

MANATEE COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

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 Hamilton Premier Travel located at 206 Americas Cup Blvd in the City of Bradenton, Manatee County, FL 34208 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
 Dated this 4th day of March, 2024.
 Travel Owl Getaways
 March 8, 2024 24-00334M

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 JoePro Home Improvements located at 11714 Forest Park Cir in the City of Lakewood Ranch, Manatee County, FL 34211 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
 Dated this 4th day of March, 2024.
 Joseph Brielmann
 March 8, 2024 24-00341M

FIRST INSERTION
Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes
 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of Lang Hall Law Offices located at 3547 53rd Ave W #217, in the County of Manatee, in the City of Bradenton, Florida 34207 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
 Dated at Manatee, Florida, this 29th day of February, 2024.
 Lang Hall Law, Chartered
 March 8, 2024 24-00333M

FIRST INSERTION
NOTICE OF PUBLIC SALE
 Notice is hereby given that on 3/22/2024 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1984 CRIC HS 1C9PM3722E2143081 . Last Tenants: ESTATE OF SHARYN DONNELLY AKA SHAEYN DONNELLY, ALL UNKNOWN PARTIES, BENEFICIARIES, HEIRS, SUCCESSORS, AND ASSIGNS OF SHARYN DONNELLY AKA SHAEYN DONNELLY AND RYAN WILLIAM LEE . Sale to be at WINTERSET PROPERTIES LLP DBA WINTERSET R.V. RESORT, 8515 US HIGHWAY 41 N , PALMETTO, FL 34221. 813-241-8269.
 March 8, 15, 2024 24-00346M

FIRST INSERTION
NOTICE OF SPECIAL BOARD MEETING BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT
NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Buckhead Trails Community Development District will hold a Special Meeting of the Board, for conducting any business that may properly come before them on **Tuesday, March 12, 2024, at 1:00 p.m., at the Harrison Ranch Clubhouse located at 5755 Harrison Ranch Blvd, Parrish, Florida 34219.**
 There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be present a speaker telephone so that interested persons can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.
 Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.
 A copy of the agenda for any of the meetings may be obtained by contacting District Management Services, LLC at (813) 873-7300; Fax: (813) 873-7070.
 If any person decides to appeal any decision made by the Board with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made, at his or her own expense, and which record includes the testimony and evidence on which the appeal is based.
 Angie Grunwald
 District Manager
 March 8, 2024 24-00339M

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 Back Nine - Gulf Coast located at 2809 Gulf Drive in the City of Holmes Beach, Manatee County, FL 34217 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
 Dated this 4th day of March, 2024.
 DANIEL P. and RHONDA L. DIGGINS
 March 8, 2024 24-00340M

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 SRQ BabyMomm located at 8217 Santa Rosa Ct in the City of Sarasota, Manatee County, FL 34243 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
 Dated this 22nd day of February, 2024.
 Julia Victoria Schwartz
 March 8, 2024 24-00332M

FIRST INSERTION
NOTICE OF PUBLIC SALE:
 THE LOCK UP SELF STORAGE at 115 Manatee Ave W, Bradenton, Florida, 34205 will sell the contents of the following units to satisfy a lien to the highest bidder on March 27th 2024 by 11:30 AM at WWW.STORAGETREASURES.COM. All goods must be removed from the unit within 48 hours. Unit availability subject to prior settlement of account.
 Unit #3075-David Byrne-Bike, Bags, Blanket Unit#4063-Tiffany Drye-Wagon, Boxes, Cooler Unit#4223-Angela Noll-Boxes, Table, Chair Unit # 4234 Roger Triplett- Lamp, Boxes, Shoes
 March 8, 15, 2024 24-00329M

FIRST INSERTION
NOTICE OF PUBLIC SALE
 Notice of Public Auction for money due on storage units. Auction will be held on March 18, 2024 at 3602 14th street W Bradenton FL 34205 at or after 8:00am and will continue until finished. Units are said to contain household items. Property sold under Florida Statute 83.806. The names of whose unit will be sold as follows.
 Najie Williams
 2019
 \$750.40
 Cory Epkin
 3060
 \$830.71
 Sara Smith
 3042
 \$281.14
 March 8, 15, 2024 24-00331M

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 Pull N Go located at 8470 Enterprise Circle Suite 201 in the City of Bradenton, Manatee County, FL 34202 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
 Dated this 6th day of March, 2024.
 Pull N Go Self Service Auto Parts, LLC
 March 8, 2024 24-00350M

FIRST INSERTION
NOTICE OF PUBLIC SALE
 Ney Auto Sales Inc. DBA: Car Clinic Auto Repair gives notice & intent to sell for non-payment of labor, service & storage fees the following vehicle on 4/8/24 at 8:30 AM at 6224 31st St E Ste 8 & 9, Bradenton, FL 34203. Phone (941) 752-7595 for \$20,073.49 due in cash on day of the sale to redeem the motor vehicle or satisfy the lien. Parties claiming interest have rights to a hearing prior to sale with Clerk of Court. Owner has rights to recover possession of vehicle w/out judicial proceedings as pursuant to FL Statute 559.917. The lien claimed by the lienor is subject to enforcement pursuant to section 713.585 FL Statutes. Any proceeds recovered from sale over the amount of lien will be deposited w/ Clerk of the Court for disposition upon court order. Said Company reserves the right to accept or reject any & all bids.
 2020 INFI
 VIN# 5N1DLOMN3LC506208
 March 8, 2024 24-00330M

FIRST INSERTION
PALM BAY MHC HOLDINGS, LLC
715 10TH STREET EAST PALMETTO, FL 34221
715.105 NOTICE OF RIGHT TO RECLAIM ABANDONED PROPERTY
 (Certified Mail, Return Receipt Required and by Regular Mail)
 AND PUBLISHED PURSUANT TO F.S. 709.109(2)
 TO: MARCIA ENID DAHLQUIST, SHERMAN EDWIN NEWELL, JAMIE WILLIAM THOMPSON, and ANY OTHER UNKNOWN TENANT(S)
 715 10th Street East Lot #125
 Palmetto, Florida 34221
 CMRR: 9589-0710-5270-0136-5653-33
 When you vacated the premises at 751 10th Street East Lot #125, Palmetto, Florida 34221, the following personal property remained:
 1972 UNKNOWN single-wide mobile home, VIN #2652FKBB3431, Title No. #13273801
 (and a large quantity of miscellaneous items, too numerous to list)
 You may claim this property at: 751 10th STREET EAST, PALMETTO, FL 34221. Unless you pay the reasonable costs of storage and advertising for all the above-described property and take possession of the property which you claim, not later than **March 21st, 2024** at 4:00 p.m., this property will be disposed of pursuant to Florida Statutes §715.109 by Public Sale. The sale will occur at 11:00 a.m. on **March 22nd, 2024** at the Main Office of Palm Bay Mobile Home Park, 751 10th Street East, Palmetto, FL 34221.
PLEASE NOTE: If you fail to reclaim the property, it will be sold at a Public Sale after notice of the sale has been given by publication. You have the right to bid on the property at the sale. After the property is sold and the costs of storage, advertising, and sale are deducted, the remaining money will be paid over to the county. You may claim the remaining money at any time within one year after the county receives the money.
 DATE: March 4, 2024 PALM BAY MHC HOLDINGS, LLC
 Prepared by:
 WILLIAM C. PRICE, III, ESQUIRE
 WILLIAM C. PRICE, III, P.A.
 Florida Bar No.: 0333824
 522 12th Street W
 Bradenton, FL 34205
 (941)-747-8001
THIS NOTICE WILL BE PUBLISHED PURSUANT TO FLA. STAT. §715.104
 March 8, 15, 2024 24-00335M

