

MANATEE COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION
FICTITIOUS NAME NOTICE
Notice is hereby given that SPS NORTH AMERICA, INC., OWNER, desiring to engage in business under the fictitious name of DIY MUD MOTORS located at 1180 8TH AVE W, PMB# 129, PALMETTO, FLORIDA 34221 intends to register the said name in MANATEE county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.
March 15, 2024 24-00375M

FIRST INSERTION
FICTITIOUS NAME NOTICE
Notice is hereby given that BEAM CRAFT HOLDINGS INC, OWNER, desiring to engage in business under the fictitious name of WESPORT LIGHTING located at 14117 NIGHTHAWK TERRACE, LAKEWOOD RANCH, FLORIDA 34202 intends to register the said name in MANATEE county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.
March 15, 2024 24-00373M

FIRST INSERTION
NOTICE OF PUBLIC SALE
Notice is hereby given that on dates below these vehicles will be sold at public sale on the date listed below at 10AM for monies owed on vehicle repair and storage cost pursuant to Florida Statutes 713.585 or Florida Statutes 713.78. Please note, parties claiming interest have right to a hearing prior to the date of sale with the Clerk of Courts as reflected in the notice. The owner has the right to recover possession of the vehicle without judicial proceedings as pursuant to Florida Statute 559.917. Any proceeds recovered from the sale of the vehicle over the amount of the lien will be deposited with the clerk of the court for disposition upon court order.
April 15, 2024
Velocity Automotive Service, 314 E Brandon Blvd., Bradenton Blvd. Fl 2014 TOYT 2T1BURHE3EC159545 \$1,749.45
March 15, 2024 24-00385M

FIRST INSERTION
NOTICE OF FINAL AGENCY ACTION BY THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
Notice is given that the District's Final Agency Action is approval a Petition for Formal Determination of Wetlands and Other Surface Waters to serve Agriculture / Residential activities on 639.79 acres known as Cone Ranch North. The project is located in Manatee County, Section(s) 14, 15, 16, 21, 22, 23, Township 33 South, Range 19 East. The petitioner is Crosswinds Ranch Development Corporation whose address is 4065 Crescent Park Drive, Riverview, FL 33578. The Petition No. is 42030943.009.
The file(s) pertaining to the project referred to above is available for inspection Monday through Friday except for legal holidays, 8:00 a.m. to 5:00 p.m., at the Southwest Florida Water Management District, 7601 U.S. Highway 301 N. Tampa, FL 33637.
NOTICE OF RIGHTS
Any person whose substantial interests are affected by the District's action regarding this matter may request an administrative hearing in accordance with Sections 120.569 and 120.57, Florida Statutes (F.S.), and Chapter 28-106, Florida Administrative Code (F.A.C.), of the Uniform Rules of Procedure. A request for hearing must (1) explain how the substantial interests of each person requesting the hearing will be affected by the District's action, or proposed action; (2) state all material facts disputed by each person requesting the hearing or state that there are no disputed facts; and (3) otherwise comply with Chapter 28-106, F.A.C. A request for hearing must be filed with and received by the Agency Clerk of the District at the District's Tampa address, 7601 US Hwy. 301, Tampa, FL 33637-6759 within 21 days of publication of this notice. Failure to file a request for hearing within this time period shall constitute a waiver of any right such person may have to request a hearing under Sections 120.569 and 120.57, F.S.
Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means that the District's final action may be different from the position taken by it in this notice of agency action. Persons whose substantial interests will be affected by any such final decision of the District in this matter have the right to petition to become a party to the proceeding, in accordance with the requirements set forth above.
Mediation pursuant to Section 120.573, F.S., to settle an administrative dispute regarding the District's action in this matter is not available prior to the filing of a request for hearing.
March 15, 2024 24-00370M

FIRST INSERTION
NOTICE OF PUBLIC SALE
Notice is hereby given that on 3/29/2024 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1976 SKYL HS 0765148AJ & 0765148BJ . Last Tenants: HAROLD RICHARD MIXON, ALOMA WARREN MIXON, TAMMY MURRAY, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF HAROLD RICHARD MIXON, ALL UNKNOWN PARTIES, BENEFICIARIES, HEIRS, SUCCESSORS, AND ASSIGNS OF HAROLD RICHARD MIXON, THE ESTATE OF ALOMA WARREN MIXON, AND ALL UNKNOWN PARTIES. Sale to be at VILLA DEL SOL ASSOCIATES LP DBA VILLA DEL SOL MOBILE HOME PARK, 6515 15TH STREET EAST, SARASOTA, FL 34243. 813-241-8269.
March 15, 22, 2024 24-00367M

FIRST INSERTION
NOTICE OF RULE DEVELOPMENT BY WATERS EDGE COMMUNITY DEVELOPMENT DISTRICT
In accordance with Chapters 120 and 190, Florida Statutes, the Waters Edge Community Development District ("District") hereby gives notice of its intent to develop amended Amenity Facilities Policies, including rates and fees and amenity facility rules ("Amended Amenity Rules").
The proposed Amended Amenity Rules will address, among other things: (1) the requirements for the use of the amenity facility; and (2) the establishment certain amenity facility related fees. The purpose and effect of these rules are to provide for efficient and effective operations of the District by setting policies, rates, and fees as provided by Section 190.035, Florida Statutes. Specific legal authority for the rules includes Sections 190.011, 190.012(3), 190.035(2), 190.011(5), 120.54, 120.69, and 120.81, Florida Statutes.
A public hearing and Board meeting will be conducted by the District on April 25, 2024, at 6:00 p.m., at the Parrish Fire Station #2 Training Room, 3804 N Rye Road, Parrish, FL 34219. A copy of the proposed Amended Amenity Rules and additional information on the public hearing may be obtained by contacting the District Manager 4530 Eagle Falls Place, Tampa, Florida 33619, (813) 344-4844. Jason Greenwood, District Manager
Waters Edge Community Development District
March 15, 2024 24-00369M

