

MANATEE COUNTY LEGAL NOTICES

**FIRST INSERTION**  
**NOTICE OF PUBLIC SALE**  
 Notice is hereby given that on 03/24/2023 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1971 KNGW mobile home bearing vehicle identification number 0538 and all personal items located inside the mobile home. Last Tenant: Darlene Wyss DiCarlo Martin. Sale to be held at: Cortez Plaza, 616 Cortez Road, Bradenton, Florida 34207, 727-315-0414.  
 March 10, 17, 2023 23-00408M

**FIRST INSERTION**  
 Notice Under Fictitious Name Law According to Florida Statute Number 865.09  
**NOTICE IS HEREBY GIVEN** that the undersigned, desiring to engage in business under the Fictitious Name of Bella-Zi The Center for Cosmetic Medicine, LLC located at 11161 E State Rd 70, Unit 110-803 in the City of Lakewood Ranch, Manatee County, FL 34202 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
 Dated this 6th day of March, 2023.  
 Consult Physicians, LLC  
 Temple H Drummond  
 March 10, 2023 23-00398M

**FIRST INSERTION**  
 Notice of Sale - Self Storage contents Name / Unit / Goods: Sandra Markwood C4 HHG. A minimum bid, no-reserve auction will be held, or otherwise the goods will be disposed of, on March 24, 2023 at 2:00 PM, at Manatee Storage & Mfg., 1326 37th Ave E, Bradenton FL 34208 (941-747-7045). Tenant may redeem their property by payment of the amount necessary to satisfy the lien and reasonable expenses of sale or disposition per Self Storage Facility Act FS 83.801-83.809. Terms: Cash only. All sales are final. Buyer to remove entire contents from the premises and leave space "broom clean". Firearms (if any) transfer subject to applicable regulations with any fees paid by Buyer; Secured party holds the minimum bid and declares to all bidders, "There is no warranty relating to title, possession, quiet enjoyment, or the like in this disposition" and "This is to be conducted as a commercially reasonable sale" both per FS 679.610. The contents are vehicles, household goods or other personal property collectively styled "HHG" for purposes of this notice, per FS 83.803 (1) and 192.001 (11) (12).  
 March 10, 17, 2023 23-00390M

**FIRST INSERTION**  
**Notice of Public Hearing and Board of Supervisors Meeting of the Parrish Lakes II Community Development District**  
 The Board of Supervisors (the "Board") of the Parrish Lakes II Community Development District (the "District") will hold a public hearing and a meeting on March 28, 2023, at 6:00 p.m. at the SpringHill Suites by Marriott Bradenton Downtown/Riverfront, 102 12th Street West, Bradenton, Florida 34205. The purpose of the public hearing is to receive public comments on the proposed adoption of the District's proposed budget for the fiscal year beginning on December 8, 2022 (the establishment date of the District) and ending on September 30, 2023. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be obtained by contacting the District Manager's office via email at [Patricia@breezehome.com](mailto:Patricia@breezehome.com) or via phone at (813) 564-7847.  
 The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.  
 In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours 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 Manager's office.  
 Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of 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 such appeal is to be based.  
 Patricia Thibault  
 District Manager  
 March 10, 17, 2023 23-00397M

**FIRST INSERTION**  
 Notice is hereby given that KLF AESTHETICS LLC, OWNER, desiring to engage in business under the fictitious name of BOUTIQUE AESTHETICS located at 6941 COUNTRY LAKES CIRCLE, SARASOTA, FLORIDA 34243 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 10, 2023 23-00399M

**FIRST INSERTION**  
 Notice Under Fictitious Name Law According to Florida Statute Number 865.09  
**NOTICE IS HEREBY GIVEN** that the undersigned, desiring to engage in business under the Fictitious Name of FRONTIER LIGHTING located at 6204 28th Street East in the City of Bradenton, Manatee County, FL 34203 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
 Dated this 2nd day of March, 2023.  
 ELECTRIC SUPPLY OF TAMPA, LLC  
 /s/ Jay Greyson, VP  
 March 10, 2023 23-00380M

