

MANATEE COUNTY LEGAL NOTICES

FIRST INSERTION
NOTICE OF PUBLIC SALE
 Notice is hereby given that on 12/29/2023 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1979 SCHU HS S166489A & S166489B . Last Tenants: COSMO SERRAPERRE AKA COSIMO LOUIS SERRAPERRE and all unknown parties beneficiaries heirs . Sale to be at MHC COLONY COVE LLC, 101 AMSTERDAM AVENUE, ELLENTON, FL 34222. 813-282-5925.
 December 8, 15, 2023 23-01883M

FIRST INSERTION
NOTICE OF PUBLIC SALE
 Notice is hereby given that on 12/29/2023 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1974 RAMA HS 20621418AH & 20621418BH . Last Tenants: ANNA C LANG, ANN LANG, WALTER C LANG, JOHN DOE, JANE DOE and all unknown parties beneficiaries heirs . Sale to be at MHC COLONY COVE, 101 AMSTERDAM AVENUE, ELLENTON, FL 34222. 813-282-5925.
 December 8, 15, 2023 23-01884M

FIRST INSERTION
NOTICE OF PUBLIC SALE
 Notice is hereby given that on 12/29/2023 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1996 MERI HS FLHMBT56339551A & FLHMBT56339551B . Last Tenants: BOB HARROLD SMITH and all unknown parties beneficiaries heirs . Sale to be at MHC RIDGEWOOD ESTATES LLC, 3461 STEPHANIE LANE, ELLENTON, FL 34222. 813-282-6754.
 December 8, 15, 2023 23-01904M

FIRST INSERTION
NOTICE OF PUBLIC SALE
 Notice is hereby given that on 12/29/2023 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1980 TRAD HS 5236A & 5236B . Last Tenants: JIMMY LEE HERBIN, JANET LEE HERBIN, AND KIM HERBIN and all unknown parties beneficiaries heirs . Sale to be at MHC COLONY COVE LLC, 101 AMSTERDAM AVENUE, ELLENTON, FL 34222. 813-282-5925.
 December 8, 15, 2023 23-01914M

FIRST INSERTION
Fictitious Name Notice
 Notice is hereby given that Xavier Geraci and Michael Costanza, desiring to engage in business under the fictitious name of Revise Digital Marketing located at 10671 Chippewa Dr, Parrish, FL 34219 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.
 December 8, 2023 23-01896M

FIRST INSERTION
NOTICE OF PUBLIC SALE
 Notice is hereby given that on 12/29/2023 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1985 SCHU HS 202172A & 202172B . Last Tenants: JOSEPH STEVEN ZAGOZAN AND TEMPLE R ZAGOZAN and all unknown parties beneficiaries heirs . Sale to be at MHC COLONY COVE, 101 AMSTERDAM AVENUE, ELLENTON, FL 34222. 813-282-5925.
 December 8, 15, 2023 23-01913M

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 The Monkey Brand located at 12419 Terracotta Drive in the City of Bradenton, Manatee County, FL 34211 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
 Dated this 2nd day of December, 2023.
 Robert Hedstrom
 December 8, 2023 23-01885M

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 AK&CO located at 2202 9th Ave 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 4th day of December, 2023.
 Amanda Krueger and Company, LLC
 December 8, 2023 23-01894M

FIRST INSERTION
NOTICE OF PUBLIC SALE
 Notice is hereby given that on 12/22/2023 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1970 TAMP mobile home bearing vehicle identification number 3612FL12377 and all personal items located inside the mobile home. Last Tenant: Joseph Alan Likes, Estate of Joseph Likes, and All Unknown Parties, Beneficiaries, Heirs, Successors, and Assigns of Joseph Likes. Sale to be held at: Cortez MHC, LLC, 616 Cortez Road, Bradenton, Florida 34207, 727-315-0414.
 December 8, 15, 2023 23-01912M

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 CFI Adjuster located at 8128 Natures Way Unit 31 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 5th day of December, 2023.
 Mario Avila
 December 8, 2023 23-01915M

FIRST INSERTION
NOTICE UNDER FICTITIOUS NAME LAW Pursuant to F.S. §865.09
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Cubartedu, located at 5730 timber lake dr, in the City of Sarasota, County of Manatee, State of FL, 34243, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
 Dated this 4 of December, 2023.
 Marcos Carvajal
 5730 timber lake dr
 Sarasota, FL 34243
 December 8, 2023 23-01905M

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 Starlite MacPark located at 11161 E State Rd 70 Ste 110-584 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 5th day of December, 2023.
 Anthony A Parker
 December 8, 2023 23-01906M

FIRST INSERTION
NOTICE OF PUBLIC SALE
 To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on December 23, 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 09:30 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storagetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.
PUBLIC STORAGE # 22125, 2100 US Highway 301 N, Palmetto, FL 34221, (941) 212-4690 Time: 10:00 AM
Sale to be held at www.storagetreasures.com.
 0121 - Weniger, Joseph; 0155 - Willard, Kelly; 1041 - Crain, Alina; 2017 - Rausch, Carrie; 2167 - Waiters, Leslie; 2229 - Sanders, Amentra; 3063 - Galloway, William; 3071 - Williams, Darrell; 3106 - Wren, Debbie; 4014 - Gehndy, Prince; 4046 - Ibarra, Margarita; 4051 - Swain, Tina; 4105 - Wren, Debbie; 4120 - Pettijohn, Jacob; 4219 - Mckuzes, Teresa
PUBLIC STORAGE # 25803, 3009 53rd Ave E, Bradenton, FL 34203, (941) 217-7078 Time: 11:30 AM
Sale to be held at www.storagetreasures.com.
 0308 - Cintron, Kritzianel; 0323 - Kukoda, Tyler; 0442 - Duval, Daphne; 0462 - Skynology Gillespie, Mary; 0475 - Watkins, Crystal; 0526 - Peace, Lonny; 0646 - Blueprint Mechanical Contractor SUAREZ, ALEXANDER; 0674 - Colon, Alejandrina; 0831 - Daniels, Derrick; 0838 - Alexander, Terrika; 0842 - Metzgar, Jason; 0850 - Willis, Doug; 0851 - Willis, Doug; 2051 - bassett, ashley; 2102 - Dexter, Destiny
PUBLIC STORAGE # 25948, 6801 Cortez Road W, Bradenton, FL 34210, (941) 217-7531 Time: 12:00 PM
Sale to be held at www.storagetreasures.com.
 A25 - duvall, nils; C04 - Welsh, Margaret; C10 - Espinoza, laura; E25CC -

FIRST INSERTION
 Schellenberger, Harmony; E27CC - Johnson, Tytianna; F03 - Jordan, Jennifer; G06G07 - Mitchell, Jeremy; G37 - Lawton, Monique; H12CC - Anderson, Toni; L17CC - Reddick, Danielle
PUBLIC STORAGE # 27137, 6500 Manatee Ave W, Bradenton, FL 34209, (941) 867-9430 Time: 12:30 PM
Sale to be held at www.storagetreasures.com.
 1136 - Haynes, Danielle; 1219 - Strino, Mirna; 2129 - Kiessling, Marc; 2130 - Kiessling, Marc; 2183 - Thompson, Sadie; 2211 - Morales, Marisol; 2232 - Thompson, Melissa; 2343 - Jetter, Tara; 2403 - Molter, Danny; 3020 - Lloyd, Nicole
PUBLIC STORAGE # 27251, 920 Cortez Road W, Bradenton, FL 34207, (941) 217-7473 Time: 12:45 PM
Sale to be held at www.storagetreasures.com.
 A004 - Quinones, Felicitia; A044 - Adderley, Dorette; B002 - Boynton, Tarrell; B008 - Clark, Alphonso; C012 - McGruder, Joseph; C016 - Cannon, Candice; C021 - Cannon, Candice; C029 - Pierson, Braxton; C076 - Velasquez, Vitalino; C078 - Mckeliver, Tomaeasha; C085 - bennett, Lauren; C091 - Tylnski, Michael; C107 - Johnson, Michael E; C122 - Villafranca, Rebecca; D053 - Chapman, Timothy; D082 - Dent, Mallorie; E016 - Jernigan, Louis; E021 - Swilley, Flimisha; F001 - Serrago, Gaetano; F022 - Hermdida, Sandra; F025 - Dargrand, Kenzy; F027 - Duche, Lori; G046 - Bowman, Kiyara; H019 - Joseph, Lyneda; H029 - Gutierrez, Yaradalexis; H049 - moore, Paul; J033 - Reyes, Aida; K002 - Schoolcraft, Ethan; K015 - Barnes, Benisia
 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.
 December 8, 15, 2023 23-01892M

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 eMaids of Manatee & Greater Brandon located at 6603 38th St E in the City of Sarasota, Manatee County, FL 34243 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
 Dated this 10 day of November, 2023.
 Expressa HR, LLC
 December 8, 2023 23-01893M

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 The App Studio located at 14515 Leopard Creek Place 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 4th day of December, 2023.
 Debbie Askin
 Steven Askin
 December 8, 2023 23-01916M

FIRST INSERTION
NOTICE UNDER FICTITIOUS NAME LAW Pursuant to F.S. §865.09
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Artistic Tattoo and Art Gallery, located at 3408 Oakwood Dr, in the City of Wimauma, County of Manatee, State of FL, 34639, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
 Dated this 1 of December, 2023.
 Gene Saunders
 3408 Oakwood Dr
 Wimauma, FL 33598
 December 8, 2023 23-01879M