FIRST INSERTION
NOTICE OF BOARD MEETING WATERS EDGE COMMUNITY DEVELOPMENT DISTRICT
Notice is hereby given that the Board of Supervisors ("Board") of the Waters Edge Community Development District ("District") will hold a Board of Supervisor meeting on March 28, 2024, at 6:00 PM at the Parrish Fire Station #2 Training Room, 3804 N Rye Road, Parrish, FL 34219.
The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. A copy of the agenda for these meetings may be obtained by contacting the District Manager by mail at 4530 Eagle Falls Place, Tampa, FL 33619 or by telephone at (813) 344-4844, or by visiting the District's website at https://www.watersedgecd-riversreach.org. These meetings may be continued to a date, time, and place to be specified on the record at the meeting.
Any member of the public interested in listening to and participating in the meetings remotely may do so by dialing in telephonically at (865) 606-8207 and entering the conference identification number 7700. Information about how the meetings will be held and instructions for connecting and participating may be obtained by contacting the District Manager's Office at (813) 344-4844 or jgreenwood@gmstnn.com. Additionally, participants are strongly encouraged to submit questions and comments to the District Manager's Office in advance to facilitate consideration of such questions and comments during the meetings.
Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting or to obtain access to the telephonic, video conferencing, or other communications media technology used to conduct this meeting is asked to advise the District Office at least forty-eight (48) hours prior to the meeting by contacting the District Manager at (813) 344-4844. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager.
Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.
Jason Greenwood, District Manager
Governmental Management Services - Tampa, LLC
March 15, 2024 24-00368M

FIRST INSERTION
NOTICE OF PUBLIC HEARING PURSUANT TO SECTION 336.10, FLORIDA STATUTES
NOTICE IS HEREBY GIVEN pursuant to Section 336.10, Florida Statutes, and Section 312 of the Manatee County Land Development Code that an application for vacation to close and abandon a street, alleyway, road, highway, or other place used for travel has been made by Gregory J. Sutherland and Carolyn S. Sutherland, as Trustees of the Sutherland Family Revocable Trust dated August 22, 2007, to the Board of County Commissioners of Manatee County, Florida (Board). Said vacation application is assigned application number VAC2304-0002 and seeks to vacate a portion of a platted alleyway located within the Marineland Plat in Bradenton.
On the 23rd day of April, 2024, at 9:00 a.m., or as soon thereafter in the Honorable Patricia M. Glass Chambers, on the first floor of the Manatee County Administrative Center, located at 1112 Manatee Avenue West, Bradenton, Florida 34205, the Board will consider, act upon, adopt or reject said application and the following corresponding resolution:
RESOLUTION R-24-047
A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, VACATING CERTAIN STREETS, ROADS OR OTHER APPROPRIATE PROPERTY, SPECIFICALLY A PORTION OF A PLATTED ALLEYWAY IN THE MARINELAND PLAT PURSUANT TO SECTIONS 336.09, 336.10 AND 336.12, FLORIDA STATUTES, AND THE LAND DEVELOPMENT CODE, MANATEE COUNTY, FLORIDA.
The subject property of this vacation application is located within the Marineland Plat, Section 23, Township 35 South, Range 18 East and is 2,193 square feet more or less (0.05 acres more or less) in size. The future land use map designation and zoning district of the property subject to the application is RSF-6 and RES-6, respectively. The application, staff report, related materials and proposed Resolution related to this vacation application may be inspected by the public during normal business hours at the County Administration Building, requested via email at planning.agenda@mymanatee.org, or on the County's website at www.mymanatee.org.
Persons may appear and be heard, written comments filed with the Director of the Property Management Department will be entered into the record and the hearing may be continued from time to time as necessary. For more information, call 941-748-4501 Extension 3993.
The Board of County Commissioners of Manatee County, Florida, does not discriminate upon the basis of any individual's disability status. This non-discrimination policy involves every aspect of the Board's functions including one's access to, participation in, employment with, or treatment in its programs or activities. Anyone requiring reasonable accommodation for this meeting as provided for in the Americans with Disabilities Act (ADA), or assistance with accessing any documents pertaining to this matter, should contact Kimberly Middleton at (941) 748-4501 Ext. 6012 or kimberly.middleton@mymanatee.org.
According to Section 286.0105, Florida Statutes, any person desiring to appeal any decision made by the Board with respect to any matter to be considered at a public hearing or meeting will need a record of the proceedings, and for such purposes, may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based.
March 15, 2024 24-00383M

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 WALLABY WINDOWS located at 13837 Messina Loop in the City of Bradenton, Manatee County, FL 34211 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 8th day of March, 2024.
Beckham Funding Service Incorporated
March 15, 2024 24-00372M

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 the fictitious name of All HOUSEHOLD REPAIRS & MAINTENANCE located at 203 60th Ave W, 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 Bradenton, Florida, this 8th day of March, 2024.
C.HERNANDEZ LLC
March 15, 2024 24-00371M

Q&A
Who benefits from legal notices?
You do. Legal notices are required because a government body or corporation wants to take action that can affect individuals and the public at large.
When the government is about to change your life, or your property or assets are about to be taken, public notices in newspapers serve to alert those affected.
Are there different types of legal notices?
Simply put, there are two basic types - Warning Notices and Accountability Notices.
Warning notices inform you when government, or a private party authorized by the government, is about to do something that may affect your life, liberty or pursuit of happiness. Warning notices typically are published more than once over a certain period.
Accountability notices are designed to make sure citizens know details about their government. These notices generally are published one time, and are archived for everyone to see. Accountability is key to efficiency in government.
Are internet-only legal notices sufficient?
No. While the internet is clearly a useful resource, websites should not be used as the sole source of a legal notice.
Websites, whether controlled by a government body or a private firm, are not independent, archived, readily available or independently verified.
Newspaper legal notices fulfill all of those standards.
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
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. 2024-CP-000134
IN RE: ESTATE OF Thomas R. Pelican, a/k/a Thomas Ronald Pelican Deceased.
The administration of the estate of Thomas R. Pelican, deceased, whose date of death was November 10, 2023, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is March 15, 2024.
Richard Grossman
P.O. Address: 12339 Lithuania Drive, Granada Hills, California 91344-1638
SHUMAKER, LOOP & KENDRICK, LLP
Attorneys for Personal Representative
P.O. BOX 49948
SARASOTA, FLORIDA 34230-6948
Telephone: (941) 366-6660
By: Cheryl L. Gordon, Esquire
Florida Bar No. 0284483
Email Addresses:
cgordon@shumaker.com
mwward@shumaker.com
March 15, 22, 2024 24-00376M

