annual principal assessment levied against each parcel will be based on repayment over 30 years of the total debt allocated to each parcel. The District expects to collect sufficient revenues to retire no more than \$86,555,000 principal in debt, excluding interest, collection costs and discounts for early payment. The proposed schedule of assessments is as follows:

Preliminary Assessment Roll

ASSESSMENT ROLL			
TOTAL ASSESSMENT:	\$86,555,000.00		
ANNUAL ASSESSMENT:	\$7,688,458.50	- (30 Installments)	
TOTAL GROSS ASSESSABLE ACRES +/-:	283.17		
TOTAL ASSESSMENT PER ASSESSABLE GROSS ACRE:	\$305,664.44		
ANNUAL ASSESSMENT PER GROSS ASSESSABLE ACRE:	\$27,151.39	(30 Installments)	
PER PARCEL ASSESSMENTS			
Landowner Name, Manatee County Folio ID & Address	Gross Unplatted Assessable Acres	Total PAR Debt	Total Annual (1)
EPG Buckeye Road Holdings, LLC	283.17	\$86,555,000.00	\$7,688,458.50
Folio ID: 589100109			
111 S. Armenia Ave, Suite 201			
Tampa, FL 33609			
Totals:	283.17	\$86,555,000.00	\$7,688,458.50

(1) Net collections and early payment discount

The Debt Assessments are anticipated to be initially directly collected in accordance with Chapter 190, Florida Statutes. Alternatively, the District may elect to use the Manatee County Tax Collector to collect the Debt Assessments.

Failure to pay the assessments may subject the property to foreclosure and/or cause a tax certificate to be issued against the property, either of which may result in a loss of title. All affected property owners have the right to appear at the public hearing and the right to file written objections with the District within 20 days of publication of this notice.

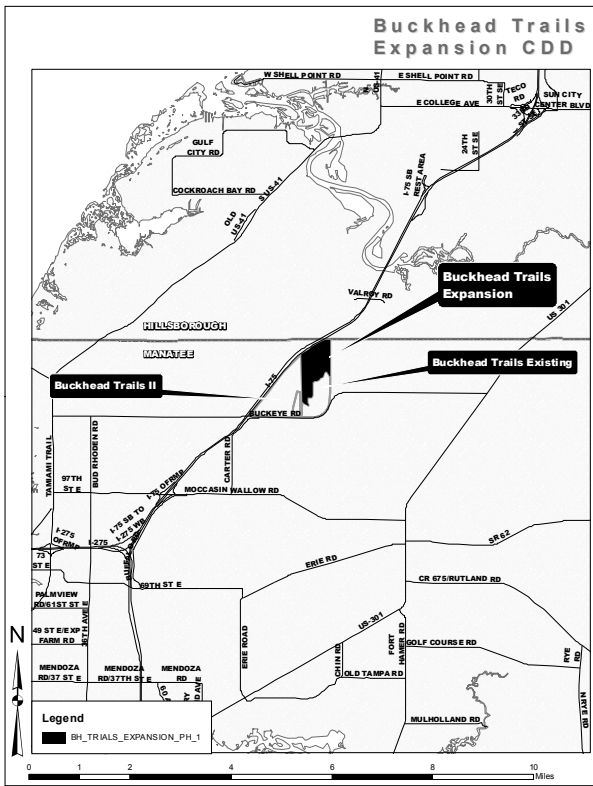
At the conclusion of the public hearing, the Board will hold a regular public meeting to consider matters related to the construction of public improvements, to consider matters related to a bond issue to finance public improvements, to consider the services and facilities to be provided by the District and the financing plan for same, and to consider any other business that may lawfully be considered by the District.

The Board meeting and public hearing are open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. The Board meeting and/or the public hearing may be continued in progress to a date and time certain announced at the meeting and/or hearing.

If anyone chooses to appeal any decision made by the Board with respect to any matter considered at the meeting or public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which such appeal is to be based.

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations at the meeting or hearing because of a disability or physical impairment should contact the District Office at (813) 873-7300 at least 2 business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District office.

Brian Lamb, District Manager



RESOLUTION NO. 2023-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT DECLARING NON-AD VALOREM SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THE PUBLIC IMPROVEMENTS WHICH COST IS TO BE DEFRAYED IN WHOLE OR IN PART BY SUCH DEBT ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE PUBLIC IMPROVEMENTS TO BE DEFRAYED IN WHOLE OR IN PART BY SUCH DEBT ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH DEBT ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH DEBT ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH SUCH DEBT ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; AUTHORIZING THE PREPARATION OF A PRELIMINARY ASSESSMENT ROLL; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (the “Board”) of the Buckhead Trails Community Development District (the “District”) has determined to construct and/or acquire certain public improvements (the “Project”) set forth in the plans and specifications described in the Master Report of the District Engineer – Expansion Area dated January 23, 2023 (the “Engineer’s Report”), incorporated by reference as part of this Resolution and which is available for review at the offices of Inframark, located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 (the “District Office”); and

WHEREAS, the Board finds that it is in the best interest of the District to pay the cost of the Project by imposing, levying, and collecting non-ad valorem special assessments pursuant to Chapter 190, the Uniform Community Development District Act, Chapter 170, the Supplemental Alternative Method of Making Local and Municipal Improvements, and Chapter 197, Florida Statutes (the “Debt Assessments”); and

WHEREAS, the District is empowered by Chapters 190, 170, and 197, Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct,

enlarge or extend, equip, operate, and maintain the Project and to impose, levy, and collect the Debt Assessments; and

WHEREAS, the District hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that the Debt Assessments will be made in proportion to the benefits received as set forth in the Expansion Area Master Assessment Methodology Report dated February 17, 2023, (the “Assessment Report”) incorporated by reference as part of this Resolution and on file in the District Office; and