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 Tony Parker Music located at 11161 E State Rd 70 Ste 110-621 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 5th day of December, 2023.
 Anthony A Parker
 December 8, 2023 23-01907M

FIRST INSERTION
WOODLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES
 The Woodland Preserve Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2024, with an option for four (4) additional optional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, Florida Statutes, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in Manatee County, Florida. The final contract will require that, among other things, the audit for the fiscal year ending September 30, 2024, be completed no later than June 30, 2025.
 The auditing entity submitting a proposal must be duly licensed under Chapter 473, Florida Statutes, and be qualified to conduct audits in accordance with "Government Auditing Standards," as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida Law and particularly Section 218.39, Florida Statutes, and the rules of the Florida Auditor General.
 Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Manager at the address and telephone number listed below.
 Proposers must provide eight (8) copies of their proposal to Patricia Comings-Thibault (or by email patricia@breezehome.com) ("District Manager"), in an envelope marked on the outside "Auditing Services, Woodland Preserve Community Development District." Proposals must be received by 12 p.m. on Monday, February 5, 2024, at the office of the District Manager. Please direct all questions regarding this Notice to the District Manager.
 District Manager
 Run date: must be published in at least one newspaper of general circulation in the District and the county in which the District is located. The public announcement must allow for at least 7 days for the submission of proposals.

consist of the notice announcing the request for proposals, these instructions, the Evaluation Criteria Sheet and a proposal with all required documentation pursuant to Section 12 of these instructions ("Proposal Documents").
SECTION 8. PROPOSAL. In making its proposal, each Proposer represents that it has read and understands the Proposal Documents and that the proposal is made in accordance therewith.
SECTION 9. BASIS OF AWARD/RIGHT TO REJECT. The District reserves the right to reject any and all proposals, make modifications to the work, and waive any informalities or irregularities in proposals as it is deemed in the best interests of the District.
SECTION 10. CONTRACT AWARD. Within fourteen (14) days of receipt of the Notice of Award from the District, the Proposer shall enter into and execute a Contract (engagement letter) with the District.
SECTION 11. LIMITATION OF LIABILITY. Nothing herein shall be construed as or constitute a waiver of the District's limited waiver of liability contained in Section 768.28, Florida Statutes, or any other statute or law.
SECTION 12. MISCELLANEOUS. All proposals shall include the following information in addition to any other requirements of the proposal documents.
 A. List the position or title of all personnel to perform work on the District audit. Include resumes for each person listed; list years of experience in present position for each party listed and years of related experience.
 B. Describe proposed staffing levels, including resumes with applicable certifications.
 C. Three references from projects of similar size and scope. The Proposer should include information relating to the work it conducted for each reference as well as a name, address and phone number of a contact person.
 D. The lump sum cost of the provision of the services under the proposal, plus the lump sum cost of four (4) annual renewals.
SECTION 13. PROTESTS. In accordance with the District's Rules of Procedure, any protest regarding the Proposal Documents, must be filed in writing, at the offices of the District Manager, within seventy-two (72) calendar hours (excluding Saturday, Sunday, and state holidays) after the receipt of the Proposal Documents. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days (including Saturday, Sunday, and state holidays) after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to the aforesaid Proposal Documents.
SECTION 14. EVALUATION OF PROPOSALS. The criteria to be used in the evaluation of proposals are presented in the Evaluation Criteria Sheet, contained within the Proposal Documents.

FIRST INSERTION
ORDER TO SHOW CAUSE - CHANGE OF NAME
 Case No. 23CV053235 Superior Court of California, County of ALAMEDA
 Petition of: **Robert Anthony Santos** for Change of Name TO ALL INTERESTED PERSONS: Petitioner **Robert Anthony Santos** filed a petition with this court for a decree changing names as follows: **Robert Anthony Santos** to **Robert Anthony Lutz** The Court orders that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing. Notice of Hearing: Date: **01/09/2024** Time: 9:30 A.M., Dept.: 14, Room: N/A The address of the court is 1221 Oak Street, 3rd FL Oakland, CA 94612 (To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/find-my-court.htm.) A copy of this Order to Show Cause must be published at least once each week for four successive weeks before the date set for hearing on the petition in a newspaper of general circulation, printed in the county in which petitioner resides or, if no county, in the local subdivision or territory where petitioner resides. Business Observer. Date: 11/22/2023 Charles Smiley Judge of the Superior Court
 Dec. 8, 15, 22, 29, 2023 23-01898M

WOODLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS District Auditing Services for Fiscal Year 2024 Manatee County, Florida INSTRUCTIONS TO PROPOSERS
SECTION 1. DUE DATE. Sealed proposals must be received no later than Monday, February 5, 2024, at 12:00 p.m., at the offices of District Manager, located at c/o Artemis Connected, LLC d/b/a BREEZE, 1540 International Parkway, Suite 2000, Lake Mary, Florida 32746, (813)565-4663. Proposals will be publicly opened at that time.
SECTION 2. FAMILIARITY WITH THE LAW. By submitting a proposal, the Proposer is assumed to be familiar with all federal, state, and local laws, ordinances, rules and regulations that in any manner affect the work. Ignorance on the part of the Proposer will in no way relieve it from responsibility to perform the work covered by the proposal in compliance with all such laws, ordinances and regulations.
SECTION 3. QUALIFICATIONS OF PROPOSER. The contract, if awarded, will only be awarded to a responsible Proposer who is qualified by experience and licensing to do the work specified herein. The Proposer shall submit with its proposal satisfactory evidence of experience in similar work and show that it is fully prepared to complete the work to the satisfaction of the District.
SECTION 4. SUBMISSION OF ONLY ONE PROPOSAL. Proposers shall be disqualified and their proposals rejected if the District has reason to believe that collusion may exist among the Proposers, the Proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.
SECTION 5. SUBMISSION OF PROPOSAL. Submit eight (8) copies of the Proposal Documents, and other requested attachments at the time and place indicated herein, which shall be enclosed in an opaque sealed envelope, marked with the title "Auditing Services - Woodland Preserve Community Development District" on the face of it.
SECTION 6. MODIFICATION AND WITHDRAWAL. Proposals may be modified or withdrawn by an appropriate document duly executed and delivered to the place where proposals are to be submitted at any time prior to the time and date the proposals are due. No proposal may be withdrawn after opening for a period of ninety (90) days.
SECTION 7. PROPOSAL DOCUMENTS. The proposal documents shall

WOODLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT AUDITOR SELECTION EVALUATION CRITERIA
1. Ability of Personnel. (20 Points)
 (E.g., geographic location of the firm's headquarters or permanent office in relation to the project; capabilities and experience of key personnel; present ability to manage this project; evaluation of existing work load; proposed staffing levels, etc.)
2. Proposer's Experience. (20 Points)
 (E.g. past record and experience of the Proposer in similar projects; volume of work previously performed by the firm; past performance for other or current Community Development District(s) in other contracts; character, integrity, reputation of Proposer, etc.)
3. Understanding of Scope of Work. (20 Points)
 Extent to which the proposal demonstrates an understanding of the District's needs for the services requested.
4. Ability to Furnish the Required Services. (20 Points)
 Extent to which the proposal demonstrates the adequacy of Proposer's financial resources and stability as a business entity necessary to complete the services required.
5. Price. (20 Points)***
 Points will be awarded based upon the lowest total proposal for rendering the services and the reasonableness of the proposal.
Total (100 Points)
 ***Alternatively, the Board may choose to evaluate firms without considering price, in which case the remaining categories would be assigned 25 points each.
 December 8, 2023 23-01897M

Q&A
Do I need to register my business' name?
 Yes. The "fictitious name" or "dba" you register must be advertised at least once in a newspaper that is located within the county where your principal place of business is located prior to conducting business in the state of Florida.
VIEW NOTICES ONLINE AT
Legals.BusinessObserverFL.com
 To publish your legal notice call:
 941-906-9386

FIRST INSERTION

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

PROBATE DIVISION
File No. 2023-CP-3747
IN RE: ESTATE OF
DONNA LEE ZANINE,
also known as DONNA ZANINE,
Deceased.

The administration of the estate of DONNA LEE ZANINE, also known as DONNA ZANINE, deceased, whose date of death was October 2, 2023, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205. 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 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 PERIOD 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: December 8, 2023

LAURI ANN MOORE
Personal Representative
204 Glenmore Court
Gastonia, NC 28056

Kevin M. Collver
Attorney for Personal Representative
Florida Bar No. 0104450
BARNES WALKER, GOETHE,
PERRON, SHEA, & ROBINSON,
PLLC
3119 Manatee Avenue West
Bradenton, FL 34205
Telephone: (941) 741-8224
Email: kcollver@barneswalker.com
December 8, 15, 2023 23-01900M

FIRST INSERTION

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

Case No. 2023 CP 003318
Division Probate
IN RE: ESTATE OF
KATRENIA MCCOY DUBOSE
Deceased.

The administration of the estate of KATRENIA MCCOY DUBOSE, deceased, whose date of death was July 8, 2023, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Ave W, Bradenton, FL 34205. The name and address 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 SO 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 December 8, 2023.

Personal Representative:
DocuSigned by: Jimmy D. Dubose
JIMMY D. DUBOSE, Petitioner
3514 Sam Allen Oaks Circle
Plant City, FL 33565

Attorney for Personal Representative:
DocuSigned by: Gregory S. Band
Gregory S. Band
Attorney
Florida Bar Number: 869902
BAND LAW GROUP, PL
1 South School Ave., Suite 500
Sarasota, FL 34237
Telephone: (941) 917-0505
Fax: (941) 917-0506
E-Mail: gband@bandlawgroup.com
{00248211.DOCX;1}
December 8, 15, 2023 23-01895M

FIRST INSERTION

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

PROBATE DIVISION
File No. 2023-CP-3955
IN RE: ESTATE OF
SIGRID R. HANSEN,
Deceased.