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION
File No. 2023CP003003AX
IN RE: ESTATE OF ALVAN R. BECKER A/K/A ALVAN RONALD BECKER, JR. Deceased.
The administration of the estate of Alvan R. Becker a/k/a Alvan Ronald Becker, Jr., deceased, whose date of death was May 24, 2023, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Ave W, Bradenton, FL 34232. 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 15, 2024.
Personal Representative: Peggy A. Thompson
PO Box 59
Elka Park, New York 12427
Attorney for Personal Representative: Shelly A. Gallagher, Esq.
Attorney
Florida Bar Number: 46371
3411 Magic Oak Lane
Sarasota, FL 34232
Telephone: (941) 312-5202
Fax: (941) 952-1094
E-Mail: sgesq@shellygallagherlaw.com
March 15, 22, 2024 24-00382M

--- ESTATE ---

FIRST INSERTION

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

Case No. 2023 CP 3869
In re: the Estate of
DENISE KOCHILAS,
Deceased;

MARIANE COPAIN,
Petitioner

The administration of the testate estate of DENISE KOCHILAS, deceased, whose date of death was June 14, 2023, and the last four digits of whose social security number are 2544, is pending in the 12th Judicial Circuit Court in and For Manatee County, Florida, the address of which is 1115 Manatee Ave W, Bradenton, FL 34205. The name of the personal representative is MARIANE COPAIN. The name and address of the personal representative's attorney and registered agent 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 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 15, 2024.

RUTH LEIGH MORRIS
Personal Representative
6320 Venture Drive, Suite 104
Lakewood Ranch, FL 34202
Justin Najmy, Esq.

Attorney for Personal Representative
Florida Bar No. 1039816
Najmy Thompson P.L.
6320 Venture Drive, Suite 104
Lakewood Ranch, FL 34202
Telephone: 941-907-3999
Email: jwnajmy@najmythomson.com
Secondary Email:
asamusko@najmythomson.com
March 15, 22, 2024 24-00362M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-000016
Division Probate
IN RE: ESTATE OF
TY EDWARD HANSEN,
aka STEINER EDWARD HANSEN,
JR.
Deceased.

The administration of the estate of TY EDWARD HANSEN, also known as STEINER EDWARD HANSEN, JR., deceased, whose date of death was November 19, 2023, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is P.O. Box 25400, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: March 15, 2024.

Signed on this 6th day of March, 2024.

/s/ Elsbeth G. Waskom
ELSBETH G. WASKOM
Personal Representative
901 Ridgewood Ave.
Venice, FL 34285

/s/ William E. Gaylor
William E. Gaylor
Attorney for Personal Representative
Florida Bar No. 834350
Muirhead, Gaylor,
Stevens & Waskom P.A.
901 Ridgewood Ave.
Venice, FL 34285
Telephone: 941-484-3000
Email: chip.gaylor@mgswlaw.com
Secondary Email:
beth.waskom@mgswlaw.com
March 15, 22, 2024 24-00364M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-200
IN RE: ESTATE OF
PAUL ROBERT LEIGH,
Deceased.

The administration of the Estate of PAUL ROBERT LEIGH, Deceased, whose date of death was December 23, 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 15, 2024.

RUTH LEIGH MORRIS
Personal Representative
6320 Venture Drive, Suite 104
Lakewood Ranch, FL 34202
Justin Najmy, Esq.

Attorney for Personal Representative
Florida Bar No. 1039816
Najmy Thompson P.L.
6320 Venture Drive, Suite 104
Lakewood Ranch, FL 34202
Telephone: 941-907-3999
Email: jwnajmy@najmythomson.com
Secondary Email:
asamusko@najmythomson.com
March 15, 22, 2024 24-00365M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023 CP 002730 AX
Division Probate
IN RE: ESTATE OF
TERRY R. WILKERSON
Deceased.

The administration of the estate of TERRY R. WILKERSON, deceased, whose date of death was December 2, 2023, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1051 Manatee Ave West, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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 15, 2024.

Personal Representative:
DocuSigned by:
/s/ Matthew Wilkerson
Matthew Wilkerson
21 Briarwood Lane
Metamora, Illinois 61548

Attorney for Personal Representative:
/s/ Whitney C. Glaser
Whitney C. Glaser, Esq.
Attorney
Florida Bar Number: 0059072
3027 Manatee Avenue West, Suite B
Bradenton, FL 34205
Telephone: (941) 241-8266
Fax: (941) 241-8304
E-Mail:
whitney@whitneyglaserlaw.com
Secondary E-Mail:
paralegal@whitneyglaserlaw.com
March 15, 22, 2024 24-00386M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
CASE NO. 2024 CP 000345 AX
IN RE: ESTATE OF
MARIE B. PATTERSON,
Deceased.

The administration of the ESTATE OF MARIE B. PATTERSON, deceased, whose date of death was January 12, 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 15, 2024.

Personal Representative:
DON D. PATTERSON, II
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 15, 22, 2024 24-00357M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-000379
IN RE: ESTATE OF
MAUREEN KAY TRUAX
Deceased.

The administration of the estate of MAUREEN KAY TRUAX, deceased, whose date of death was December 21, 2023, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: MARCH 15, 2024.

Personal Representative:
/s/ Donna R. Palmer
DONNA R. PALMER
828 Innes Avenue
Apt. 102
San Francisco, California 94124

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 15, 22, 2024 24-00366M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
12TH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 412023CP004271CPAXMA
IN RE: ESTATE OF
GLORIA VALDEZ,
Deceased.

The administration of the estate of GLORIA VALDEZ, Deceased, whose date of death was July 7, 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 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 15, 2024.

Personal Representative:
GILBERT VALDEZ,
Attorney for Personal Representative:
Scott R. Bugay, Esquire
Florida Bar No. 5207
Citicentre, Suite P600
290 NW 165TH Street
Miami FL 33169
Telephone: (305) 956-9040
Fax: (305) 945-2905
Primary Email:
Scott@srlawyers.com
Secondary Email:
angelica@srlawyers.com
March 15, 22, 2024 24-00361M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-000382
Division Probate
IN RE: ESTATE OF
WILLIAM A. ROSE
Deceased.