**FIRST INSERTION**  
 Notice Under Fictitious Name Law According to Florida Statute Number 865.09  
**NOTICE IS HEREBY GIVEN** that the undersigned, desiring to engage in business under the Fictitious Name of PHOSCO ELECTRIC located at 1734 5th St W in the City of Bradenton, Manatee County, FL 34205 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
 Dated this 2nd day of March, 2023.  
 ELECTRIC SUPPLY OF TAMPA, LLC  
 /s/ Jay Greyson, VP  
 March 10, 2023 23-00381M

**FIRST INSERTION**  
 Notice of Sale of County Property  
 In accordance with Florida Statutes §125.35, notice is given that Manatee County is offering for sale vacant real property located at 1209 72nd Street Court East, Palmetto, Florida 34221.  
**Bids must be received by no later than 3:00 p.m. on April 21, 2023** and will be opened immediately following the deadline by the Manatee County Property Acquisition Division in the Purchasing Conference Room located at 1112 Manatee Avenue West, Suite 803-R, Bradenton, Florida, 34205.  
 A Bid Package can be found online at [https://mymanatee.org/departments/property\\_management/property\\_acquisition/surplus\\_property](https://mymanatee.org/departments/property_management/property_acquisition/surplus_property), or in person at 1112 Manatee Avenue West, Suite 800, Bradenton, FL 34205. Call 941-748-4501, ext. 6290 to schedule an appointment.  
 March 10, 17, 2023 23-00407M

**FIRST INSERTION**  
**NOTICE OF SALE OF LIVESTOCK**  
 To Whom It May Concern:  
 YOU ARE HEREBY notified that I will offer for sale and sell at a public sale to the highest and best bidder for cash the following described livestock: **One female pot-bellied Pig (approx. 25-35 lbs.) Black in color with white feet.** The public sale/auction will take place at **1:30 P.M. EST** on Thursday, the **16th of March, 2023** at the following place: **Manatee County Central Jail, 14470 Harlee Rd., Palmetto, Florida 34221**, to satisfy a claim in the sum of \$74.72 for fees, expenses for feeding and care and costs hereof. To redeem said livestock, contact Sgt. Robert McBride at (941) 747-3011 ext. 2731. MCSO #2023-001381.  
 March 10, 2023  
 RICK WELLS  
 SHERIFF OF MANATEE COUNTY, FLORIDA  
 March 10, 2023 23-00403M

**FIRST INSERTION**  
**NOTICE OF SALE OF LIVESTOCK**  
 To Whom It May Concern:  
 YOU ARE HEREBY notified that I will offer for sale and sell at a public sale to the highest and best bidder for cash the following described livestock: **One female cow. Black in color with white udders. Faded tag #92, left ear.** The public sale/auction will take place at **1:30 P.M. EST** on Thursday, the **16th of March, 2023** at the following place: **Manatee County Central Jail, 14470 Harlee Rd., Palmetto, Florida 34221**, to satisfy a claim in the sum of \$266.08 for fees, expenses for feeding and care and costs hereof. To redeem said livestock, contact Sgt. Robert McBride at (941) 747-3011 ext. 2731. MCSO #2023-001924.  
 March 10, 2023  
 RICK WELLS  
 SHERIFF OF MANATEE COUNTY, FLORIDA  
 March 10, 2023 23-00402M

**FIRST INSERTION**  
 Notice of Sale of County Property  
 In accordance with Florida Statutes §125.35, notice is given that Manatee County is offering for sale vacant real property located at 1011 71st Street East, Palmetto, Florida 34221.  
**Bids must be received by no later than 2:00 p.m. on April 21, 2023** and will be opened immediately following the deadline by the Manatee County Property Acquisition Division in the Purchasing Conference Room located at 1112 Manatee Avenue West, Suite 803-R, Bradenton, Florida, 34205.  
 A Bid Package can be found online at [https://mymanatee.org/departments/property\\_management/property\\_acquisition/surplus\\_property](https://mymanatee.org/departments/property_management/property_acquisition/surplus_property), or in person at 1112 Manatee Avenue West, Suite 800, Bradenton, FL 34205. Call 941-748-4501, ext. 6290 to schedule an appointment.  
 March 10, 17, 2023 23-00406M