--- ESTATE ---

FIRST INSERTION
NOTICE TO CREDITORS
 IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File Number: 2024-CP-490
IN RE: THE ESTATE OF HARTMUT ZIELKE, Deceased.
 The administration of the estate of HARTMUT ZIELKE, deceased, File Number 2024-CP-490, is pending in the Clerk of Court, Manatee County Courthouse, P.O. Box 25400, Bradenton, Florida 34206. The name and address of the personal representative and the personal representative's attorney are set forth

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

AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
 ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.
 The date of first publication of this Notice was March 8, 2024.
 Signed on February 28, 2024.
s/ Kristin Dunning Lamphron
Kristin Dunning Lamphron
Personal Representative
 s/ Damian M. Ozark
 Damian M. Ozark, Esquire
 The Ozark Law Firm, P.A.
 Florida Bar No. 0582387
 1904 Manatee Avenue West, Ste. 300
 Bradenton, Florida 34205
 Telephone: (941)750-9760
 dmozark@ozarklawfirm.com
 March 8, 15, 2024 24-00328M

FIRST INSERTION
NOTICE TO CREDITORS
 IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023-CP-3960
IN RE: ESTATE OF RICHARD W. SOUZA Deceased.
 The administration of the estate of RICHARD W. SOUZA, deceased, whose date of death was November 1, 2023, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1051 Manatee Ave W, Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
 All creditors of the decedent and oth-

er persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
 All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
 ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER

BARRED.
 NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
 The date of first publication of this notice is March 8, 2024.
Personal Representative:
R. Matthew Elliott, Esquire
 1023 Manatee Ave W, Ste 502
 Bradenton, FL 34205
 Attorney for Personal Representative:
 R. Matthew Elliott, Esquire
 Florida Bar Number: 17820
 1023 Manatee Ave W, Ste 502
 Bradenton, FL 34205
 Telephone: (941) 242-2898
 E-Mail: matt@elliottfiduciary.com
 March 8, 15, 2024 24-00338M

FIRST INSERTION
NOTICE TO CREDITORS
 IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA
PROBATE DIVISION
CASE NO. 2024 CP 000529 AX
IN RE: ESTATE OF JAMES THURSTON HAMMOND, Deceased.
 The administration of the ESTATE OF JAMES THURSTON HAMMOND, deceased, whose date of death was January 26, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is P.O. Box 3000, 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 the first publication of this Notice is March 8, 2024.
Personal Representative:
JAIME C. KOSINSKI
 c/o 1217 S. Tamiami Trail
 Sarasota, Florida 34239
 Attorney for Personal Representative:
 J. ALLISON ARCHBOLD
 Florida Bar Number: 115088
 Archbold Law Firm, P.A.
 1217 S. Tamiami Trail
 Sarasota, FL 34239
 Telephone: (941) 960-8825
 Fax: (941) 313-8456
 Primary Email: jaa@archbold.law
 Secondary Email: mmg@archbold.law
 March 8, 15, 2024 24-00347M

FIRST INSERTION
NOTICE TO CREDITORS
 IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024 CP 0378
Division Probate
IN RE: ESTATE OF LINDA S. DILL Deceased.
 The administration of the estate of LINDA S. DILL, deceased, whose date of death was August 29, 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 oth-

er 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 March 8, 2024.
Personal Representative:
DAVID DILL
 2817 72nd Street Court W
 Bradenton, FL 34209
 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
 March 8, 15, 2024 24-00345M



How much do legal notices cost?

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

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

VIEW NOTICES ONLINE AT [Legals.BusinessObserverFL.com](https://www.BusinessObserverFL.com)

To publish your legal notice email: legal@businessobserverfl.com

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023-CP-3929
IN RE: ESTATE OF
LESTER GERALD SCHOTT JR,
aka LESTER G. SCHOTT
Deceased.

The administration of the Estate of LESTER GERALD SCHOTT JR, also known as LESTER G. SCHOTT, Deceased, whose date of death was June 4, 2023, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, FL 34205. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: March 8, 2024.

Personal Representative:
IRIS LORRAINE SCHOTT
6320 Venture Drive, Suite 104
Lakewood Ranch, FL 34202
Carolina Arias Zaccari, Esq.
Attorney for Personal Representative
Florida Bar No. 1015218
Najmy Thompson, P.L.
6320 Venture Drive, Suite 104
Lakewood Ranch, FL 34202
Telephone: 941-907-3999
Email: carias@najmythompson.com
Secondary Email:
asamusko@najmythompson.com
March 8, 15, 2024 24-00327M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-218
IN RE: ESTATE OF
ANN LUCILLE NICKOLAS,
Deceased.

The administration of the Estate of ANN LUCILLE NICKOLAS, Deceased, whose date of death was December 26, 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: March 8, 2024.

Personal Representative:
JOHN N. NICKOLAS
6320 Venture Drive, Suite 104
Lakewood Ranch, FL 34202
Joann Kinsey, Esq.
Attorney for Personal Representative
Florida Bar No. 1036214
Najmy Thompson P.L.
6320 Venture Drive, Suite 104
Lakewood Ranch, FL 34202
Telephone: 941-907-3999
Email:
jkinsey@najmythompson.com
Secondary Email:
asamusko@najmythompson.com
March 8, 15, 2024 24-00337M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 24 CP 000374
IN RE: ESTATE OF
GISELA M. MORRIS
Deceased.

The administration of the estate of Gisela M. Morris, deceased, whose date of death was January 21, 2024, 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 March 8, 2024.

Personal Representative:
Susan McInnis
103 43rd St W
Bradenton, Florida 34209
Attorney for Personal Representative:
John A. Moran
Attorney for Petitioner
Florida Bar Number: 0718335
Dunlap & Moran, P.A.
22 S. Links Ave, Suite 300
Sarasota, Florida 34236
Telephone: (941) 366-0115
Fax: (941)-365-4660
E-Mail: jmoran@dunlapmoran.com
Secondary E-Mail:
dmprobate@dunlapmoran.com
March 8, 15, 2024 24-00325M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-0391
IN RE: ESTATE OF
KAREN ANDREA STEIDINGER,
Deceased.

