

MANATEE COUNTY LEGAL NOTICES

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 2/2/2024 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1973 MERC HS 03614308G . Last Tenants: PAUL LEONARD BIBUS JR and all unknown parties beneficiaries heirs . Sale to be at CARLYN MHC LLC, 5611 BAYSHORE RD, PALMETTO, FL 34221. 813-241-8269. January 19, 26, 2024 24-00077M

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 2/2/2024 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1974 MONT HS BM8496 . Last Tenants: VIRIGINIA LOUISE GARTMAN KEEVER, VIRGINIA L GARTMAN, GINA MENEELY AND GINA MARIE MENEELY and all unknown parties beneficiaries heirs . Sale to be at CARLYN MHC LLC, 5611 BAYSHORE RD, PALMETTO, FL 34221. 813-241-8269. January 19, 26, 2024 24-00076M

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 Instructed Learning Solutions located at 14728 Derna Terrace 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 14th day of January, 2024. Kelly Giesler January 19, 2024 24-00081M

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 Aligned to Meet a Need located at 11161 E. State Rd 70 Suite 110 171 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 16th day of January, 2024. Align Consulting, LLC January 19, 2024 24-00075M

FIRST INSERTION

NOTICE OF PUBLIC HEARING TO CONSIDER IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SECTION 13 OF CHAPTER 2005-338, LAWS OF FLORIDA, AS AMENDED, BY THE LAKEWOOD RANCH STEWARDSHIP DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION OF ASSESSMENT ROLL PURSUANT TO SECTION 13 OF CHAPTER 2005-338, LAWS OF FLORIDA, AS AMENDED, BY THE LAKEWOOD RANCH STEWARDSHIP DISTRICT

NOTICE OF PUBLIC MEETING

The Lakewood Ranch Stewardship District's (the "District") Board of Supervisors (the "Board") will hold a public hearing at 9:00 a.m., on February 9, 2024, at the offices of Schroeder-Manatee Ranch, Inc., 14400 Covenant Way, Lakewood Ranch, Florida 34202. The public hearing is being held to consider the adoption of an assessment roll, the imposition of special assessments on certain benefited lands within the District known as the "Aurora Project" (the "Project Area"), and to provide for the levy, collection and enforcement of assessments securing bonds and/or notes issued to finance a portion of the cost of the acquisition and/or construction of the Aurora Project (hereinafter defined). The public hearing is being conducted pursuant to Chapters 170 and 197, Florida Statutes, and Chapter 2005-338, Laws of Florida, as amended.

The Project Area, geographically depicted below, is generally located south 44th Avenue East, north of existing single-family lots, west of Lorraine Road and east of existing wetland area. The streets and areas to be improved are more specifically depicted in the Engineer's Report (hereinafter defined) and in the map below. The Aurora Project contemplates that construction and/or acquisition of stormwater management facilities, potable water and sanitary sewer improvements, all as more fully described in the preliminary Engineer's Report for the Lakewood Ranch Stewardship District (Aurora Project) (the "Engineer's Report"), dated December 14, 2023 (the "Aurora Project").

The District intends to impose assessments on benefited lands within the Project Area in the manner set forth in its preliminary Master Assessment Methodology Report Lakewood Ranch Stewardship District Aurora Project, dated January 5, 2024 (the "Assessment Report"), which is on file with the District and available during normal business hours at the address provided below.

The District expects to collect sufficient revenues to retire no more than \$7,545,000 in principal amount of debt to be incurred by the District, exclusive of fees and costs of collection or enforcement, discounts for early payment and interest. The annual assessment levied against each parcel will be based on repayment over thirty (30) years of the total debt allocated to each parcel. A description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the office of the District Manager located at 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817 and at the local records office located at 14400 Covenant Way, Lakewood Ranch, Florida 34202.

The proposed schedule of maximum principal debt to be allocated to the properties within the Project Area is as follows:

Land Use	Units	Annual Assessments (net)	Admin Fee	Annual Assessments (gross) (1)
40' Lots	73	\$284,410	\$21,407	\$305,818
Townhomes	174	\$338,955	\$25,513	\$364,467
TOTAL	247	\$623,365	\$46,920	\$670,285

Land Use	Debt/Unit	Annual Assessment per Unit (net)	Administrative Expenses per Unit	Annual Assessment per Unit (gross) (1)
40' Lots	\$47,156	\$3,896.03	\$293.25	\$4,189.28
Townhomes	\$23,578	\$1,948.02	\$146.62	\$2,094.64

The assessments will be collected on the Manatee County tax roll by the Tax Collector. Alternatively, the District may choose to directly collect and enforce the assessments. All affected property owners have the right to appear at the public hearing and the right to file written objections with the District within twenty (20) days of the publication of this notice.

Also at 9:00 a.m. on February 9, 2024, at the office of Schroeder-Manatee Ranch, Inc., 14400 Covenant Way, Lakewood Ranch, Florida 34202, the Board will hold a public meeting to consider any other business that may lawfully be considered by the District. This Board meeting is open to the public and will be conducted in accordance with the provisions of Florida law for independent special districts. This Board meeting and/or the public hearing may be continued in progress to a date and time certain announced at the meeting.

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

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 723-5900 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770 for aid in contacting the District office.

LAKEWOOD RANCH STEWARDSHIP DISTRICT



RESOLUTION 2024-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKEWOOD RANCH STEWARDSHIP DISTRICT DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE INFRASTRUCTURE IMPROVEMENTS WHOSE COST IS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAYED BY THE SPECIAL ASSESSMENT; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; AND PROVIDING FOR PUBLICATION OF THIS RESOLUTION.

WHEREAS, the Lakewood Ranch Improvement District (the "District") is a local unit of special-purpose government located in Sarasota and Manatee Counties, and established pursuant to Chapter 2005-338, Laws of Florida, as amended (the "Act") for the purposes of constructing, installing, acquiring, operating and/or maintaining public infrastructure improvements; and

WHEREAS, the Board of Supervisors (the "Board") of the District hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the infrastructure improvements ("Improvements") within the portion of the District known as Aurora as more particularly described in that certain Engineer's Report for the Lakewood Ranch Stewardship District (Aurora Project), dated December 14, 2023, attached hereto as Exhibit A and incorporated herein by reference; and

WHEREAS, it is in the best interest of the District to pay the cost of the Improvements by special assessments levied on benefited lands within the Aurora Project pursuant to Section 13 of the Act (hereinafter, the "Assessments"); and

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

WHEREAS, the District hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that special assessments will be made in proportion to the benefits received for lands within the Aurora Project of the District as set forth in that certain Master Assessment Methodology Report Lakewood Ranch Stewardship District Aurora Project, dated January 5, 2024, attached hereto as Exhibit B and incorporated herein by reference and on file at 14400 Covenant Way, Lakewood Ranch, Florida 34202 (the "District Records Office"); and

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

WHEREAS, this Resolution shall serve as the "resolution required to declare special assessments" contemplated by Section 170.03, Florida Statutes, for the assessment lien(s) levied against the property as described in Exhibits A and B that secure the Assessments.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LAKEWOOD RANCH STEWARDSHIP DISTRICT:

- The Assessments shall be levied to defray the cost of the Improvements.
- The nature and general location of, and plans and specifications for, the Improvements are described in Exhibit A, and are on file at the District Records Office. Exhibit B is also on file and available for public inspection at the same location.
- The total estimated cost of the Improvements is \$5,423,000 (the "Estimated Cost").
- The Assessments will defray approximately \$7,545,000 which includes the Estimated Cost, plus financing-related costs, capitalized interest, and debt service reserve.
- The manner in which the Assessments shall be apportioned and paid is set forth in Exhibit B.
- The Assessments shall be levied within the Aurora Project of the District on all lots and lands adjoining and contiguous or bounding and abutting upon such improvements or specially benefited thereby and further designated by the assessment plat hereinafter provided for.
- There is on file, at the District Records Office, an assessment plat showing the area to be assessed, with certain plans and specifications describing the Improvements and the Estimated Cost of the Improvements, all of which shall be open to inspection by the public.
- Commencing with the year in which the Assessments are confirmed, the Assessments shall be paid in not more than (30) thirty annual installments. The Assessments may be payable at the same time and in the same manner as are ad valorem taxes and collected pursuant to the Act and Chapter 197, Florida Statutes; provided, however, that in the event the uniform non ad-valorem assessment method of collecting the Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law.
- The District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in Exhibit B hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which is hereby adopted and approved as the District's preliminary assessment roll.
- The Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the Assessments or the making of the Improvements, the cost thereof, the manner of payment therefor, or the amount thereof to be assessed against each property as improved.
- The District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) weeks) in a newspaper of general circulation within Manatee and Sarasota Counties and to provide such other notice as may be required by law or desired in the best interests of the District.
- This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 5th day of January 2024.

ATTEST: LAKEWOOD RANCH STEWARDSHIP DISTRICT
 /s/ Jane Gaarlandt Secretary/Assistant Secretary
 /s/ Rex Jensen Rex Jensen, Chairman

Exhibit A: Engineer's Report for the Lakewood Ranch Stewardship District (Aurora Project), dated December 14, 2023
 Exhibit B: Master Assessment Methodology Report Lakewood Ranch Stewardship District Aurora Project, dated January 5, 2024
 January 19, 26, 2024 24-00083M

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 02/02/24, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1998 SUMM travel trailer bearing the vehicle identification number CE10C-FLO11698352S and all personal items located inside the mobile home. Last Tenant: Robert Allen Clark and Rebecca Carrigan. Sale to be held at: Horseshoe Cove RV Resort, 5100 60th Street East, Bradenton, Florida 34203, (941) 758-5335. January 19, 26, 2024 24-00088M

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES

NOTICE IS HEREBY GIVEN that Dee Dix / D&D TRUCK ACCESSORIES will engage in business under the fictitious name ALL AMERICAN TRUCK ACCESSORIES, with a physical address 718 60th Street Court East Bradenton, FL 34208, with a mailing address 718 60th Street Court East Bradenton, FL 34208, and already registered the name mentioned above with the Florida Department of State, Division of Corporations. January 19, 2024 24-00069M

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES

NOTICE IS HEREBY GIVEN that Alan Atchley / SWFL RE PARTNERS, LLC will engage in business under the fictitious name BETTER HOMES AND GARDENS REAL ESTATE ATCHLEY PROPERTIES, with a physical address 6113 EXCHANGE WAY LAKEWOOD RANCH, FL 34202, with a mailing address 6113 EXCHANGE WAY LAKEWOOD RANCH, FL 34202, and already registered the name mentioned above with the Florida Department of State, Division of Corporations. January 19, 2024 24-00062M

FIRST INSERTION

Addendum 1 to INVITATION TO NEGOTIATE (ITN) Number 24-001

Addendum 1 to Invitation to Negotiate (ITN) for the Sale and Development of all the property located at 1707 Lena Road, Bradenton, Florida 34211.