WHEREAS, the District hereby determines that the Debt Assessments to be levied will not exceed the benefits to the property improved.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE DISTRICT THAT:

- The foregoing recitals are hereby incorporated as the findings of fact of the Board.
- The Debt Assessments shall be levied to defray all of the costs of the Project.
- The nature of the Project generally consists of public improvements consisting of undergrounding of electrical power, roadways, stormwater ponds, potable water distribution, sewer and wastewater management, reclaimed water distribution, recreational amenities, landscaping, hardscaping, and irrigation all as described more particularly in the plans and specifications on file at the District Office, which are by specific reference incorporated herein and made part hereof.
- The general locations of the Project are as shown on the plans and specifications referred to above.
- As stated in the Engineer’s Report, the estimated cost of the Project is approximately \$55,860,000 (hereinafter referred to as the “Estimated Cost”).
- As stated in the Assessment Report, the Debt Assessments will defray approximately \$86,555,000 of the expenses, which includes the Estimated Cost, plus financing related costs, capitalized interest, a debt service reserve and contingency, all of which may be financed by the District’s proposed special assessment bonds, to be issued in one or more series.
- The manner in which the Debt Assessments shall be made is based upon an allocation of the benefits among the parcels or real property benefited by the Project as set forth in the Assessment Report. As provided in further detail in the Assessment Report, the lands within the District are currently undeveloped and unplatted and therefore the Debt Assessments will be levied initially on a per acre basis since the Project benefits all of developable lands within the District. On and after the date benefitted lands within the District are specifically platted, the Debt Assessments as to platted lots will be levied in accordance with the Assessment Report, that is, on an equivalent residential unit basis per product type. Until such time that all benefitted lands within the District are specifically platted, the manner by which the Debt Assessments will be imposed on unplatted lands shall be on a per acre basis in accordance with the Assessment Report.
- In the event the actual cost of the Project exceeds the Estimated Cost, such excess may be paid by the District from additional assessments or contributions from other entities. No such excess shall be required to be paid from the District’s general revenues.
- The Debt Assessments shall be levied in accordance with the Assessment Report referenced above on all lots and lands, within the District, which are adjoining and contiguous or bounding and abutting upon the Project or specially benefitted thereby and further designated by the assessment plat hereinafter provided for.
- There is on file at the District Office, an assessment plat showing the area to be assessed, with the plans and specifications describing the Project and the Estimated Cost, all of which shall be open to inspection by the public.
- The Chair of the Board has caused the District Manager to prepare a preliminary assessment roll which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment is divided. The preliminary assessment roll is part of the Assessment Report which is on file at the District Office.
- In accordance with the Assessment Report and commencing with the year in which the District is obligated to make payment of a portion of the Estimated Cost acquired by the District, the Debt Assessments shall be paid in not more than 30 annual installments payable at the same time and in the same manner as are ad valorem taxes and as prescribed by Chapter 197, Florida Statutes; provided, however, that in the event the uniform method for the collection of non-ad valorem assessments is not available to the District in any year, or the District determines not to utilize the provision of Chapter 197, Florida Statutes, the Debt Assessments may be collected as is otherwise permitted by law.

Passed and Adopted on February 23, 2023.

Attest: **Buckhead Trails Community Development District**

Brian Lamb Secretary
Nicholas Dister Chair of the Board of Supervisors

March 3, 10, 2023 23-00343M

FIRST INSERTION

Notice is hereby given that COMFORT AIR EXPERTS LLC, OWNER, desiring to engage in business under the fictitious name of COMFORT EXPERTS located at 6355 ROBIN CV, LAKEWOOD RANCH, FLORIDA 34202 intends to register the said name in MANATEE county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.
March 3, 2023 23-00341M

FIRST INSERTION

The Parrish Lakes II Community Development District Notice of a public hearing and the intent to use the uniform method for the levy, collection, and enforcement of non-ad valorem assessments
The Board of Supervisors (“Board”) of the Parrish Lakes II Community Development District (“District”) will hold a public hearing and a regular Board meeting on **March 28, 2023, at 6:00 p.m., at the SpringHill Suites by Marriott Bradenton Downtown/Riverfront, located at 102 12th Street West, Bradenton, Florida 34205** to consider the Board’s intent to use the uniform method for the levy, collection, and enforcement of non-ad valorem assessments pursuant to Section 197.3632 (the “Uniform Method”). All affected property owners have the right to appear at the hearing and be heard regarding the District’s use of the Uniform Method.
At the conclusion of the hearing the Board will consider the adoption of a resolution authorizing the District to use the Uniform Method for any non-ad valorem special assessments that the District may levy on properties located within the District’s boundaries. If the District elects to use the Uniform Method, such assessments will be collected by the Manatee County Tax Collector.
The meeting and hearing are open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. The meeting and/or the hearing may be continued in progress to a date and time certain announced at the meeting and/or hearing.
If anyone chooses to appeal any decision made by the Board with respect to any matter considered at the meeting or hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which such appeal is to be based.
Pursuant to the Americans with Disabilities Act, any person requiring special accommodations at the meeting or hearing because of a disability or physical impairment should contact the District office at (407) 221-9153 at least 2 calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District office.
Patricia Thibault, District Manager
March 3, 10, 17, 24, 2023 23-00320M

FIRST INSERTION

NOTICE OF IMPOUNDED LIVESTOCK
The Manatee County Sheriff’s Office hereby provides notice that the following described livestock have been impounded:
• One female cow. Black in color with white udders. Faded tag #92, left ear
The above livestock is now impounded at the **Manatee County Central Jail**, 14470 Harlee Road, Palmetto, Florida. The amount due by reason of such impoundment is Two Hundred Sixty-six dollars and eight cents \$266.08. **Unless redeemed within 3 days from the date of publication of this notice, the above-described livestock will be offered for sale at public auction to the highest and best bidder for cash.** To redeem said livestock, contact Sgt. Jerry Jeffcoat at (941) 747-3011 ext. 2841. MCSO #2023-001924.
March 3, 2023
RICK WELLS
SHERIFF OF MANATEE COUNTY
March 3, 2023 23-00316M

FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY
Please take notice SmartStop Self Storage located at 6424 14th St W, Bradenton, FL 34207, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 03/21/23 at 2:30 pm Contents include personal property along with the described belongings to those individuals listed below.
Unit D6053 Arnold Desbrisay Furniture, Totes
Unit D7076 Natalie Thomas Electronics, Furniture, Boxes
Unit B2007 Mishiline Fleuranville Furniture, Bike, Boxes
Unit B2050 Gail Judah Boxes
Unit B2108 Javier Guerrero Electronics, Furniture, Boxes
Unit B2167 Alexia Mabry Electronics, Furniture, Boxes
Unit B3052 Nick Esmay Tools, Totes
Unit C4028 Keliesha D Jackson Furniture, Boxes
Unit C4152 Marissa Travers Electronics, Furniture, Boxes
Unit C4164 Dawn Zack Electronics, Boxes
Unit D6011 Randall Hole Household goods
Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions. (941)263-7814
March 3, 10, 2023 23-00319M

FIRST INSERTION

NOTICE OF IMPOUNDED LIVESTOCK
The Manatee County Sheriff’s Office hereby provides notice that the following described livestock have been impounded:
• One female pot-bellied Pig (appx. 25-35 lbs.) Black in color with white feet.
The above livestock is now impounded at the **Manatee County Central Jail**, 14470 Harlee Road, Palmetto, Florida. The amount due by reason of such impoundment is Seventy-Four dollars and seventy-two cents \$74.72. **Unless redeemed within 3 days from the date of publication of this notice, the above-described livestock will be offered for sale at public auction to the highest and best bidder for cash.** To redeem said livestock, contact Sgt. Jerry Jeffcoat at (941) 747-3011 ext. 2841. MCSO #2023-001381.
March 3, 2023
RICK WELLS
SHERIFF OF MANATEE COUNTY
March 3, 2023 23-00315M

FIRST INSERTION

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource Permit application number 857292 from Life Storage Largo 1, LLC, 214 South Park Avenue, Suite B, Winter Park, FL 32789. Application received: September 26, 2022. Proposed activity: Self Storage Mini-Warehouse. Project name: Life Storage @ Bradenton. Project size: 6.28 Ac. Location: Section(s) 35, Township 34 South, Range(s) 17 East, in Manatee County. Outstanding Florida Water: No. Aquatic preserve: No. The application is available for public inspection Monday through Friday at Tampa Service Office, 7601 Highway 301 North, Tampa, FL 33637. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Performance Management Department, 2379 Broad Street, Brooksville, FL 34604-6899 or submit your request through the District’s website at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Performance Management Department at (352)796-7211 or 1(800)423-1476, TDD only 1(800)231-6103.
March 3, 2023 23-00318M

FIRST INSERTION

Notice of Regular Meeting and Public Hearing to Consider Adoption of Assessment Roll and Imposition of Non-Ad Valorem Special Assessments Pursuant to Chapters 170, 190, and 197, Florida Statutes, by the Buckhead Trails II Community Development District

The Board of Supervisors ("Board") of the Buckhead Trails II Community Development District ("District") will hold a regular meeting and public hearing on **March 28, 2023, at 11:00 a.m., at the Bradenton Office Suites located at 4916 26th Street West, Bradenton, Florida 34207.**

The purpose of the public hearing will be to consider the adoption of an assessment roll and to provide for the levy, collection, and enforcement of proposed non-ad valorem special assessments ("Debt Assessments") that will secure the District's proposed special assessment bonds, to be issued in one or more series. At this hearing, the Board will hear testimony from any interested property owners as to the propriety and advisability of the Debt Assessments on all benefitted lands within the District, more fully described in the Master Assessment Methodology Report dated January 25, 2023. The proposed bonds will fund of the public improvements described in the Report of the District Engineer dated January 17, 2023. The Board will sit as an equalizing Board to consider comments on these assessments. The public hearing is being conducted pursuant to Chapters 170, 190, and 197, Florida Statutes.

The annual principal assessment levied against each parcel will be based on repayment over 30 years of the total debt allocated to each parcel. The District expects to collect sufficient revenues to retire no more than \$88,250,000 principal in debt, excluding interest, collection costs and discounts for early payment. The proposed schedule of assessments is as follows:

Preliminary Assessment Roll

ASSESSMENT PLAT			
TOTAL ASSESSMENT:	\$88,250,000.00		
ANNUAL ASSESSMENT:	\$6,757,959.28	- (30 Installments)	
TOTAL GROSS ASSESSABLE ACRES +/-:	409.16		
TOTAL ASSESSMENT PER ASSESSABLE GROSS ACRE:	\$215,685.80		
ANNUAL ASSESSMENT PER GROSS ASSESSABLE ACRE:	\$16,516.67	(30 Installments)	
PER PARCEL ASSESSMENTS			
Landowner Name, Legal Description & Address	Gross Unplatted Assessable Acres	Total PAR Debt	Total Annual
(1) EPG Buckeye Road Holdings, LLC			
Partially contained within PID 589100109	409.16	\$88,250,000.00	\$6,757,959.28
See Exhibit B, Legal Description			
Totals:	409.16	\$88,250,000.00	\$6,757,959.28
Notation: Assessment shown are net of collection cost			

The Debt Assessments are anticipated to be initially directly collected in accordance with Chapter 190, Florida Statutes. Alternatively, the District may elect to use the Manatee County Tax Collector to collect the Debt Assessments.