The administration of the Estate of KAREN ANDREA STEIDINGER, Deceased, whose date of death was June 11, 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: March 8, 2024.

Personal Representative:
JANICE LANDSBERG
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
March 8, 15, 2024 24-00342M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY,
STATE OF FLORIDA
PROBATE DIVISION
FILE NO.: 2024-CP-000482
IN RE: The Estate Of
CHRISTOPHER HERSHMAN,
Deceased.

The administration of the estate of CHRISTOPHER HERSHMAN, deceased, who was found on December 26, 2023, and whose social security number is XXX-XX-4522, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1051 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court 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 March 8, 2024.

Personal Representative:
Gary Hershman
8310 Tartan Field Circle
Lakewood Ranch, Florida 34207
Attorney for Personal Representative:
Erin Itts, Esquire
355 West Venice Avenue
Venice, Florida 34285
Telephone: 941/451-8074
Email: erin@ittslaw.net
March 8, 15, 2024 24-00323M

FIRST INSERTION

NOTICE OF ADMINISTRATION
(Intestate)
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY,
STATE OF FLORIDA
PROBATE DIVISION
FILE NO.: 2024-CP-000482
IN RE: The Estate Of
CHRISTOPHER HERSHMAN,
Deceased.

The administration of the Estate of CHRISTOPHER HERSHMAN, deceased, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1051 Manatee Avenue West, Bradenton, Florida 34205. The estate is Intestate. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

Any interested person on whom a copy of the Notice of Administration is served must object to the validity of the will (or any codicil), if applicable, qualifications of the personal representative, venue, or jurisdiction of the court, by filing a Petition or other pleading requesting relief in accordance with the Florida Probate Rules, WITHIN 3 MONTHS AFTER THE DATE OF SERVICE OF A COPY OF THE NOTICE ON THE OBJECTING PERSON, OR THOSE OBJECTIONS ARE FOREVER BARRED.

Any person entitled to exempt property is required to file a Petition for Determination of Exempt Property WITHIN THE TIME PROVIDED BY LAW OR THE RIGHT TO EXEMPT PROPERTY IS DEEMED WAIVED. Any person entitled to elective share is required to file an election to take elective share WITHIN THE TIME PROVIDED BY LAW OR THE RIGHT TO CLAIM AN ELECTIVE SHARE IS DEEMED WAIVED.

Personal Representative:
GARY HERSHMAN
8310 Tartan Field Circle
Lakewood Ranch, Florida 34207
Attorney for Personal Representative:
ERIN ITTS, ESQUIRE
355 West Venice Avenue
Venice, Florida 34285
Telephone: 941/451-8074
Facsimile: 941/485-8163
Primary Email: erin@ittslaw.net
Secondary Email: craig@ittslaw.net
Florida Bar No.: 0011938
March 8, 15, 2024 24-00324M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024 CP 304
Division PROBATE
IN RE: ESTATE OF
RUTH E. MCMAHON
Deceased.

The administration of the estate of RUTH E. MCMAHON, deceased, whose date of death was December 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 attorney are set forth below.

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

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

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

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

The date of first publication of this notice is March 8, 2024.

Personal Representative:
MARY E. MARSDEN
PO Box 271
Boulder, CO 80306
Attorney for Personal Representative:
Elizabeth J. Barber, Esq.
Attorney for Personal Representative
Florida Bar Number: 0058183
P.O. Box 52470
SARASOTA, FL 34232
Telephone: (941) 879-9980
Fax: (941) 263-8301
E-Mail: liz@ebarberlaw.com
Secondary E-Mail:
sandy@ebarberlaw.com
March 8, 15, 2024 24-00348M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023-CP-1567
IN RE: ESTATE OF
TAMMY G. LOPEZ A/K/A TAMMY
G. NAVA-CELESTINO
Deceased.

The administration of the estate of TAMMY G. LOPEZ A/K/A TAMMY G. NAVA-CELESTINO, deceased, whose date of death was October 10, 2022, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is March 8, 2024.

Personal Representative:
KALEB DENNANY
11126 Oakwood Village Blvd.
Miami, Ohio 45342
Attorney for Personal Representative:
CHARLES J. PRATT, JR.
Florida Bar Number: 319171
DYE HARRISON KNOWLES
KIRKLAND PRATT & DePAOLA,
LLC
1206 Manatee Avenue West
BRADENTON, FL 34205
Telephone: (941) 746-1167
Fax: (941) 747-0583
E-Mail: cpratt@dye-harrison.com
March 8, 15, 2024 24-00322M

FIRST INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
File No. 2024CP00001044X
Division PROBATE
IN RE: ESTATE OF
COSTAS SFIKAS
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 COSTAS SFIKAS, deceased, File Number 2024CP00001044X, by the Circuit Court for MANATEE County, Florida, Probate Division, the address of which is P.O. Box 25400 Bradenton, FL 34206; that the decedent's date of death was December 5, 2023; that the total value of the estate is \$9,400.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
ANN H. SMITH, as trustee of
the Costas Sfikas 2nd Amended
& Restated Trust dtd 4/25/17
489 Pinewood St.
Ormond Beach, Florida 32176

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this Notice is March 8, 2024

Person Giving Notice:
ANN H. SMITH
489 Pinewood St.
Ormond Beach, Florida 32176
Attorney for Person Giving Notice
JONATHAN T. ANDERSON
Attorney
Florida Bar Number: 0188530
WOOD, SEITL & ANDERSON, P.A.
3665 Bee Ridge Road, Suite #300
Sarasota, FL 34233
Telephone: (941) 954-5772
Fax: (941) 925-9164
E-Mail: jonathan@wsa-law.com
March 8, 15, 2024 24-00344M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023-CP-003272
IN RE: ESTATE OF
KATHRYN J. DOHONEY
Deceased.

The administration of the estate of KATHRYN J. DOHONEY, deceased, whose date of death was July 28, 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 MARCH 8, 2024.

Personal Representative:
/s/ Christopher A. Barry
CHRISTOPHER A. BARRY
3 Navin Heights
Lee, Massachusetts 01238
Attorney for Personal Representative:
/s/ Donna I. Sobel
DONNA I. SOBEL, ESQUIRE
Attorney
Florida Bar Number: 370096
4900 Manatee Avenue W.
Suite 206
Bradenton, FL 34209
Telephone: (941) 747-0001
Fax: (941) 746-2094
E-Mail: donna@sobelattorneys.com
Secondary E-Mail:
scharles@sobelattorneys.com
March 8, 15, 2024 24-00343M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
File No. 2024-CP-000369 AX
Probate Division
IN RE: ESTATE OF
Eleanor Jane Klein,
a/k/a E. Jane Klein,
Deceased.

The administration of the estate of Eleanor Jane Klein, deceased, whose date of death was August 7, 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 March 8, 2024.