Manatee County will receive sealed proposals at 1112 Manatee Avenue West, Suite 800, Bradenton, Florida.

The Due Date and Time for submission of Proposals in response to this ITN is February 20, 2024 at 2:00 PM at the Manatee County Administration Building, 8th Floor, Suite 800.

https://mymanatee.org/departments/property_management/property_acquisition/surplus_property
 January 19, 2024 24-00074M

FIRST INSERTION

NOTICE OF PUBLIC SALE

The following personal property of KAY MARIE LUCZAK, if deceased any unknown heirs or assigns, and RICHARD DENNIS HELMES, will, on January 31, 2024, at 10:00 a.m., at 1 Cherry Avenue, Lot #89, Bradenton, Manatee County, Florida 34207; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109: 1972 RITZ MOBILE HOME, VIN: 0201737221A, TITLE NO.: 0004969536, and VIN: 0201737221B, TITLE NO.: 0004969537 and all other personal property located therein

PREPARED BY: J. Matthew Bobo Lutz, Bobo & Telfair, P.A. 2 North Tamiami Trail, Suite 500 Sarasota, Florida 34236 January 19, 26, 2024 24-00085M

FIRST INSERTION

NOTICE OF PUBLIC SALE

The following personal property of KENNETH G. WILLIAMS II and MARY LOU CUMMINGS, if deceased any unknown heirs or assigns, will, on January 31, 2024, at 10:30 a.m., at 176 Guava Circle, Lot #182, Bradenton, Manatee County, Florida 34207; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

1977 VIND MOBILE HOME, VIN: T3969A, TITLE NO.: 0015560837, and VIN: T3969B, TITLE NO.: 0015560836 and all other personal property located therein

PREPARED BY: J. Matthew Bobo Lutz, Bobo & Telfair, P.A. 2 North Tamiami Trail, Suite 500 Sarasota, Florida 34236 January 19, 26, 2024 24-00086M

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES

NOTICE IS HEREBY GIVEN that Michele Adams will engage in business under the fictitious name 21ST ST W RENTALS, with a physical address 4633 Orlando Circle Bradenton, FLORIDA 34207, with a mailing address 4633 Orlando Circle Bradenton, FLORIDA 34207, and already registered the name mentioned above with the Florida Department of State, Division of Corporations. January 19, 2024 24-00068M

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 Whaler Consulting Company located at 945 25th Dr. E., Suite 9, in the City of Ellenton, Manatee County, FL 34222 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 13th day of January, 2024. Whaler Consulting Company Inc. Derrick L. Clarke January 19, 2024 24-00082M

FIRST INSERTION

NOTICE OF SALE OF VESSEL

Pursuant to Florida Statutes Section 328.17, I Can Do Towing Inc. d/b/a Sea Tow Sarasota, will sell at public auction to the highest bidder, for cash, the following vessel, including its machinery, rigging, and accessories: 2018, 17' Alumacraft Pro 175 (HIN: ACBW9577L718) owned by William Elia Swistok. The sale date will be February 9, 2024, at 10:00 AM (Eastern Standard Time) at I Can Do Towing Inc. d/b/a Sea Tow Sarasota, 3009 45th St. E., Bradenton, Florida 34208. Sea Tow Sarasota Boatyard reserves the right to accept or reject any or all bids. If you have any questions, please contact Fiorilli Law Group, P.A. at (954) 797-7719. January 19, 26, 2024 24-00061M

FIRST INSERTION

NOTICE OF RECEIPT OF AN APPLICATION THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 885863 from Haval Farms, LLC, 5800 Lakewood Ranch Blvd N, Sarasota, FL 34240. Application received: 1/8/2024. Proposed activity: Residential. Project name: North River Ranch Phase III-A Townhomes. Project size: 30 acres Location: Section(s) 7, 18, Township 33 South, Range 19 East, in Manatee County. Outstanding Florida Water: No. Aquatic preserve: No.

The application is available for public inspection Monday through Friday at 7601 U.S. Highway 301 North, Tampa, Florida 33637 or through the "Application & Permit Search Tools" function on the District's website at www.watermatters.org/permits/. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Bureau, 7601 U.S. Highway 301 North, Tampa, Florida 33637 or submit your request through the District's website at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Bureau at (813)985-7481 or 1(800)836-0797, TDD only 1(800)231-6103. January 19, 2024 24-00066M

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER

CALL 941-906-9386 and select the appropriate County name from the menu option or e-mail legal@businessobserverfl.com

Business Observer

FIRST INSERTION

NOTICE OF PUBLIC HEARING TO CONSIDER IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SECTION 13 OF CHAPTER 2005-338, LAWS OF FLORIDA, AS AMENDED, BY THE LAKEWOOD RANCH STEWARDSHIP DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION OF ASSESSMENT ROLL PURSUANT TO SECTION 13 OF CHAPTER 2005-338, LAWS OF FLORIDA, AS AMENDED, BY THE LAKEWOOD RANCH STEWARDSHIP DISTRICT

NOTICE OF PUBLIC MEETING

The Lakewood Ranch Stewardship District's (the "District") Board of Supervisors (the "Board") will hold a public hearing at 9:00 a.m., on February 9, 2024, at the offices of Schroeder-Manatee Ranch, Inc., 14400 Covenant Way, Lakewood Ranch, Florida 34202. The public hearing is being held to consider the adoption of an assessment roll, the imposition of special assessments on certain benefited lands within the District known as the "Southeast Project" (the "Project Area"), and to provide for the levy, collection and enforcement of assessments securing bonds and/or notes issued to finance a portion of the cost of the acquisition and/or construction of the Southeast Project (hereinafter defined). The public hearing is being conducted pursuant to Chapters 170 and 197, *Florida Statutes*, and Chapter 2005-338, *Laws of Florida*, as amended.

The Project Area, geographically depicted below, is generally located south of University Parkway, north of Fruitville Road, and east and west of residential and agricultural lands. The streets and areas to be improved are more specifically depicted in the Engineer's Report (hereinafter defined) and in the map below. The Southeast Project contemplates that construction and/or acquisition of roadways, potable water, sanitary sewer and irrigation systems, stormwater management facilities, landscaping, entry features, and parks and trails, all as more fully described in the preliminary *Master Engineer's Report for Lakewood Ranch Southeast Infrastructure Improvements* (the "Engineer's Report") dated December 1, 2023 (the "Southeast Project").

The District intends to impose assessments on benefited lands within the Project Area in the manner set forth in its preliminary *Master Assessment Methodology Report Lakewood Ranch Stewardship District Southeast*, dated December 1, 2023 (the "Assessment Report"), which is on file with the District and available during normal business hours at the address provided below.

The District expects to collect sufficient revenues to retire no more than \$246,875,000 in principal amount of debt to be incurred by the District, exclusive of fees and costs of collection or enforcement, discounts for early payment and interest. The annual assessment levied against each parcel will be based on repayment over thirty (30) years of the total debt allocated to each parcel. A description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the office of the District Manager located at 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817 and at the local records office located at 14400 Covenant Way, Lakewood Ranch, Florida 34202.

The proposed schedule of maximum principal debt to be allocated to the properties within the Project Area is as follows:

Land Use	Units	Net Annual Assessments	Admin Expenses	Gross Annual Assessments
Single-Family <= 52' (units)	2,267	\$10,624,065	\$618,332	\$11,242,397
Single-Family > 52' (units)	1,188	\$7,237,674	\$421,240	\$7,658,914
Multi-Family (units)	1,298	\$3,041,473	\$177,017	\$3,218,489
TOTAL	4,753	\$20,903,211	\$1,216,589	\$22,119,800

Land Use	Debt/Unit	Net Debt Service (per Unit)	Administrative Expenses	Gross Debt Service (per Unit)
Single-Family <= 52' (units)	\$55,348	\$4,686	\$273	\$4,959
Single-Family > 52' (units)	\$71,953	\$6,092	\$355	\$6,447
Multi-Family (units)	\$27,674	\$2,343	\$136	\$2,480

The assessments will be collected on the Sarasota County tax roll by the Tax Collector. Alternatively, the District may choose to directly collect and enforce the assessments. All affected property owners have the right to appear at the public hearing and the right to file written objections with the District within twenty (20) days of

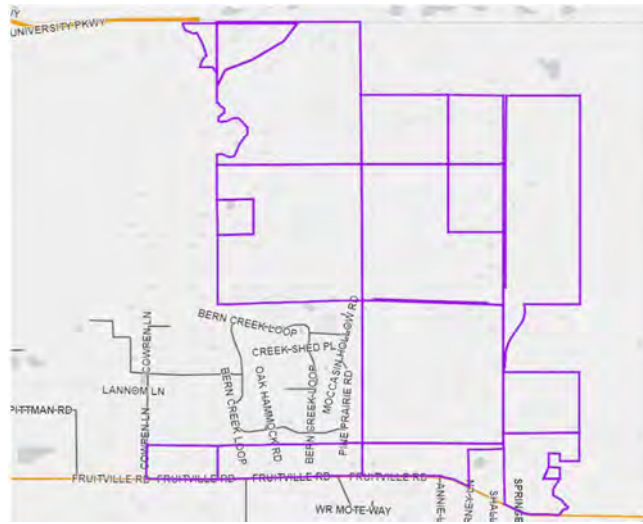
the publication of this notice.

Also at 9:00 a.m. on February 9, 2024, at the office of Schroeder-Manatee Ranch, Inc., 14400 Covenant Way, Lakewood Ranch, Florida 34202, the Board will hold a public meeting to consider any other business that may lawfully be considered by the District. This Board meeting is open to the public and will be conducted in accordance with the provisions of Florida law for independent special districts. This Board meeting and/or the public hearing may be continued in progress to a date and time certain announced at the meeting.