The administration of the estate of WILLIAM A. ROSE, deceased, whose date of death was November 28, 2023, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1051 Manatee Avenue, 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 15, 2024.

Personal Representative:
ALISON LINDSAY ROSE
c/o Jenna Kyle Meltzer, Esquire
Blalock Walters, P.A.
802 11th Street West
Bradenton, Florida 34205-7734

Attorney for Personal Representative:
JENNA KYLE MELTZER
E-mail Address:
jmelts@blalockwalters.com
Secondary E-mail Address:
jschembri@blalockwalters.com
Alternate Secondary E-mail Address:
alepperr@blalockwalters.com
Florida Bar No. 1028517
Blalock Walters, P.A.
802 11th Street West
Bradenton, Florida 34205-7734
Telephone: (941) 748-0100
March 15, 22, 2024 24-00359M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-0327
IN RE: ESTATE OF
ROBERT G. DOLBEC
(DECEASED)
Deceased.

The administration of the estate of ROBERT G. DOLBEC, deceased, whose date of death was December 28, 2022, 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 15, 2024.

Personal Representative:
Beverly Chisholm
c/o MACKAY LAW GROUP P.A.
1402 3RD AVE W
BRADENTON, FL 34205
Telephone: (941) 746-6225
Fax: (941) 748-6584

Attorney for Personal Representative:
Catherine Z. Mackey
Florida Bar Number: 657123
MACKAY LAW GROUP P.A.
1402 3RD AVE W
BRADENTON, FL 34205
Telephone: (941) 746-6225
Fax: (941) 748-6584
March 15, 22, 2024 24-00363M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023-CP-4278
Division Probate
IN RE: ESTATE OF
ELKE EDDA LAWRENCE
Deceased.

The administration of the estate of Elke Edda Lawrence, deceased, whose date of death was September 1, 2023, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the address of which is 1115 Manatee 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 15, 2024.

Personal Representative:
/s/ Jessica Esaw
Jessica Esaw
4720 48th St. W.
Apt. 305
Bradenton, Florida 34210

Attorney for Personal Representative:
/s/ Kelly B. McGill
Kelly B. McGill, Esquire
Attorney
Florida Bar Number: 1050006
AWS LAW FIRM
2202 N. Westshore Blvd.
Ste 200
Tampa, FL 33607
Telephone: (813) 922-5293
E-Mail: kellym@awsllaw.org
Secondary E-Mail: team@awsllaw.org
March 15, 22, 2024 24-00358M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024CP000130AX
Division Probate
IN RE: ESTATE OF
SALLY L. BYRNS a/k/a
SUNIL L. BYRNS
Deceased.

The administration of the estate of Sally L. Byrns a/k/a Suni L. Byrns, 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 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 15, 2024.

Personal Representative:
/s/
John Knapp Byrns, Jr.
1817 Flamingo Blvd. Unit 022
Bradenton, Florida 34207-4547
Attorney for Personal Representative:
/s/
Robert George Willman, Esq., Attorney
Florida Bar Number: 0352713
ROBERT GEORGE WILLMAN, PA
PO Box 50123
SARASOTA, FL 34232
Telephone: (941) 365-7532
Fax: call for
E-Mail: willmanrg@gmail.com
Secondary E-Mail:
willmanrg@aol.com
March 15, 22, 2024 24-00384M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
12TH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
File No.
41-2023-CP-003877-CP-AXMA
IN RE: ESTATE OF
JOSEPHINE MARIE DE
MICHELE,
Deceased.

The administration of the estate of JOSEPHINE MARIE DE MICHELE, Deceased, whose date of death was August 22, 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 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 15, 2024.

JACQUELINE DE MICHELE,
Personal Representative
Attorney for Personal Representative:
Scott R. Bugay, Esquire
Florida Bar No. 5207
Citicentre, Suite P600
290 NW 165TH Street
Miami FL 33169
Telephone: (305) 956-9040
Fax: (305) 945-2905
Primary Email:
Scott@srlawyers.com
Secondary Email:
angelica@srlawyers.com
March 15, 22, 2024 24-00360M

--- SALES ---

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2023CA005800AX
ATLANTIC MORTGAGE LENDING, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY
Plaintiff, vs.
MIDDLEBURG REALTY ONE, LLC and CAROLINA LANDINGS AT UNIVERSITY PLACE UNIT 7560, LLC, A FLORIDA LIMITED LIABILITY COMPANY
Defendant.
NOTICE IS HEREBY GIVEN, pursuant to an Order of Final Judgement of foreclosure dated November 30, 2023, and entered in Case No.: 2023-CA-005800 of the Circuit Court of the Twelfth Judicial Circuit in and for Manatee County, Florida, wherein the property will sell to the highest and best bidder for cash at www.manatee.realforeclose.com, the Clerk's website

for on-line auctions at 11:00 a.m. on the 3rd day of April, 2024, the following described property as set forth in said Order or Final Judgement, to wit:
(LEGAL DESCRIPTION)
UNIT 7560, BUILDING 7, CAROLINA LANDINGS AT UNIVERSITY PLACE, A CONDOMINIUM, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 1859, PAGE 5594 AND ACCORDING TO THE MASTER DECLARATION OF BOOK 1875 PAGE(S) 3302, AMENDMENTS THERE-TO OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.
PROPERTY ADDRESS: 7560 PLANTATION CIRCLE, BRADENTON, FL 34201-2062.
The above is to be published in the Business Observer. Any person claiming an interest in the surplus

from the sale, if any, other than the property owner as of the date of the Lis Pendens, must file a claim within sixty (60) days after the sale. If you are a person with a disability who needs any accommodations in order to participate in this proceedings, you are entitled, at no cost to you, to the provisions of certain assistance. Please contact ADA Coordinator at least 7 days before your scheduled appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
Respectfully Submitted,
/s/ Charles R. Pinson
Charles R. Pinson, Esq.
Pinson Law, P.A.
7821 N. Dale Mabry Hwy, Ste 110
Tampa, FL 33614
Phone: (813) 574-7736
Fax: (813) 200-1057
Charles@pinsonlawpa.com
Fla. Bar No.: 125279
Attorney for Plaintiff
March 15, 22, 2024 24-00353M