Failure to pay the assessments may subject the property to foreclosure and/or cause a tax certificate to be issued against the property, either of which may result in a loss of title. All affected property owners have the right to appear at the public hearing and the right to file written objections with the District within 20 days of publication of this notice.

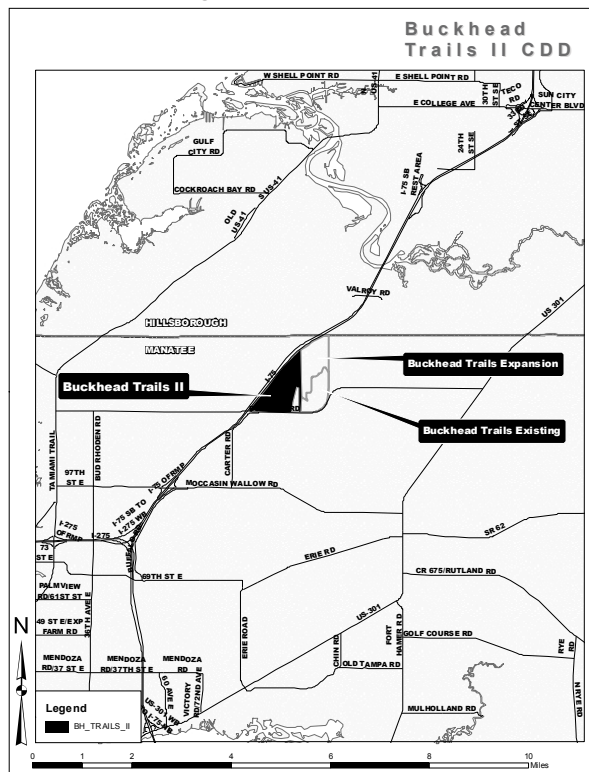
At the conclusion of the public hearing, the Board will hold a regular public meeting to consider matters related to the construction of public improvements, to consider matters related to a bond issue to finance public improvements, to consider the services and facilities to be provided by the District and the financing plan for same, and to consider any other business that may lawfully be considered by the District.

The Board meeting and public hearing are open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. The Board meeting and/or the public hearing may be continued in progress to a date and time certain announced at the meeting and/or hearing.

If anyone chooses to appeal any decision made by the Board with respect to any matter considered at the meeting or public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which such appeal is to be based.

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations at the meeting or hearing because of a disability or physical impairment should contact the District Office at (813) 873-7300 at least 2 business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District office.

Brian Lamb, District Manager



RESOLUTION NO. 2023-29

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BUCKHEAD TRAILS II COMMUNITY DEVELOPMENT DISTRICT DECLARING NON-AD VALOREM SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THE PUBLIC IMPROVEMENTS WHICH COST IS TO BE DEFRAYED IN WHOLE OR IN PART BY SUCH DEBT ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE PUBLIC IMPROVEMENTS TO BE DEFRAYED IN WHOLE OR IN PART BY SUCH DEBT ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH DEBT ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH DEBT ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH SUCH DEBT ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; AUTHORIZING THE PREPARATION OF A PRELIMINARY ASSESSMENT ROLL; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (the "Board") of the Buckhead Trails II Community Development District (the "District") has determined to construct and/or acquire certain public improvements (the "Project") set forth in the plans and specifications described in the Report of the District Engineer dated January 17, 2023 (the "Engineer's Report"), incorporated by reference as part of this Resolution and which is available for review at the offices of Inframark, located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 (the "District Office"); and

WHEREAS, the Board finds that it is in the best interest of the District to pay the cost of the Project by imposing, levying, and collecting non-ad valorem special assessments pursuant to Chapter 190, the Uniform Community Development District Act, Chapter 170, the Supplemental Alternative Method of Making Local and Municipal Improvements, and Chapter 197, Florida Statutes (the "Debt Assessments"); and

WHEREAS, the District is empowered by Chapters 190, 170, and 197, Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Project and to impose, levy, and

collect the Debt Assessments; and

WHEREAS, the District hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that the Debt Assessments will be made in proportion to the benefits received as set forth in the Master Assessment Methodology Report dated January 25, 2023, (the "Assessment Report") incorporated by reference as part of this Resolution and on file in the District Office; and

WHEREAS, the District hereby determines that the Debt Assessments to be levied will not exceed the benefits to the property improved.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE DISTRICT THAT:

- The foregoing recitals are hereby incorporated as the findings of fact of the Board.
- The Debt Assessments shall be levied to defray all of the costs of the Project.
- The nature of the Project generally consists of public improvements consisting of undergrounding of electrical power, roadways, stormwater ponds, potable water distribution, sanitary sewer system, recreational amenities, parks, landscaping, and hardscaping, all as described more particularly in the plans and specifications on file at the District Office, which are by specific reference incorporated herein and made part hereof.
- The general locations of the Project are as shown on the plans and specifications referred to above.
- As stated in the Engineer's Report, the estimated cost of the Project is approximately \$73,620,000 (hereinafter referred to as the "Estimated Cost").
- As stated in the Assessment Report, the Debt Assessments will defray approximately \$88,250,000 of the expenses, which includes the Estimated Cost, plus financing related costs, capitalized interest, a debt service reserve and contingency, all of which may be financed by the District's proposed special assessment bonds, to be issued in one or more series.
- The manner in which the Debt Assessments shall be made is based upon an allocation of the benefits among the parcels or real property benefited by the Project as set forth in the Assessment Report. As provided in further detail in the Assessment Report, the lands within the District are currently undeveloped and unplatted and therefore the Debt Assessments will be levied initially on a per acre basis since the Project benefits all of developable lands within the District. On and after the date benefited lands within the District are specifically platted, the Debt Assessments as to platted lots will be levied in accordance with the Assessment Report, that is, on an equivalent residential unit basis per product type. Until such time that all benefited lands within the District are specifically platted, the manner by which the Debt Assessments will be imposed on unplatted lands shall be on a per acre basis in accordance with the Assessment Report.
- In the event the actual cost of the Project exceeds the Estimated Cost, such excess may be paid by the District from additional assessments or contributions from other entities. No such excess shall be required to be paid from the District's general revenues.
- The Debt Assessments shall be levied in accordance with the Assessment Report referenced above on all lots and lands, within the District, which are adjoining and contiguous or bounding and abutting upon the Project or specially benefited thereby and further designated by the assessment plat hereinafter provided for.
- There is on file at the District Office, an assessment plat showing the area to be assessed, with the plans and specifications describing the Project and the Estimated Cost, all of which shall be open to inspection by the public.
- The Chair of the Board has caused the District Manager to prepare a preliminary assessment roll which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment is divided. The preliminary assessment roll is part of the Assessment Report which is on file at the District Office.
- In accordance with the Assessment Report and commencing with the year in which the District is obligated to make payment of a portion of the Estimated Cost acquired by the District, the Debt Assessments shall be paid in not more than 30 annual installments payable at the same time and in the same manner as are ad valorem taxes and as prescribed by Chapter 197, Florida Statutes; provided, however, that in the event the uniform method for the collection of non-ad valorem assessments is not available to the District in any year, or the District determines not to utilize the provision of Chapter 197, Florida Statutes, the Debt Assessments may be collected as is otherwise permitted by law.

Passed and Adopted on February 23, 2023.

Attest: **Buckhead Trails II Community Development District**
 Brian Lamb, Secretary
 Carlos de la Ossa, Vice Chair of the Board of Supervisors

March 3, 10, 2023 23-00344M

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CIVIL DIVISION Case #: 2021CA004282AX DIVISION: D Nationstar Mortgage LLC d/b/a Mr. Cooper Plaintiff, -vs.- Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Hubert Stevenson, Deceased, and All Other Persons Claiming by and Through, Under, Against the Named Defendant(s); Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Verona Lee Dixon a/k/a Verona L. Dixon, Deceased, and All Other Persons Claiming by and Through, Under, Against the Named Defendant (s); Cecilia Delray Brumfield; Wanda Denise McClam a/k/a Wanda Denise Robinson; Johnny Loyd Dixon, Sr.; Unknown Spouse of Cecilia Delray Brumfield; Unknown Spouse of Wanda Denise McClam a/k/a Wanda Denise Robinson; Unknown Spouse of Johnny Loyd Dixon, Sr.; Clerk of Circuit Court of Manatee County, Florida; Unknown Parties in Possession #1, if living,

and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) Defendant(s). NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2021CA004282AX of the Circuit Court of the 12th Judicial Circuit in and for Manatee County, Florida, wherein Nationstar Mortgage LLC d/b/a Mr. Cooper, Plaintiff and Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Hubert Stevenson, Deceased, and All Other Persons Claiming by and Through, Under, Against the Named Defendant(s) are defendant(s), I, Clerk of Court, Angelina Colonnese, will sell to the highest and best bidder for cash VIA THE INTERNET AT WWW.MANATEE.REALFORECLOSE.COM, AT 11:00 A.M. on April 5, 2023, the following described property as set forth in said Final Judgment, to-wit: LOT 14, BLOCK E, SYLVAN OAKS, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 21, PAGES 85 THROUGH 90, INCLUSIVE, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. 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 NO LATER

THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. *Pursuant to Fla. R. Jud. Admin. 2.516(b)(1)(A), Plaintiff's counsel hereby designates its primary email address for the purposes of email service as: FLSERVICE@logs.com* Pursuant to the Fair Debt Collection Practices Act, you are advised that this office may be deemed a debt collector and any information obtained may be used for that purpose. If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. LOGS LEGAL GROUP LLP Attorneys for Plaintiff 2424 North Federal Highway, Suite 360 Boca Raton, Florida 33431 Telephone: (813) 880-8888 Ext. 66821 Fax: (813) 880-8800 For Email Service Only: FLSERVICE@logs.com For all other inquiries: jhooper@logs.com By: /s/Jessica Hooper Jessica A. Hooper, Esq. FL Bar # 1018064 21-325305 FC01 SLE March 3, 10, 2023 23-00332M

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CIVIL ACTION CASE NO.: 41-2022-CA-004087 NATIONSTAR MORTGAGE LLC, Plaintiff, vs. THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, JAMES E. GIBBS AKA JAMES EDWIN GIBBS, DECEASED, et al, Defendant(s). To: THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, JAMES E. GIBBS A/K/A JAMES EDWIN GIBBS, DECEASED Last Known Address: Unknown Current Address: Unknown THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST PEGGY BENNETT, DECEASED Last Known Address: Unknown Current Address: Unknown YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Manatee County, Florida: UNIT 409, PHASE I, BUILDING "D", WOODPARK AT DE

SOTO SQUARE, A PHASE CONDOMINIUM, PHASE I, II, III IV, V, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 1057, PAGE 3164 TO 3225, INCLUSIVE, AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 14, PAGES 183 THROUGH 192, INCLUSIVE OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA AND AMENDED IN OFFICIAL RECORDS BOOK 1068, PAGE 2867, OFFICIAL RECORDS BOOK 1100, PAGE 2834, OFFICIAL RECORDS BOOK 1117, PAGE 2111, OFFICIAL RECORDS BOOK 1146, PAGE 1556, OFFICIAL RECORDS BOOK 1146, PAGE 1555, OFFICIAL RECORDS BOOK 1146, PAGE 1554, OFFICIAL RECORDS BOOK 1146, PAGE 1553, AND OFFICIAL RECORDS BOOK 1252, PAGE 497. A/K/A 435 30TH AVE W 409D BRADENTON FL 34205 has been filed against you and you are required to file written defenses with the clerk of court and to serve a copy within 30 days after the first publication of the Notice of Action, on Albertelli Law, Plaintiff's attorney, whose address is P.O. Box 23028, Tampa, FL 33623; otherwise, a default will be entered against you for the relief demanded in the Complaint or petition. This notice shall be published once a week for two consecutive weeks in the