Personal Representative:
Deborah Klein
3200 West Bde Maka Ska Parkway
#203
Minneapolis, MN 55416
Attorney for Personal Representative:
Michael M. Hamrick
Email Address:
mhamrick@manateelegal.com
Email Address:
cgodfrey@manateelegal.com
Florida Bar No. 0290556
Greene Hamrick Schermer
& Johnson, P.A.
410 43rd Street West, Suite N
Bradenton, FL 34209
Telephone: 941-747-1871
March 8, 15, 2024 24-00326M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2024-CP-0390
IN RE: ESTATE OF
WANDA GNILMARG SPARKS, also
known as WANDA SPARKS,
Deceased.

The administration of the estate of WANDA GNILMARG SPARKS, also known as WANDA SPARKS, deceased, whose date of death was October 23, 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: March 8, 2024.

Janet Lynne Harrington
Personal Representative
86 Forest Rd.
Salisbury, MA 01952
Jeffrey S. Goethe
Attorney for Personal Representative
Florida Bar No. 0861420
BARNES WALKER, GOETHE,
PERRON, SHEA, & ROBINSON,
PLLC
3119 Manatee Avenue West
Bradenton, FL 34205
Telephone: (941) 741-8224
Email: jgoethe@barneswalker.com
Secondary Email:
rbattle@barneswalker.com
March 8, 15, 2024 24-00336M

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE COUNTY COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2023CC003966
BRADEN RIVER LAKES MASTER ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. NEAL WILLIAMS, II, et al. Defendants.
 NOTICE IS HEREBY GIVEN that pursuant to the Final Judgment for Lien Foreclosure dated February 27, 2024, and entered in Case No. 2023CC003966 of the County Court

of the Twelfth Judicial Circuit in and for Manatee County, Florida, the Clerk of the Court, Angelina Colonnese, will publicly sell to the highest and best bidder for cash at www.manatee.realforeclose.com beginning at 11:00 AM on March 27, 2024, the following described property:
 LOT 11, BLOCK C, BRADEN RIVER LAKES, PHASE I, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 25, PAGE 42, 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 of the Court reports the surplus as unclaimed.
 This notice shall be published once a week for two consecutive weeks in the Business Observer.
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 6 day of March 2024.
NAJMY THOMPSON, P.L.
 Kari L. Martin
 Florida Bar No. 092862
 1401 8th Avenue West
 Bradenton, Florida 34205
 Telephone: (941) 748-2216
 Facsimile: (941) 748-2218
 Service Email: service.KM@najmythompson.com
 Correspondence only: kmartin@najmythompson.com;
 Secondary: bmiller@najmythompson.com
 Attorney for Plaintiff
 March 8, 15, 2024 24-00349M

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CIVIL DIVISION
Case No. 2023-CA-000942-AX
RPM REALTY INVESTMENTS, LLC, a Florida limited liability company, Plaintiff, vs. FRANCIS A. RUSSO, Defendant.
 NOTICE IS HEREBY GIVEN that

pursuant to the "Final Default Judgment on Complaint," entered in Case No. 2023-CA-000942-AX on January 8, 2024, in the Twelfth Judicial Circuit Court, in and for Manatee County, Florida, wherein RPM Realty Investments, LLC, Plaintiff, and Francis A. Russo, Defendant, will sell to the highest and best bidder for cash, the real property situated in Manatee County, Florida, described below to the highest bidder, for cash, www.manatee.realforeclose.com at 11:00 A.M. on the 4th day of

April 2024, the following described property as set forth in said Final Judgment, to wit:
 Unit No. 15, of The Villas at Christian Retreat, a Condominium, according to The Declaration of Condominium recorded in O.R. Book 2617, Page 2059, and all exhibits and amendments thereof, 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 within 60 days after the sale.
 /s/ Frank A. Lafalce
FRANK A. LAFALCE, ESQUIRE
 Florida Bar Number: 0980609
 Anthony & Partners, LLC
 100 S. Ashley Drive, Ste 1600
 Tampa, Florida 33602
 Telephone: 813/273-5616
 Telecopier: 813/221-4113
 Attorneys for the Plaintiff
 March 8, 15, 2024 24-00319M

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
Case No.: 2024 CA 129 AX
Agency Case No.: 2024-000660
IN RE: FORFEITURE OF: FIVE THOUSAND SEVEN HUNDRED EIGHTEEN DOLLARS (\$5,718.00) IN U.S. CURRENCY AND ONE SMITH & WESSON HANDGUN, BEARING SERIAL NUMBER FBP4044
TO ALL PERSONS OR ENTITIES HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED:
 YOU ARE NOTIFIED that an action

pursuant to the Florida Contraband Forfeiture Act has been filed by Petitioner, Manatee County Sheriff's Office, on the following property in Manatee County, Florida: FIVE THOUSAND SEVEN HUNDRED EIGHTEEN DOLLARS (\$5,718.00) IN U.S. CURRENCY AND ONE SMITH & WESSON HANDGUN, BEARING SERIAL NUMBER FBP4044, and you are required to serve a copy of your written defenses to it, if any, on the Attorney for Petitioner, Brian A. Iten, General Counsel, Manatee County Sheriff's Office, at the address of 600 Hwy. 301 Blvd. W., Ste. 202, Bradenton, FL 34205 within 20 days after publication of this Notice and file the original with the Clerk of this Court either before service on Petitioner's attorney or immediately

thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.
 Publish dates: March 8, 2024, March 15, 2024.
 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 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 proceed-

ing, 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: 3/1/2024
ANGELINA COLONNese,
CLERK OF THE CIRCUIT COURT
MANATEE COUNTY, FLORIDA
 1115 Manatee Avenue West
 Bradenton, FL 34205
 (Seal) BY: Kris Gaffney
 Deputy Clerk
 March 8, 15, 2024 24-00320M

SUBSEQUENT INSERTIONS

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION
File No. 2024-CP-000075
Division PROBATE
IN RE: ESTATE OF ROBERT SHOLLAR
Deceased.
 The administration of the estate of ROBERT SHOLLAR, deceased, whose date of death was December 10, 2023, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Ave. W., Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
 All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
 All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
 ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
 NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
 The date of first publication of this notice is March 1, 2024.
Personal Representative:
ROBERT M. SHOLLAR
 1025 Whimbrel Run
 Bradenton, Florida 34212
 Attorney for Personal Representative:
BART SCOVILL
 Attorney
 Florida Bar Number: 0985716
 8031 Cooper Creek Blvd.
 Suite 101
 University Park, FL 34201
 Telephone: (941) 365-2253
 E-Mail: bart@scovills.com
 Secondary E-Mail:
 melissa@scovills.com
 March 1, 8, 2024 24-00296M