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

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 723-5900 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770 for aid in contacting the District office.

LAKWOOD RANCH STEWARDSHIP DISTRICT



RESOLUTION 2024-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKEWOOD RANCH STEWARDSHIP DISTRICT DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE INFRASTRUCTURE IMPROVEMENTS WHOSE COST IS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAYED BY THE SPECIAL ASSESSMENT; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; AND PROVIDING FOR PUBLICATION OF THIS RESOLUTION.

WHEREAS, the Lakewood Ranch Improvement District (the "District") is a local unit of special-purpose government located in Sarasota and Manatee Counties, and established pursuant to Chapter 2005-338, *Laws of Florida*, as amended (the "Act") for the purposes of constructing, installing, acquiring, operating and/or maintaining public infrastructure improvements; and

WHEREAS, the Board of Supervisors (the "Board") of the District hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the infrastructure improvements ("Improvements") within the portion of the District known as Lakewood Ranch Southeast as more particularly described in that certain *Master Engineer's Report for Lakewood Ranch Southeast Infrastructure Improvements*, dated December 1, 2023, attached hereto as **Exhibit A** and incorporated herein by reference; and

WHEREAS, it is in the best interest of the District to pay the cost of the Improvements by special assessments levied on benefited lands within the Lakewood Ranch Southeast Project pursuant to Section 13 of the Act (hereinafter, the "Assessments"); and

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

levy and collect the Assessments; and

WHEREAS, the District hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that special assessments will be made in proportion to the benefits received for lands within the Lakewood Ranch Southeast Project of the District as set forth in that certain *Master Assessment Methodology Report Lakewood Ranch Stewardship District Southeast*, dated December 1, 2023, attached hereto as **Exhibit B** and incorporated herein by reference and on file at 14400 Covenant Way, Lakewood Ranch, Florida 34202 (the "District Records Office"); and

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

WHEREAS, this Resolution shall serve as the "resolution required to declare special assessments" contemplated by Section 170.03, *Florida Statutes*, for the assessment lien(s) levied against the property as described in **Exhibits A** and **B** that secure the Assessments.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LAKEWOOD RANCH STEWARDSHIP DISTRICT:

- The Assessments shall be levied to defray the cost of the Improvements.
- The nature and general location of, and plans and specifications for, the Improvements are described in **Exhibit A**, and are on file at the District Records Office. **Exhibit B** is also on file and available for public inspection at the same location.
- The total estimated cost of the Improvements is \$174,243,000 (the "Estimated Cost").
- The Assessments will defray approximately \$246,875,000 which includes the Estimated Cost, plus financing-related costs, capitalized interest, and debt service reserve.
- The manner in which the Assessments shall be apportioned and paid is set forth in **Exhibit B**.
- The Assessments shall be levied within the Lakewood Ranch Southeast Project of the District on all lots and lands adjoining and contiguous or bounding and abutting upon such improvements or specially benefited thereby and further designated by the assessment plat hereinafter provided for.
- There is on file, at the District Records Office, an assessment plat showing the area to be assessed, with certain plans and specifications describing the Improvements and the Estimated Cost of the Improvements, all of which shall be open to inspection by the public.
- Commencing with the year in which the Assessments are confirmed, the Assessments shall be paid in not more than (30) thirty annual installments. The Assessments may be payable at the same time and in the same manner as are ad valorem taxes and collected pursuant to the Act and Chapter 197, *Florida Statutes*; provided, however, that in the event the uniform non ad-valorem assessment method of collecting the Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law.
- The District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in **Exhibit B** hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which is hereby adopted and approved as the District's preliminary assessment roll.
- The Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the Assessments or the making of the Improvements, the cost thereof, the manner of payment therefor, or the amount thereof to be assessed against each property as improved.
- The District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) weeks) in a newspaper of general circulation within Manatee and Sarasota Counties and to provide such other notice as may be required by law or desired in the best interests of the District.
- This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 1st day of December, 2023.

ATTEST: **LAKWOOD RANCH STEWARDSHIP DISTRICT**
 /s/ Jane Gaarlandt Secretary/Assistant Secretary
 /s/ Rex Jensen Rex Jensen, Chairman

Exhibit A: *Master Engineer's Report for Lakewood Ranch Southeast Infrastructure Improvements*, Dated December 1, 2023

Exhibit B: *Master Assessment Methodology Report Lakewood Ranch Stewardship District Southeast*, Dated December 1, 2023

January 19, 26, 2024

24-00084M

SAVE TIME



Email your Legal Notice legal@businessobserverfl.com • **Deadline Wednesday at noon** • **Friday Publication**

FIRST INSERTION

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

PROBATE DIVISION
File No 23 CP 346
IN RE: ESTATE OF
DOUGLAS L. WALTERMIRE
a/k/a DOUGLAS LEE
WALTERMIRE
Deceased.

The administration of the Estate of Douglas L. Waltermire a/k/a Douglas Lee Waltermire deceased, File Number 23 CP 346 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 petitioner and the petitioner'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 FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

The date of first publication of this Notice is January 19, 2024.

Petitioner:

Melissa Renee Heath
1503 E 600 S
Anderson, IN 46013

Attorney for Petitioner:
Nathan Dougherty, Esquire
Florida Bar No. 118632
P.O. Box 380984
Murdoch, FL 33938
Tel: (941) 270-4489
Email:
contact@nathandoughertylaw.com
January 19, 26, 2024 24-00087M

FIRST INSERTION

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

File No. 2023-CP-003879
Division Probate
IN RE: ESTATE OF
RONA L. SHELL
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 RONA L. SHELL, deceased, File Number 2023-CP-003879, by the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1051 Manatee Avenue, Bradenton, Florida 34205; that the decedent's date of death was August 9, 2023; that the total value of the non-exempt assets comprising the estate is \$3,405.00 and that the names and addresses of those to whom it has been assigned by such order are:

NAME ADDRESS
PATRICK MICHAEL GOW
a/k/a PATRICK M. GOW
c/o Jenna Kyle Meltzer, Esquire
Blalock Walters, P.A.
802 11th Street West
Bradenton, Florida 34205-7734
VERBON KEITH SHELL, JR.
5820 Wauchula Road
Myakka City, Florida 34251

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 January 19, 2024.

Person Giving Notice:

**PATRICK MICHAEL GOW a/k/a
PATRICK M. GOW**
c/o Jenna Kyle Meltzer, Esquire
Blalock Walters, P.A.
802 11th Street West
Bradenton, Florida 34205-7734

Attorney for Person Giving Notice
JENNA KYLE MELTZER
Attorney
Florida Bar Number: 1028517
Blalock Walters, P.A.
802 11th Street West
Bradenton, Florida 34205-7734
Telephone: (941) 748.0100
Fax: (941) 745.2093
E-Mail: jkmeltzer@blalockwalters.com
Secondary E-Mail:
jschembri@blalockwalters.com
Alternate Secondary E-Mail:
alepper@blalockwalters.com
January 19, 26, 2024 24-00079M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No.: 412023CP004321CPAXMA
IN RE: ESTATE OF
SCOTT JAMES MILLER,
Deceased.

The administration of the estate of SCOTT JAMES MILLER, deceased, whose date of death was January 25, 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 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 FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

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

The date of first publication of this notice is January 19, 2024.

Personal Representative:

DAVID A. MILLER
10230 138th St.
Largo, FL 33774

Attorney for Personal Representative:
THEODORE R. SCHOFNER,
ESQUIRE

Attorney for Personal Representative
Florida Bar No. 381357 /
SPN: 01243397
2117 Indian Rocks Road
Largo, Florida 33774
Telephone: (727) 588-0290
Fax: (727) 584-0932
E-Mail: info@elderlawattorney.com
January 19, 26, 2024 24-00080M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
File No. 2024-CP-000015 AX
Probate Division
IN RE: ESTATE OF
Cyrus William Manning,
a/k/a C. William Manning,
a/k/a Bill Manning,
Deceased.

The administration of the estate of Cyrus William Manning, also known as C. William Manning, also known as Bill Manning, whose date of death was September 23, 2023, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is Manatee County Courthouse, Probate Division, P.O. Box 25400, Bradenton, FL 34206-5400. 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 January 19, 2024.

Personal Representative:

Alicia B. Manning
35851 Singletary Road
Myakka City, FL 34251

Attorney for Personal Representative:
James E. Johnson II
Email Address:
jjohnson@manateelegal.com
Email Address:
egodfrey@manateelegal.com
Florida Bar No. 0061621
Greene Hamrick Schermer
& Johnson, P.A.
410 43rd Street West, Suite N
Bradenton, FL 34209
Telephone: (941) 747-1871
January 19, 26, 2024 24-00060M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No.: 2024CP000030CPAXMA
IN RE: ESTATE OF
SHERRY ANN JONES,
Deceased.

The administration of the estate of SHERRY ANN JONES, deceased, whose date of death was February 25, 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 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 January 19, 2024.

Personal Representative:

**/s/ Wesley Jones
WESLEY JONES**
2509 - 20th Avenue W
Bradenton, FL 34205

Attorney for Personal Representative:
**/s/ Robert E. Sharbaugh
ROBERT E. SHARBAUGH, P.A.**
Attorney for Personal Representative
Florida Bar No.: 715158
Law Office of Robert E. Sharbaugh,
P.A.
700 Central Avenue, Suite 402
St. Petersburg, FL 33701
Telephone: (727) 898-3000
serverobert@sharbaughlaw.com
January 19, 26, 2024 24-00073M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023 CP 4339
Division Probate
IN RE: ESTATE OF
DENNIS LEE SNYDER
Deceased.

The administration of the estate of DENNIS LEE SNYDER, deceased, whose date of death was December 7, 2023, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the address of which is 1051 Manatee Ave 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 January 19, 2024.