Business Observer. In and for Manatee County: If you cannot afford an attorney, contact Gulfoast Legal Services at (941) 746-6151 or www.gulfoastlegal.org, or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011. **See the Americans with Disabilities Act If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. WITNESS my hand and the seal of this court on this 24 day of FEBRUARY, 2023. Angelina "Angel" Colonnese Clerk of the Circuit Court and Comptroller (SEAL) By: Kris Gaffney Deputy Clerk Albertelli Law P.O. Box 23028 Tampa, FL 33623 TNA-22-008156 March 3, 10, 2023 23-00324M

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA

HOUSE COVE V, a Condominium, according to The Declaration of Condominium recorded in Official Records Book 2168, Page 5649, and all exhibits and amendments thereof, Public Records of Manatee County, Florida

6151 or www.gulfcoastlegal.org, or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA

THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 2038, PAGE 6911, AND ALL EXHIBITS AND AMENDMENTS THEREOF, AND RECORDED IN CONDOMINIUM BOOK 34, PAGE 1, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA

an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011.

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION

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.

DATE OF DEATH IS BARRED. The date of first publication of this notice is March 3, 2023

FIRST INSERTION

NOTICE OF ACTION FORECLOSURE PROCEEDINGS-PROPERTY IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA

der, Against The Named Defendant(s): LAST KNOWN ADDRESS: UNKNOWN Residence unknown, if living, including any unknown spouse of the said Defendants, if either has remarried and if either or both of said Defendants are dead, their respective unknown heirs, devisees, grantees, assignees, creditors, lienors, and trustees, and all other persons claiming by, through, under or against the named Defendant(s); and the aforementioned named Defendant(s) and such of the aforementioned unknown Defendants and such of the aforementioned unknown Defendants as may be infants, incompetents or otherwise not sui juris.

torney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, STATE OF FLORIDA

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION

FIRST INSERTION

NOTICE AND ORDER TO SHOW CAUSE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA

community facilities including, but not limited to, improvements for the golf course facilities owned by the District, and it appearing in and from said Complaint and the Exhibits attached thereto that the District has adopted a resolution authorizing issuance of the Bonds (the "Bond Resolution"), it also appearing that all of the facts required by Chapter 75 of the Florida Statutes to be stated by said Complaint are contained therein, and that the District pray that this Court issue an order as directed by said Chapter 75, and the Court being fully advised in the premises:

encing. At the designated hearing time, anyone interested in this bond validation proceeding may participate in the show cause hearing through Zoom at the following internet address: zoom.us/j/99228079488?pwd=UFdYMHhS QXBwSFBNbGZlPNZk1uZz09 or by going to www.zoom.us and selecting the "Join" option, then entering Meeting ID 992 2807 9488 and passcode 708654. Interested parties may also attend by telephone (audio only) at 786-635-1003.

CHECK OUT YOUR LEGAL NOTICES floridapublicnotices.com

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA...

Kimberly Luallen 1130 N. Broadway, Room 261 Wichita, KS 67214 Unknown Personal Representative of the Estate of Jay Huckabay 2883 Hermosita Drive Glendale, CA 91208...

Notice, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter...

Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance...

SECOND INSERTION

Notice of Self Storage Sale Please take notice Midgard Self Storage - Bradenton - Lena located at 5246 Lena Rd., Bradenton FL 34211...

SECOND INSERTION

Notice of Self Storage Sale Please take notice Midgard Self Storage - Lakewood Ranch located at 10810 Internet Pl., Bradenton, FL 34211...

SECOND INSERTION

NOTICE OF SALE IN THE COUNTY COURT IN AND FOR MANATEE COUNTY, FLORIDA CIVIL DIVISION Case #: 2021CC007831AX...

and for Manatee County, Florida, wherein Trust Bank, Plaintiff and Leon Waiters are defendant(s), I, Clerk of Court, Angelina Coloneso, will sell to the highest and best bidder for cash VIA THE INTERNET AT WWW.MANATEE.REALFORECLOSE.COM...

THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED.

Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days...

FOUND AND ABANDONED PROPERTY

The Manatee County Sheriff's Office is holding the below listed found or abandoned property. The Sheriff's Office will retain custody of the listed property for 90 days from the date the property was submitted to the Property and Evidence section of the Sheriff's Office...

SECOND INSERTION

NOTICE OF PUBLIC HEARING PURSUANT TO SECTION 177.101, FLORIDA STATUTES. NOTICE IS HEREBY GIVEN pursuant to Section 177.101, Florida Statutes, and Section 312 of the Manatee County Land Development Code...

SECOND INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA CASE NO.: 2021-CA-00088 WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR BCAT 2020-3TT, Plaintiff(s), vs. UNKNOWN HEIRS, BENEFICIARIES, DEVEISEES, CREDITORS, GRANTEEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF PHYLLIS WAYNE A/K/A PHYLLIS N. WAYNE, DECEASED; et. al.,

Defendant(s). NOTICE IS HEREBY GIVEN pursuant to the Order on Plaintiff's Motion to Reschedule Foreclosure Sale and Motion Directing the Clerk to Disburse Funds Held in the Court Registry entered on February 8, 2023 in the above-styled cause, Angelina "Angel" Coloneso, Manatee county clerk of court, will sell to the highest and best bidder for cash on March 22, 2023 at 11:00 A.M., at www.manatee.realforeclose.com, the following described property:

FACTURED HOME, VIN# SF3443C, TITLE # 3472987, SITUATED THEREON Property Address: 202 48th Avenue Drive West, Bradenton, FL 34207

P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days...