**FIRST INSERTION**  
**NOTICE OF PUBLIC SALE**  
 To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on March 28, 2023, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 10:00 AM and continue until all units are sold. The lien sale is to be held at the online auction website, [www.storage-treasures.com](http://www.storage-treasures.com), where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.  
**PUBLIC STORAGE # 27251, 920 Cortez Road W, Bradenton, FL 34207, (941) 217-7473 Time: 10:00 AM**  
**Sale to be held at www.storage-treasures.com.**  
 A016 - Williams, Justice; A031 - Pierre, Ashley; A038 - Presha, Haroleasha; A050 - Wenzel, Patricia; A060 - Poppe, Lisa; B002 - Boynton, Tarrell; B003 - Latham, Rhonda; B017 - Dozier, Terrance; B026 - Gleason, Pamela; B036 - Jones, Lisa; C010 - Reagan, Pat; C020 - Mcgee, Terrance; C035 - Colon, Violet; C037 - Saputo, Tiffany; C046 - Graham, Eric; C065 - Johnson, John; C085 - Proctor, Trinity; C097 - Milton, Mercedes; C107 - Johnson, Michael E; C119 - Kovatch, Joseph; D035 - Richardson, Cassandra; D037 - Meyers, Scott; D044 - Gatling, Troy; D051 - BREWER, DESIREE; D059 - Mccarr, Imani; E009 - Gaona, Range; E011 - Garrett, Jason; E021 - White, Lora; E038 - Lazaro, Heriberto; F002 - Collins, Audrey; F027 - Duche, Lori; F033 - Smith, Ronnie; G026 - Williams, Dianne; G042 - Worman, Michael; G047 - Anderson, A Dayja-lee; H007 - Davis, Alphonso; H018 - Bell, Stacey L; H022 - Porter, Antonio; H026 - Winslow, Anne; H042 - Mccoy, Cory; J004 - Williams, Delexis; J019 - Zamora, Laura; K002 - hinton, james; K011 - Full Cypher Ent Brown, Justin; K014 - mayo, Sofia  
**PUBLIC STORAGE # 25948, 6801 Cortez Road W, Bradenton, FL 34210, (941) 217-7531 Time: 10:15 AM**  
 Sale to be held at [www.storage-treasures.com](http://www.storage-treasures.com).  
 A37 - Monay, Bianca; C03 - Adkins, Kenneth; C06 - brady, dawn; C30 - Crawford, Trinity; C50 - Lacon, Darius; D01 - Jones, Mayola B; D03 - CRAYCRAFT, TERESA; D07CC - Curry, Cynde; D27 - Cheaves, Mercedes; E02 - Williams, Cotrina; G09CC - Lovley's Gift's Dickson, Christine; G35 - Lehoe, Shaun; H21 - Smithe, Amber; J12 - Williams, Roland; K08 - leon, jose; L08CC - Williams, Alexandria  
**PUBLIC STORAGE # 25803, 3009 53rd Ave E, Bradenton, FL 34203, (941) 217-7078 Time: 10:30 AM**  
**Sale to be held at www.storage-treasures.com.**  
 0105 - whobrey, Roger; 0121 - Peckham, William; 0201 - Sword, Robert; 0310 - Hernandez, Veronica; 0311 - Wilkerson, Michael; 0438 - Kackley, Ash; 0454 - Kazura, Lori; 0460 - Jackson, Latrese; 0475 - Watkins, Crystal; 0479 - Thacker, Gary; 0500 - harwick, krey; 0520 - Hampton-Day, Cynthia; 0527 - Williams, Samantha; 0531 - wiggins, Marybeth; 0537 - Nichols, James; 0550 - Gurnon, Brittany; 0554 - Ackles, Alisha; 0560 - Lopez, Kylee; 0604 - Brookins, Kalandra; 0617 - Rivera, Sonia; 0645 - Hightower, Marlon; 0725 - Carrier, Joanna; 0846 - Gilles, Erson; 0849 - Yacin, Charlene; 0851 - Willis, Doug; 2053 - pratt, Shaneka; 2055 - Hartwig, Heide; 2076 - Davis, Stephanie; 2104 - Jones, Violet; 2120 - Ponders, Carol; 2124 - Lowe, Brentress  
 Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080.  
 March 10, 17, 2023 23-00379M