The administration of the estate of SIGRID R. HANSEN, deceased, whose date of death was July 12, 2023, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, FL 34206. 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 PERIOD 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: December 8, 2023.

CINDY HANSEN
Personal Representative
29-10 137th Street, Apt. 5-J
Flushing, NY 11354

M. Brandon Robinson, Esq.
Attorney for Personal Representative
Florida Bar No. 0119364
BARNES WALKER, GOETHE,
PERRON, SHEA,
& ROBINSON, PLLC
3119 Manatee Avenue West
Bradenton, FL 34205
Telephone: (941) 741-8224
Email: brobinson@barneswalker.com
December 8, 15, 2023 23-01898M

FIRST INSERTION

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

File No. 2023-CP-3734
Division Probate
IN RE: ESTATE OF
BENJAMIN JUNIOR OSAFO
Deceased.

The administration of the estate of BENJAMIN JUNIOR OSAFO, deceased, whose date of death was May 31, 2023, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Ave W, Bradenton, FL 34205. 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: December 8, 2023.

Personal Representative:
Queencilar Yonye
5115 115th Circle East #101
Parrish, Florida 34219

Attorney for Personal Representative:
Melissa R. Casanueva, Esq., Attorney
Florida Bar Number: 0105788
Butler Elder Law, P.A. a member of
Ferrari, Butler & Moneymaker, PLLC
11023 Gatewood Dr., Ste. 104
Bradenton, Florida 34211
Telephone: (941) 254-6611
Fax: (941) 254-6611
E-Mail: melissa@butlerelderlaw.com
December 8, 15, 2023 23-01890M

FIRST INSERTION

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

File No. 2023CP003696AX
IN RE: ESTATE OF
MARY ROSE SANDBERG
a/k/a ROSE SANDBERG,
Deceased.

The administration of the estate of MARY ROSE SANDBERG a/k/a ROSE SANDBERG, deceased, whose date of death was April 27, 2023, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is P.O. Box 25400, Bradenton, FL 34206. 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 PERIOD 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: December 8, 2023.

CANDIS SMITH
Personal Representative
17211 Corinna Place
Bradenton, FL 34202

James P. Hines, Jr.
Attorney for Personal Representative
Florida Bar No. 061492
Hines Norman Hines, P.L.
315 S. Hyde Park Ave.
Tampa, FL 33606
Telephone: 813-251-8659
Email: jhinesjr@hnh-law.com
Secondary Email:
lmartinez@hnh-law.com
December 8, 15, 2023 23-01875M

FIRST INSERTION

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

File No. 2023-CP-003469
Division Probate
IN RE: ESTATE OF
KATHLEEN A. TRACY
Deceased.

The administration of the estate of KATHLEEN A. TRACY, deceased, whose date of death was September 1, 2023, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, P.O. Box 25400, Bradenton, FL 34206. 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: December 8, 2023.

Personal Representative:
Sean D. Tracy
1907 91st St. NW
Bradenton, FL 34209-8145

Attorney for Personal Representative:
Dana Laganela Gerling, Esq.
Florida Bar No. 0503991
Affordable Attorney
Gerling Law Group Chartered
6148 State Road 70 East,
Bradenton, FL 34203
Telephone: (941) 756-6600
Email:
dlaganella@gerlinglawgroup.com
December 8, 15, 2023 23-01872M

FIRST INSERTION

NOTICE OF ACTION
FOR SUPPLEMENTAL PETITION
FOR MODIFICATION OF TIME
SHARING AND CHILD SUPPORT
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY,
FLORIDA

CASE NO. 2020 DR 2729
STATE OF FLORIDA
DEPARTMENT OF REVENUE,
CHILD SUPPORT PROGRAM And
LINDSAY REBECCA ROWE
Petitioner/Mother,

vs.
DAVID THOMAS ROWE,
Respondent/Father,
TO: David Thomas Rowe
105 S.E. Syrcle Dr.
Pensacola, FL 32507-3147

YOU ARE NOTIFIED that an action for SUPPLEMENTAL PETITION FOR MODIFICATION OF TIME SHARING AND CHILD SUPPORT has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Lindsay Rowe, whose address is Kowtko Law Group, P.A., and Jay R. Seigel, Esq., of counsel, 1800 Second Street, Ste. 884, Sarasota, FL 34236, on or before JANUARY 9, 2024, and file the original with the clerk of this Court at 1115 Manatee Avenue W., Bradenton, Florida 34205, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's office.

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.
Dated: NOVEMBER 28, 2023.

Angelina Colonnese
Manatee County Clerk
of the Circuit Court
CLERK OF THE CIRCUIT COURT
(SEAL) BY: Tanisha Baker
{Deputy Clerk}

Kowtko Law Group, P.A.
Jay R. Seigel, Esq.
1800 Second Street, Ste. 884
Sarasota, FL 34236
Dec. 8, 15, 22, 29, 2023 23-01886M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 23-CP-3102
Division Probate
IN RE: ESTATE OF
BRAD ALAN RYDER
Deceased.

The administration of the estate of Brad Alan Ryder, deceased, whose date of death was March 29, 2023, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue W., Bradenton, FL 34205. 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 December 8, 2023.

Personal Representative:
Kevin Oatman
7225 Willow Street
Sarasota, FL 34243

Attorney for Personal Representative:
Amanda M. Dorio
Florida Bar No.: 77411
C. Richard Mancini
Florida Bar No.: 149837
Henderson Franklin Starnes
& Holt, P.A.
8889 Pelican Bay Blvd., Suite 400
Naples, FL 34108
Telephone: (239) 344-1362
Fax: (239) 344-1200
E-Mail: amanda.dorio@henlaw.com
Secondary E-Mail:
barbra.asselta@henlaw.com
Email: richard.mancini@henlaw.com
Secondary E-Mail:
angel.cavill@henlaw.com
December 8, 15, 2023 23-01902M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023-CP-004000
Division Probate
IN RE: ESTATE OF
EDWARD V. ADAMS
a/k/a EDWARD ADAMS
Deceased.

The administration of the estate of EDWARD V. ADAMS, a/k/a EDWARD ADAMS, deceased, whose date of death was August 6, 2023, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1051 Manatee Avenue West, Bradenton, Florida 34205. 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 December 8, 2023.

Personal Representative:
ANNE M. ADAMS
c/o Jenna Kyle Meltzer, Esquire
Blalock Walters, P.A.

802 11th Street West
Bradenton, Florida 34205-7734
Attorney for Personal Representative:
JENNA KYLE MELTZER
& Holt, P.A.
E-mail Address:
jmeltzer@blalockwalters.com
Secondary E-mail Address:
jschembri@blalockwalters.com
Alternate Secondary E-mail Address:
alepper@blalockwalters.com
Florida Bar No. 1028517
Blalock Walters, P.A.
802 11th Street West
Bradenton, Florida 34205-7734
Telephone: (941) 748-0100
December 8, 15, 2023 23-01899M

FIRST INSERTION

NOTICE TO CREDITORS
(summary administration)
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023-CP-003957
IN RE: ESTATE OF
MARY ANN SEVERSON,
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 MARY ANN SEVERSON, deceased, File Number 2023-CP-003957, by the Circuit Court for MANATEE County, Florida, Probate Division, the address of which is P.O. BOX 25400, BRADENTON, FL 34206; that the decedent's date of death was JULY 17, 2023; that the total value of the estate is less than \$75,000.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name	Address
HEIDI ANN SEVERSON	2712 TULANE AVENUE, BRADENTON, FL 34207

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: December 8, 2023.

Person Giving Notice:
/s/ Heidi A. Severson
HEIDI ANN SEVERSON
2712 TULANE AVENUE,
BRADENTON, FL 34207

Attorney for Person Giving Notice:
/S/ JJH
JENNIFER J. HENSLEY
(FL Bar No. 1022202)
Hensley Law Offices, LLC
5190 26th Street West, Suite D
Bradenton, Florida 34207
Ph: 941-755-8583
Fax: 941-753-8479
Primary Service
Email: tmlaw.jen@gmail.com
Secondary Service Email:
jhlaw.lisa@gmail.com
December 8, 15, 2023 23-01873M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
Manatee County, FLORIDA
PROBATE DIVISION
File No. 412023CP004069CPAXMA
Division Probate
IN RE: ESTATE OF
Derrick Fred Wanecki
Deceased.

The administration of the estate of Derrick Fred Wanecki, deceased, whose date of death was September 01, 2023, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is:

Manatee County Clerk of Court
Attn: Probate and Guardianship
PO Box 25400
Bradenton, FL 34206.

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 PERIOD 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: December 8, 2023.

Signed on this 1st day of December, 2023.

/s/ Jerome Wanecki
Jerome Wanecki
Personal Representative

/s/ Mark Martella
Mark Martella, Esq.
Florida Bar No. 0024021
Martella Law Firm, PLLC
18245 Paulson Drive, Suite 131
Port Charlotte, FL 33954
Telephone: 941-867-6865
Fax: 941-867-8949
E-mail: mark@martellalaw.com
Secondary: tara@martellalaw.com
Attorney for Petitioner
December 8, 15, 2023 23-01882M

FIRST INSERTION

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

CIVIL DIVISION
CASE NO. 2023 CA 000306
VIZCAYA OF BRADENTON
CONDOMINIUM ASSOCIATION,
INC., a Florida not-for-profit
corporation,
Plaintiff, v.
MARCELLE WALSH;
UNKNOW TENANT(S),
Defendants.