SECOND INSERTION


NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION
File No. 2024-CP-000002-AX
Division Probate
IN RE: ESTATE OF CATHERINE P. VAN NATTA
Deceased.
 The administration of the estate of CATHERINE P. VAN NATTA, deceased, whose date of death was November 6, 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 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 March 1, 2024.
Personal Representative:
/s/ Aaron Van Natta
Aaron Van Natta
 1316 W. White Street
 Champaign, IL 68121
 Attorney for Personal Representative:
/s/ F. Gant McCloud
 F. Gant McCloud, Attorney
 Florida Bar Number: 0072163
 F. GANT MCCLOUD, P.A.
 1605 Main Street, Suite 700
 Sarasota, FL 34236
 Telephone: (941) 957-9330
 E-Mail: gant@boardcertifiedestateplanning.com
 March 1, 8, 2024 24-00313M

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION
File No. 2023 CP 003076 AX
Division: Probate
IN RE: ESTATE OF PAMELA J. HITCHCOCK
Deceased.
 The administration of the estate of PAMELA J. HITCHCOCK, deceased, whose date of death was December 4, 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 March 1, 2024.
Personal Representative:
Sierra A. Butler
 11023 Gatewood Drive, Suite 104
 Bradenton, Florida 34211
 Attorney for Personal Representative:
 Melissa R. Casanueva, Attorney
 Florida Bar Number: 0105788
 Butler Elder Law, P.A. a member of Ferrari, Butler & Moneymaker, PLLC
 11023 Gatewood Dr., Ste. 104
 Bradenton, Florida 34211
 Telephone & Fax: (941) 254-6611
 E-Mail: melissa@butlerelderlaw.com
 Secondary E-Mail:
 eservice@butlerelderlaw.com
 March 1, 8, 2024 24-00317M

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION
File No. 2023 CP 003076 AX
Division: Probate
IN RE: ESTATE OF ERNEST N. GIORDANO
a/k/a ERNEST J. GIORDANO,
Deceased.
 The administration of the estate of ERNEST N. GIORDANO, a/k/a ERNEST J. GIORDANO, deceased, whose date of death was January 17, 2023; File Number 2023 CP 003076 AX, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the address of which is Clerk of Circuit Court, Manatee County, 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 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 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: MARCH 1, 2024.
DEBRA DUNCAN, Trustee
 306 53rd Avenue West,
 Bradenton, Florida 34207
 Allan F. Baily, Esquire, FBN 0138241
 Attorney for Personal Representative
 Law Offices of Baily & Baily, P.A.
 46 North Washington Boulevard,
 Suite 18
 Sarasota, Florida 34236
 Telephone 941-364-9997
 bailylaw@verizon.net
 March 1, 8, 2024 24-00295M

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION
File No. 2024 CP 0157
Division Probate
IN RE: ESTATE OF PAMELA J. HITCHCOCK
Deceased.
 The administration of the estate of PAMELA J. HITCHCOCK, deceased, whose date of death was December 4, 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 March 1, 2024.
Personal Representative:
Sierra A. Butler
 11023 Gatewood Drive, Suite 104
 Bradenton, Florida 34211
 Attorney for Personal Representative:
 Melissa R. Casanueva, Attorney
 Florida Bar Number: 0105788
 Butler Elder Law, P.A. a member of Ferrari, Butler & Moneymaker, PLLC
 11023 Gatewood Dr., Ste. 104
 Bradenton, Florida 34211
 Telephone & Fax: (941) 254-6611
 E-Mail: melissa@butlerelderlaw.com
 Secondary E-Mail:
 eservice@butlerelderlaw.com
 March 1, 8, 2024 24-00317M

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION
File No. 2023 CP 003076 AX
Division: Probate
IN RE: ESTATE OF ERNEST N. GIORDANO
a/k/a ERNEST J. GIORDANO,
Deceased.
 The administration of the estate of ERNEST N. GIORDANO, a/k/a ERNEST J. GIORDANO, deceased, whose date of death was January 17, 2023; File Number 2023 CP 003076 AX, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the address of which is Clerk of Circuit Court, Manatee County, 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 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 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: MARCH 1, 2024.
DEBRA DUNCAN, Trustee
 306 53rd Avenue West,
 Bradenton, Florida 34207
 Allan F. Baily, Esquire, FBN 0138241
 Attorney for Personal Representative
 Law Offices of Baily & Baily, P.A.
 46 North Washington Boulevard,
 Suite 18
 Sarasota, Florida 34236
 Telephone 941-364-9997
 bailylaw@verizon.net
 March 1, 8, 2024 24-00295M



Q What makes public notices in newspapers superior to other forms of notices?

A Public notices in newspapers are serendipitous. When readers page through a newspaper, they will find important public notice information they otherwise would not find anywhere else.

Rarely do consumers specifically search online for public notices.

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 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 What is a public notice?

A 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 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.

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.

VIEW NOTICES ONLINE AT Legals.BusinessObserverFL.com
 To publish your legal notice email: legal@businessobserverfl.com

--- PUBLIC SALES ---

SECOND INSERTION

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

The Board of Supervisors ("Board") of the Parrish Plantation Community Development District ("District") will hold a regular meeting and public hearing on March 21, 2024, at 2:00 p.m., at the Parrish Plantation Model Home located at 12594 Oak Hill Way, Parrish FL, 34219.

The purpose of the public hearing will be to consider the adoption of an assessment roll and to provide for the levy, collection, and enforcement of proposed non-ad valorem special assessments ("Debt Assessments") that will secure the District's proposed special assessment revenue bonds, to be issued in one or more series. At this hearing, the Board will hear testimony from any interested property owners as to the propriety and advisability of the Debt Assessments on all benefited lands within the District, more fully described in the Master Assessment Methodology Report Assessment Areas 3, 4, and 5 dated February 15, 2024.

The annual principal assessment levied against each parcel will be based on repayment over 30 years of the total debt allocated to each parcel. The District expects to collect sufficient revenues to retire no more than \$74,065,000 principal in debt, excluding interest, collection costs and discounts for early payment. The proposed schedule of assessments is as follows:

Preliminary Assessment Roll

Table with 2 columns: Assessment Type and Amount. Rows include: TOTAL ASSESSMENT: \$74,065,000.00; ANNUAL ASSESSMENT: \$6,579,004 (30 Installments); TOTAL GROSS ASSESSABLE ACRES +/-: 427.56; TOTAL ASSESSMENT PER ASSESSABLE GROSS ACRE: \$173,225.53; ANNUAL ASSESSMENT PER GROSS ASSESSABLE ACRE: \$15,387.18 (30 Installments).

PER PARCEL ASSESSMENTS

Table with 4 columns: Landowner Name, Manatee County - Legal Description Attach; Gross Unplatted Assessable Acres; Total PAR Debt; Total Annual. Rows include: JEN TAMPA 4, LLC; SEE ATTACHED AA3 LEGAL DESCRIPTION EXHIBIT B; CWR LAC Cone, LLC; SEE ATTACHED AA4 & AA5 LEGAL DESCRIPTION EXHIBIT C; CWR LAC Cone, LLC; SEE ATTACHED AA45 LEGAL DESCRIPTION EXHIBIT D; Totals: 427.56, \$74,065,000, \$6,579,004.