**FIRST INSERTION**  
 Notice Under Fictitious Name Law According to Florida Statute Number 865.09  
**NOTICE IS HEREBY GIVEN** that the undersigned, desiring to engage in business under the Fictitious Name of Victory Horizon located at PO Box 847 in the City of Palmetto, Manatee County, FL 34220 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
 Dated this 20th day of February, 2023.  
 Troy F Heiner  
 March 10, 2023 23-00382M

**FIRST INSERTION**  
 Notice of Public Auction Notice of public auction for money due on storage units. Auction will be held on March 22th, 2023 at or after 8:00Am and will continue until finished. Units are said to contain household items. Property sold under Florida Statute 83.806. The names of whose unit will be sold as follows:  
 U-Haul Moving and Storage: 3602 14th St West, Bradenton FL, 34205  

DOROTHY DAVIS	2031	\$336.35
Tonnie Diffin	2088	\$585.60
HOTARIO PAPPILLION	4007	\$869.08
jessica brimer	2085	\$336.35
JANESHA MYLES	4025	\$272.20
Desiree Leiding	1042	\$485.68
Robert Walton	1094	\$288.41

 March 10, 17, 2023 23-00404M

**FIRST INSERTION**  
**NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA**  
**GENERAL JURISDICTION DIVISION**  
**Case No. 412022CA002823CAAXMA**  
**Cardinal Financial Company, Limited Partnership, Plaintiff, vs. Theodora Ford a/k/a Theodore Ford, et al., Defendants.**  
**NOTICE IS HEREBY GIVEN** pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 412022CA002823CAAXMA of the Circuit Court of the TWELFTH Judicial Circuit, in and for Manatee County, Florida, wherein Cardinal Financial Company, Limited Partnership is the Plaintiff and Theodora Ford a/k/a Theodore Ford; Veronica Ford; Castle Credit Co Holdings, LLC; Manatee Oaks Homeowners Association, Inc. are the Defendants, that Angelina Colonneso, Manatee County Clerk of Court will sell to the highest and best bidder for cash at, [www.manatee.realforeclose.com](http://www.manatee.realforeclose.com), beginning at 11:00 AM on the 5th day of April, 2023, the following described property as set forth in said Final Judgment, to wit:  
**LOT 8, MANATEE OAKS, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK**  
**22, PAGE(S) 107 THROUGH 109, INCLUSIVE, OF THE 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 before the clerk reports the surplus as unclaimed.  
 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.  
 Dated this 3rd day of March, 2023.  
 BROCK & SCOTT, PLLC  
 Attorney for Plaintiff  
 2001 NW 64th St, Suite 130  
 Ft. Lauderdale, FL 33309  
 Phone: (954) 618-6955, ext. 4766  
 Fax: (954) 618-6954  
[FLCourtDocs@brockandscott.com](mailto:FLCourtDocs@brockandscott.com)  
 By /s/ Justin J. Kelley  
 Justin J. Kelley, Esq.  
 Florida Bar No. 32106  
 Case No. 412022CA002823CAAXMA  
 File # 19-F02604  
 March 10, 17, 2023 23-00385M



**SAVE TIME**

E-mail your Legal Notice  
**legal@businessobserverfl.com**

LV10238







SECOND 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 benefited 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.