Personal Representative:

**/s/ Eric L. Snyder
Eric L. Snyder**
2110 - 49th Street East
Palmetto, Florida 34221

Attorney for Personal Representative:
**/s/ Whitney C. Glaser
Whitney C. Glaser, Esq.**
Attorney
Florida Bar Number: 0059072
3027 Manatee Avenue West, Suite B
Bradenton, FL 34205
Telephone: (941) 241-8266
Fax: (941) 241-8304
E-Mail:
whitney@whitneyglaserlaw.com
Secondary E-Mail:
paralegal@whitneyglaserlaw.com
January 19, 26, 2024 24-00070M

**Q What is a public notice?**

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

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

Q Are internet-only legal notices sufficient?

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

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

Newspaper legal notices fulfill all of those standards.

Q Are there different types of legal notices?

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

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

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

Q Who benefits from legal notices?

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

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

Q How much do legal notices cost?

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

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

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 2021CA002924AX HOME POINT FINANCIAL CORPORATION, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF DEBRA ANN SHORTSLEEVE, DECEASED, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated April 11, 2023, and entered in 2021CA002924AX of the Circuit Court of the TWELFTH Judicial Circuit in and for Manatee County, Florida, wherein HOME POINT FINANCIAL CORPORATION is the Plaintiff and THE UNKNOWN HEIRS, BENEFI-

CIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF DEBRA ANN SHORTSLEEVE, DECEASED; TARA RYBA; SCOTT FRANK WEBER; MEADOWCROFT CONDOMINIUM ASSOCIATION, INC. are the Defendant(s). Angelina Colnneso as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.manatee.realforeclose.com, at 11:00 AM, on February 07, 2024, the following described property as set forth in said Final Judgment, to wit: UNIT 6101, PHASE II, MEADOWCROFT SOUTH, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN O.R. BOOK 1019, PAGE 1489, AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 12, PAGE 96 THROUGH 105, INCLUSIVE OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, AND

AMENDMENT, THERETO INCLUDING O.R. BOOK 1021, PAGE 294; O.R. BOOK 1047, PAGE 3189 AND O.R. BOOK 1047, PAGE 3199, AND CONDOMINIUM BOOK 14, PAGES 56 THROUGH 61 AND CONDOMINIUM BOOK 14, PAGES 70 THROUGH 72, OF SAID RECORDS, TOGETHER WITH THE RESPECTIVE UNDIVIDED SHARE OF COMMON ELEMENTS THERETO APPERTAINING. SUBJECT TO VALID RESTRICTIONS, RESERVATIONS AND EASEMENTS OF RECORD. ADDITIONALLY, GRANTOR ASSIGNS TO GRANTEE CARPORT J. 6119 HERITAGE LN, BRADENTON, FL 34209 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 in accordance with Florida Statutes, Section 45.031. 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 15 day of January, 2024. By: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com 21-058674 - MaC January 19, 26, 2024 24-00064M

ity 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 16th day of January, 2024. Angelina Colnneso Manatee County Clerk of The Circuit Court (SEAL) By: Kris Gaffney As Deputy Clerk The Law Office of C.W. Wickersham, Jr., P.A. Plaintiff's attorney 2720 Park Street, Suite 205 Jacksonville, Florida, 32205 Phone Number: (904) 389-6202 January 19, 26, 2024 24-00072M

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CIVIL DIVISION Case #: 412014CA004160AX DIVISION: B First Horizon Home Loans a Division of First Tennessee Bank National Association Plaintiff, vs. DONALD E. FRENCH; MACIE L. FRENCH; UNKNOWN TENANT I; UNKNOWN TENANT II; HIDDEN OAKS OF MANATEE COUNTY HOMEOWNERS' ASSOCIATION, INC., and any unknown heirs, devisees, grantees, creditors, and other unknown persons or unknown spouses claiming by, through and under any of the above-named Defendant(s). NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 412014CA004160AX of the Circuit Court of the 12th Judicial Circuit in and for Manatee County, Florida, wherein Nationstar Mortgage LLC, Plaintiff and DONALD E. FRENCH are defendant(s), I, Clerk of Court, Angelina Colnneso, will sell to the highest and best bidder for cash VIA THE INTERNET AT WWW.MANATEE.REALFORECLOSE.COM, AT 11:00 A.M. on February 1, 2024, the following described property as set forth in said Final Judgment, to-wit: LOT 107, HIDDEN OAKS, A SUBDIVISION, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 25, PAGE 142, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. ANY PERSON CLAIMING AN IN-

TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. *Pursuant to Fla. R. Jud. Admin. 2.516(b)(1)(A), Plaintiff's counsel hereby designates its primary email address for the purposes of email service as: FLEService@logs.com* Pursuant to the Fair Debt Collection Practices Act, you are advised that this office may be deemed a debt collector and any information obtained may be used for that purpose. If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. LOGS LEGAL GROUP LLP Attorneys for Plaintiff 750 Park of Commerce Blvd., Suite 130 Boca Raton, Florida 33487 Telephone: (561) 998-6700 Ext. 66821 Fax: (561) 998-6707 For Email Service Only: FLEService@logs.com For all other inquiries: jhooper@logs.com By: /s/Jessica Hooper Jessica A. Hooper, Esq. FL Bar # 1018064 15-286285 FC01 CXE January 19, 26, 2024 24-00071M

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CASE NO.: 2023-CA-000672 DIVISION: A JANET STEWART SMITH, Plaintiff, v. 936262 ONTARIO INC., DOMINION MORTGAGE CORP., ANN MARIE STEWART, TEMPLE MORTGAGE CORP., TEMPLE FINANCIAL GROUP, Defendants. TO: DOMINION MORTGAGE CORP 1000 PONCE DE LEON BLVD CORAL GABLES, FL 33134 TEMPLE FINANCIAL GROUP P.O. BOX 630, PROVIDENCIALES TURKS & CAICOS ISLANDS BRITISH WEST INDIES TEMPLE MORTGAGE CROP P.O. BOX 630, PROVIDENCIALES BRITISH WEST INDIES ANN MARIE STEWART

53 MUIR AVENUE TORONTO, M6H 1E9 YOU ARE NOTIFIED that an action to quiet title on the following property in Citrus County, Florida: THE FOLLOWING DESCRIBED LAND, SITUATE, LYING, AND BEING IN CITRUS COUNTY, FLORIDA, TO WIT: UNIT 204, ACADEMY RESORT LODGE, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 2092, PAGE 241, AND ALL AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED INTEREST OR SHARE IN THE COMMON ELEMENTS APPURTENANT THERETO. has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on

The Law Office of C.W. Wickersham, Jr., P.A., Plaintiff's attorney, at 2720 Park Street, Suite 205, Jacksonville, Florida, 32205, Phone Number: (904) 389-6202, not less than 30 days of the first date of publication of this Notice, and file the original with the Clerk of this Court, at 1115 Manatee Avenue W, Bradenton, Florida 34205, before service on Plaintiff or immediately thereafter. If you fail to do so, a Default may 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 16th day of January, 2024. Angelina Colnneso Manatee County Clerk of The Circuit Court (SEAL) By: Kris Gaffney As Deputy Clerk The Law Office of C.W. Wickersham, Jr., P.A. Plaintiff's attorney 2720 Park Street, Suite 205 Jacksonville, Florida, 32205 Phone Number: (904) 389-6202 January 19, 26, 2024 24-00072M

ity 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 16th day of January, 2024. Angelina Colnneso Manatee County Clerk of The Circuit Court (SEAL) By: Kris Gaffney As Deputy Clerk The Law Office of C.W. Wickersham, Jr., P.A. Plaintiff's attorney 2720 Park Street, Suite 205 Jacksonville, Florida, 32205 Phone Number: (904) 389-6202 January 19, 26, 2024 24-00072M

FIRST INSERTION

NOTICE OF RESCHEDULED SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CIVIL ACTION CASE NO.: 41-2022-CA-004087 NATIONSTAR MORTGAGE LLC, Plaintiff, vs. THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, JAMES E. GIBBS AKA JAMES EDWIN GIBBS, DECEASED, et al. Defendant(s). NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated December 19, 2023, and entered in Case No. 41-2022-CA-004087 of the Circuit Court of the Twelfth Judicial Circuit in and for Manatee County, Florida in which Nationstar Mortgage LLC, is the Plaintiff and The Unknown Heirs,

Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, or other Claimants claiming by, through, under, or against, James E. Gibbs a/k/a James Edwin Gibbs, deceased, Raymond Gibbs, Willie Ray Bennett, James Haroon, Shauna Hryhorash, Brian Cassista, Woodpark at Desoto Square Owners Association, Inc., The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, or other Claimants claiming by, through, under, or against Peggy Bennett, deceased, are defendants, the Manatee County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/ on online at online at www.manatee.realforeclose.com, Manatee County, Florida at 11:00AM on the February 7, 2024 the following described property as set forth in said Final Judgment of Foreclosure: UNIT 409, PHASE I, BUILDING "D", WOODPARK AT DE SOTO SQUARE, A PHASE CONDOMINIUM, PHASE I, II, III IV, V, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN

OFFICIAL RECORDS BOOK 1057, PAGE 3164 TO 3225, INCLUSIVE, AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 14, PAGES 183 THROUGH 192, INCLUSIVE OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA AND AMENDED IN OFFICIAL RECORDS BOOK 1068, PAGE 2867, OFFICIAL RECORDS BOOK 1100, PAGE 2834, OFFICIAL RECORDS BOOK 1117, PAGE 2111, OFFICIAL RECORDS BOOK 1146, PAGE 1556, OFFICIAL RECORDS BOOK 1146, PAGE 1555, OFFICIAL RECORDS BOOK 1146, PAGE 1554, OFFICIAL RECORDS BOOK 1146, PAGE 1553, AND OFFICIAL RECORDS BOOK 1252, PAGE 497. A/K/A 435 30TH AVE W 409D BRADENTON FL 34205 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the

Lis Pendens must file a claim before the Clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Dated this 16 day of January, 2024. ALBERTELLI LAW P. O. Box 23028 Tampa, FL 33623 Tel: (813) 221-4743 Fax: (813) 221-9171 eService: servealaw@albertellilaw.com By: /s/ Justin Swosinski Florida Bar #96533 Justin Swosinski, Esq. CT - 22-008156 January 19, 26, 2024 24-00067M


FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 412022CA001984CAAXMA FREEDOM MORTGAGE CORPORATION, Plaintiff, vs. STEPHEN J. FARAH, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 06, 2023, and entered in 412022CA001984CAAXMA of the Circuit Court of the TWELFTH Judicial Circuit in and for Manatee County, Florida, wherein FREEDOM MORTGAGE CORPORATION is the Plaintiff and STEPHEN J. FARAH are the Defendant(s). Angelina Colnneso as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.manatee.realforeclose.com, at 11:00 AM, on February 07, 2024, the following described property as set forth in said Final Judgment, to wit: TRACT 21: A PARCEL OF LAND LYING IN SECTIONS 5 AND 8, TOWNSHIP 35 SOUTH, RANGE 22 EAST, MANATEE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS

FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 5; THENCE N89°52'23"W ALONG THE SOUTH LINE OF SAID SECTION 5, A DISTANCE OF 50.01 FEET; THENCE N00°23'07"E ALONG A LINE OF 50 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID SECTION 5, A DISTANCE OF 115.00 FEET; THENCE S89°38'38"W, 440.00 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE S89°38'38"W, 220.00 FEET; THENCE S00°23'07"W, 1200.00 FEET; THENCE N89°38'38"E, 220.00 FEET; THENCE N00°23'07"E, 1200.00 FEET TO THE POINT OF BEGINNING. TOGETHER WITH: A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER THE WEST 20 FEET OF THE FOLLOWING DESCRIBED PROPERTY: (TRACT 3) A PARCEL OF LAND LYING IN SECTION 5, TOWNSHIP 35 SOUTH, RANGE 22 EAST, MANATEE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF

SAID SECTION 5; THENCE N89°52'23"W ALONG THE SOUTH LINE OF SAID SECTION 5, A DISTANCE OF 50.01 FEET; THENCE N00°23'07"E ALONG A LINE 50 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID SECTION 5, A DISTANCE OF 115.00 FEET; THENCE S89°38'38"W, 440.00 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE S89°38'38"W, 220.00 FEET; THENCE N00°23'07"E, 1200.00 FEET TO A POINT ON THE SOUTH MAIN-TAINED RIGHT-OF-WAY LINE OF STATE ROAD 64; THENCE N89°38'38"E ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 220.00 FEET; THENCE S00°23'07"W, 1200.00 FEET TO THE POINT OF BEGINNING. TOGETHER WITH THAT CERTAIN 2001 REDMAN INDUSTRIES 53 X 24 DOUBLE WIDE MANUFACTURED HOME BEARING TITLE # 100983366 AND 100983389, AND VIN # FLA14615821A AND FLA14615821B, LOCATED THEREON. Property Address: 4651 409TH ST E, MYAKKA CITY, FL 34251 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 in accordance with Florida Statutes, Section 45.031. 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 15 day of January, 2024. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 22-031004 - GrS January 19, 26, 2024 24-00063M



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LV18237

FIRST INSERTION

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

GENERAL JURISDICTION DIVISION
CASE NO. 2022CA001000AX
U.S. BANK NATIONAL ASSOCIATION,
Plaintiff, vs.
ROSA MARIA MARTINEZ A/K/A ROSA M. MARTINEZ, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 11, 2023, and entered in 2022CA001000AX of the Circuit Court of the TWELFTH Judicial Circuit in and for Manatee County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION is the Plaintiff and ROSA MARIA MARTINEZ A/K/A ROSA M. MARTINEZ; JAVIER MARTINEZ, SR.; UNKNOWN SPOUSE OF JAVIER MARTINEZ, SR. N/K/A MARY ANN MARTINEZ; FLORIDA HOUSING FINANCE CORPORATION are the Defendant(s). Angelina Colonneso as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.manatee.realforeclose.com, at 11:00 AM, on February 08, 2024, the following described property as set forth in said Final Judgment, to wit: THE FOLLOWING DESCRIBED LOT, PIECE OR PARCEL LAND, SITUATE, BY LYING AND BEING THE COUNTY OF MANATEE, STATE OF FLORIDA TO WIT: THE SOUTH 92 FEET OF LOT 12, THE LEWIS SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 65,

OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.
 Property Address: 705 26TH AVE E, BRADENTON, FL 34208

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 in accordance with Florida Statutes, Section 45.031.

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 15 day of January, 2024.
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
 Attorney for Plaintiff
 6409 Congress Ave., Suite 100
 Boca Raton, FL 33487
 Telephone: 561-241-6901
 Facsimile: 561-997-6909
 Service Email: fmail@raslg.com
 By: /s/ Danielle Salem
 Danielle Salem, Esquire
 Florida Bar No. 0058248
 Communication Email:
dsalem@raslg.com
 22-007101 - NaC
 January 19, 26, 2024 24-00065M

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT OF FLORIDA

IN AND FOR MANATEE COUNTY GENERAL JURISDICTION DIVISION
CASE NO.
412022CA004419CAAXMA
JPMORGAN CHASE BANK,
NATIONAL ASSOCIATION,
Plaintiff, vs.
JIM BRANDON KAUFMAN, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered December 15, 2023 in Civil Case No. 412022CA004419CAAXMA of the Circuit Court of the TWELFTH JUDICIAL CIRCUIT in and for Manatee County, Bradenton, Florida, wherein JPMORGAN CHASE BANK, NATIONAL ASSOCIATION is Plaintiff and JIM BRANDON KAUFMAN, et al., are Defendants, the Clerk of Court, ANGELINA "ANGEL" COLONNESO, ESQ., will sell to the highest and best bidder for cash electronically at www.manatee.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 20th day of February, 2024 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit: UNIT 149, SHADOWBROOK MOBILE HOME SUBDIVISION, A CONDOMINIUM, UNIT 2A, AS PER DECLARATION OF CONDOMINIUM RECORDED IN OR BOOK 808, PAGES 546 THROUGH 646,

INCLUSIVE, AND AS FURTHER DESCRIBED IN CONDOMINIUM BOOK 7, PAGES 1 THROUGH 4, INCLUSIVE, ALL BEING IN THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed.

If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.

By: /s/ Robyn Katz
 Robyn Katz, Esq.
 McCalla Raymer Leibert Pierce, LLC
 Attorney for Plaintiff
 225 East Robinson Street, Suite 155
 Orlando, FL 32801
 Phone: (407) 674-1850
 Fax: (321) 248-0420
 Email: MRService@mccalla.com
 Fla. Bar No.: 146803
 23-08920FL
 January 19, 26, 2024 24-00078M

FIRST INSERTION

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

CASE NO.: 2023 CA 000349
SOUTHSTATE BANK, N.A.,
Plaintiff, vs.
UNKNOWN HEIRS
BENEFICIARIES, DEVISEES,
SURVIVING SPOUSE, GRANTEEES,
ASSIGNEE, LIENORS,
CREDITORS, TRUSTEES AND ALL
OTHER PARTIES CLAIMING AN
INTEREST BY THROUGH UNDER
OR AGAINST THE ESTATE OF
LOUISE FORCIER, DECEASED;
et al.,
Defendant(s).

TO: Hugues Lajeunesse
 Last Known Residence: 4905 Boul. De Hauteville Terrebonne Quebec, Canada J6X 1W3 CN
 TO: Carl Lajeunesse
 Last Known Residence: 1989, Rue Jean-Deslauriers Laval Quebec, Canada H7S 1G1 CN
 TO: Yan Lajeunesse
 Last Known Residence: 334, Rue Elanor Montreal Quebec, Canada H3C 4K4 CN

YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in MANATEE County, Florida:

APARTMENT G22, BUILDING G, OF THE SECOND BAYSHORE CONDOMINIUM, SECTION 16, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN O.R. BOOK 431, PAGE 489, AND ALL EXHIBITS AND AMENDMENTS THEREOF, AND RECORDED IN CONDOMINIUM PLAT BOOK 2, PAGE 3, 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 ALDRIDGE PITE, LLP, Plaintiff's attorney, at 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484, on or before , and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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.

IMPORTANT AMERICANS WITH DISABILITIES ACT: 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 on January 10th, 2024.
 Angelina Colonneso
 As Clerk of the Court
 (SEAL) By: Kris Gaffney
 As Deputy Clerk
ALDRIDGE PITE, LLP
 Plaintiff's attorney
 5300 West Atlantic Avenue Suite 303
 Delray Beach, FL 33484
 1100-739B
 Ref# 6459
 January 19, 26, 2024 24-00058M

FIRST INSERTION

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

CASE NO.: 2023-CA-000230
LAKEVIEW LOAN SERVICING,
LLC,
Plaintiff, v.
UNKNOWN PERSONAL
REPRESENTATIVE OF THE
ESTATE OF DIAN M. MORRIS,
et al.,
Defendants.

TO: Unknown Personal Representative of the Estate of Dian M. Morris
 1522 Pleasant Rd Unit G23
 Bradenton FL 34207
 Unknown Heirs, Beneficiaries and Devises of the Estate of Dian M. Morris
 1522 Pleasant Rd Unit G23
 Bradenton FL 34207
 James Fahey
 1522 Pleasant Rd., Unit G23
 Bradenton, FL, 34207

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property in Manatee County, Florida:

Condominium Parcel: Unit No. G-23, of Bayshore Gardens Condominium Apartments, Section 5, a Condominium, according to the plat thereof recorded in Condominium Plat Book 1, page(s) 16 and 17, and being further described in that certain Declaration of Condominium recorded in O.R. Book 285, Page 277 et seq., together with such additions and amendments to said Declaration and Condominium Plat as from time to time may be made and together with an undivided interest or share in the common elements appurtenant thereto. All as recorded in 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, on Anthony R. Smith, Esquire, the Plaintiff's attorney, whose

address is Tiffany & Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789, on or before thirty (30) days from the date of first publication of this Notice, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; or 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.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Manatee County, Florida, this 10TH day of January, 2024.

Angelina "Angel" Colonneso
 as Clerk of the Circuit Court of Manatee County, Florida
 (SEAL) By: Kris Gaffney
 DEPUTY CLERK

Anthony R. Smith, Esquire
 the Plaintiff's attorney
 Tiffany & Bosco, P.A.
 1201 S. Orlando Ave, Suite 430
 Winter Park, FL 32789
 January 19, 26, 2024 24-00059M

SUBSEQUENT INSERTIONS

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR Manatee COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023CP4308
Division PROBATE
IN RE: ESTATE OF
MARK EDMUND PAGE,
Deceased.