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
CIVIL DIVISION
Case No.: 23-CA-004265
CITY OF BRADENTON, Plaintiff, v.
JOSEFINA DURAN-WEBSTER, KEVIN MCMICHAEL, Defendant(s).
NOTICE IS HEREBY GIVEN that pursuant to the Final Judgment of Foreclosure dated February 22, 2024 and entered in Case No. 23-CA-004265 of the Circuit Court of the Twelfth Judicial Circuit in and for Manatee County, Florida where City of Bradenton, is the Plaintiff and Josefina Duran-Webster, Kevin McMichael is/are the Defendant(s). Angelina Colonnese will sell to the highest bidder

for cash at www.manatee.realforeclose.com at 11:00 a.m. on June 26, 2024 the following described properties set forth in said Final Judgment to wit:
Lot 2, Jackson Terrace, according to plat thereof as recorded in Plat Book 2, Page 88, of the Public Records of Manatee County, Florida.
Property No.: 4406600009
Address: 1715 12th Ave W, Bradenton, FL 34205
Any person or entity claiming an interest in the surplus, if any, resulting from the Foreclosure Sale, other than the property owner as of the date of the Lis Pendens, must file a claim on the same with the Clerk of Court within sixty (60) days after the Foreclosure Sale.
If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to

the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.
Dated in Manatee County, Florida, on March 7, 2024.
Weidner Law, P.A.
Counsel for the Plaintiff
250 Mirror Lake Dr., N.
St. Petersburg, FL 33701
Telephone: (727) 954-8752
Designated Email for Service: Service@MattWeidnerLaw.com
By: s/ Matthew D. Weidner
Matthew D. Weidner, Esq.
Florida Bar No. 185957
March 15, 22, 2024 24-00356M

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE 12th JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
CASE NO: 2022-CC-006972
THE TOWNHOMES AT LIGHTHOUSE COVE III CONDOMINIUM ASSOCIATION, INC., a not-for-profit Florida corporation, Plaintiff, vs.
ILIA T KONDRATIEV; ALEXANDRA KONDRATIEVA; AND UNKNOWN TENANT(S), Defendants.
NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment entered in this cause, in the County Court of Manatee County, Florida, Angelina Colonnese, Clerk of Court, will sell all the property situated in Manatee County, Florida described as:
Unit No. 1807, Building No. 18, of THE TOWNHOMES AT LIGHTHOUSE COVE, III, a Condominium as set forth in the Declaration of Condominium and the exhibits annexed thereto and forming a part thereof, recorded

in Official Records Book 2113, Page 6788, et seq., and as it may be amended of the Public Records of Manatee County, Florida. The above description includes, but is not limited to, all appurtenances to the condominium unit above described, including the undivided interest in the common elements of said condominium.
Property Address: 238 Cape Harbour Loop, #107, Bradenton, FL 34212
at public sale, to the highest and best bidder, for cash, via the Internet at www.manatee.realforeclose.com, at 11:00 A.M. on April 4, 2024
IF THIS PROPERTY IS SOLD AT PUBLIC AUCTION, THERE MAY BE ADDITIONAL MONEY FROM THE SALE AFTER PAYMENT OF PERSONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS PURSUANT TO THIS FINAL JUDGMENT.
IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST

FILE A CLAIM WITH THE CLERK NO LATER THAN 60 DAYS AFTER THE SALE. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS.
If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.
MANKIN LAW GROUP
BRANDON K. MULLIS, Esq.
Email: Service@MankinLawGroup.com
Attorney for Plaintiff
2535 Landmark Drive, Suite 212
Clearwater, FL 33761
(727) 725-0559
FBN: 23217
March 15, 22, 2024 24-00387M

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA
CASE NO.
412022CA001629CAAXMA
AMERIHOMEMORTGAGE COMPANY, LLC; Plaintiff, vs.
ALFRED A PAYNE A/K/A ALFRED PAYNE, ET.AL; Defendants
NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure dated February 7, 2024, in the above-styled cause, I will sell to the highest and best bidder for cash beginning at 11:00 AM at WWW.MANATEE.REALFORECLOSE.COM, on April 10, 2024, the following described property:
LOT 8, LESS WEST 6 FEET, BELAIR SUBDIVISION, AC-

CORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 11, PAGE 31, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA
Property Address: 106 63RD ST W, BRADENTON, FL 34209
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.
If you are a person with a disability who needs any accommodations in or-

der 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.
Andrew Arias FBN: 89501
Attorneys for Plaintiff
Marinosci Law Group, P.C.
100 West Cypress Creek Road, Suite 1045
Fort Lauderdale, FL 33309
Phone: (954) 644-8704;
Fax: (954) 772-9601
ServiceFL@mlg-defaultlaw.com
ServiceFL2@mlg-defaultlaw.com
March 15, 22, 2024 24-00378M

FIRST INSERTION

RE-NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT FOR THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 2023CA004171
CROSSCOUNTRY MORTGAGE, LLC
Plaintiff(s), vs.
CATHERINE STANCIL; EARL ROBERT STANCIL, JR.; Defendant(s).
NOTICE IS HEREBY GIVEN THAT, pursuant to the Order Granting Motion to Cancel and Reschedule Foreclosure Sale entered on February 6, 2024 in the above-captioned action, the Clerk of Court, Angelina "Angel" Colonnese, will sell to the highest and best bidder for cash at www.manatee.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 9th day of April, 2024 at 11:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit:
THE FOLLOWING DESCRIBED LAND, SITUATE, LYING AND BEING IN THE

MANATEE COUNTY, FLORIDA, TO-WIT: LOT 26, BLOCK C, FRESH MEADOWS SUBDIVISION, PHASE I, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, PAGE(S) 63 THROUGH 67, INCLUSIVE, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.
Property address: 6006 66th Street Circle East, Palmetto, FL 34221
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.
Pursuant to the Fla. R. Jud. Admin. 2.516, the above signed counsel for Plaintiff designates attorney@padgettlawgroup.com as its primary e-mail address for service, in the above styled matter, of all pleadings and documents required to be served on the parties.
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.
Respectfully submitted,
/s/ Heather L. Griffiths
PADGETT LAW GROUP
HEATHER GRIFFITHS, ESQ.
Florida Bar # 91444
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
(850) 422-2520 (telephone)
(850) 422-2567 (facsimile)
attorney@padgettlawgroup.com
Attorney for Plaintiff
TDP File No. 23-005351-1
March 15, 22, 2024 24-00374M