Notice is hereby given pursuant to the Order to Reschedule Foreclosure Sale entered on October 10, 2023 in the above-styled Case Number 2023 CA 000306 in the Circuit Court of MANATEE, Florida, that the Clerk of Court shall sell the following property, in MANATEE County, Florida, described as:

Unit 718, of Phase 7, Vizcaya, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 1008, Page 3614, Amendments thereto, of the Public Records of Manatee County, Florida, together with the assignment of Parking Space No. H. designated in the Declaration of Condominium as limited common elements as an appurtenance to the Unit.

Property address: 6101 34th Street West, Unit 26H, Bradenton, FL 34210 at public sale, to the highest and best bidder for cash, at www.manatee.realforeclose.com, at 11:00 A.M. on January 17, 2024. The highest bidder shall immediately post with the Clerk, a deposit equal to 5% of the final bid. The deposit must be cash or cashier's check payable to the Clerk of Court and will be applied to the sale price at the time of final payment. Final payment must be made on or before 5:00 p.m. of the day of the sale by cash or cashier's check.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within sixty (60) days after the sale.

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. By: /s/ Thomas A. Marino II, Esquire
December 8, 15, 2023 23-01871M

FIRST INSERTION
 NOTICE TO CREDITORS
 IN THE CIRCUIT COURT FOR
 MANATEE COUNTY, FLORIDA
 PROBATE DIVISION
Case No. 2023 CP 003774 NC
IN RE: ESTATE OF:
THOMAS K. ALMAN,
a/k/a THOMAS KENT ALMAN,
Deceased.

The administration of the estate of Thomas K. Alman, a/k/a Thomas Kent Alman, deceased, whose date of death was July 16, 2023, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is P.O. Box 25400, Bradenton, Florida 34206. The estate is testate. 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 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: December 8, 2023.

Personal Representative:
Janice E. Pattat
 45 South Blackhawk Road
 Oregon, Illinois 61061
 Jonathan Davis Crick, Esquire
 2425 Manatee Avenue West
 Bradenton, FL 34205
 FL Bar No: 0127307
 Email: joncrick@gmail.com
 Attorney for Personal Representative
 By: Jonathan Davis Crick, Esquire
 December 8, 15, 2023 23-01901M

FIRST INSERTION
 NOTICE TO CREDITORS
 IN THE CIRCUIT COURT FOR THE
 TWELFTH JUDICIAL CIRCUIT
 IN AND FOR MANATEE COUNTY,
 FLORIDA
 PROBATE DIVISION
File No. 2023CP004033AX
IN RE: ESTATE OF
LYNN ANN WOLF, Deceased.

The administration of the Estate of LYNN ANN WOLF, deceased, whose date of death was October 21, 2023, is pending in the Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Ave. W, Bradenton, FL 34205. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

All other creditors of Decedent and other persons having claims or demands against Decedent's Estate must file their claims with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is 12/8/2023.

Personal Representative:
ANDREA BULLINGTON,
c/o Berlin Patten Ebling, PLLC
 525-1st Avenue North
 St. Petersburg, Florida 33701
 Attorneys for Personal Representative:
 MATTHEW D. UNZICKER
 Florida Bar No. 1015962
 Berlin Patten Ebling, PLLC
 8433 Enterprise Circle, Suite 200
 Lakewood Ranch, Florida 34202
 Telephone: (941) 907-9022
 Fax: (941) 954-9992
 Primary Email:
 munzicker@berlinpatten.com
 Secondary Email:
 tkelley@berlinpatten.com
 Secondary Email:
 probate@berlinpatten.com
 December 8, 15, 2023 23-01909M

FIRST INSERTION
 NOTICE TO CREDITORS
 (Summary Administration)
 IN THE CIRCUIT COURT FOR
 MANATEE COUNTY, FLORIDA
 PROBATE DIVISION
Case No. 2023 CP 3914
Judge Diana Moreland
IN RE: ESTATE OF
RUFUS O. HYLTON, JR
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 Rufus O. Hylton, Jr., deceased, Case No. 2023 CP 3914 by the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205; that the decedent's date of death was February 15, 2022; that the total value of the estate is approximately \$18,500.00, and that the name of those to whom it has been assigned by such order is:

Diana L. Hylton, 3233 10th Lane West, Palmetto, Florida 34221
 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 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 December 8, 2023.

Personal Giving Notice:
DIANA L. HYLTON
 3233 10th Lane West
 Palmetto, Florida 34221
 Attorney for Person Giving Notice:
 JENNIFER L. HAMEY (0123046)
 Jennifer L. Hamey, PA
 3815 US Highway 301 N
 Ellenton, FL 34222
 (941) 932-6217
 jenniferhamey@gmail.com
 December 8, 15, 2023 23-01881M

FIRST INSERTION
 NOTICE TO CREDITORS
 IN THE CIRCUIT COURT FOR
 MANATEE COUNTY, FLORIDA
 PROBATE DIVISION
File No. 2023-CP-3964
IN RE: ESTATE OF
THOMAS FREDERICK
WIDMANN,
Deceased.

The administration of the Estate of THOMAS FREDERICK WIDMANN, deceased, whose date of death was November 4, 2023, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, FL 34205. 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 PERIOD 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: December 8, 2023.
CAROLYN ANN GREENDONNER
Personal Representative
 6320 Venture Drive, Suite 104
 Lakewood Ranch, FL 34202
 Joseph L. Najmy, Esquire
 Attorney for Personal Representative
 Florida Bar No. 0847283
 Najmy Thompson, PL
 6320 Venture Drive, Suite 104
 Lakewood Ranch, FL 34202
 Telephone: 941-907-3999
 Email: jnajmy@najmythompson.com
 Secondary Email:
 asamusko@najmythompson.com
 December 8, 15, 2023 23-01903M

FIRST INSERTION
 NOTICE TO CREDITORS
 IN THE CIRCUIT COURT FOR
 MANATEE COUNTY, FLORIDA
 PROBATE DIVISION
File No. 2023CP003423AX
IN RE: ESTATE OF
Jim G. Velio, a/k/a Gezim Velio
Deceased.

The administration of the estate of Jim G. Velio, a/k/a Gezim Velio, deceased, whose date of death was May 6, 2023, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Ave. West, Bradenton, FL 34205 (mailing address: P.O. Box 25400 Bradenton, FL 34206). 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 December 8, 2023.

Elenida Velio
Personal Representative
 1940 Hillside Drive
 Columbus, OH 43221
 Douglas E. Hoover
 Attorney for Personal Representative
 Fla. Bar No. 177535
 6660 N. High Street 2E
 Worthington, OH 43085-2537
 Telephone: 614-436-1001
 Email: diggerhoov@aol.com
 December 8, 15, 2023 23-01876M

FIRST INSERTION
 NOTICE TO CREDITORS
 IN THE CIRCUIT COURT FOR
 MANATEE COUNTY, FLORIDA
 PROBATE DIVISION
File No. 2023 CP 002567
Division Probate
IN RE: ESTATE OF
JANET A. DUERFAHRD
Deceased.

The administration of the estate of Janet A. Duerfahrd, deceased, whose date of death was August 26, 2022, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205. 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 December 8, 2023.
Personal Representatives
Lance A. Duerfahrd
 5 Hilltop Road
 Dover, MA 02030
 Email: laduerfahrd@gmail.com
 Attorney for Personal Representative:
 Neil T. Lyons, Esq
 Florida Bar No. 91826
 Luhrs Goldberg, LLC
 6954 Professional Parkway
 Lakewood Ranch, Florida 34240
 Email Address:
 ntl@lawpoweredbywomen.com
 December 8, 15, 2023 23-01891M

FIRST INSERTION
 NOTICE TO CREDITORS
 IN THE CIRCUIT COURT FOR
 Manatee COUNTY, FLORIDA
 PROBATE DIVISION
File No. 2023 CP 002589
IN RE: ESTATE OF
Bradley Keith Olson
Deceased.

The administration of the estate of Bradley Keith Olson, deceased, whose date of death was May 8th, 2023, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205. 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 December 8, 2023.

/s/ Christine Olson
 P.O. Address:
 2107 Palma Sola Blvd.,
 Bradenton, FL 34209
Personal Representative
 ANDREW W. ROSIN, P.A.
 Attorneys for Personal Representative
 1966 HILLVIEW STREET
 SARASOTA, FL 34239
 Telephone: (941) 359-2604
 Florida Bar No. 0598305
 Email Addresses:
 arosin@rosinlawfirm.com
 December 8, 15, 2023 23-01911M

FIRST INSERTION
 NOTICE TO CREDITORS
 IN THE CIRCUIT COURT OF THE
 TWELFTH JUDICIAL
 CIRCUIT IN AND FOR MANATEE
 COUNTY FLORIDA
 PROBATE DIVISION
CASE NO.: 2022 CP 2575
IN RE: ESTATE OF
JACQUELINE RAINEY
DECEASED.