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

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

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

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

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



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

RESOLUTION NO. 2024-01

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

WHEREAS, the Board of Supervisors (the "Board") of the Parrish Plantation Community Development District (the "District") has determined to construct and/or acquire certain public improvements (the "Project") set forth in the plans and specifications described in the Master Report of the District Engineer Assessment Area 3 ("AA3") dated February 2024 and the Master Report of the district Engineer Assessment Areas 4 ("AA4") and 5 ("AA5") dated January 2024 (collectively the "Engineer's Report"), incorporated by reference as part of this Resolution and which is available for review at the offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607 (the "District Office"); and

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

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

WHEREAS, the District hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that the Debt Assessments will be made in proportion to the benefits received as set forth in the Master Assessment Methodology Report Assessment Areas 3, 4, and 5 dated February 15, 2024, (the "Assessment Report") incorporated by reference as part of this Resolution and on file in the District Office; and

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

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

- 1. The foregoing recitals are hereby incorporated as the findings of fact of the Board.
2. The Debt Assessments shall be levied to defray all of the costs of the Project.
3. The nature of the Project generally consists of public improvements consisting of undergrounding of electrical power, roadways, stormwater ponds, water distribution, sanitary sewer system, recreational amenities, parks, landscaping, and hardscaping, all as described more particularly in the plans and specifications on file at the District Office, which are by specific reference incorporated herein and made part hereof.
4. The general locations of the Project are as shown on the plans and specifications referred to above.
5. As stated in the Engineer's Report, the estimated cost of the Project is approximately \$24,909,034.65 for AA3, \$10,740,841.63 for AA4, and \$12,376,839.78 for AA5 (collectively hereinafter referred to as the "Estimated Cost").
6. As stated in the Assessment Report, the Debt Assessments will defray approximately \$34,726,216 for AA3, \$13,904,107.91 for AA4, and \$25,434,675.97 for AA5 of the expenses, which includes the Estimated Cost, plus financing related costs, capitalized interest, a debt service reserve and contingency, all of which may be financed by the District's proposed capital improvement revenue bonds, to be issued in one or more series.
7. The manner in which the Debt Assessments shall be made is based upon an allocation of the benefits among the parcels or real property benefited by the Project as set forth in the Assessment Report. As provided in further detail in the Assessment Report, the lands within the District are currently undeveloped and unplatted and therefore the Debt Assessments will be levied initially on a per acre basis since the Project benefits all of developable lands within the District. On and after the date benefited lands within the District are specifically platted, the Debt Assessments as to platted lots will be levied in accordance with the Assessment Report, that is, on an equivalent residential unit basis per product type. Until such time that all benefited lands within the District are specifically platted, the manner by which the Debt Assessments will be imposed on unplatted lands shall be on a per acre basis in accordance with the Assessment Report.
8. In the event the actual cost of the Project exceeds the Estimated Cost, such excess may be paid by the District from additional assessments or contributions from other entities. No such excess shall be required to be paid from the District's general revenues.
9. The Debt Assessments shall be levied in accordance with the Assessment Report referenced above on all lots and lands, within the District, which are adjoining and contiguous or bounding and abutting upon the Project or specially benefited thereby and further designated by the assessment plat hereinafter provided for.
10. There is on file at the District Office, an assessment plat showing the area to be assessed, with the plans and specifications describing the Project and the Estimated Cost, all of which shall be open to inspection by the public.
11. The Chair of the Board has caused the District Manager to prepare a preliminary assessment roll which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment is divided. The preliminary assessment roll is part of the Assessment Report which is on file at the District Office.
12. In accordance with the Assessment Report and commencing with the year in which the District is obligated to make payment of a portion of the Estimated Cost acquired by the District, the Debt Assessments shall be paid in not more than 30 annual installments payable at the same time and in the same manner as are ad valorem taxes and as prescribed by Chapter 197, Florida Statutes; provided, however, that in the event the uniform method for the collection of non-ad valorem assessments is not available to the District in any year, or the District determines not to utilize the provision of Chapter 197, Florida Statutes, the Debt Assessments may be collected as is otherwise permitted by law.

Passed and Adopted on February 15, 2024.

Attest:

/s/Angie Grunwald
Name: Angie Grunwald
Assistant Secretary
March 1, 8, 2024

Parrish Plantation Community Development District
/s/Matt J. O'Brien
Name: Matt J. O'Brien
Chair of the Board of Supervisors

24-00303M

--- ACTIONS / SALES ---

THIRD INSERTION

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

CASE NO.: 2024 CC 000126
ALLY BANK, Plaintiff, VS. FELICITA RAMOS RODRIGUEZ, Defendant(s).

TO: Felicitia Ramos Rodriguez
Last Known Residence: 1909 Sanford Ct. Sarasota, FL 34234

YOU ARE NOTIFIED that an action for Replevin of personal property and breach of contract damages on the following personal property in Manatee County, Florida:

2022 Jeep Compass, VIN 3C4NJCB6NT192683

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 4/2/2024, 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.

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.legalaid-ofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011.

If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to

you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.

Dated on FEBRUARY 20, 2024. Angelina Colonneso Manatee County Clerk of The Circuit Court (SEAL) By: Kris Gaffney As Deputy Clerk

ALDRIDGE PITE, LLP Plaintiff's attorney
5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484
1693-155B
Ref# 6885
Feb. 23; Mar. 1, 8, 15, 2024

24-00291M

FOURTH INSERTION

NOTICE OF PETITION FOR EXONERATION FROM OR LIMITATION OF LIABILITY UNITED STATES DISTRICT COURT MIDDLE DISTRICT OF FLORIDA TAMPA DIVISION IN ADMIRALTY

Case No.: 8:24-cv-309
IN RE: PETITION OF PETER J. MACKEY, as titled owner, of 2004 Black Thunder 430GT, Coast Guard Cert. No. 1208389, Vessel identification No. DON 43VLIK304 its engines, tackle, and appurtenances, Petitioners.

NOTICE is hereby given that Petitioner, Peter J. Mackey, as titled owner, from the Petitioner, Peter J. Mackey, as titled owner, for the 2004 Black Thunder 430GT, hull identification number Don 43VLIK304, her engines, tackle, and appurtenances, (the "Vessel"), have filed a Petition claiming the benefit of exoneration from and/or limitation of liability according to the 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 Petitioner's attorneys, JOSE D. ESTIGARRIBIA, ESQUIRE, MACKEY LAW GROUP, P.A., 1402 3rd Avenue West, Bradenton, Florida 34205, on or before May 1, 2024 or be defaulted. Personal attendance is not required.