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA
CASE No. 2021CA004548AX
NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY, Plaintiff, vs.
MARY C. KIMMELL, et al., Defendants.
NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in Case No. 2021CA004548AX of the Circuit Court of the 12TH Judicial Circuit in and for Manatee County, Florida, wherein, MORTGAGE ASSETS MANAGEMENT, LLC, Plaintiff and MARY C. KIMMELL, et. al., are Defendants, Clerk of Court, Angelina "Angel" Colonnese will sell to the highest bidder for cash at WWW.MANATEE.REALFORECLOSE.COM, at the hour of 11:00 A.M., on the

16th day of April, 2024, the following described property:
LOT 19, WOODS OF WHITFIELD UNIT 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 17, PAGE 100 - 101, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.
Any person claiming an interest in the surplus from the sale, if any, must file a claim per the requirements set forth in Fl. Stat. 45.032.
IMPORTANT
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 12th day of March, 2024.
GREENSPOON MARDER LLP
TRADE CENTRE SOUTH, SUITE 700
100 WEST CYPRESS CREEK ROAD
FORT LAUDERDALE, FL 33309
Telephone: (954) 343 6273
Hearing Line: (888) 491-1120
Facsimile: (954) 343 6982
Email 1: Karissa.chin-duncan@gmail.com
Email 2: gmforeclosure@gmlaw.com
By: /S/ Karissa Chin-Duncan, Esq.
Florida Bar No. 98472
36615.0238 / JSchwartz
March 15, 22, 2024 24-00380M

FIRST 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. 2022-CA-004113
Division B
FIFTH THIRD BANK, NATIONAL ASSOCIATION
Plaintiff, vs.
UNKNOWN HEIRS, DEVISEES, GRANTEE, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OF BETH ANN ROBERTS, DECEASED, KATE PLUNKETT, AS KNOWN HEIR OF BETH ANN ROBERTS, DECEASED, KEITH HANAUER, AS KNOWN HEIR OF BETH ANN ROBERTS, DECEASED, DESOTO SQUARE VILLAS OWNERS' ASSOCIATION, INC., UNKNOWN SPOUSE OF KATE PLUNKETT, UNKNOWN SPOUSE OF KEITH HANAUER, AND UNKNOWN TENANTS/OWNERS, Defendants.
Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on February 29, 2024, in the Circuit Court of

Manatee County, Florida, Angelina M. Colonnese, Clerk of the Circuit Court, will sell the property situated in Manatee County, Florida described as:
UNIT 201, BUILDING "C", DESOTO VILLAS, PHASE III, WOODPARK BUILDINGS "A", "B", "C", A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 914, PAGES 1624 THROUGH 1683, INCLUSIVE, AND AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 1012, PAGE 848, 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: 425 30TH AVE W APT C201, BRADENTON, FL 34205; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, www.manatee.realforeclose.com, on May 1, 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 March 5, 2024
By: /s/ Donna S. Glick
Donna S. Glick
Attorney for Plaintiff
Invoice to:
Donna S. Glick
(813) 229-0900 x
Kass Shuler, P.A.
1505 N. Florida Ave.
Tampa, FL 33602-2613
ForeclosureService@kasslaw.com
F078950/2219507/CMF
March 15, 22, 2024 24-00352M

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA
GENERAL JURISDICTION
DIVISION
CASE NO:
412018CA003635CAAXMA
THE BANK OF NEW YORK MELLON, F/K/A, THE BANK OF NEW YORK AS TRUSTEE FOR CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2004-15, Plaintiff, vs.
RICHARD C. SEGAL; UNKNOWN SPOUSE OF RICHARD C. SEGAL; COMMERCIAL RESIDENTIAL ALUMINUM; UNKNOWN TENANT #1; UNKNOWN TENANT #2; COMMERCIAL RESIDENTIAL ALUMINUM AND FABRICATING, LLC., Defendants.
NOTICE IS HEREBY GIVEN pursuant to an Order Granting Plaintiff's Motion to Cancel the March 20, 2024 Foreclosure Sale Date entered in Civil Case No. 412018CA003635CAAXMA of the Circuit Court of the 12TH Judicial Circuit in and for Manatee County, Florida, wherein THE BANK OF NEW YORK MELLON, F/K/A, THE BANK OF NEW YORK AS TRUSTEE FOR CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2004-15 is Plaintiff and RICHARD C. SEGAL, et al, are Defendants. The Clerk, ANGELINA M. COLONNASE, shall sell to the highest and best bidder for cash at Manatee County's On-Line Public Auction website: <https://www.manatee.realforeclose.com>, at 11:00 AM on AUGUST 06, 2024, in accordance with Chapter 45, Florida Statutes, the following described property located in MANATEE County, Florida, as set forth in said Final Judgment of Foreclosure by Consent and Default, to-wit:
LOT 170, PALMETTO SKY-

WAY REPLAT, ACCORDING TO A PLAT THEREOF RECORDED IN PLAT BOOK 12, PAGES 15, 16 AND 17, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, LESS A TRIANGULAR PARCEL IN THE NORTHEAST CORNER THEREOF, DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHEAST CORNER OF SAID LOT 170, THENCE NORTH 87° 14' 02" WEST ALONG THE NORTHERLY LINE OF SAID LOT 170, A DISTANCE OF 34.37 FEET; THENCE SOUTH 78° 22' 02" EAST, PARALLEL OF THE NORTHERLY LINE OF LOT 169, A DISTANCE OF 34.82 FEET TO THE POINT OF INTERSECTION OF SAID LINE, AND THE WESTERLY RIGHT OF WAY LINE TO PALMETTO POINT DRIVE; THENCE NORTHERLY, ALONG A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 450.00 FEET THROUGH A CENTRAL ANGLE OF 00° 40' 57", A DISTANCE OF 5.36 FEET TO THE POINT OF BEGINNING. TOGETHER WITH A TRIANGULAR PARCEL IN THE SOUTHWEST CORNER OF SAID LOT 169, A DISTANCE OF 17.37 FEET; THENCE SOUTH 78° 22' 02" EAST, PARALLEL TO THE NORTHERLY LINE OF SAID LOT 169, A DISTANCE OF 108.66 FEET TO THE POINT OF INTERSECTION OF SAID