SECOND INSERTION

RESOLUTION R-22-032 A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, VACATING A PORTION OF A PLAT SUBDIVIDING LAND PURSUANT TO SECTION 177.101, FLORIDA STATUTES, AND THE LAND DEVELOPMENT CODE, MANATEE COUNTY, FLORIDA.

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CIVIL ACTION CASE NO.: 2019-CA-001842 MAGERICK, LLC, Plaintiff, vs. DOROTHY MARY SMITH, AS KNOWN HEIR OF DAVID ALLAN SMITH A/K/A DAVID A. SMITH A/K/A DAVID SMITH, DECEASED; et al., Defendants. NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 4, 2023, and entered in Case No. 2019-CA-001842 of the Circuit Court of the Twelfth Judicial Circuit in and for Manatee County, Florida in which MAGERICK, LLC, is the Plaintiff and DOROTHY MARY SMITH, AS KNOWN HEIR OF DAVID ALLAN SMITH A/K/A DAVID A. SMITH A/K/A DAVID SMITH, DECEASED; KENT SMITH A/K/A KENT WAYNE SMITH, AS KNOWN HEIR OF DAVID ALLAN SMITH A/K/A DAVID A. SMITH A/K/A DAVID SMITH, DECEASED; KELLY SMITH, AS KNOWN HEIR OF DAVID ALLAN SMITH A/K/A DAVID A. SMITH A/K/A DAVID SMITH, DECEASED; LARRY SMITH, AS KNOWN HEIR OF DAVID ALLAN SMITH A/K/A DAVID A. SMITH A/K/A DAVID SMITH, DECEASED; UNKNOW HEIRS, DEVEISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS AND TRUSTEE OF DAVID ALLAN SMITH A/K/A DAVID A. SMITH A/K/A DAVID SMITH, DECEASED; CAROL A. SMITH A/K/A CAROL SMITH; GREYHAWK LANDING PROPERTY OWNERS ASSOCIATION, INC., are defendants, Angelina Coloneso, Clerk of the Court, will sell to the highest and best bidder for cash in/on www.manatee.realforeclose.com in accordance with chapter 45 Florida Statutes, Manatee County, Florida at 11:00 am on the 21st day of March, 2023, the following described property as set forth in said Final Judgment of Foreclosure:

HAWK LANDING, PHASE 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 40, PAGES 162-197 INCLUSIVE, ALL OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. PROPERTY ADDRESS: 403 SNAPDRAGON LOOP, BRADENTON, FL 34212

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA. GENERAL JURISDICTION DIVISION CASE NO. 2019CA000912AX U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE FOR THE HOLDERS OF THE CIM TRUST 2021-NR1, MORTGAGE-BACKED NOTES, SERIES 2021-NR1', Plaintiff, vs. PATRICIA PEREZ A/K/A PATRICIA SINNOTT PEREZ; JOHN T. PEREZ; HSBC MORTGAGE SERVICES INC.; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s).

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 BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CASE NO.: 2023 CA 000349 SOUTHSTATE BANK, N.A., Plaintiff, vs. UNKNOWN HEIRS BENEFICIARIES, DEVEISEES, SURVIVING SPOUSE, GRANTEEES, ASSIGNEE, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY THROUGH UNDER OR AGAINST THE ESTATE OF LOUISE FORCIER, DECEASED; et al., Defendant(s).

West Atlantic Avenue Suite 303 Delray Beach, FL 33484, on or before 30 DAYS FROM FIRST PUBLICATION, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CIVIL ACTION CASE NO.: 2019-CA-001842 MAGERICK, LLC, Plaintiff, vs. DOROTHY MARY SMITH, AS KNOWN HEIR OF DAVID ALLAN SMITH A/K/A DAVID A. SMITH A/K/A DAVID SMITH, DECEASED; KENT SMITH A/K/A KENT WAYNE SMITH, AS KNOWN HEIR OF DAVID ALLAN SMITH A/K/A DAVID A. SMITH A/K/A DAVID SMITH, DECEASED; KELLY SMITH, AS KNOWN HEIR OF DAVID ALLAN SMITH A/K/A DAVID A. SMITH A/K/A DAVID SMITH, DECEASED; LARRY SMITH, AS KNOWN HEIR OF DAVID ALLAN SMITH A/K/A DAVID A. SMITH A/K/A DAVID SMITH, DECEASED; UNKNOW HEIRS, DEVEISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS AND TRUSTEE OF DAVID ALLAN SMITH A/K/A DAVID A. SMITH A/K/A DAVID SMITH, DECEASED; CAROL A. SMITH A/K/A CAROL SMITH; GREYHAWK LANDING PROPERTY OWNERS ASSOCIATION, INC., are defendants, Angelina Coloneso, Clerk of the Court, will sell to the highest and best bidder for cash in/on www.manatee.realforeclose.com in accordance with chapter 45 Florida Statutes, Manatee County, Florida at 11:00 am on the 21st day of March, 2023, the following described property as set forth in said Final Judgment of Foreclosure:

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 before the clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.

NOTICE IS HEREBY GIVEN pursuant to an Order or Amended Final Judgment of foreclosure dated February 3, 2023, and entered in Case No. 2019CA000912AX of the Circuit Court in and for Manatee County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE FOR THE HOLDERS OF THE CIM TRUST 2021-NR1, MORTGAGE-BACKED NOTES, SERIES 2021-NR1 is Plaintiff and PATRICIA PEREZ A/K/A PATRICIA SINNOTT PEREZ; JOHN T. PEREZ; HSBC MORTGAGE SERVICES INC.; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, ANGELINA "ANGEL" COLONNESO, Clerk of the Circuit Court, will sell to the highest and best bidder for cash website of www.manatee.realforeclose.com, 11:00 a.m., on June 8, 2023, the following described property as set forth in said Order or Final Judgment,

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 BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.