The administration of the estate of JACQUELINE RAINEY, deceased, File Number: 2022 CP 2575, whose date of death was January 27, 2022, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, FL 34205, Probate Division. 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 PERIOD 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: December 8, 2023.
Personal Representative
Archard Mathis
 701 Manatee Avenue West, Ste. 104
 Bradenton, FL 34205
 941-748-2104
 Attorney for Personal Representative
 Daphne Stevens, Esquire
 Fla Bar No.: 0722944
 Daphne Stevens, P.A.
 701 Manatee Avenue West, Ste. 104
 Bradenton, FL 34205
 daphane@mulocklaw.com
 December 8, 15, 2023 23-01878M

FIRST INSERTION
 NOTICE TO CREDITORS
 IN THE CIRCUIT COURT FOR
 MANATEE COUNTY, FLORIDA
 PROBATE DIVISION
File No. 2023-CP-003407
IN RE: ESTATE OF
JEANNINE M. OLKIEWICZ
Deceased.

The administration of the estate of JEANNINE M. OLKIEWICZ, deceased, whose date of death was July 27, 2023, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Ave. W., Bradenton, FL 34205. 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 December 8, 2023.

Suzanne Young
 3716 15th Ave. W.,
 Bradenton, FL 34205
 Kraig H. Koach, Esq.
 Bowman, George, Scheb,
 Kimbrough, Koach & Chapman, PA
 2750 Ringling Blvd., Suite 3
 Sarasota, FL 34237
 (941) 366-5510
 Florida Bar No. 0510830
 Email Addresses:
 kkoach@bowmangeorge.com
 angela@bowmangeorge.com
 Attorneys for Personal Representative
 December 8, 15, 2023 23-01910M

FIRST INSERTION
 NOTICE TO CREDITORS
 IN THE CIRCUIT COURT FOR
 MANATEE COUNTY, FLORIDA
 PROBATE DIVISION
File No. 2023-CP-3936
IN RE: ESTATE OF
TERRY BROWN, JR.,
Deceased.

The administration of the estate of TERRY BROWN, JR., deceased, whose date of death was March 29, 2023, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is PO Box 25400, Bradenton, FL 34206. 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 PERIOD 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: December 8, 2023.
VANESSA HALL
Personal Representative
 2244 Darley Oak Way
 North Port, FL 34289
 Robert D. Hines, Esq.
 Attorney for Personal Representative
 Florida Bar No. 0413550
 Hines Norman Hines, P.L.
 1312 W. Fletcher Avenue, Suite B
 Tampa, FL 33612
 Telephone: 813-265-0100
 Email: rhines@hnh-law.com
 Secondary Email:
 jrvera@hnh-law.com
 December 8, 15, 2023 23-01874M

FIRST INSERTION
 NOTICE TO CREDITORS
 IN THE CIRCUIT COURT FOR
 MANATEE COUNTY, FLORIDA
 PROBATE DIVISION
File No.: 2023-CP 622 AX
Division: Probate
IN RE: ESTATE OF
DYLAN JOE KERSEY
Deceased.

The administration of the Estate of Dylan Joe Kersey, deceased, whose date of death was December 22, 2022, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Ave. W., Bradenton, Florida 34205. 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 December 8, 2023

Personal Representative:
Kathy Kersey
c/o Knowles, Bouziane & Shaffer PLLC
 2812 Manatee Ave. W.
 Bradenton, Florida 34205
 Attorney for Personal Representative:
 William Shaffer, Esq
 Attorney for Petitioner
 Florida Bar Number: 65952
 Knowles, Bouziane & Shaffer PLLC
 2812 Manatee Ave. W.
 Bradenton, Florida 34205
 Telephone: (941) 404-4940
 E-Mail: will@bandslaw.com
 December 8, 15, 2023 23-01877M

FIRST INSERTION
 NOTICE TO CREDITORS
 IN THE CIRCUIT COURT FOR
 MANATEE COUNTY, FLORIDA
 PROBATE DIVISION
CASE NO: 2023 CP 3581
IN RE: ESTATE OF
ROBERT E. LAUBACH,
Deceased.

The administration of the estate of ROBERT E. LAUBACH, deceased, whose date of death was June 25, 2023 and whose Social Security Number ends in XXX-XX-5099, is pending in the Circuit Court for Manatee County, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD 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 December 8, 2023.

Personal Representative:
/s/ Brenden S. Moriarty
Brenden S. Moriarty
 4526 Hollow Stump Run
 Palmetto, Florida 34221
 Attorney for Personal Representative:
 /s/ Brenden S. Moriarty
 Brenden S. Moriarty, Esq.
 THE MORIARTY LAW FIRM, P.A.
 1001 3rd Avenue West, Suite 650
 Bradenton, FL 34205
 (941) 749-0075
 Florida Bar No. 0189863
 bmoriarty@suncoastlegalgroup.com
 pleadings@suncoastlegalgroup.com
 December 8, 15, 2023 23-01918M

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V20878_V22

FIRST 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.

412023CA000533CAAXMA
BMO Harris Bank, N.A.

Plaintiff, vs.
Geraldine V. Fritz; Sleepy Lagoon
Home Owners' Association Inc.;
Unknown Spouse of Geraldine V.
Fritz

Defendants.

TO: Unknown Beneficiaries of the Geraldine Fritz Revocable Trust Agreement made the 20th day of October, 2011
Last Known Address: Unknown
YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Manatee County, Florida:

LOT 123, SLEEPY LAGOON
PARK NO. 2, AS PER PLAT
THEREOF, AS RECORDED IN
DEED BOOK 302, PAGE 150,
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 Matthew Marks, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 2001 NW 64th St, Suite 130, Ft. Lauderdale, FL 33309, within thirty (30) days of the first date of publication, and file the original with the Clerk of this Court either before service on the Plain-

tiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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.

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 on 12/4/2023.

Angelina Coloneso
As Clerk of the Court
(SEAL) By Kris Gaffney
As Deputy Clerk

Matthew Marks, Esquire
Brock & Scott, PLLC.
2001 NW 64th St, Suite 130
Ft. Lauderdale, FL 33309
Case No. 412023CA000533CAAXMA
File # 22-F01865
December 8, 15, 2023 23-01887M

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
OF THE STATE OF FLORIDA,
IN AND FOR MANATEE COUNTY,
CIVIL DIVISION

CASE NO.: 2023-CA-003627
MATRIX FINANCIAL SERVICES
CORPORATION,

Plaintiff, vs.

ROSANNE TENNYSON;
MORNINGSIDE CONDOMINIUM
ASSOCIATION, INC.; UNKNOWN
SPOUSE OF ROSANNE
TENNYSON; UNKNOWN TENANT
#1; UNKNOWN TENANT #2; ANY
AND ALL UNKNOWN PARTIE(S)
WHO ARE NOT KNOWN TO BE
DEAD OR ALIVE, WHETHER
SAID UNKNOWN PARTIES
MAY CLAIM AN INTEREST AS
SPOUSES, HEIRS, DEVISEES,
GRANTEES, OR OTHER
CLAIMANTS,

Defendants.

NOTICE OF SALE IS HEREBY GIVEN pursuant to the Uniform Final Judgment of Mortgage Foreclosure entered on November 28, 2023, in Case No. 2023-CA-003627 of the Circuit Court of the Twelfth Judicial Circuit, in and for Manatee County, Florida, wherein MATRIX FINANCIAL SERVICES CORPORATION, is Plaintiff, and ROSANNE TENNYSON and CONDOMINIUM OWNERS ASSOCIATION OF MORNINGSIDE, INC., are Defendants, the Office of Angelina "Angel" Coloneso, Manatee County Clerk of the Court, will sell to the highest and best bidder for cash online at www.manatee.realforeclose.com, beginning at 11:00 A.M. on the 2nd day of January 2024, in accordance with Section 45.031, Florida Statutes, the following described property as set forth in said Final Judgment, to wit:

UNIT 110, PHASE V, MORNINGSIDE CONDOMINIUM, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED

IN O.R. BOOK 1053, PAGE 2791,
AND AMENDMENTS THERETO
AND ACCORDING TO THE PLAT
THEREOF RECORDED IN CONDOMINIUM PLAT BOOK 14,
PAGE 141, OF THE PUBLIC RECORDS OF MANATEE COUNTY,
FLORIDA.

Property Address: 2910 64th ST W
#110, Bradenton, FL 34209.

together with all existing or subsequently erected or affixed buildings, improvements and fixtures.

Any person claiming an interest in the surplus funds 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 6th day of December 2023.

SOKOLOF REMTULLA, PLLC
By: /s/ Benjamin D. Ladouceur
Benjamin D. Ladouceur, Esq.
Florida Bar No.: 73863
SOKOLOF REMTULLA, PLLC
6801 Lake Worth Road, Suite 100E
Greenacres, FL 33467
Telephone: 561-507-5252
Facsimile: 561-342-4842
E-mail: pleadings@sokrem.com
Counsel for Plaintiff
December 8, 15, 2023 23-01917M

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FLORIDA'S NEWSPAPER FOR THE C-SUITE
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V20906

FIRST INSERTION

AMENDED NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA

CASE NO.: 2022 CA 003092 LAKEVIEW LOAN SERVICING, LLC., Plaintiff, vs. JAMES L. BERNHARDT, JR.; HARRISON RANCH HOMEOWNERS' ASSOCIATION, INC.; UNKNOWN TENANT #1 N/K/A ASHLEY AXTELL; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on October 5, 2023 in Civil Case No. 2022 CA 003092, of the Circuit Court of the TWELFTH Judicial Circuit in and for Manatee County, Florida, wherein, LAKEVIEW LOAN SERVICING, LLC. is the Plaintiff, and

JAMES L. BERNHARDT, JR.; HARRISON RANCH HOMEOWNERS' ASSOCIATION, INC.; UNKNOWN TENANT #1 N/K/A ASHLEY AXTELL; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS ARE Defendants.