LINE, AND THE SOUTH LINE OF SAID LOT 169; THENCE NORTH 87° 14' 02" WEST ALONG SAID SOUTH LINE, 111.97 FEET TO THE POINT OF BEGINNING. LYING AND BEING IN SECTION 2, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA.
Parcel ID Number: 2225500004
Property Address: 806 Arlington Road, Palmetto, FL 34221
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the clerk reports the surplus as unclaimed. The court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.
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.
Todd C. Drosky, Esq.
FRENKEL LAMBERT WEISS WEISMAN & GORDON, LLP
One East Broward Boulevard, Suite 1111
Fort Lauderdale, Florida 33301
Telephone: (954) 522-3233 |
Fax: (954) 200-7770
FL Bar #: 54811
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
flservice@flwlw.com
40-069117-F01
March 15, 22, 2024 24-00351M

SUBSCRIBE TO THE BUSINESS OBSERVER
Call: (941) 362-4848 or go to: www.businessobserverfl.com



--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
CASE NO.: 2023 CA 004907 AX
DIVISION: B
CARL PETRAT and ALLISON PETRAT, Plaintiffs, v. JAMIE L. FURST and ONEMAIN FINANCIAL GROUP LLC, a Servicer for WILMINGTON TRUST NA as Issuer Loan Trustees for OneMain Financial Issuance Trust 2019-2, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment/Order of Foreclosure dated March 8, 2024, entered in Civil Case No. 2023 CA 004907 AX of the Circuit Court of the Twelfth Judicial Circuit in and for Manatee County, Florida, wherein Carl Petrat and Allison Petrat, are Plaintiffs, and Jamie L. Furst and OneMain Financial Group LLC, a Servicer for Wilmington Trust NA as Issuer Loan Trustees for OneMain Financial Issuance Trust 2019-2, et. al., are Defendants.

Angelina M. Colonnese, Clerk of the Circuit Court, will sell the following property located in MANATEE County, Florida:

Lot 65, NORTH RIVER RANCH, PHASE 1B & 1D-EAST, according to the Plat thereof as recorded in Plat Book 68, Page 125, of the Public Records of Manatee County, Florida
To the highest and best bidder via Internet: [https://www.manatee.](https://www.manatee.realforeclose.com/)

realforeclose.com/ at 11:00 A.M on April 10, 2024. The highest bidder shall immediately post with the Clerk, a deposit equal to 5% of the final bid. The deposit must be cash or cashier's check payable to the Clerk of the Circuit Court. Final payment must be made on or before 4:00 p.m. eastern standard time, of the date of the sale by cash or cashier's check.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN SIXTY (60) DAYS AFTER THE SALE.

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

Dated this 12th day of March 2024.

/s/ Laurie B. Sams
Laurie B. Sams, Esq.
Florida Bar No. 136001
Van Winkle & Sams, P.A.
3859 Bee Ridge Road, Suite 202
Sarasota, FL 34233
lauriesams@comcast.net
(941) 923-1685-Phone
(941) 923-0174-Fax
March 15, 22, 2024 24-00377M

FIRST INSERTION

AMENDED NOTICE OF ACTION FOR PUBLICATION
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
Case No.: 2024DR118

IN THE INTEREST OF: LUCIEN INGERSON, Minor Child v. MICHELLE INGERSON AKA MICHELLE L. SURACE AKA MICHELLE L. SURACE INGERSON

TO: Michelle Ingerson aka Michelle L. Surace aka Michelle L. Surace Ingerson
YOU ARE NOTIFIED that an action for Temporary Custody by an Extended Family Member for the above-named minor child has been filed against you. You are required to serve a copy of your written defenses, if any, to this action on Wiliam Galarza, Esq., Petitioner's attorney, whose address is 6151 Lake

Osprey Drive, Suite 300, Sarasota, FL 34240, on or before APRIL 23, 2024, and file the original with the clerk of this court at Manatee Clerk's Office, 1115 Manatee Avenue West, Bradenton, Florida 34205, either before service on Petitioner's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the petition.

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

DATED this 12 day of March 2024.
Angelina Colonnese Manatee County Clerk of The Circuit Court
CLERK OF THE CIRCUIT COURT (SEAL) By: Tanisha Baker
Deputy Clerk
Mar. 15, 22, 29; Apr. 5, 2024 24-00379M

FIRST INSERTION

NOTICE OF JUDICIAL SALE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
CASE NO: 2024CA000283AX

ORLANDO ASSETS ONE TRUST, Plaintiff(s), v. OAKS HOLDING 34639 LLC, Defendant(s).

NOTICE IS HEREBY GIVEN that a judicial sale will be made pursuant to an Order or Final Judgment for Partition entered in the above styled cause of action. The Clerk of Court, Angelina Colonnese, shall sell the following described real property at a public sale online at <https://manatee.realforeclose.com/> to the highest bidder or bidders for cash beginning 11:00 a.m. on April 11, 2024:

LOT 16, UNIT 9, WOODS OF WHITFIELD, UNITS 8 & 9, AS PER PLAT THEREOF AS RECORDED IN PLAT BOOK 22, PAGES 12 THROUGH 14 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA

Property Address: 904 Cypress Wood Lane, Sarasota, FL 34243
Parcel Identification Number: 6650212100 (the "Property").

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 March 8, 2024
PREMIER LAW PLLC
6706 N. Nebraska Ave. #8386
Tampa, Florida 33604
Phone: 954.866.5255
Email: Premierlawpllc@gmail.com
/s/ Derek A. Carrillo, Esq.
DEREK A. CARRILLO, ESQ.
Florida Bar Number: 111919
Attorney for the Plaintiff
March 15, 22, 2024 24-00354M

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.: 2023CC005842

PALM GROVE CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. ROBERT GARCIA; et al., Defendants.