Any claimants 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.

DONE AND ORDERED in Tampa, Florida on this 2nd day of February, 2024.

/s/ Amanda Arnold Sansone
UNITED STATES Magistrate JUDGE
Copies furnished to:
Jose Estigarribia
Feb. 16, 23; Mar. 1, 8, 2024

24-00219M

--- PUBLIC SALES ---

SECOND INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 6424 14th St W, Bradenton, FL 34207, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 03/21/24 at 2:30 pm Contents include personal property along with the described belongings to those individuals listed below.

Table with 2 columns: Unit Number and Owner Name. Rows include: Unit C6073 David Wombold; Unit C5150 Sonia Love; Unit C4164 Dawn Zack; Unit B2035 George Smith; Unit B3027 Jordan Brown; Unit C4013 Adam Hillmann; Unit B2164 Sheila Butler; Unit B1043 Lauzama Roberson; Unit B1033 Michelle McKinney; Boxes, Furniture, Tools; Furniture, Electronics, Bags; Boxes, Bags, Electronics; Bags, Totes, Exercise equipment; Boxes, Bike, Furniture; Boxes, Totes, Tools; Boxes, Bags, Totes, Furniture; Boxes, Totes, Electronics; Appliances, Boxes, Bags, Totes, Electronics, Bike

Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase until the winning bidder takes possession of the personal property. Please contact the property with any questions. (941)263-7814

March 1, 8, 2024

24-00314M

SAVE TIME advertisement featuring an alarm clock and the text 'Email your Legal Notice legal@businessobserverfl.com • Deadline Wednesday at noon • Friday Publication'. Includes Business Observer logo and location list: SARASOTA • MANATEE • HILLSBOROUGH • PASCO • PINELLAS • POLK • LEE • COLLIER • CHARLOTTE.

--- ESTATE ---

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024CP435
IN RE: ESTATE OF
RANIE S. HILTON
Deceased

The administration of the Estate of RANIE S. HILTON, deceased, is pending in the Circuit Court for Manatee County, Florida, Probate Division, 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, who have claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, and who have been served a copy of this notice, must file their claims with this court WITHIN THE LATER OF THREE 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 who have claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS: March 1, 2024

Personal Representative:
ROBERT T. HILTON
433 50th St W
Bradenton, FL 34209
Attorney for Personal Representative:
JAMES WM. KNOWLES
Florida Bar No. 0296260
2812 Manatee Ave W
Bradenton, FL 34205
941-746-4454
March 1, 8, 2024 24-00308M

SECOND INSERTION

NOTICE TO CREDITORS
(summary administration)
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023-CP-004279
Division Probate
IN RE: ESTATE OF
MICHAEL NATION a/k/a
MICHAEL C. NATION
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 MICHAEL NATION, a/k/a MICHAEL C. NATION, deceased, File Number 2023-CP-004279, 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 April 2, 2023; that the total net value of the estate is \$72,541.96 and that the names and addresses of those to whom it has been assigned by such order are:

NAME ADDRESS
LINDA W. EVANS
c/o Jenna Kyle Melter, Esquire
Blalock Walters, P.A.
802 11th Street West
Bradenton, Florida 34205-7734

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this Notice is March 1, 2024.

Personal Giving Notice:
LINDA W. EVANS
c/o Jenna Kyle Melter, 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
March 1, 8, 2024 24-00298M

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024CP00199AX
Division Probate
IN RE: ESTATE OF
RITA A. HAINES
Deceased.

The administration of the estate of RITA A. HAINES, deceased, whose date of death was August 20, 2023, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is PO Box 25400, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is March 1, 2024.

Personal Representative:
SHARON A. HAINES
Attorney for Personal Representative:
JONATHAN T. ANDERSON
Attorney
Florida Bar Number: 0188530
Wood, Seil and Anderson, P.A.
3665 Bee Ridge Road, Suite # 300
Sarasota, FL 34233
Telephone: (941) 954-5772
Fax: (941) 925-9164
E-Mail: jonathan@wsa-law.com
March 1, 8, 2024 24-00297M

SECOND INSERTION

NOTICE TO CREDITORS
(summary administration)
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-000291
Division Probate
IN RE: ESTATE OF
WILLIAM LEE DOUGLAS
a/k/a WILLIAM DOUGLAS
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 WILLIAM LEE DOUGLAS, a/k/a WILLIAM DOUGLAS, deceased, File Number 2024-CP-000291, 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 February 17, 2023; that the total value of the estate is \$0.00 and that the names and addresses of those to whom it has been assigned by such order are:

NAME ADDRESS
JARON T. DOUGLAS, a/k/a
JARON THOMAS DOUGLAS
4412 56th Avenue Drive East
Bradenton, Florida 34203

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this Notice is March 1, 2024.
Personal Giving Notice:
JARON T. DOUGLAS,
a/k/a JARON THOMAS DOUGLAS
4412 56th Avenue Drive East
Bradenton, Florida 34205
Attorney for Person Giving Notice:
JENNA KYLE MELTZER
E-mail Address:
jkmeltzer@blalockwalters.com
Secondary E-Mail Address:
jschembri@blalockwalters.com
Alternate Secondary E-Mail Address:
alepper@blalockwalters.com
Florida Bar No. 1028517
Blalock Walters, P.A.
802 11th Street West
Bradenton, Florida 34205-7734
March 1, 8, 2024 24-00294M

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024CP357
IN RE: ESTATE OF
HELEN NIESJOBEDZKI
HERKES
Deceased

The administration of the Estate of HELEN NIESJOBEDZKI HERKES, deceased, is pending in the Circuit Court for Manatee County, Florida, Probate Division, 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, who have claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, and who have been served a copy of this notice, must file their claims with this court WITHIN THE LATER OF THREE 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 who have claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS: March 1, 2024

Personal Representative:
PETER C. HERKES, III
4800 Fairways Blvd Apt 205
Bradenton, FL 34209
Attorney for Personal Representative:
JAMES WM. KNOWLES
KNOWLES BOUZIANE & SHAFER
PLLC
Florida Bar No. 0296260
2812 Manatee Ave W
Bradenton, FL 34205
941-746-4454
March 1, 8, 2024 24-00307M

--- SALES ---

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT CIVIL COURT OF
THE TWELFTH JUDICIAL CIRCUIT
OF FLORIDA, IN AND FOR
MANATEE COUNTY
CIVIL DIVISION
Case No. 2022CA002593AX
Division D

FIFTH THIRD BANK, NATIONAL ASSOCIATION
Plaintiff, vs.
WILLIAM D. ADAM, ALMIRA M. ADAM AND UNKNOWN TENANTS/OWNERS,
Defendants.