The Clerk of the Court, Angelina "Angel" Colonnese will sell to the highest bidder for cash at www.manatee.realforeclose.com on January 9, 2024 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 653, HARRISON RANCH, PHASE IIB, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 51, PAGE (S) 123 THROUGH 160, 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.

IMPORTANT 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.

Dated this 1ST day of December, 2023.

ALDRIDGE PITE, LLP
Attorney for Plaintiff
5300 West Atlantic Avenue
Suite 303
Delray Beach, FL 33484
Telephone: 561-392-6391
Facsimile: 561-392-6965
By: Zachary Ullman
Digitally signed by Zachary Ullman
DN: CN=Zachary Ullman
E=zullman@aldridgepite.com
Reason: I am the author of this document

Location:
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ServiceMail@aldridgepite.com
1184-1496B
December 8, 15, 2023 23-01880M

FIRST INSERTION

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

CIRCUIT CIVIL DIVISION
CASE NO.:

412023CA005698CAAXMA THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWMBS, INC., CHL MORTGAGE PASS-THROUGH TRUST 2005-01, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-01 Plaintiff(s), vs. MATTHEW YOUNG AS PLENARY GUARDIAN OF JOAN ZOSE; THE UNKNOWN SPOUSE OF JOAN M ZOSE; VILLAGE GREEN OF BRADENTON HOMEOWNERS ASSN., INC.; VILLAGES OF THOUSAND OAKS MASTER ASSOCIATION, INC.; THE UNKNOWN TENANT IN POSSESSION, Defendant(s).
TO: THE UNKNOWN SPOUSE OF JOAN M ZOSE
LAST KNOWN ADDRESS: 7001 20TH AVENUE WEST, BRADENTON, FL 34209
CURRENT ADDRESS: UNKNOWN
YOU ARE HEREBY NOTIFIED that a civil action has been filed against you in the Circuit Court of Manatee County, Florida, to foreclose certain real prop-

erty described as follows:
LOT 3, BLOCK 9 OF VIL-LAGE GREEN OF BRADENTON, UNIT F, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 18, PAGE 40-41, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.
Property address: 7001 20th Avenue West, Bradenton, FL 34209

You are required to file a written response with the Court and serve a copy of your written defenses, if any, to it on Padgett Law Group, whose address is 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312, at least thirty (30) days from the date of 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.

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.

If you are a person with a disability who needs any accommodation 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 the 5th day of DECEMBER, 2023.

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

Plaintiff Atty:
Padgett Law Group
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
attorney@padgettlawgroup.com

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWMBS, INC., CHL MORTGAGE PASS-THROUGH TRUST 2005-01, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-01 vs. Joan M Zose
TDP File No. 23-008925-1
December 8, 15, 2023 23-01908M

FIRST INSERTION

SUMMONS TO SHOW CAUSE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA, CIVIL DIVISION

Case No.: 2023-CA-006024
Division: D

Parcel Nos.: 115, 116, and 117 MANATEE COUNTY, FLORIDA, a political subdivision of the State of Florida, Petitioner,

v. PALMETTO INDUSTRIAL PARK, LLC, a Florida limited liability company; NORTH RIVER INDUSTRIAL PARK OWNERS ASSOCIATION, INC., a Florida not for profit corporation; D & D DYNASTY BUILDING INC.; BJM ENTERPRISES, INC., a Florida corporation, d/b/a Johnson Printing; FLAGSHIP FIRE, INC., a Florida corporation; ENGINEERED SYSTEMS & CONTROLS, LLC, a Florida limited liability company; CPJW

GROUP, INC., a Florida corporation; PROGRESS RESIDENTIAL PROPERTY MANAGER LLC, a Delaware corporation; REI SIDING, L.L.C., a Florida limited liability company; COASTLINE ROOFING COMPANY LLC, a Florida limited liability company; THE ESTATE OF BROOKER HARRISON; MANATEE COUNTY PROPERTY APPRAISER; and MANATEE COUNTY TAX COLLECTOR, Respondents. IN THE NAME AND BY THE AUTHORITY OF THE STATE OF FLORIDA: TO ALL AND SINGULAR SHERIFFS OF THE STATE:

YOU ARE HEREBY COMMANDED to serve this Summons to Show Cause, along with a copy of the Petition in Eminent Domain, Declaration of Taking and Notice of Lis Pendens upon the following Respondent:

The Estate of Edith Brooker Harrison RR 2 Box 200 Brandon, FL 33508

NOTICE IS HEREBY GIVEN TO THE NAMED RESPONDENT AND TO ALL WHOM IT MAY CONCERN, including all parties claiming any interest by, through, under, or against the named Respondents; and to all having or claiming to have any right, title, or interest in the property sought to be taken that a Petition in Eminent Domain and a Declaration of Taking have been filed in the above-styled cause by the Petitioner, MANATEE COUNTY, FLORIDA.

YOU AND EACH OF YOU are required to serve written defenses to the Petition upon the Petitioner's attorney, W. Campbell McLean, GrayRobinson, P.A., 101 E. Kennedy Boulevard, Suite 4000, Tampa, FL 33602, on or before **January 2, 2024** and to file the original of the written defenses with the Clerk of this Court either before service on the Petitioner's attorney or immediately thereafter, showing what right, title or interest you or any of you have in and to the property described in the Petition

and to show cause why that property should not be taken for the uses and purposes set forth in said Petition. If any Respondent fails to do so, a default will be entered against that Respondent for the relief demanded in the Petition. **YOU ARE FURTHER NOTIFIED,** that the Petitioner, pursuant to the provisions of § 74.051, Florida Statutes, will apply for an Order of Taking of the Honorable Edward Nicholas, one of the Judges of the Circuit Court of the Twelfth Judicial Circuit, in and for Manatee County, Florida, on Tuesday, February 6, 2024 at 3:30 p.m., Manatee County Judicial Center, Courtroom 6E, via Zoom: Judge Nicholas' Zoom hearing information: <https://zoom.us/j/8992849846>; Meeting ID: 8992849846; Password: 408941; Audio only: 17866351003, for a hearing to determine (1) the jurisdiction of the Court, (2) the sufficiency of the pleadings, (3) whether the Petitioner is properly exercising its delegated authority, (4) the amount to

be deposited for the property sought to be appropriated, (5) the terms and conditions upon which title to and possession of said property may become vested in Petitioner, and such other matters as the Court may deem appropriate. The Respondent in this action may request a hearing at the time and place designated and be heard. Any Respondent failing to timely file a request for hearing, in compliance with Florida law, shall waive any right to object to the Order of Taking. **WITNESS** my hand and the seal of this Court on this 22nd day of November, 2023.

Angelina "Angel" Colonnese, Manatee County Clerk of the Circuit Court and Comptroller

By: s/Patricia Salati, As Deputy Clerk MANATEE COUNTY, a political subdivision of the State of Florida, Petitioner
If you are a person with a disability who needs any accommodation in order to participate in this

proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact 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.

In and for Manatee County: If you cannot afford an attorney, contact Gulfcoast Legal Services at (941) 746-6165 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.
December 8, 15, 2023 23-01888M

SUBSEQUENT INSERTIONS

SECOND INSERTION

NOTICE TO CREDITORS (summary administration) IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA

PROBATE DIVISION
Case No. 23-CP-3710
IN RE: ESTATE OF DALE SAPP FARRELL, aka DALE S. FARRELL
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 DALE SAPP FARRELL, deceased, Case Number 2023-CP-3710; by the Circuit Court for Manatee County, Florida, Probate Division, the address of which is PO Box 25400, Bradenton, Florida 34206, that the decedent's date of death was July 1,

2023, that the total value of the estate is \$500.00, and that the names and addresses of those to whom it has been assigned by such order are:

Beneficiary Name	Address
KEVIN G. FARRELL	15512 Linn Park Terrace Lakewood Ranch, FL 34202

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 December 1, 2023.

Person Giving Notice:
Kevin G. Farrell
15512 Linn Park Terrace
Lakewood Ranch, FL 34202
Attorney for Person Giving Notice:
Juan D. Bendeck
Attorney for Petitioner
Florida Bar No. 0078298
Dentons Cohen & Grigsby P.C.
9110 Strada Place, Suite 6200
Naples, Florida 34108
Telephone: (239) 390-1900
Email: juan.bendeck@dentons.com
Secondary Email:
tami.panozzo@dentons.com
December 1, 8, 2023 23-01850M

SECOND INSERTION

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

PROBATE DIVISION
CASE NO: 2023 CP 3651
IN RE: THE ESTATE OF: SHARON CELESTINE STEPP a/k/a SHARON C. STEPP, Deceased.

The administration of the estate of SHARON CELESTINE STEPP a/k/a SHARON C. STEPP, deceased, whose date of death was September 22, 2023, and whose Social Security Number is xxx-xx-4160, is pending in the Circuit Court in and for Manatee County, Florida, Probate Division, the address of which is Post Office Box 25400, Bradenton, Florida 34206. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth

below.

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

All other creditors of the decedent and other persons having claims or demands against the decedent's estate 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 SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREV-

ER BARRED.

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

The date of the first publication of this Notice is 12/01/23.