NOTICE IS HEREBY GIVEN that pursuant to the Final Judgment for Lien Foreclosure dated February 12, 2024, and entered in Case No. 2023CC005842 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 April 2, 2024, the following described property:

UNIT 8-202, PALM GROVE, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM AS RECORDED IN OFFICIAL RECORDS BOOK 1987, PAGES 1324 THROUGH 1408, INCLUSIVE, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, TOGETHER WITH ALL APPURTENANCES THERETO, AND ANY AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens, must file a claim before the Clerk 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 16 day of February 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 15, 22, 2024 24-00389M

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.: 2023CC004932

THE ARBORS AT PINEBROOK OWNER'S ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. MARY PATRICIA AMORY, et al., Defendants.

NOTICE IS HEREBY GIVEN that pursuant to the Final Judgment for Lien Foreclosure dated February 12, 2024, and entered in Case No. 2023CC004932 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 April 3, 2024, the following described property:

UNIT 104 THE ARBORS AT PINEBROOK, PHASE III, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 1425, PAGES 3313 THROUGH 3373 INCLUSIVE AND AMENDMENTS THERETO AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 27 PAGES 102 THROUGH 104 INCLUSIVE OF THE PUBLIC RECORDS OF MANATEE COUNTY,

FLORIDA
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens, must file a claim before the Clerk 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 16 day of February 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 15, 22, 2024 24-00388M

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2023CA004046CAAXMA

FREEDOM MORTGAGE CORPORATION PLAINTIFF, VS. SETH QUINTO, UNKNOWN SPOUSE OF SETH QUINTO, UNKNOWN SPOUSE OF JOHN A. CHAMBERLAIN, AMERICAN EXPRESS NATIONAL BANK, MV REALTY PBC, LLC AND UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, DEFENDANTS.

TO: UNKNOWN SPOUSE OF JOHN A. CHAMBERLAIN
Last Known Address: 336 SOMERSET AVENUE, SARASOTA, FL 34243
Current Residence: UNKNOWN
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

LOT 16, BLOCK G, BALLENTINE MANOR ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 136, SUBJECT TO AIRSPACE EASEMENT CONTAINED IN INSTRUMENT RECORDED JUNE 18, 2004, UNDER O.R. BOOK 1934, PAGE 6991, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071 on or before , within or before a date at least thirty (30)

days after the first publication of this Notice in the The Business Observer, 1970 Main Street, 3rd Floor, Sarasota, FL 34236 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint

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

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

WITNESS my hand and the seal of this Court this 12TH day of MARCH, 2024.

Angelina Colonnese
Manatee County
Clerk of The Circuit Court
(SEAL) By: Kris Gaffney
As Deputy Clerk
MILLER, GEORGE & SUGGS, PLLC
Attorney for Plaintiff
210 N. University Drive, Suite 900
Coral Springs, FL 33071
22FL373-1171
March 15, 22, 2024 24-00381M

FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 412024CA000141CAAXMA

SPECIALIZED LOAN SERVICING LLC, Plaintiff, vs. DENISE J. TARUTIS AKA DENISE TARUTIS, et al. Defendant(s).

TO: DENISE J. TARUTIS AKA DENISE TARUTIS, whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:

LOT 71, BLOCK D, COUNTY OAKS SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 223, PAGE 170 TO 177, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before /30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition

filed herein.
In and for Manatee County: If you cannot afford an attorney, contact 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.

WITNESS my hand and the seal of this Court at County, Florida, this 8TH day of MARCH, 2024.

Angelina Colonnese
Manatee County Clerk of
The Circuit Court
(SEAL) BY: Kris Gaffney
DEPUTY CLERK
Robertson, Anschutz, Schneid,
Crane & Partners, PLLC
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.
23-135484
March 15, 22, 2024 24-00355M



SAVE TIME

E-mail your Legal Notice
legal@businessobserverfl.com

SUBSEQUENT INSERTIONS

--- ESTATE ---

SECOND 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.

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.

SECOND 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.

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.

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

--- SALES / ACTIONS ---

FOURTH 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, et al., Defendant(s).

2022 Jeep Compass, VIN 3C4NJCBB6NT192683 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.

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.

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

SECOND 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.

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.

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

SECOND 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

SECOND 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 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 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 COLONNOSO, 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

SECOND 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

SECOND 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.

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

--- PUBLIC SALES ---

SECOND 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 IC9PM3722E2143081. 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

SECOND INSERTION

NOTICE OF PUBLIC SALE: THE LOCK UP SELF STORAGE at 115 Manatee Ave W, Bradenton, Florida, 34205 will sell the contents of the following units to satisfy a lien to the highest bidder on March 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

SECOND 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. Najje Williams 2019 \$750.40 Cory Epkin 3060 \$830.71 Sara Smith 3042 \$281.14 March 8, 15, 2024 24-00331M

SECOND 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 ---

SECOND 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

SECOND 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

SECOND 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 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:
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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA
Probate Division
File No. 2024-CP-000369 AX
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@manateegal.com
Email Address:
cgodfrey@manateegal.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

SECOND 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.

JANICE LANDSBERG
Personal Representative
6320 Venture Drive, Suite 104
Lakewood Ranch, FL 34202
Justin Najmy, Esq.
Attorney for Personal Representative
Florida Bar No. 1039816
Najmy Thompson P.L.
6320 Venture Drive, Suite 104
Lakewood Ranch, FL 34202
Telephone: 941-907-3999
Email:
jwnajmy@najmythompson.com
Secondary Email:
asamusko@najmythompson.com
March 8, 15, 2024 24-00342M

SECOND 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

SECOND 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

SECOND INSERTION

NOTICE TO CREDITORS (Summary Administration)
IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA
File No. 2024CP0000104AX
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 2024CP0000104AX, 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

SECOND 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.

JOHN N. NICKOLAS
Personal Representative
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

SECOND 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.
Miamisburg, Ohio 45342
Attorney for Personal Representative:
CHARLES J. PRATT, JR.
Florida Bar Number: 319171
DYE HARRISON KNOWLES
KIRKLAND PRATT & DePAOLA, PLLC
1206 Manatee Avenue West
BRADENTON, FL 34205
Telephone: (941) 746-1167
Fax: (941) 747-0583
E-Mail: cpratt@dyeharrison.com
March 8, 15, 2024 24-00322M

SECOND 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.

IRIS LORRAINE SCHOTT
Personal Representative
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

SECOND 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