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on August 9, 2023, in the Circuit Court of Manatee County, Florida, Angelina M. Colonneso, Clerk of the Circuit Court, will sell the property situated in Manatee County, Florida described as:

LOT 11, BLOCK J, SECTION NO. 3 - BAYSHORE GARDENS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE(S) 5 THROUGH 7, INCLUSIVE, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA and commonly known as: 6623 26TH STREET W, BRADENTON, FL 34207; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, www.manatee.realforeclose.com, on April 25, 2024 at 11:00 A.M.

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.

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: February 26, 2024
By: /s/ Ryan Paul Sutton
Ryan Paul Sutton
Attorney for Plaintiff
Invoice to:
Kass Shuler, P.A.
1505 N. Florida Ave.
Tampa, FL 33602-2613
ForeclosureService@kasslaw.com
078950/2219121/wll
March 1, 8, 2024 24-00305M

NOTICE OF SALE
IN THE CIRCUIT CIVIL COURT OF
THE TWELFTH JUDICIAL CIRCUIT
OF FLORIDA, IN AND FOR
MANATEE COUNTY
CIVIL DIVISION
Case No. 41-2023-CA-005049
Division B

SUNCOAST CREDIT UNION, A FEDERALLY INSURED STATE CHARTERED CREDIT UNION
Plaintiff, vs.
BRADLEY LANDI A/K/A BRADLEY JOSEPH LANDI, KATIE C. LANDI, UNKNOWN SPOUSE OF BRADLEY LANDI A/K/A BRADLEY JOSEPH LANDI, PALMA SOLA TRACE MASTER ASSOCIATION, INC., PALMA SOLA TRACE CONDOMINIUM ASSOCIATION, INC., AND UNKNOWN TENANTS/OWNERS,
Defendants.

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on February 15, 2024, in the Circuit Court of Manatee County, Florida, Angelina M. Colon-

neso, Clerk of the Circuit Court, will sell the property situated in Manatee County, Florida described as:

UNIT NO. 412, BUILDING NO. 18, PALMA SOLA TRACE CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 2185, PAGE 736, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, AND ANY AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS.

and commonly known as: 7336 SKYBIRD RD. #412, BRADENTON, FL 34209; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, www.manatee.realforeclose.com, on April 10, 2024 at 11:00 A.M..

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.

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: February 26, 2024
By: /s/ Ryan Paul Sutton
Ryan Paul Sutton
Attorney for Plaintiff
Invoice to:
Kass Shuler, P.A.
1505 N. Florida Ave.
Tampa, FL 33602-2613
ForeclosureService@kasslaw.com
011150/2323140/wll
March 1, 8, 2024 24-00306M

SECOND INSERTION

manatee.realforeclose.com, at 11:00 AM, on March 21, 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.

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 accommoda-

tions 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 26 day of February, 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
22-007101-MaM
March 1, 8, 2024 24-00311M

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. 2018CA006114AX
DEUTSCHE BANK NATIONAL TRUST COMPANY as Trustee for
INDYMAC INDX MORTGAGE LOAN TRUST 2005-AR2,
MORTGAGE PASS-THROUGH CERTIFICATES Series 2005-AR2,
Plaintiff, vs.

James Heyward a/k/a James M. Heyward a/k/a J. Heyward a/k/a James W. Heyward, et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2018CA006114AX of the Circuit Court of the TWELFTH Judicial Circuit, in and for Manatee County, Florida, wherein DEUTSCHE BANK NATIONAL TRUST COMPANY as Trustee for INDYMAC INDX MORTGAGE LOAN TRUST 2005-AR2, MORTGAGE PASS-THROUGH CERTIFICATES Series 2005-AR2 is the Plaintiff and James Heyward

a/k/a James M. Heyward a/k/a J. Heyward a/k/a James W. Heyward; The Unknown Trustee of the CEP811 Trust; The Unknown Beneficiaries of the CEP811 Trust; Zarold Holmes LLC; Greenbrook Village Association, Inc.; State of Florida Department of Revenue are the Defendants, that Angelina Colonneso, Manatee County Clerk of Court will sell to the highest and best bidder for cash at, www.manatee.realforeclose.com, beginning at 11:00 AM on the 17th day of April, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 74, GREENBROOK VILLAGE, SUBPHASE BB, UNIT 2 A/K/A GREENBROOK FIELDS, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 41, PAGES 142 THROUGH 149, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.
TAX ID: 584338459

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

SECOND INSERTION

NOTICE OF SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE
12TH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY,
FLORIDA

Case No.:
412023CA001565CAAXMA
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST,
Plaintiff(s), vs.
BLUE INTERNATIONAL GROUP LLC.; LUCRECIA MARIA DELMONTE; LENDVENT SPV I, LLC; LMD GROUP INVESTMENTS CORP.,
Defendant(s).

NOTICE OF SALE IS HEREBY GIVEN pursuant to the order of Uniform Final Judgment of Mortgage Foreclosure dated February 26, 2024, and entered in Case No. 412023CA001565CAAXMA of the Circuit Court of the 12TH Judicial Circuit in and for Manatee County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST, is Plaintiff and BLUE INTERNATIONAL GROUP LLC.; LUCRECIA MARIA DELMONTE; LENDVENT SPV I, LLC; LMD GROUP INVESTMENTS CORP. are Defendants, the Office of the Clerk, Manatee County Clerk of the Court will sell via online auction at www.manatee.realforeclose.com

at 11:00 a.m. on the 3rd day of April, 2024, the following described property as set forth in said Final Judgment, to wit:

COMMENCE AT THE INTERSECTION OF THE EASTERLY LINE OF GULF OF MEXICO DRIVE (JOHN RINGLING PARKWAY) (100' WIDE) AND NORTHERLY LINE OF LOT 4 OF A SUB-DIVISION OF FRACTIONAL SECTIONS 25, 26 AND PART OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 16 LAST, RECORDED IN PLAT BOOK 7, PAGE 16, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 4, 982.5 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE EASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 4, 123.5 FEET; THENCE CONTINUE SOUTHEAST-ERLY PARALLEL TO SAID GULF OF MEXICO DRIVE (JOHN RINGLING PARKWAY), 100 FEET; THENCE SOUTHWESTERLY PARALLEL TO THE NORTHERLY LINE OF SAID LOT 4, 123.5 FEET; THENCE NORTHWESTERLY 100 FEET TO THE POINT OF BEGINNING, MANATEE COUNTY, FLORIDA.

Property Address: 651 Jungle Queen Way, Longboat Key, Florida 34228

and all fixtures and personal property located therein or thereon, which are included as security in Plaintiff's mortgage.

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

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

Dated: 2/27/2024
McCabe, Weisberg & Conway, LLC
By: /s/ Craig Stein
Craig Stein, Esq.
Fl Bar No. 0124064
McCabe, Weisberg & Conway, LLC
3222 Commerce Place, Suite A
West Palm Beach, Florida, 33407
Telephone: (561) 713-1400
Email: FLpleadings@mwc-law.com
File No: 22-400534
March 1, 8, 2024 24-00312M