Personal Representative
s/ James R Howland
JAMES R. HOWLAND
c/o Richard Barton Ray,
Registered Agent
6108 26th Street West, Suite 2
Bradenton, Florida 34207
Attorney for Personal Representative
s/ Richard Barton Ray
RICHARD BARTON RAY, Esquire
6108 26th Street West, Suite 2
Bradenton, Florida 34207
(941) 755-3731
Florida Bar No: 0717381
December 1, 8, 2023 23-01870M

SECOND INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45, FLORIDA STATUTES IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA

CASE NO.: 2018CA003251AX HMC ASSETS, LLC SOLELY IN ITS CAPACITY AS SEPARATE TRUSTEE OF CIVIC HOLDINGS V-C TRUST, Plaintiff, vs.

DLVAMI 302 NORTH SHORE, LLC A/KA DLVAMI302 NORTH SHORE LLC; DENISE VALLEY A/K/A DENISE L. VALLEY, INDIVIDUALLY AS GUARANTOR; ALL UNKNOWN PARTIES CLAIMING, BY, THROUGH, UNDER, OR AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS; UNKNOWN TENANT #1; UNKNOWN TENANT #2 whose name is fictitious to

account for parties in possession, Defendants.

NOTICE IS HEREBY GIVEN that, pursuant to Consent Uniform Final Judgment of Foreclosure dated March 9, 2020 and the Amended Order Granting Motion for an Order Rescheduling Foreclosure Sale and for an Order Allowing Plaintiff to file a Pre-Sale Affidavit as to Amounts Due to Plaintiff dated November 17, 2023 and filed in Civil Case Number 2018CA003251AX of the Circuit Court of the Twelfth Judicial Circuit in and for Manatee County, Florida, wherein HMC ASSETS, LLC SOLELY IN ITS CAPACITY AS SEPARATE TRUSTEE OF CIVIC HOLDINGS V-C TRUST is Plaintiff and DLVAMI 302 NORTH SHORE, LLC A/KA DLVAMI302 NORTH SHORE LLC; DENISE VALLEY A/K/A DENISE L. VALLEY, INDIVIDUALLY AS GUARANTOR; ALL UNKNOWN PARTIES CLAIMING, BY, THROUGH, UNDER, OR AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER

CLAIMANTS; UNKNOWN TENANT #1 N/K/A FLOYD CALHOUN; UNKNOWN TENANT #2 N/K/A JOHN DOE (Refused Name), whose name is fictitious to account for parties in possession are Defendants, Angelina "Angel" Colonnese, the Manatee County Clerk of Circuit Court and Comptroller, will sell to the highest and best bidder for cash on January 9, 2024 beginning at 11:00 a.m. EST electronically online at the following website: www.manatee.realforeclose.com in accordance with Chapter 45, Florida Statutes, the following described property in Manatee County, Florida as set forth in the Consent Uniform Final Judgment of Foreclosure, to wit:

COMMENCE AT THE NORTHEASTERLY CORNER OF PINE AVENUE AND NORTH SHORE DRIVE, FORMERLY GROUPE STREET; THENCE N.55 DEG 00' W. ALONG THE NORTHEASTERLY RIGHT OF WAY OF SHORE DRIVE 529.54 FEET FOR A POINT OF BEGINNING; THENCE N.35 DEG 14' W. 97.3 FEET MORE OR LESS TO THE WATER OF THE LAKE (AS RECORDED IN OFFICIAL RECORDS BOOK 1637,

PAGE 4349, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA); THENCE S.55 DEG 03' E ALONG SAID WATERS 77.8 FEET MORE OR LESS; THENCE S.35 DEG 07' E. 97.3 FEET MORE OR LESS TO THE NORTHEASTERLY RIGHT OF WAY OF SAID NORTH SHORE DRIVE; THENCE N.55 DEG 00' W. 78.0 FEET TO THE POINT OF BEGINNING. BEING A PART OF: PROPERTY ON NORTH SHORE DRIVE; THAT PART OF US LOT 3 BOUNDED ON THE NW BY PROPERTY DESCRIBED IN DB 332 PAGE 111 AND DB 300 PAGE 275 AND ON THE S BY THE SLY LINE OF GROUPE ST. EXTENDED AND ON THE E BY THE WLY LINE OF US LOT 2 LESS THAT PART OF UNRECORDED PLAT OF ISLAND CEDARS LYING IN US LOT 3 ATTACHED TO DB 329 PAGE 408 AND LESS PARCEL TO CITY OF ANNA MARIA DESCRIBED IN DB 336 PAGE 49 AND LESS LOT DESCRIBED IN DB 305 PG 255, LESS LOT DESCRIBED IN

DB 369 PG 647, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. PROPERTY ADDRESS: 302 NORTH SHORE DRIVE, ANNA MARIA, FL 34216 PARCEL IDENTIFICATION NUMBER: 7071910109

THE SALE WILL BE MADE PURSUANT TO THE FINAL JUDGMENT.

IF THIS PROPERTY IS SOLD AT PUBLIC AUCTION, THERE MAY BE ADDITIONAL MONEY FROM THE SALE AFTER PAYMENT OF PERSONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS PURSUANT TO THE FINAL JUDGMENT.

IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, IF ANY, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A TIMELY CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS.

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 accommodation 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.

/s/ Ashland R. Medley, Esquire
Ashland R. Medley, Esquire/
FBN:89578
Ashland Medley Law, PLLC
3111 North University Drive, Suite 718
Coral Springs, FL 33065
Telephone: (954) 947-1524/
Fax: (954) 358-4837
Designated E-Service Address:
FLService@AshlandMedleyLaw.com
Attorney for the Plaintiff
December 1, 8, 2023 23-01863M



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.

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 December 19th 2023 by 11:30 AM at WWW.STORAGETREASURES.COM. All goods must be removed from the unit within 48 hours. Unit availability subject to prior settlement of account.

Unit #2077 Terreisha Fields; Clothes, Boxes, Tv, Misc Items. Unit #4309 Donna Washington; Furniture, Bikes, Toys, Misc Household items.
December 1, 8, 2023 23-01852M

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 12/15/2023 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1974 SKYL HS 01611971H . Last Tenants: KIMBERLY OVERSTREET AND JUDY LOVESTAD FUTCH and all unknown parties beneficiaries heirs . Sale to be at PALM COVE MHC LLC DBA WHISPERING PALMS, 1219 51ST AVENUE EAST, BRADENTON, FL 34203. 813-241-8269.

December 1, 8, 2023 23-01867M

SECOND INSERTION

NOTICE OF PUBLIC AUCTION:

Notice is hereby given that the undersigned will sell, in accordance with the Florida Self Service Storage Facility Act, to satisfy lien of the owner, at public sale by competitive bidding on December 19, 2023 at 3:00pm online at: www.storagetreasures.com for the safeguard self-storage facility located at:

SAFEGUARD SELF STORAGE

4335 Royal Palm Drive

Bradenton, FL 34210

Tel: 941-254-3850

Fax: 941-254-3868

Unit 128 Samuel Anthony Lastinger Household goods, Furniture, Boxes
Purchases must be paid at the facility with Credit Card or Cash. All Purchases must be complete within 48 hours of the end of the online auction. A \$100.00 cash cleaning deposit is required until all items in the unit are removed from the premises and verified by manager on duty. Sale subject to cancellation until the purchase is completed; company reserves the right to refuse any online bids.

December 1, 8, 2023 23-01853M

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 on 12/19/23 at 2:30 pm Contents include personal property along with the described belongings to those individuals listed below.

Unit D7049	Deneice Tanner	Appliances, boxes, furniture
Unit D6036	Amy Hartwig	Furniture, boxes, bags, totes
Unit C5150	Sonia Love	Electronics, furniture, boxes
Unit C5067	Robert Neal	Appliances, furniture, boxes
Unit C4164	Dawn Zack	Boxes, bags
Unit C4061	Catrina Gillespe	Bags, Totes
Unit C4028	Keliesha D Jackson	Furniture, boxes, totes
Unit C4027	Allison Evans	Electronics, furniture, boxes
Unit B3017	Thomas Williamson	Furniture
Unit B2071	Andrew Ecker	Appliances, electronics, furniture
Unit B2028	Keyona McKinley	Furniture, boxes
Unit B2003	Danielle Ostwald	Furniture, boxes
Unit C4090	Dora Gamero	Bags

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

December 1, 8, 2023 23-01866M

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 that an application for vacation of a plat either in whole or in part has been made by Mervat Sawaged and Munji Sawaged, to the Board of County Commissioners of Manatee County, Florida (Board). Said vacation application is assigned application number VAC2306-0001 and seeks to vacate a certain easement located at 6106 45th Street West, Bradenton, Florida 34210, within The Fairways at Conquistador Subdivision, Unit II, plat.

On the 9th day of January 2024, at 9:00 a.m., or as soon thereafter in the Commission Chambers on the First Floor of the Manatee County Government Administrative Center, located at 1112 Manatee Avenue West, Bradenton, Florida, 34205, the Board will consider, act upon, adopt or reject said application and the following corresponding resolution:

RESOLUTION R-24-003

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, VACATING A CERTAIN PLATTED EASEMENT WITHIN A PLAT SUBDIVIDING LAND PURSUANT TO SECTION 177.101, FLORIDA STATUTES, AND THE LAND DEVELOPMENT CODE, MANATEE COUNTY, FLORIDA.

The subject property of this vacation application is located at 6106 45th Street West, Bradenton, Florida 34210, and is 383.40 square feet (0.009 acres) in size. The future land use map designation and zoning district of the property subject to the application is RMF-9 and RES-16, respectively. The application, staff report, related materials and proposed Resolution related to this vacation application may be inspected by the public during normal business hours at the County Administration Building, requested via email at planning.agenda@mymanatee.org, or on the County's website at www.mymanatee.org.