Q What is a public notice?

A public notice is information intended to inform citizens of government activities. The notice should be published in a forum independent of the government, readily available to the public, capable of being securely archived and verified by authenticity.

The West Orange Times carries public notices in Orange County, Florida.

Q Are internet-only legal notices sufficient?

No. While the internet is clearly a useful resource, websites should not be used as the sole source of a legal notice.

Websites, whether controlled by a government body or a private firm, are not independent, archived, readily available or independently verified.

Newspaper legal notices fulfill all of those standards.

Q Are there different types of legal notices?

Simply put, there are two basic types - Warning Notices and Accountability Notices.

Warning notices inform you when government, or a private party authorized by the government, is about to do something that may affect your life, liberty or pursuit of happiness. Warning notices typically are published more than once over a certain period.

Accountability notices are designed to make sure citizens know details about their government. These notices generally are published one time, and are archived for everyone to see. Accountability is key to efficiency in government.

Q Who benefits from legal notices?

You do. Legal notices are required because a government body or corporation wants to take action that can affect individuals and the public at large.

When the government is about to change your life, or your property or assets are about to be taken, public notices in newspapers serve to alert those affected.

Q How much do legal notices cost?

The price for notices in the printed newspaper must include all costs for publishing the ad in print, on the newspaper's website and to www.floridapublicnotices.com.

The public is well-served by notices published in a community newspaper.

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 23-CP-153
IN RE: ESTATE OF
THELMA ADELE PHILLIPS
AKA THELMA D PHILLIPS,
Deceased.

The administration of the estate of Thelma Adele Phillips aka Thelma D. Phillips, deceased, whose date of death was December 23, 2022, is pending in the Circuit Court for CHARLOTTE County, Florida, Probate Division, the address of which is 18500 Murdock Cir, Port Charlotte, FL 33948. 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.

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 March 3, 2023.

Personal Representative:

Christin Rossow
P.O. Box 494558
Port Charlotte, Florida 33952
James W. Mallonee, Esq.
Florida Bar Number: 0638048
JAMES W MALLONEE PA
946 Tamiami Trail, #206
Port Charlotte, FL 33953-3108
Telephone: (941) 206-2223
Fax: (941) 206-2224
E-Mail:
jmallonee@jameswmallonee.com
March 3, 10, 2023 23-00186T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 23-CP-169
IN RE: ESTATE OF
MIRIAM H. WALKER
Deceased.

The administration of the estate of Miriam H. Walker, deceased, whose date of death was January 29, 2023, is pending in the Circuit Court for CHARLOTTE County, Florida, Probate Division, the address of which is 18500 Murdock Cir, Port Charlotte, FL 33948. 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.

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 March 3, 2023.

Kathie McCarthy

Personal Representative
364 Pittsfield Rd
Loudon, NH 03307
James W. Mallonee, Esq.
Attorney for Personal Representative
Florida Bar Number: 0638048
946 Tamiami Trail, #206
Port Charlotte, FL 33953-3108
Telephone: (941) 206-2223
Fax: (941) 206-2224
E-Mail:
jmallonee@jameswmallonee.com
March 3, 10, 2023 23-00185T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2022-CP-001333
Division Probate
IN RE: ESTATE OF
LEONARD R. GAROFOLI, JR.,
A/K/A LEONARD RICHARD
GAROFOLI
Deceased.

The administration of the estate of LEONARD R. GAROFOLI, JR., a/k/a LEONARD RICHARD GAROFOLI, deceased, whose date of death was August 9, 2022, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, Florida 33950. 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.

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 March 3, 2023.

Personal Representative:

Stefania Garofoli
142 Bangsberg Road Southeast
Port Charlotte, Florida 33952
Attorney for Personal Representative:
Gary W. Peal, Esquire
Attorney for Personal Representative
Florida Bar Number: 0438650
BERLIN PATTEN EBLING PLLC
3700 South Tamiami, Suite 200
Sarasota, Florida 34239
(T): 941-954-9991 |
(F): 941-954-9992
E-Mail: gpeal@berlinpatten.com
Secondary E-Mail:
slindsay@berlinpatten.com
March 3, 10, 2023 23-00200T

FIRST INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 23-158-CP
Division Probate
IN RE: ESTATE OF
KATHRYN LYNN COTE
A/K/A KATHRYN L. COTE
Deceased.

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:

You are hereby notified that an Order of Summary Administration has been entered in the estate of Kathryn Lynn Cote, deceased, File Number 2023-158-CP, by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, FL 33950; that the decedent's date of death was October 1, 2022; that the total value of the estate is \$11,371.88 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
Joseph Alexander Cote
3111 Shannon Dr.
Punta Gorda, FL 33950

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, 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 March 3, 2023.

Person Giving Notice:

Joseph Alexander Cote
3111 Shannon Dr.
Punta Gorda, FL 33950
Attorney for Person Giving Notice:
Jeffrey R. Kuhns,
Florida Bar No. 96026
Forrest G. Miller,
Florida Bar No. 1028360
Attorney for Joseph Alexander Cote
KUHNS LAW FIRM, PLLC
425 Cross Street, Ste. #312
Punta Gorda, Florida 33950
Telephone: (941) 205-8000/
Fax: (941) 205-8001
E-Mail: jeff@kuhnslawfirm.com
Secondary E-Mail:
forrest@kuhnslawfirm.com
March 3, 10, 2023 23-00205T