The administration of the estate of Mark Edmund Page, deceased, whose date of death was November 2nd, 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 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 January 12, 2024.

Susanne Page
 P.O. Address: 4920 Linsey Court,
 Sarasota, FL 34243

Personal Representative
ROBERT W. DARNELL
ATTORNEY AT LAW
 Attorneys for Personal Representative
 2639 FRUITVILLE ROAD
 SUITE 201
 SARASOTA, FL 34237
 Telephone: (941) 365-4950
 Florida Bar No. 0611999
 January 12, 19, 2024 24-00056M

SECOND INSERTION

IN THE SEVENTH JUDICIAL DISTRICT FOR THE STATE OF TENNESSEE CHANCERY DIVISION AT CLINTON, TENNESSEE
 Case No. 23CH4772

Matt Whitaker
 Whereabouts Unknown
 Last Known Address:
10349 Myakka Boulevard
Myakka City, Florida 34251
Terry Webb
 Petitioner Vs.
Matt Whitaker (et al.)
 Respondent

NOTICE OF SERVICE BY PUBLICATION

It appears from the pleadings filed in this cause that **Matt Whitaker** whereabouts are unknown. In compliance with the provisions of T.C.A. 21-1-204 and the Order of Publication of this court entered **Dec. 4, 2023**, service of process will be made by publication.

Matt Whitaker IS THEREFORE, HEREBY REQUIRED TO APPEAR

ON OR BEFORE THIRTY (30) DAYS AFTER THE LAST DATE OF PUBLICATION before the Clerk and Master of Chancery Court, located at 100 N. Main Street, Suite 308, Clinton, Tennessee 37716 and make defense to the complaint filed in the foregoing case styled above. Otherwise, said complaint will be taken for confessed, and a Judgment by Default entered. **Matt Whitaker** is required to file responsive pleadings with the court and Petitioner's Attorney, **H. Daniel Forrester, III, 224 N. Main Street, Clinton, TN 37716**. It is further ordered that this Notice be published in **The Business Observer** for four consecutive weeks.

This **Dec. 27, 2023**,
 Harold P. Cousins Jr.
 Clerk and Master
 By: **Blake Williams**
 Deputy Clerk
 Jan. 12, 19, 2; Feb. 2, 2024

24-00043M

SECOND INSERTION

FOUND AND ABANDONED PROPERTY
 POST DATE: January 4, 2024

The Manatee County Sheriff's Office is holding the below listed found or abandoned property. The Sheriff's Office will retain custody of the listed property for 90 days from the date the property was submitted to the Property and Evidence section of the Sheriff's Office. Items that are not claimed by the rightful owner after 90 days may be donated to a charitable organization, traded to another local government or state agency, sold at auction or retained for use by the Sheriff's Office.

If you wish to claim any of the below listed property, please contact the Property and Evidence Section of the Manatee County Sheriff's Office at (941) 747-3011 ext. 1130 to make an appointment.

Note: You will be required to clearly identify your property and present valid state-issued identification.

MAKE - MODEL	MCSO CASE #
Diamond	22-24929
Money	23-5781
Money	23-4182
Money	23-7529
Money	23-11223
Money	23-14577
Money	23-18182
Money	23-17501

January 12, 19, 2024 24-00045M

SECOND INSERTION

UNITED STATES DISTRICT COURT MIDDLE DISTRICT OF FLORIDA
TAMPA DIVISION
IN ADMIRALTY
Case No.: 8:23 cv--02890

IN RE: PETITION OF FREEDOM MARINE SALES LLC, as titled owner, and FREEDOM BOAT CLUB LLC, as owner pro hac vice of and for the M/V TIMELESS, a 2023 Crownline E235XS, hull identification number KIS89500C323, her engines, tackle, and appurtenances, Petitioners.

NOTICE OF PETITION FOR EXONERATION FROM OR LIMITATION OF LIABILITY

NOTICE is hereby given that Petitioners FREEDOM MARINE SALES LLC, as titled owner, and FREEDOM BOAT CLUB LLC, as owner pro hac vice of and for the M/V TIMELESS, a 2023 Crownline E235XS, hull identification number KIS89500C323, her engines, tackle, and appurtenances (the "Vessel"), have filed a Petition claiming the benefit of exoneration from and/or limitation of liability according to law and as provided in Section 30501 et seq. of Title 46, United States Code, Rule F of the Supplemental Rules for Certain Admiralty and Maritime Claims of the Federal Rules of Civil Procedure, and the statutes supplemental thereto and amendatory thereof, and also contesting liability independently of the limitation of liability claimed in said Petition for any loss, damage or injury occurring on or about July 30, 2023, in navigable waters in the area of Holmes Beach, Manatee County, Florida as described in the Petition and said Petition also stating the facts and circumstances upon which exoneration from and/or limitation or liability is claimed.

All persons or corporations having claims arising out of the events mentioned above and as more particularly described in the Petition must present them as provided in Rule F of the Supplemental Rules for Certain Admiralty and Maritime Claims of the Federal Rules of Civil Procedure, to the Clerk, United States District Courthouse for the Middle District of Florida located at 801 North Florida Avenue, Tampa, FL 33602 and serve on or mail copies thereof to the Petitioners' attorneys, CHARLES S. DAVANT, ESQUIRE and BRANDON BUSHWAY, ESQUIRE, DAVANT LAW, P.A., 12 Southeast 7th Street, Suite 601, Fort Lauderdale, Florida 33301, on or before **February 12, 2024** or be defaulted. Personal attendance is not required.

Any claimant desiring to contest the allegations of the Petition shall file and serve on counsel for Petitioners an Answer to the Petition on or before the aforesaid date unless the Claim includes an Answer so designated or be defaulted.
 Jan. 12, 19, 26; Feb. 2, 2024 24-00032M



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SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2023-CP-4240 IN RE: ESTATE OF JACQUELINE PEPKA Deceased.

The administration of the estate of Jacqueline Pepka, deceased, whose date of death was October 30, 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 January 12, 2024.

Personal Representative:

Mary J. Vingelli
306 47th Street W
Bradenton, FL 34209

Attorney for Personal Representatives: Alexander A. Stewart, Attorney Florida Bar Number: 122110 Stewart & St. Paul Estate Law, PLLC 1201 6th Avenue West, Suite 100 Bradenton, Florida 34205 Telephone: (941) 217-7654 E-Mail: stewart@spsestatelaw.com January 12, 19, 2024 24-00054M

SECOND INSERTION

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

Case No. 2023CA003117AX Citizens Bank NA f/k/a RBS Citizens NA, Plaintiff, vs. Antonio C. Mesquita a/k/a Antonio Carlos Mesquita, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2023CA003117AX of the Circuit Court of the TWELFTH Judicial Circuit, in and for Manatee County, Florida, wherein Citizens Bank NA f/k/a RBS Citizens NA is the Plaintiff and Antonio C. Mesquita a/k/a Antonio Carlos Mesquita; Unknown Spouse of Antonio C. Mesquita a/k/a Antonio Carlos Mesquita; Allegheny Casualty Company; River Landings Bluff Owners Association, Inc. are the Defendants, that Angelina Colnoneso, Manatee County Clerk of Court will sell to the highest and best bidder for cash at, www.manatee.realforeclose.com, beginning at 11:00 AM on the 8th day of February, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 5, BLOCK C, RIVER LANDINGS BLUFFS, PHASE I, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 25, PAGE 120, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.

If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.

Dated this 8th day of January, 2024. BROCK & SCOTT, PLLC Attorney for Plaintiff 2001 NW 64th St, Suite 130 Ft. Lauderdale, FL 33309 Phone: (954) 618-6955, ext. 4766 Fax: (954) 618-6954 FLCourtDocs@brockandscott.com By /s/Justin J. Kelley, Esq. Justin J. Kelley, Esq. Florida Bar No. 32106 Case No. 2023CA003117AX File # 23-F00172 January 12, 19, 2024 24-00042M

SECOND 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 3280 In Re: THE ESTATE OF JOHN C. CONNELLY, JR., Deceased.

The administration of the Estate of John C. Connelly, Jr., deceased, whose date of death was February 16, 2023, File Number 2023 CP 3280 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 SO FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE 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 January 12, 2024.

Personal Representative

Rebecca Connelly
4306 Brighton Way N.W.
Kennesaw, GA 30144

Attorney for Personal Representative E. Blake Melhuish, Esquire Florida Bar No. 0825972 E. Blake Melhuish, P.A. 522 12th Street West Bradenton, Florida 34205 (941) 748-1976 January 12, 19, 2024 24-00031M

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. CP-2023-4331 IN RE: ESTATE OF CYD C. CALAMIA, Deceased.

The administration of the estate of CYD C. CALAMIA, deceased, whose date of death was November 28, 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: January 12, 2024.

ALICE BROWNE Personal Representative

6320 Venture Drive, Suite 104
Lakewood Ranch, FL 34202

Justin Najmy, Esq. Attorney for Personal Representative Florida Bar No. 1039816 Najmy Thompson P.L. 6320 Venture Drive, Suite 104 Lakewood Ranch, FL 34202 Telephone: 941-907-3999 Email: jwnajmy@najmythompson.com Secondary Email: asamusko@najmythompson.com January 12, 19, 2024 24-00053M

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-3412 IN RE: ESTATE OF STEPHEN WILLIAM BARTELS, also known as STEPHEN W. BARTELS, Deceased.

The administration of the estate of STEPHEN WILLIAM BARTELS, also known as STEPHEN W. BARTELS, deceased, whose date of death was August 18, 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: January 12, 2024.

Amy L. Lawrence-Bartels Personal Representative

5266 Asher Ct.
Sarasota, FL 34232

Erin M. Hinsberg, Esq. Attorney for the Personal Representative Florida Bar No. 1049059 BARNES WALKER, GOETHE, PERRON, SHEA, & ROBINSON, PLLC 3119 Manatee Avenue West Bradenton, FL 34205 Telephone: (941) 741-8224 Email: ehinsberg@barneswalker.com January 12, 19, 2024 24-00029M

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2023 CP 4127 Division Probate IN RE: ESTATE OF John Mathews Deceased.