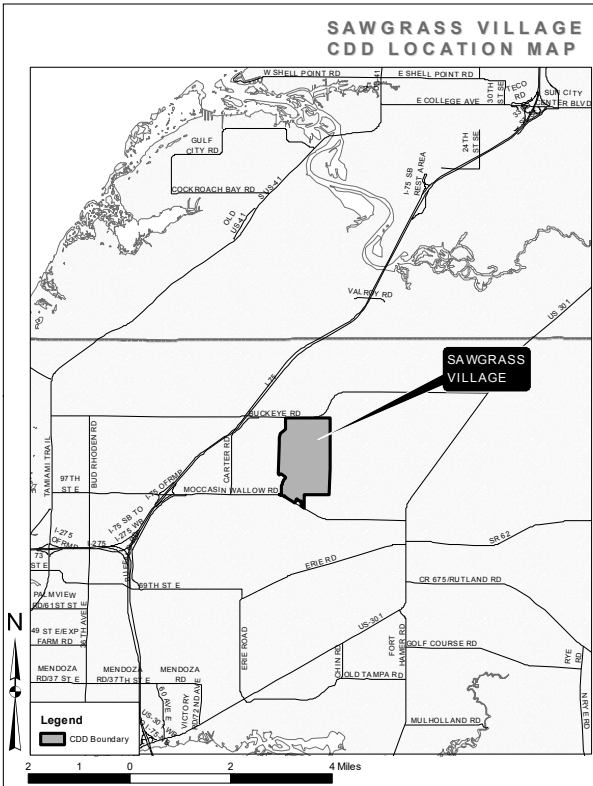
At the conclusion of the public hearing, the Board will hold a regular public meeting to consider matters related to the construction of public improvements, to consider matters related to a bond issue to finance public improvements, to consider the services and facilities to be provided by the District 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 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: Sawgrass Village Community Development District  
 Brian Lamb Secretary  
 Carlos de la Ossa Vice Chair of the Board of Supervisors  
 March 3, 10, 2023 23-00342M

SECOND 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: FLEService@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: FLEService@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

SECOND INSERTION

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 Gulfcoast Legal Services at (941) 746-6151 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 (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

SECOND 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.**

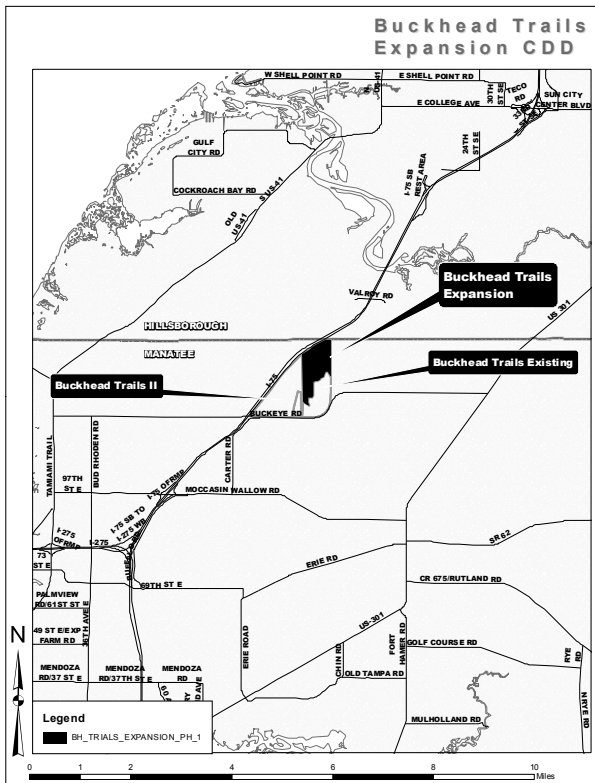
At the conclusion of the public hearing, the Board will hold a regular public meeting to consider matters related to the construction of public improvements, to consider matters related to a bond issue to finance public improvements, to consider the services and facilities to be provided by the District 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 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 Community Development District**  
 Brian Lamb Secretary  
 Nicholas Dister Chair of the Board of Supervisors  
 March 3, 10, 2023 23-00343M

SECOND 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

**HOW TO PUBLISH YOUR LEGAL NOTICE** IN THE BUSINESS OBSERVER  
**CALL 941-906-9386** and select the appropriate County name from the menu option or e-mail [legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)  
 Business Observer

SECOND INSERTION

**Notice of Self Storage Sale**  
 Please take notice Hide-Away Storage - 32nd Street located at 4305 32nd St. W, Bradenton, FL 34205 intends to hold a sale to sell the property stored at the Facility by the below list of Occupants whom are in default at an Auction. The sale will occur as an online auction via [www.storage-treasures.com](http://www.storage-treasures.com) on 3/22/2023 at 10:00am. Unless stated otherwise the description of the contents are household goods and furnishings. Jamelyn R Carpenter unit #00235; Alexis L Claar unit #00242; Kenneth D McDaniel unit #00243; Kristin M Simmons unit #00362; Vetra A Raysor unit #00818; Nancy J Robinson units #01272 & #01284; Leroy C Register units #02051 & #02052. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.  
 March 3, 10, 2023 23-00314M

SECOND 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](http://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

SECOND INSERTION

**NOTICE OF PUBLIC SALE: THE LOCK UP SELF STORAGE** at 115 Manatee Ave W, Bradenton, Florida, 34205 will sell the contents of the following units to satisfy a lien to the highest bidder on March 22nd 2023 by 1:30 PM at [WWW.STORAGE-TREASURES.COM](http://WWW.STORAGE-TREASURES.COM). All goods must be removed from the unit within 48 hours. Unit availability subject to prior settlement of account.  
 Unit #3075 Erin Carnes - Bins, Boxes, Bags, Clothing  
 March 3, 10, 2023 23-00330M

SECOND INSERTION

**NOTICE OF PUBLIC SALE**  
 Notice is hereby given that on March 17, 2023, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1957 PEER mobile home bearing the vehicle identification number 4030 and all personal items located inside the mobile home. Last Tenant: Edwin Giron a/k/a Eduardo Giron De La Cruz and Manuel Giron. Sale to be held at: Trade Winds Mobile Home Court, 5917 14th Street West, Lot No. 301, Bradenton, Florida 34207.  
 March 3, 10, 2023 23-00362M

SECOND INSERTION

**NOTICE OF PUBLIC SALE**  
 The following personal property of MARVIN LOUIS KELLY and JUDITH LONG, if deceased any unknown heirs or assigns, will, on March 15, 2023, at 10:00 a.m., at 3715 14th Street West, Lot #140, Bradenton, Manatee County, Florida 34205; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:  
 1952 TRBB MOBILE HOME,  
 VIN: 13457, TITLE NO.: 0014857924  
 and all other personal property located therein  
 PREPARED BY:  
 J. Matthew Bobo  
 Lutz, Bobo & Telfair, P.A.  
 2 North Tamiami Trail, Suite 500  
 Sarasota, Florida 34236  
 March 3, 10, 2023 23-00329M

SECOND 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 benefited 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.**

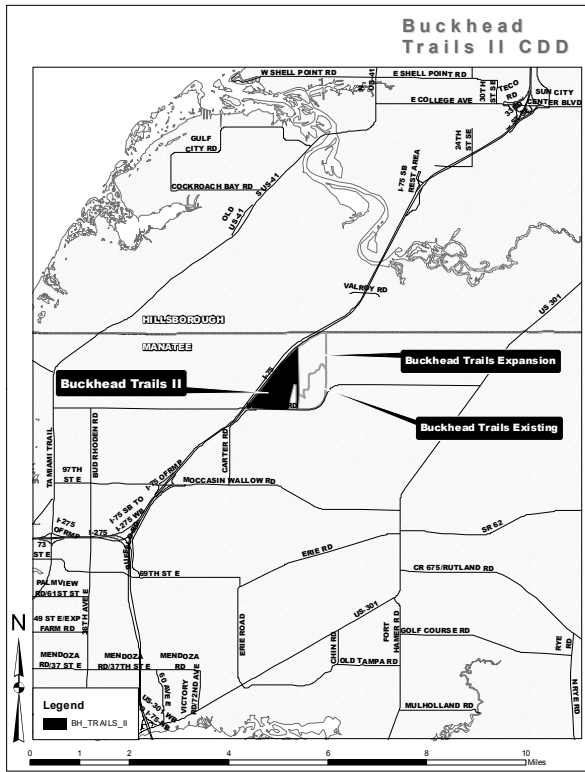
At the conclusion of the public hearing, the Board will hold a regular public meeting to consider matters related to the construction of public improvements, to consider matters related to a bond issue to finance public improvements, to consider the services and facilities to be provided by the District 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

SECOND 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](mailto: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

SECOND INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA  
GENERAL JURISDICTION DIVISION  
CASE NO. 412023CA000486CAAXMA

GTE FEDERAL CREDIT UNION D/B/A/ GTE FINANCIAL, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF THOMAS M. EVERETT, DECEASED, et. al. Defendant(s).

TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF THOMAS M. EVERETT,

DECEASED AND THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF LEAH B. EVERETT A/K/A LEAH EVERETT, DECEASED, whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:  
LOT 647, BRADEN WOODS, PHASE VI, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 23, PAGE(S) 35, OF THE PUBLIC RECORDS

OF MANATEE COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 30 days from Date of First Publication of this Notice) 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 filed herein.

In and for Manatee County: If you cannot afford an attorney, contact Gulcoast Legal Services at (941) 746-6151 or [www.gulcoastlegal.org](http://www.gulcoastlegal.org), or Legal Aid of Manasota at (941) 747-1628 or [www.legalaidofmanasota.org](http://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.

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 at County, Florida, this 28 day of FEBRUARY, 2023

Angelina Colonnese  
Manatee County Clerk of  
The Circuit Court  
(SEAL) BY: Kris Gaffney  
DEPUTY CLERK

ROBERTSON, ANSCHUTZ, AND SCHNEID, PL ATTORNEY FOR PLAINTIFF  
6409 Congress Ave., Suite 100  
Boca Raton, FL 33487  
PRIMARY EMAIL: [flmail@rasg.com](mailto:flmail@rasg.com)  
22-053582  
March 3, 10, 2023 23-00354M

**SAVE TIME**  
E-mail your Legal Notice  
[legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)  
**Business Observer**  
1/4680









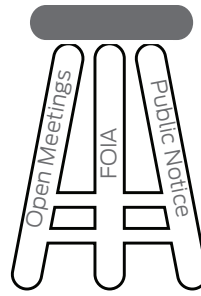






# Why Public Notice Should Remain in Newspapers

Along with open meeting and freedom of information laws, public notice is an essential element of the **three-legged stool of government transparency**



This is not about “newspapers vs the internet”.

**It’s newspapers *and* newspaper websites vs government websites**

and newspaper websites have a much larger audience. Moving notice from newspapers to government websites would **reduce the presence of public notices on the internet**



Requiring independent, third-party newspapers to ensure that public notices run in accordance with the law helps

**prevent government officials from hiding information**

they would prefer the public not to see

Since the first U.S. Congress, public officials have understood that newspapers are the best medium to notify the public about official matters because they contain the

**essential elements of public notice:**



**Accessibility**



**Independence**

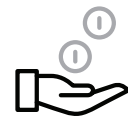


**Verifiability**



**Archivability**

**Publishing notices on the internet is neither cheap nor free**



**Newspapers remain the primary vehicle for public notice in all 50 states**



## Types Of Public Notices

### Citizen Participation Notices



Government Meetings and Hearings



Land and Water Use



Meeting Minutes or Summaries



Creation of Special Tax Districts



Agency Proposals



School District Reports



Proposed Budgets and Tax Rates



Zoning, Annexation and Land Use Changes

### Commercial Notices



Unclaimed Property, Banks or Governments



Delinquent Tax Lists, Tax Deed Sales



Government Property Sales



Permit and License Applications

### Court Notices



Mortgage Foreclosures



Name Changes



Probate Rulings



Divorces and Adoptions



Orders to Appear in Court

## Stay Informed, It’s Your Right to Know.

For legal notice listings go to: [Legals.BusinessObserverFL.com](https://Legals.BusinessObserverFL.com)

To publish your legal notice call: 941-906-9386 or [Legal@BusinessObserverFL.com](mailto:Legal@BusinessObserverFL.com)