Persons may appear and be heard, written comments filed with the Director of the Property Management Department will be entered into the record and the hearing may be continued from time to time as necessary. For more information, call 941-748-4501 Extension 3670.

The Board does not discriminate upon the basis of any individual's disability status. This non-discrimination policy involves every aspect of the Board's functions including one's access to, participation in, employment with, or treatment in its programs or activities. Anyone requiring reasonable accommodation for this meeting as provided for in the Americans with Disabilities Act (ADA), or assistance with accessing any documents pertaining to this matter, should contact Kimberly Middleton at (941) 748-4501 Ext. 6012 or kimberly.middleton@mymanatee.org.

According to Section 286.0105, Florida Statutes, any person desiring to appeal any decision made by the Board with respect to any matter to be considered at a public hearing or meeting will need a record of the proceedings, and for such purposes, may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based.

December 1, 8, 2023 23-01862M

SECOND INSERTION

NOTICE TO CREDITORS
THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR THE COUNTY OF
MANATEE - STATE OF FLORIDA
PROBATE DIVISION
File No.: 2023-CP-003595
IN RE: ESTATE OF
DELORES GILLUM BROWN
Deceased.

The administration of the Estate of DELORES GILLUM BROWN, deceased, whose date of death was July 20, 2023 is pending in the Circuit Court for Manatee County Florida, Probate Division, the address of which is 1115 Manatee Ave W, Bradenton, Florida 34205, under File Number 2023-CP-003595. The name and address of the personal representative and the personal representative's attorney are set forth below. The first publication of this Notice is on December 1, 2023.

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

All other creditors of the decedent and other persons having claims or demands against the decedent's estate, must file their claims with this Court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

Dated: November 26th, 2023

/s/ Jesse Brown
Jesse Brown,
Personal Representative
c/o Paul J. Bupivi, Esq
330 S. Pineapple Avenue, Suite 110
Sarasota, Florida 34236
Tel.: (941) 404-6360

/s/ Paul J. Bupivi
Paul J. Bupivi (FL Bar #94635)
Attorney for the
Personal Representative
330 S. Pineapple Avenue, Suite 110
Sarasota, Florida 34236
Tel.: (941) 404-6360
Email:
paul@bupivilaw.com
December 1, 8, 2023 23-01864M

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023-CP-003422
IN RE: ESTATE OF
SYLVIA J. FENTON
Deceased.

The administration of the estate of Sylvia J. Fenton, deceased, whose date of death was January 3, 2023, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the address of which is P.O. Box 25400, Bradenton, FL 34206. 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 December 1, 2023.

Linda K. Strabbing
P.O. Address:
6601 E. Harrold Road,
Churubusco, IN 46723
Richard M. Fenton
P.O. Address:
55 Boca Chica Road, Lot 464,
Key West, FL 33040
Personal Representative
SHUMAKER, LOOP &
KENDRICK, LLP
Attorneys for Personal Representative
P.O. BOX 49948
SARASOTA, FL 34230-6948
Telephone: (941) 366-6660
By: Cheryl L. Gordon, Esquire
Florida Bar No. 0284483
Email Addresses:
cgordon@shumaker.com
carolg@shumaker.com
December 1, 8, 2023 23-01857M

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023 CP 3255 AX
Division Probate
IN RE: ESTATE OF
ANTHONY RONGA
Deceased.

The administration of the estate of Anthony Ronga, deceased, whose date of death was April 26, 2023, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West Bradenton, Florida 34205. 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 December 1, 2023.

Personal Representative:
Geraldine Schwab
c/o the Payne Law Group
766 Hudson Ave Suite C.
Sarasota, Florida 34236
Attorney for Personal Representative:
Teresa A. Monfils, Esq.
Attorney for Geraldine Schwab
Florida Bar Number: 1019949
Payne Law Group PLLC
766 Hudson Ave., Suite C
Sarasota, FL 34236
Telephone: (941) 487-2800
Fax: (941) 487-2801
E-Mail: tmonfils@lawnav.com
Secondary E-Mail:
lbelofatto@lawnav.com
December 1, 8, 2023 23-01865M

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023-CP-003917
IN RE: ESTATE OF
ROBERT P. DUNN,
a/k/a ROBERT POTTER DUNN, JR.
Deceased.

The administration of the estate of ROBERT P. DUNN, a/k/a ROBERT POTTER DUNN, JR., deceased, whose date of death was September 9, 2023, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue W, Bradenton, Florida 34205. 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 DEC 1, 2023.

Personal Representative:
/s/ Karen A. Cooper
KAREN A. COOPER
7220 6th Avenue NW
Bradenton, Florida 34209
Attorney for Personal Representative:
/s/ Donna I. Sobel
DONNA I. SOBEL, ESQUIRE
Attorney
Florida Bar Number: 370096
4900 Manatee Avenue W.
Suite 206
Bradenton, FL 34209
Telephone: (941) 747-0001
Fax: (941) 746-2094
E-Mail: donna@sobelattorneys.com
Secondary E-Mail:
scharles@sobelattorneys.com
December 1, 8, 2023 23-01858M

SECOND INSERTION

NOTICE OF ACTION
(formal notice by publication)
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 23-CP-002421
Division PROBATE
IN RE: ESTATE OF
CAROLINE HOFMANS
Deceased.

TO: JAMES KURKOWSKI, address unknown

YOU ARE NOTIFIED that Petition for Administration has been filed in this court.

You are required to serve a copy of your written defenses, if any, on petitioner's attorney, whose name and address are:

The Law Offices of Scott Faden
1342 COLONIAL BLVD., STE. C17,
FORT MYERS, FL 33907

on or before JANUARY 10, 2024 and to file the original of the written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice.

Signed on this 29 day of NOVEMBER, 2023.

Angelina Colonneso
Manatee County
Clerk of The Circuit Court
(SEAL) By: Trista Winningham
Leblanc
As Deputy Clerk

First publication on December 1, 2023.

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.

If you are a person with a disability who needs any accommodation 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.

Dec. 1, 8, 15, 22, 2023 23-01855M

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2023-CP-3954
IN RE: ESTATE OF
PATRICIA A. CARSON, also
known as PATRICIA CARSON, and
PATRICIA OLETE ANN CARSON,
Deceased.

The administration of the estate of PATRICIA A. CARSON, also known as PATRICIA CARSON and PATRICIA OLETE ANN CARSON, deceased, whose date of death was October 22, 2023, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205. 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 PERIOD 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: December 1, 2023.

Alison Patrice Fallica
Personal Representative
13966 Wetherburn St.
Waldorf, MD 20601

Jeffrey S. Goethe
Attorney for Personal Representative
Florida Bar No. 0861420
BARNES WALKER, GOETHE,
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rbattle@barneswalker.com
December 1, 8, 2023 23-01854M

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT,
IN AND FOR MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
File Number 2023-CP-3934
IN RE: THE ESTATE OF
MICHAEL E. ROCKWELL,
Deceased.

The administration of the estate of MICHAEL E. ROCKWELL, deceased, File Number 2023-CP-3934, is pending in the Clerk of Court, Manatee County Courthouse, P.O. Box 25400, Bradenton, Florida 34206. The name and address 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, including unmatured, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE 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, including unmatured, contingent or unliquidated claims, must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

The date of first publication of this Notice was December 1, 2023.

Signed on November 9, 2023.

/s/ Thomas Rockwell
Thomas Rockwell
Petitioner
/s/ Sherri Rockwell
Sherri Rockwell
Petitioner

/s/ Damian M. Ozark
Damian M. Ozark, Esquire
The Ozark Law Firm, P.A.
Florida Bar No. 0582387
1904 Manatee Avenue West, Ste. 300
Bradenton, Florida 34205
Telephone: (941)750-9760
Facsimile: (941)750-9761
dmozark@ozarklawfirm.com
December 1, 8, 2023 23-01851M

SECOND INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE
12th JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY,
FLORIDA

CASE NO: 2023-CC-003318
GREENBROOK VILLAGE
ASSOCIATION, INC.,
a not-for-profit Florida corporation,
Plaintiff, vs.
CHERYL L. FULTS; UNKNOWN
SPOUSE OF CHERYL L. FULTS;
AND UNKNOWN TENANT(S),
Defendants.

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment entered in this cause, in the County Court of Manatee County, Florida, Angelina Colonneso, Clerk of Court, will sell all the property situated in Manatee County, Florida described as:

Lot 20, Unit 2 of GREENBROOK VILLAGE, SUBPHASE K UNIT 1, A/K/A GREENBROOK CROSSINGS & UNIT 2 A/K/A GREENBROOK HAVEN, a subdivision, recorded in Plat Book 37, Pages 74 through 81, of the Public Records of Manatee County, Florida, and any subsequent amendments to the aforesaid.

A/K/A 6220 Macaw Glen, Lake-wood Ranch, FL 34202 at public sale, to the highest and best bidder, for cash, via the Internet at www.manatee.realforeclose.com , at 11:00 A.M. on December 20, 2023

IF THIS PROPERTY IS SOLD AT PUBLIC AUCTION, THERE MAY BE ADDITIONAL MONEY FROM THE SALE AFTER PAYMENT OF PERSONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS PURSUANT TO THIS FINAL JUDGMENT.

IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN 60 DAYS AFTER THE SALE. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS.

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.

MANKIN LAW GROUP
BRANDON K. MULLIS, Esq.
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FBN: 23217
December 1, 8, 2023 23-01856M



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