The administration of the estate of JOHN MATHEWS, deceased, whose date of death was February 26, 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 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 January 12, 2024.

Personal Representative:

MARIE MATHEWS
11335 77th Street East
Parrish, FL 34219

Attorney for Personal Representative: Rodney D. Gerling, Esq. Florida Bar No. 0554340 Affordable Attorney Gerling Law Group Chartered 6148 State Road 70 East, Bradenton, FL 34203 Telephone: (941) 756-6600 Email: rgerling@gerlinglawgroup.com January 12, 19, 2024 24-00051M

SECOND INSERTION

NOTICE TO CREDITORS IN THE TWELFTH JUDICIAL CIRCUIT COURT IN AND FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 23 CP 001711 Division Probate IN RE: ESTATE OF LARRY ROGERS NIEMAN A/K/A LARRY NIEMAN Deceased.

The administration of the estate of Larry Rogers Nieman a/k/a Larry Nieman, deceased, whose date of death was March 31, 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 January 12, 2024.

Tanya M. Ranney Personal Representative

3025 10th Street W.
Palmetto, Florida 34221

MICHAEL T. HEIDER, CPA Attorney for Personal Representative Florida Bar Number: 30364 MICHAEL T. HEIDER, P.A. 2629 McCormick Drive, Suite 102 Clearwater, Florida 33759 Telephone: (727) 235-6005 Fax: (888) 615-3326 E-Mail: michael@heiderlaw.com Secondary E-Mail: probate@heiderlaw.com January 12, 19, 2024 24-00052M

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 23 CP 004363 IN RE: ESTATE OF ELEANOR L. YATES Deceased.

The administration of the estate of Eleanor L. Yates, deceased, whose date of death was November 5, 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 January 12, 2024.

Personal Representative:

Graem Cornel Yates
PO Box 116034
Bradenton, Florida 34211

Attorney for Personal Representative: John A. Moran, Esq. Attorney Florida Bar Number: 0718335 Dunlap & Moran, P.A. 22 South Links Ave, Suite 300 Sarasota, Florida 34236 Telephone: (941) 366-0115 Fax: (941) 365-4660 Email: jmoran@dunlapmoran.com Secondary Email: dmprobate@dunlapmoran.com January 12, 19, 2024 24-00040M

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2023-CP-4277 Division Probate IN RE: ESTATE OF ROBERT P. IMPERATA Deceased.

The administration of the estate of Robert P. Imperata, deceased, whose date of death was August 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 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 January 12, 2024.

Personal Representative:

Concetta Del Signore
c/o Boyer & Boyer, P.A.
46 N Washington Blvd, Ste 21
Sarasota, FL 34236

Attorney for Personal Representative: Edwin M. Boyer, Esq. Florida Bar Number: 252719 BOYER & BOYER, P.A. 46 N Washington Blvd, Ste 21 Sarasota, FL 34236 Telephone: (941) 365-2304 Fax: (941) 364-9896 Email: emboyer@boyerboyer.com Secondary Email: service@boyerboyer.com January 12, 19, 2024 24-00044M

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2023-CP-4244 IN RE: ESTATE OF HARRY R. SHEETS (DECEDENT) Deceased.

The administration of the estate of Harry R. Sheets, deceased, whose date of death was September 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 representatives and the personal representatives' 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 January 12, 2024.

Personal Representatives:

William Sheets & Catherine Kuhn
c/o MACKEY LAW GROUP P.A.
1402 3RD AVE W
BRADENTON, FL 34205
Telephone: (941) 746-6225
Fax: (941) 748-6584

Attorney for Personal Representative: Catherine Z. Mackey Florida Bar Number: 657123 MACKEY LAW GROUP P.A. 1402 3RD AVE W BRADENTON, FL 34205 Telephone: (941) 746-6225 Fax: (941) 748-6584 January 12, 19, 2024 24-00030M

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION CASE NO. 2023CP003448 IN RE: ESTATE OF PAUL L. CABRAL, Deceased.

The administration of the estate of PAUL L. CABRAL, deceased, Case Number 2023CP003448, 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. The fiduciary lawyer-client privilege in s. 90.5021, Fla. Stat. applies with respect to the personal representative and any attorney employed by the personal representative.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is served must file their claims with this court ON OR BEFORE 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 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 January 12, 2024.

Paula Cabral-Baughns

136 Worthy Drive
McDonough, GA 30252

Petitioner Tonya Willis Pitts, Esq. Florida Bar No. 0489050 Pitts Law Firm 3034 University Parkway Sarasota, FL 34243 Attorney for Petitioner January 12, 19, 2024 24-00041M

PUBLISH YOUR LEGAL NOTICE

Call 941-906-9386

and select the appropriate County name from the menu option

or email legal@businessobserverfl.com



SECOND INSERTION

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

Case No.: 2023-CC-2327
**COVERED BRIDGE ESTATES
COMMUNITY ASSOCIATION,
INC., a Florida non-profit
corporation,
Plaintiff, vs.
ALAIN ZERBINI; UNKNOWN
SPOUSE OF ALAIN ZERBINI;
DISCOVER BANK; and UNKNOWN
PARTY IN POSSESSION,
Defendants.**

NOTICE is hereby given that, pursuant to the Uniform Final Judgment of Foreclosure entered on December 27, 2023, in this cause, in the County Court of Manatee County, Florida, the Office

of Angelina "Angel" Colonnese, Clerk of the Court, shall sell the property situated in Manatee County, Florida, described as:

LOT 162, COVERED BRIDGE ESTATES PHASE 6C, 6D & 6E, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 43, PAGE 117, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. ALSO KNOWN AS 4222 DAY BRIDGE PLACE, ELLENTON, FL 34222.

PARCEL ID: 746535409 at public sale, to the highest and best bidder, for cash, online at www.manatee.realforeclose.com, on January 30, 2024, beginning at 11:00 AM.

Any persons claiming an interest in the surplus from the sale, if any, other

than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.

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, 1501 Manatee Avenue west, Bradenton, FL 34205, 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. Additional ADA information can

be found on the Twelfth Circuit Court Website: <https://www.jud12.flcourts.org/Services/ADA>

Dated at St. Petersburg, Florida this 8th day of January 2024.
Johnson Pope Bokor
Ruppel & Burns, LLP
490 1st Avenue South, Suite 700
St. Petersburg, Florida 33701
(727) 999-9900 - Telephone
(727) 800-5981 - Facsimile
Email Address: kmaller@jppfirm.com
Secondary: christip@jppfirm.com
Attorneys for Plaintiff, Covered Bridge Estates Community Association, Inc., a Florida not-for-profit corporation
/s/ Karen E. Maller
Karen E. Maller, Esquire
Florida Bar No. 822035
Matter No. 155912
January 12, 19, 2024 24-00038M

SECOND INSERTION

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

CASE NO.:
412023CA004657CAAXMA
**FREEDOM MORTGAGE
CORPORATION
PLAINTIFF, VS.
MARY ANN KERUL F/K/A MARY
ANN CARSON, ET AL.,
DEFENDANTS.**

TO: Mary Ann Kerul F/K/A Mary Ann Carson

Last Known Address: 4447 Lindveer Ln, Palmetto, FL 34221

Current Residence: UNKNOWN

TO: Unknown spouse of Mary Ann Kerul F/K/A Mary Ann Carson

Last Known Address: 4447 Lindveer

Ln, Palmetto, FL 34221
Current Residence: UNKNOWN

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

Lot 193, Willow Walk-Phase 1B, according to the plat as recorded in Plat Book 60, Pages 118 through 125, 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, to MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071, within or before a date at least thirty (30) days after the first publication of this Notice in the The Business Observer, 1970 Main Street, 3rd Floor, Sarasota, FL 34236

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.

WITNESS my hand and the seal of this Court this 3RD day of January 2024

ANGELINA COLONNESO
As Clerk of the Circuit Court
(SEAL) By: Kris Gaffney
As Deputy Clerk

MILLER, GEORGE & SUGGS, PLLC
Attorney for Plaintiff

210 N. University Drive, Suite 900
Coral Springs, FL 33071

January 12, 19, 2024 24-00037M

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
12TH JUDICIAL CIRCUIT, IN AND
FOR MANATEE COUNTY,
FLORIDA

Case No.:
412023CA005669CAAXMA

**GREENSPRING CAPITAL
MANAGEMENT, LLC, NOT IN ITS
INDIVIDUAL CAPACITY, BUT
SOLELY AS ADMINISTRATOR OF
RMH 2023-1 TRUST,
Plaintiff, vs.**

**ALL UNKNOWN HEIRS,
CREDITORS, DEVISEES,
BENEFICIARIES, GRANTEEES,
ASSIGNEES, LIENORS,
TRUSTEES, AND ALL OTHER
PARTIES CLAIMING AN
INTEREST BY, THROUGH,
UNDER, OR AGAINST WILLIAM
GORDON, UNKNOWN TENANT
#1, UNKNOWN TENANT #2,
Defendants.**

To: All Unknown Heirs, Creditors, Devisees, Beneficiaries, Grantees, Assignees, Lienors, Trustees, and all other parties claiming an interest by, through, under, or against William Gordon

Last Known Address:
815 19th Street Court, East
Bradenton, Florida 34208

Current Address:

815 19th Street Court, East
Bradenton, Florida 34208

YOU ARE HEREBY NOTIFIED that an action has been instituted to foreclose a Mortgage covering the following real and personal property described as follows, to wit:

From intersection of West line of 20th Street East and the North line of 9th Avenue East, as widened by Deed to City of Bradenton recorded in Deed Book 324, Page 585, run West along the North line of 9th Avenue East a distance of 212.95 feet to a point of beginning; thence continue West along the North line of 9th Avenue a distance of 71.0 feet to intersection with East line of 19th Street Court East; thence run North along the East line of 19th Street Court East a distance of 125 feet for SW corner of F. A. Zippien Land as described in Deed Book 372, Page 525, thence run East and parallel to North line of 9th Avenue East a distance of 9th feet; thence run South 125 feet to the point of beginning.
Property located in Section 30, Township 34 South, Range 18

East, Manatee County Florida.
Property Address: 815 19th Street Court, East, Bradenton, Florida 34208.

Each Defendant is required to serve written defenses to the Complaint or Petition on Gary M. Singer, Esq., Law Firm of Gary M. Singer, P.A., Plaintiff's attorney, whose address is 12 S.E. 7th Street, Ste. 820, Fort Lauderdale, FL 33301, and to file the original of the defenses with the Clerk of this Court, on or before the 30th day following the first publication of this notice, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

You may also e-mail the written defenses to the Clerk of the Court at the following e-mail addresses: service@garysingerlaw.com and/or singer@garysingerlaw.com.

This Notice should be published once a week for two consecutive weeks in the Business Observer.

In and for Manatee County:

If you cannot afford an attorney, contact Gulfcoast Legal Services at (941) 746-6151 or www.gulfcoastlegal.org, or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney,

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

If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.

WITNESS my hand and seal of said Court at Manatee County, Florida, this 4TH day of January 2024

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

Respectfully Submitted,
LAW FIRM OF

GARY M. SINGER, P.A.
12 S.E. 7th Street, Ste. 820
Fort Lauderdale, FL 33301

January 12, 19, 2024 24-00027M

THIRD INSERTION

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

CASE NO. 2023-CA-3636

**Paradise Bay Estates, Inc., a Florida
not-for profit corporation,
Plaintiff, vs.**

**Gail Greco, Joseph Greco, Francis
Piazza, Linda Pacella, Louis
Greco, Jodi Ann Persichetti,
Christine Rinaldi Greco, The
Unknown Spouse, Heirs, Devisees,
Grantees, Assignees, Lienors,
Creditors, Trustees, and all other
claimants claiming by, through,
under or against Jack Panfili,
deceased, United States of America
Internal Revenue Service, Florida
Department of Revenue,
Defendants.**

TO: Defendant JOSEPH GRECO, Defendant, FRANCIS PIAZZA, and Defendant, GAIL GRECO

YOU ARE NOTIFIED that Plaintiff, Paradise Bay Estates, Inc. has filed an action seeking to eject you, quiet title, and terminate a lease relative to the following property in Manatee County, Florida:

Unit# 11-A, PARADISE BAY ESTATES, a Cooperative, according to Exhibit "B" (Plot Plan) of the Master Form Proprietary Lease recorded in Official Records Book 1446, Page 7204 through 7262, of the Public Records of Manatee County, Florida upon which lies the following single-wide mobile home:
1954 NEWM VIN Number 4515488 Title Number 0021651587

and on or before 30 days from the first date of publication of this Notice, you are required to serve a copy of your written defenses, if any, on Michael E. Schuchat, Esq., Plaintiff's attorney, whose address is Lutz, Bobo & Telfair,

P.A., Two North Tamiami Trail, Suite 500, Sarasota, Florida 34236, and file the original with this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition.

This notice shall be published once each week for four consecutive weeks in the Business Observer.

In and for Manatee County:

If you cannot afford an attorney, contact Gulfcoast Legal Services at (941) 746-6151 or www.gulfcoastlegal.org, or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011.

If you are a person with a dis-

ability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.

WITNESS my hand and the seal of this Court on this 12/27/2023.

Angelina "Angel" Colonnese
Clerk of the Circuit Court
(SEAL) By: Kris Gaffney
Deputy Clerk

Michael E. Schuchat, Esq.
Lutz, Bobo & Telfair, P.A.
meschuchat@lutzbobobo.com

Jan. 5, 12, 19, 26, 2024 24-00002M

THIRD INSERTION

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

CIVIL DIVISION

Case No: 23-CA-006205

**BEINGCARRIED MEDIA LLC;
Plaintiffs, vs.
THE ESTATE OF ROBERT LEE
CRANSTON (NOW KNOWN AS
WILLIAM H. CRANSTON, JR.,
MARK A. CRANSTON, GENEVA
MARGARET CALLEGARI,
and ELLEN ROSTAD); and
THE SECOND BAYSHORE
CONDOMINIUM ASSOCIATION,
INC., a Florida Not For Profit
Corporation.;
Defendants,**

STATE OF FLORIDA COUNTY OF MANATEE

TO: THE ESTATE OF ROBERT LEE CRANSTON (now known as WILLIAM H. CRANSTON, JR. and MARK A. CRANSTON)

The last known address for THE ESTATE OF ROBERT LEE

CRANSTON (now known as WILLIAM H. CRANSTON, JR., is 14716 HAROLD RD, SILVER SPRING, MD 20905, and the last known address for THE ESTATE OF ROBERT LEE CRANSTON (now known as MARK A. CRANSTON) is 42184 PATUXENT DR, MECHANICSVILLE, MD 20659, if they be dead and the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under, or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described herein.

Apartment C36, Building C of The Second Bayshore Condominium, Section 13, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 376, Pages 608 through 622, inclusive, of the Public Records of Manatee County, Florida, and any amendments thereto, together with its

undivided share in the common elements.
AKA: 5908 17TH ST W UNIT C36, BRADENTON, FL 34207-3905

Parcel ID: 5952400009 has been filed against you and you are required to file a copy of your written defenses, if any, to it on NATALIA OUELLETTE-GRICE, Plaintiff's attorney, whose address is LCO Law LLC 2901 W. Busch Blvd Ste 805, Tampa, FL 33618, on or before 2/8, 2024 and file the original with the clerk of this court either before service on Plaintiff's attorney, or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

In and for Manatee County:

If you cannot afford an attorney, contact 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 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.

Done on this 28th day of December, 2023.

Angelina Colonnese
Manatee County
Clerk of The Circuit Court
(SEAL) Kris Gaffney
Clerk of Court, Manatee County

Secondary E-service:
alexander.maldonado@colawfl.com

L-2518
Jan. 5, 12, 19, 26 2024 24-00010M

SECOND INSERTION

NOTICE OF ACTION FOR
PETITION FOR DISSOLUTION OF
MARRIAGE VIA PUBLICATION
IN THE CIRCUIT COURT OF THE
12TH JUDICIAL CIRCUIT IN AND
FOR MANATEE COUNTY, FLORIDA
Case No.: 2023-DR-005559 AX
Div. FAM 4

**MARIE-MARTHE JOSEPH
BONHOMME,
Petitioner, vs.
IDALBERT BONHOMME,
Respondent.**

TO: IDALBERT BONHOMME
Last Known Address: Unknown

YOU ARE NOTIFIED that an action for DISSOLUTION OF MARRIAGE VIA PUBLICATION has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on MARIE-MARTHE JOSEPH BONHOMME, whose address is c/o Yvette J. Harrell, Esq., 156 Frow Avenue, Coral Gables, FL 33133 on or before FEBRUARY 25, 2024, and file the original with the clerk of this Court at 1115 Manatee Ave W, Bradenton, FL 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: DECEMBER 14, 2023

CLERK OF THE CIRCUIT COURT
(SEAL) By: Connie Hoatland
Deputy Clerk

Jan. 12, 19, 26; Feb. 2, 2024

24-00028M

SECOND INSERTION

AMENDED NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT,
IN AND FOR MANATEE COUNTY,
FLORIDA
CIVIL DIVISION
CASE NO.:

412023CA004065CAAXMA
**U.S. BANK NATIONAL
ASSOCIATION, AS TRUSTEE FOR
BANC OF AMERICA FUNDING
2008-FTI TRUST, MORTGAGE
PASS-THROUGH CERTIFICATES,
SERIES 2008-FTI
PLAINTIFF, VS.**

**JOAN MARIE ZOSE A/K/A JOAN
M. ZOSE A/K/A JOAN ZOSE, ET
AL.,
DEFENDANTS.**

TO: Unknown Heirs, Beneficiaries, Devisees, Assignees, Lienors, Creditors, Trustees and All Others Who May Claim an Interest in The Estate of Maria Zose

Last Known Address: 3819 42nd Ave W, Bradenton, FL 34205

Current Residence: UNKNOWN

TO: Unknown Spouse of Maria Zose

Last Known Address: 3819 42nd Ave W, Bradenton, FL 34205

Current Residence: UNKNOWN

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

LOT 14, BLOCK D, VILLAGES OF LAKESIDE SO PHASE I REVISED, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 22, PAGE 154-156, 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 MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071, on or before, within

or before a date at least thirty (30) days after the first publication of this Notice in the The Business Observer, 1970 Main Street, 3rd Floor, Sarasota, FL 34236 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 accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.

WITNESS my hand and the seal of this Court this 5TH day of JANUARY 2024

ANGELINA COLONNESO
As Clerk of the Circuit Court
(SEAL) By: Kris Gaffney
As Deputy Clerk

MILLER, GEORGE & SUGGS, PLLC
Attorney for Plaintiff
210 N. University Drive, Suite 900
Coral Springs, FL 33071

January 12, 19, 2024 24-00039M

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
12TH JUDICIAL CIRCUIT, IN AND
FOR MANATEE COUNTY, FLORIDA
CIVIL DIVISION:

CASE NO.:
412023CA004186CAAXMA
**TOWD POINT MORTGAGE TRUST
2019-2, U.S. BANK NATIONAL
ASSOCIATION, AS INDENTURE
TRUSTEE,
Plaintiff, vs.**

**LERA KOPYT; UNKNOWN
SPOUSE OF LERA KOPYT;
UNKNOWN TENANT IN
POSSESSION OF THE SUBJECT
PROPERTY,
Defendants.**

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), ANGELINA M. COLONNESO as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.manatee.realforeclose.com at 11:00 AM on the 06 day of February, 2024, the following described property as set forth in said Final Judgment, to wit:

UNIT 6-2, PHASE 4, SABAL BAY, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM AS RECORDED IN OFFICIAL RECORDS BOOK 2011, PAGE 7150, AS AMENDED BY FIRST AMENDMENT TO DECLARATION RECORDED IN OFFICIAL RECORDS BOOK 2043, PAGE 1710, AS AMENDED BY AMENDMENT TO DECLARATION RECORDED IN OFFICIAL RECORDS BOOK 2058, PAGE 1031 AND ANY AMENDMENTS THEREOF, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON

ELEMENTS APPURTENANT THERETO, ALL RECORDED IN THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

PROPERTY ADDRESS: 7192 83RD DRIVE EAST, BRADENTON, FL 34201

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, 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 CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIM