

MANATEE COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Iron House Enterprises located at 7282 55th Ave E, Ste 180 in the City of Bradenton, Manatee County, FL 34203 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 19th day of June, 2024. Brian Russell June 21, 2024 24-00963M

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 Iron House Creative located at 7282 55th Ave E, Ste 180 in the City of Bradenton, Manatee County, FL 34203 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 19th day of June, 2024. Brian Russell June 21, 2024 24-00953M

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 Iron House Coaching located at 7282 55th Ave E, Ste 180 in the City of Bradenton, Manatee County, FL 34203 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 19th day of June, 2024. Brian Russell June 21, 2024 24-00954M

FIRST INSERTION

Notice of Public Hearing and Board of Supervisors Meeting of the Prosperity Lakes Community Development District

The Board of Supervisors (the "Board") of the Prosperity Lakes Community Development District (the "District") will hold a public hearing and a meeting on July 25, 2024, at 11:00 a.m. at Harrison Ranch Clubhouse, 5755 Harrison Ranch Blvd., Parrish, Florida 34219.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2024-2025 proposed budget and the proposed levy of its annually recurring non-ad valorem special assessments for operation and maintenance to fund the items described in the proposed budget (the "O&M Assessments").

At the conclusion of the public hearing, the Board will, by resolution, adopt a final budget, provide for the levy, collection, and enforcement of the O&M Assessments, and certify an assessment roll. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District's website at least 2 days before the meeting https://www.prosperitylakescdd.org, or may be obtained by contacting the District Manager's office via email at dbwallace@rizzetta.com or via phone at (813) 533-2950.

The table below presents the proposed schedule of the O&M Assessments. Amounts are preliminary and subject to change at the meeting and in any future year.

Table with 4 columns: Land Use, Total # of Units / Acres, EAU Factor, Proposed Annual O&M Assessment (including collection costs / early payment discounts). Rows include Platted, Townhomes, Single Family 40', 50', 60', Villa (AA), and Unplatted categories.

The O&M Assessments (in addition to debt assessments, if any) will appear on the November 2024 county property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be issued against the property which may result in a loss of title or a foreclosure action to be filed against the property.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 2 business days prior to the meeting.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Debby Bayne-Wallace District Manager

FIRST INSERTION

Notice of Self Storage Sale

Please take notice Hide-Away Storage - SR70 located at 4660 53rd Ave. E., Bradenton, FL 34203 intends to hold a sale to sell the property stored at the Facility by the below Occupants whom are in default at an Auction. The sale will occur as an online auction via www.storage-treasures.com on 7/10/2024 at 10:00AM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Devin Baxter unit #6093; John Fizia unit #9058. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details. June 21, 28, 2024 24-00922M

FIRST INSERTION

Notice of Self Storage Sale

Please take notice Hide-Away Storage - West located at 8400 Cortez Rd., West Bradenton, FL 34210 intends to hold a sale to sell the property stored at the Facility by the below Occupants whom are in default at an Auction. The sale will occur as an online auction via www.storage-treasures.com on 7/10/2024 at 10:00AM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Jasimine S Steger unit #00619; Dylan Morris unit #01560. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details. June 21, 28, 2024 24-00923M

FIRST INSERTION

Notice of Self Storage Sale

Please take notice Xpress Storage - Parrish located at 8709 Old Tampa Rd., Parrish, FL 34219 intends to hold a sale to sell the property stored at the Facility by the below list of Occupants whom are in default at an Auction. The sale will occur as an online auction via www.storage-treasures.com on 7/10/2024 at 10:00AM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Kyle Hosh unit #5001; Louie Monticello unit #7015. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details. June 21, 28, 2024 24-00924M

FIRST INSERTION

Notice of Public Hearing and Board of Supervisors Meeting of the Stonegate Preserve Community Development District

The Board of Supervisors (the "Board") of the Stonegate Preserve Community Development District (the "District") will hold a public hearing and a meeting on July 25, 2024, at 11:00 a.m. at Harrison Ranch Clubhouse, 5755 Harrison Ranch Blvd., Parrish, Florida 34219.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2024-2025 proposed budget and the proposed levy of its annually recurring non-ad valorem special assessments for operation and maintenance to fund the items described in the proposed budget (the "O&M Assessments").

At the conclusion of the public hearing, the Board will, by resolution, adopt a final budget, provide for the levy, collection, and enforcement of the O&M Assessments, and certify an assessment roll. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District's website at least 2 days before the meeting https://www.stonegatepreservecdd.net, or may be obtained by contacting the District Manager's office via email at dbwallace@rizzetta.com or via phone at (813) 533-2950.

The table below presents the proposed schedule of the O&M Assessments. Amounts are preliminary and subject to change at the meeting and in any future year.

Table with 4 columns: Land Use, Total # of Units / Acres, EAU Factor, Proposed Annual O&M Assessment (including collection costs / early payment discounts). Rows include Platted, Single Family 40', 55', 65', Townhomes, and Unplatted categories.

The O&M Assessments (in addition to debt assessments, if any) will appear on the November 2024 county property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

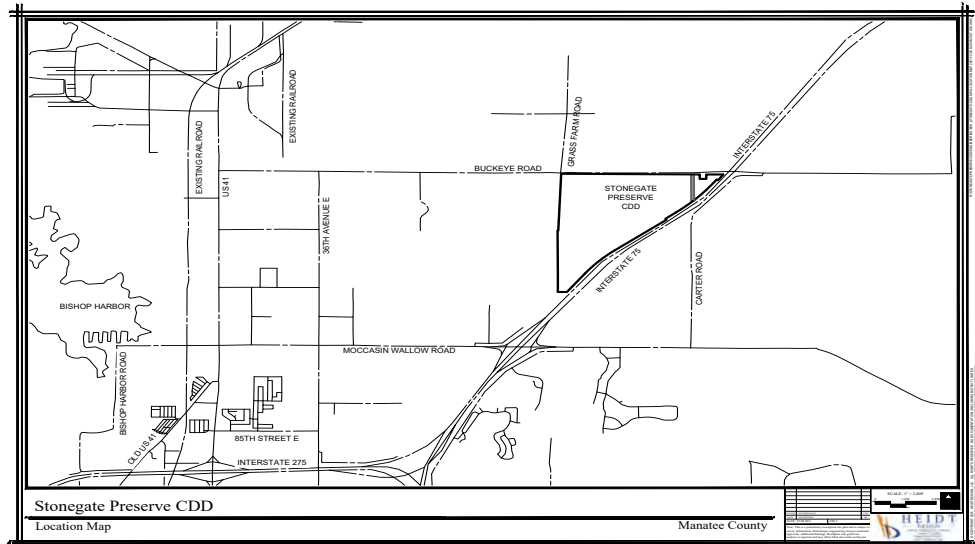
The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be issued against the property which may result in a loss of title or a foreclosure action to be filed against the property.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting.

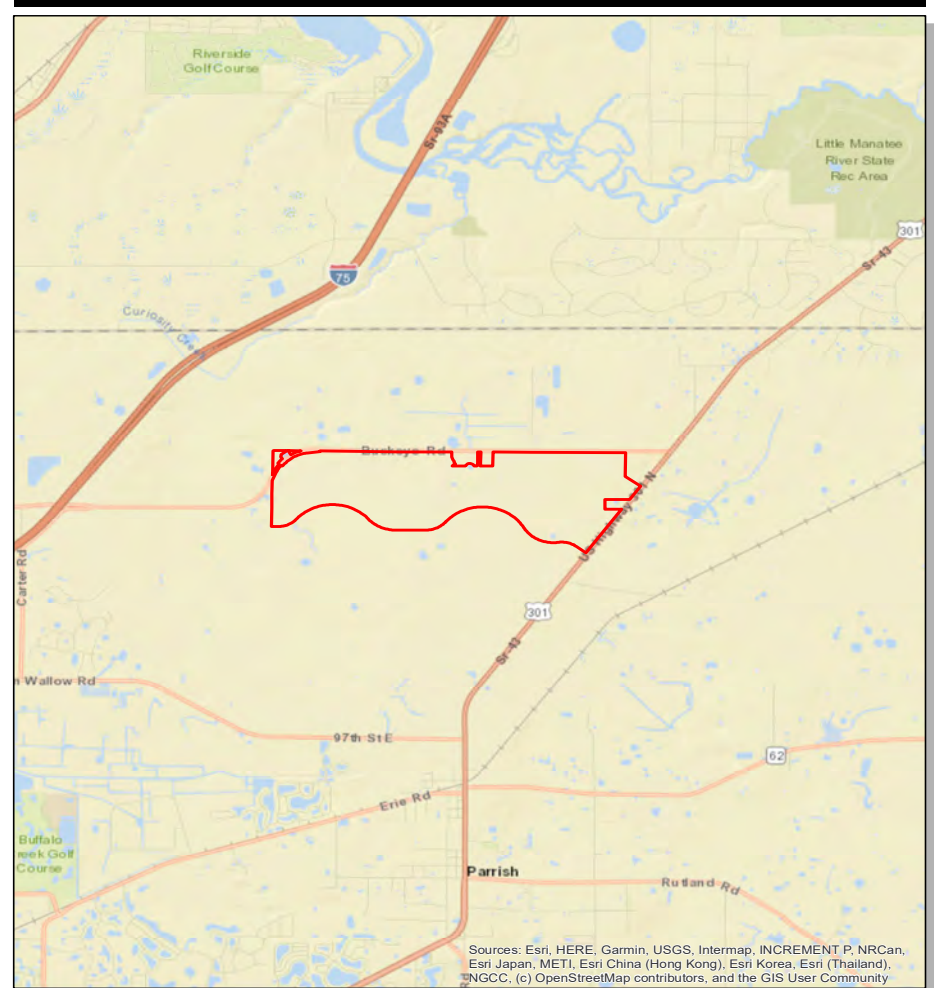
In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 2 business days prior to the meeting.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Debby Bayne-Wallace District Manager



VICINITY MAP



ZNS ENGINEERING Land Planning, Engineering, Surveying, Landscape Architecture

PROSPERITY LAKES SECTIONS 7, 8, 9, & 10 TOWNSHIP 33 SOUTH, RANGE 19 EAST



--- PUBLIC SALES ---

FIRST INSERTION

**NOTICE OF ACTION
NON JUDICIAL TIMESHARE
FORECLOSURES
GULF STREAM BEACH RESORT
CONDOMINIUM ASSOCIATION,
INC.**
TO: Bernard Bessette
Carole Bessette
18 Chaplin Street
Pawtucket, RI 02861
David Moyses a/k/a
David Moyses, Deceased a/k/a
David G. Moyses a/k/a
David G. Moyses, Deceased
Any and All Known and Unknown
Heirs, Devisees, Grantees or
Assignees of David Moyses a/k/a
David Moyses, Deceased a/k/a
David G. Moyses a/k/a
David G. Moyses, Deceased
The Estate of David Moyses a/k/a
David Moyses, Deceased a/k/a
David G. Moyses a/k/a
David G. Moyses, Deceased
Any and All Known and Unknown
Heirs, Devisees, Grantees or
Assignees of the Estate of David
Moyse a/k/a David Moyses, Deceased
a/k/a David G. Moyses a/k/a
David G. Moyses, Deceased
229 Crawford Drive
Golden, CO 80401-4882
PSC 3 Box 5732
APO, AP 96266
YOU ARE HEREBY NOTIFIED OF
an action for non judicial foreclosure
of timeshare units and weeks listed in
the Claim of Lien filed and recorded for
GULF STREAM BEACH RESORT
CONDOMINIUM ASSOCIATION,
INC. on May 20, 2024 as Instrument
Number 202441051952 of the Public
Records of Manatee County, Florida.
The units and weeks listed in attached
Exhibit "A" are for the following de-
scribed real property located in MANA-
TEE COUNTY, STATE OF FLORIDA:
Unit Numbers and Week Num-
bers (as described on attached
Exhibit "A") of Gulf Stream
Beach Resort, a condominium,
according to the Declaration of
Condominium thereof recorded

in Official Records Book 1447,
Page 1879, Public Records of
Manatee County, Florida, and
all amendments thereof, which
condominium is also described at
Condominium Plat Book 28,
Pages 39-41, Public Records of
Manatee County, Florida.
The assessment lien created by the
Claim of Lien was properly created and
authorized, pursuant to the timeshare
instrument and applicable law, and the
amounts secured by said lien is as set
forth in attached Exhibit "A" along with
the per diem interest. You may cure the
default at any time prior to the issuance
of the Certificate of Sale by paying the
amount due to the undersigned Trustee
at the address set forth below within
thirty (30) days of first publication date
of this Notice of Action.
If you fail to cure the default as set
forth in this notice or take other appro-
priate action with regard to this foreclo-
sure matter, you risk losing ownership
of your timeshare interest through the
trustee foreclosure procedure estab-
lished in §721.855, Florida Statutes.
You may choose to sign and send to the
trustee an objection form exercis-
ing your right to object to the use of the
trustee foreclosure procedure by calling
or writing the trustee set forth below for
a copy of the objection form. Upon
the trustee's receipt of your signed ob-
jection form, the foreclosure of the lien
with respect to the default specified in
this action shall be subject to the judi-
cial foreclosure procedure only. You
have the right to cure your default in
the manner set forth in this notice at
any time before the trustee's sale of your
timeshare interest. If you do not object
to the use of the trustee foreclosure pro-
cedure, you will not be subject to a de-
ficiency judgment even if the proceeds
from the sale of your timeshare interest
are insufficient to offset the amounts
secured by the lien.
You are required to object in writ-
ing. Objections are to be mailed to the
trustee, Theresa A. Deeb, Esquire, at
6677 13th Avenue North, Suite 3A, St.

Petersburg, FL 33710 vwithin thirty
(30) days of the first publication date of
this Notice of Action.
DEEB LAW GROUP, P.A.
/s/ Theresa A. Deeb
THERESA A. DEEB, ESQUIRE
6677 13th Avenue North, Suite 3A
St. Petersburg, FL 33710
(727) 384-5999/
Fax No. (727) 384-5979
Fla. Bar No. 76661
Primary Email Address:
tadeeb@deeblawgroup.com
Secondary Email address:
snieratko@deeblawgroup.com
Trustees for Gulf Stream Beach Resort
Condominium Association, Inc.
EXHIBIT "A"
Bernard Bessette
Carole Bessette
18 Chaplin Street
Pawtucket, RI 02861
Unit 03, Week 13
\$752.00
Per Diem Interest \$.37
David Moyses a/k/a
David Moyses, Deceased a/k/a
David G. Moyses a/k/a
David G. Moyses, Deceased
Any and All Known and Unknown
Heirs, Devisees, Grantees or
Assignees of David Moyses a/k/a
David Moyses, Deceased a/k/a
David G. Moyses a/k/a
David G. Moyses, Deceased
The Estate of David Moyses a/k/a
David Moyses, Deceased a/k/a
David G. Moyses a/k/a
David G. Moyses, Deceased
Any and All Known and Unknown
Heirs, Devisees, Grantees or
Assignees of the Estate of David
Moyse a/k/a David Moyses, Deceased
a/k/a David G. Moyses a/k/a
David G. Moyses, Deceased
229 Crawford Drive
Golden, CO 80401-4882
PSC 3 Box 5732
APO, AP 96266
Unit 01, Week 08
\$774.01
Per Diem Interest \$.38
June 21, 28, 2024 24-00950M

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
Iron House Publishing located at 7282
55th Ave E, Ste 180 in the City of Bra-
denton, Manatee County, FL 34203
intends to register the said name with
the Division of Corporations of the De-
partment of State, Tallahassee, Florida.
Dated this 19th day of June, 2024.
Brian Russell
June 21, 2024 24-00955M

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
Sun Coast Kooler Ice located at 4654
East State Road 64 #184, in the County
of Manatee, in the City of Bradenton,
Florida 34208 intends to register
the said name with the Division of
Corporations of the Florida Department
of State, Tallahassee, Florida.
Dated at Bradenton, Florida, this
14th day of June, 2024.
WHITE FEATHER VENTURES LLC
June 21, 2024 24-00933M

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 Pro Signatures located at 12436
Natureview Cir, in the County of
Manatee, in the City of Bradenton,
Florida 34212 intends to register
the said name with the Division of
Corporations of the Florida Department
of State, Tallahassee, Florida.
Dated at Bradenton, Florida, this
17th day of June, 2024.
SEASWAN LLC
June 21, 2024 24-00943M

FIRST INSERTION
Notice of Self Storage Sale
Please take notice Hide-Away Storage
- 32nd Street located at 4305 32nd St.
W., Bradenton, FL 34205 intends to
hold a sale to sell the property stored
at the Facility by the below list of Oc-
cupants whom are in default at an
Auction. The sale will occur as an on-
line auction via www.storagetreasures.
com on 7/10/2024 at 10:00AM. Unless
stated otherwise the description of the
contents are household goods, furnish-
ings and garage essentials. Ana Maria
Germanson unit #00226; Jennifer R
Pretz-Smith unit #00905; Jesus More-
no unit #00939; Enrique Gonzalez
unit #01273; Cortrell Chauni Lee unit
#01343; Steven Rosario unit #01823.
This sale may be withdrawn at any time
without notice. Certain terms and con-
ditions apply. See manager for details.
June 21, 28, 2024 24-00917M

FIRST INSERTION
Notice of Self Storage Sale
Please take notice Hide-Away Storage -
Palmetto located at 2015 8th Ave. W.,
Palmetto FL 34221 intends to hold a
sale to sell the property stored at an
Auction. The sale will occur as an on-
line auction via www.storagetreasures.com
on 7/10/2024 at 10:00AM. Unless stated
otherwise the description of the contents
are household goods, furnishings and
garage essentials. Frank Santos unit
#A028; Obi Able Tarwoe Sr unit #A080;
Jennifer Alana Ball unit #B059; Keyunna
Zaccar Ross unit #C021; Loreen Melilli
unit #G12; Jacob Stephen Pfister unit
#J24. This sale may be withdrawn at any
time without notice. Certain terms and
conditions apply. See manager for details.
June 21, 28, 2024 24-00921M

FIRST INSERTION
Notice of Self Storage Sale
Please take notice Xpress Storage - SR70
located at 1102 53rd Ave. W. Bradenton
FL 34207 intends to hold a sale to sell
the property stored at the Facility by the
below list of Occupants whom are in
default at an Auction. The sale will occur
as an online auction via www.storagetreasures.com
on 7/10/2024 at 10:00AM. Unless stated
otherwise the description of the contents
are household goods, furnishings and
garage essentials. Paul Capella unit #2015;
Craig Cobourn unit #3023; Ladarrious
McNeil unit #3051; Wildarline Charles
unit #3068; Sarah Christodora unit #3070;
Jude L Edmond unit #3081; Patsy Robinson
unit #4015; Dana Flores Lopez unit #4043;
Carlos Leyva unit #4092. This sale may
be withdrawn at any time without notice.
Certain terms and conditions apply. See
manager for details.
June 21, 28, 2024 24-00925M

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
Iron House Productions located at 7282
55th Ave E, Ste 180 in the City of Bra-
denton, Manatee County, FL 34203
intends to register the said name with
the Division of Corporations of the De-
partment of State, Tallahassee, Florida.
Dated this 19th day of June, 2024.
Brian Russell
June 21, 2024 24-00956M

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
Caliber Services located at 1411 43rd
Avenue Dr W, in the County of Manatee,
in the City of Palmetto, Florida 334221
intends to register the said name
with the Division of Corporations of
the Florida Department of State,
Tallahassee, Florida.
Dated at Palmetto, Florida, this 17th
day of June, 2024.
Mark Gambra
June 21, 2024 24-00941M

FIRST INSERTION
NOTICE OF PUBLIC SALE
Notice is hereby given that on 7/5/2024
at 10:30 am, the following mobile home
will be sold at public auction pursu-
ant to F.S. 715.109. 1960 TRTWD HS
B144 . Last Tenants: JANICE EMER-
RITT, THOMAS W MERRITT SR,
ESTATE OF THOMAS W MERRITT
SR AND ALL UNKNOWN PARTIES,
BENEFICIARIES, HEIRS, SUCCESS-
SORS, AND ASSIGNS OF THOMAS
W MERRITT SR. Sale to be at CITRUS
GROVE HOME OWNERS ASSOCIA-
TION INC DBA CITRUS GROVE ES-
TATES, 12 PALMWOOD, BRADEN-
TON, FL 34208. 813-241-8269.
June 21, 28, 2024 24-00958M

FIRST INSERTION
Notice of Self Storage Sale
Please take notice Hide-Away Storage
- Ellenton, located at 2900 US 301
N., Ellenton, FL 34222 intends to hold
a sale to sell the property stored at the
Facility by the below Occupants whom
are in default at an Auction. The sale
will occur as an online auction via www.
storagetreasures.com on 7/10/2024 at
10:00AM. Unless stated otherwise the
description of the contents are house-
hold goods, furnishings and garage es-
sentials. Tahree' Yawn unit #00182; Ja-
cole Snyder unit #00781; Mykeal Blaine
Agirre unit #00837; Tom Scholz unit
#01276; Joe Gavel unit #LT063; Ana
L Flores unit #LTO75. This sale may be
withdrawn at any time without notice.
Certain terms and conditions apply. See
manager for details.
June 21, 28, 2024 24-00919M

FIRST INSERTION
Notice of Self Storage Sale
Please take notice Hide-Away Storage -
Palmetto located at 2015 8th Ave. W.,
Palmetto FL 34221 intends to hold a
sale to sell the property stored at an
Auction. The sale will occur as an on-
line auction via www.storagetreasures.com
on 7/10/2024 at 10:00AM. Unless stated
otherwise the description of the contents
are household goods, furnishings and
garage essentials. Frank Santos unit
#A028; Obi Able Tarwoe Sr unit #A080;
Jennifer Alana Ball unit #B059; Keyunna
Zaccar Ross unit #C021; Loreen Melilli
unit #G12; Jacob Stephen Pfister unit
#J24. This sale may be withdrawn at any
time without notice. Certain terms and
conditions apply. See manager for details.
June 21, 28, 2024 24-00921M

FIRST INSERTION
Notice of Self Storage Sale
Please take notice Xpress Storage - SR70
located at 1102 53rd Ave. W. Bradenton
FL 34207 intends to hold a sale to sell
the property stored at the Facility by the
below list of Occupants whom are in
default at an Auction. The sale will occur
as an online auction via www.storagetreasures.com
on 7/10/2024 at 10:00AM. Unless stated
otherwise the description of the contents
are household goods, furnishings and
garage essentials. Paul Capella unit #2015;
Craig Cobourn unit #3023; Ladarrious
McNeil unit #3051; Wildarline Charles
unit #3068; Sarah Christodora unit #3070;
Jude L Edmond unit #3081; Patsy Robinson
unit #4015; Dana Flores Lopez unit #4043;
Carlos Leyva unit #4092. This sale may
be withdrawn at any time without notice.
Certain terms and conditions apply. See
manager for details.
June 21, 28, 2024 24-00925M

--- ESTATE ---

**NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2024 CP 905 AX
IN RE: ESTATE OF
MARIE R. HESS,
Deceased.**
The administration of the estate of MA-
RIE R. HESS, deceased, whose date of
death was November 23, 2023, is pend-
ing 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 representa-
tives and the personal representatives'
attorney are set forth below.
All creditors of the decedent and oth-
er persons having claims or demands
against decedent's estate on whom a
copy of this notice is required to be
served must file their claims with this
court ON OR BEFORE THE LATER
OF 3 MONTHS AFTER THE TIME

OF THE FIRST PUBLICATION OF
THIS NOTICE OR 30 DAYS AFTER
THE DATE OF SERVICE OF A COPY
OF THIS NOTICE ON THEM.
All other creditors of the decedent
and other persons having claims or de-
mands against decedent's estate must
file their claims with this court WITH-
IN 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 SEC-
TION 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 June 21, 2024.
Personal Representatives:
W. DALE HESS JR.
3349 Fallston Road

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
Iron House Partners located at 7282
55th Ave E, Ste 180 in the City of Bra-
denton, Manatee County, FL 34203
intends to register the said name with
the Division of Corporations of the De-
partment of State, Tallahassee, Florida.
Dated this 19th day of June, 2024.
Brian Russell
June 21, 2024 24-00957M

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
Showdog Lemonade located at 8615
Bayshore Rd Lot 13, in the County
of Manatee, in the City of Palmetto,
Florida 34221 intends to register
the said name with the Division of
Corporations of the Florida Department
of State, Tallahassee, Florida.
Dated at Palmetto, Florida, this 17th
day of June, 2024.
DAVAN FOOD SERVICE, LLC
June 21, 2024 24-00942M

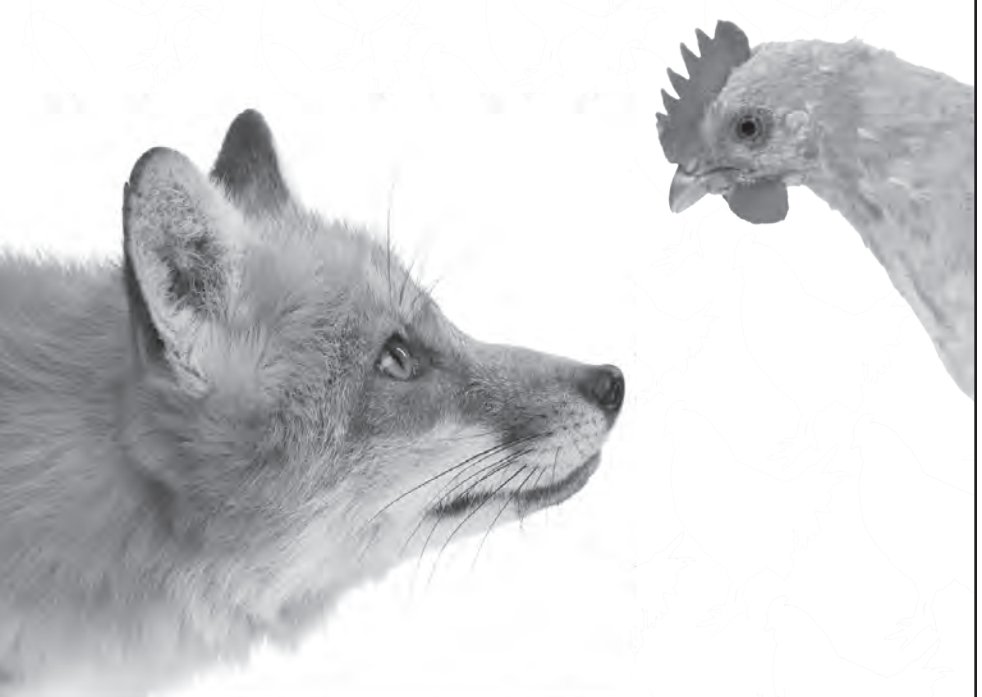
FIRST INSERTION
Notice of Self Storage Sale
Please take notice Hide-Away Storage
- Central located at 3760 Cortez Rd.,
West Bradenton, FL 34210 intends to
hold a sale to sell the property stored
at the Facility by the below Occupants
whom are in default at an Auction.
The sale will occur as an online auc-
tion via www.storagetreasures.com on
7/10/2024 at 10:00AM. Unless stated
otherwise the description of the con-
tents are household goods, furnishings
and garage essentials. David Wilcox
unit #00112; Virginia Hathaway units
#00208 & #01707; Claudia Sampson
unit #01311; Daniel Joseph Joppek unit
#01658. Certain terms and conditions
apply. See manager for details.
June 21, 28, 2024 24-00918M

FIRST INSERTION
Notice of Self Storage Sale
Please take notice Hide-Away Storage
- Lakewood Ranch located at 14710 SR
64 East, Bradenton FL 34212 intends
to hold a sale to sell the property stored
at the Facility by the below Occupants
whom are in default at an Auction.
The sale will occur as an online auc-
tion via www.storagetreasures.com on
7/10/2024 at 10:00AM. Unless stated
otherwise the description of the con-
tents are household goods, furnishings
and garage essentials. Nancy Rhine unit
#A422; Richard Fults unit #RVC22
contents: 2008 KZRZV Travel trailer
VIN: 4EXF322087115431. This sale may
be withdrawn at any time without
notice. Certain terms and conditions
apply. See manager for details.
June 21, 28, 2024 24-00920M


WHEN PUBLIC NOTICES REACH THE PUBLIC, EVERYONE BENEFITS.

Some officials want to move notices from
newspapers to government-run websites,
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SP13859

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 24 CP 1233 AXMA
IN RE: ESTATE OF
Jane E. Mitchell
Deceased.

The administration of the estate of Jane E. Mitchell, deceased, File Number 24 CP 1233 AXMA, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Ave West, Bradenton, FL 34205. The name 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, 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 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 June 21, 2024.

Personal Representative:
Jill Marie Zemanek
David Lee Carlson, PA
P.O. Box 660786
Miami Springs, FL., 33266
Cell: 305-505-8266
Noleson@aol.com
Attorney for Personal Representative:
Florida Bar No. 0708320
David Lee Carlson, PA
P.O. Box 660786
Miami Springs, FL., 33266
Cell: 305-505-8266
Noleson@aol.com
June 21, 28, 2024 24-00938M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
FILE NO. 2024CP001244AX
IN RE: ESTATE OF
DONALD VINCENT,
DECEASED.

The administration of the estate of DONALD VINCENT, deceased, whose date of death was April 6, 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 June 21, 2024.

Personal Representative:
Holly Vincent
c/o BATTAGLIA, ROSS, DICUS & MCQUAID, P.A.
5858 Central Avenue
St. Petersburg, Florida 33707
Attorney for Personal Representative:
LAMA ALQASEMI, ESQ.
Florida Bar Number: 1024651
BATTAGLIA, ROSS, DICUS & MCQUAID, P.A.
5858 Central Avenue
St. Petersburg, Florida 33707
Telephone: (727) 381-2300
Fax: (727) 343-4059
Primary E-Mail: lalqa@brdwlw.com
Secondary E-Mail:
probatecasemgr@brdwlw.com
Attorney for Petitioner
June 21, 28, 2024 24-00948M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY FLORIDA
PROBATE DIVISION
File Number: 2024-CP-1225-AX
DIVISION: MORELAND
IN RE: ESTATE OF
VERLIE HELENA HILL a/k/a
VERLIE KALKA
Deceased.

The administration of the estate of VERLIE HILL a/k/a VERLIE HELENA HILL a/k/a VERLIE KALKA, deceased, whose date of death was March 2, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue W., Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is June 21, 2024.

Personal Representative:
DOROTHY FIELDS
3025 Auburn Folsom Road
Newcastle, CA 95658
Attorney for Personal Representative:
THOMAS C. WALSER, ESQ.
Florida Bar No. 381578
Walsler Law Firm
4800 N. Federal Highway, Suite 108D
Boca Raton, FL 33431
Telephone: (561) 750-1040
E-mail Address:
twalsler@walslaw.com
June 21, 28, 2024 24-00930M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-819
Division Probate
IN RE: ESTATE OF:
PATRICIA E. MATTHEWS
Deceased.

The administration of the estate of PATRICIA E MATTHEWS, deceased, whose date of death was November 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: June 21, 2024

JAMES SIEGFRIED
Personal Representative
7246 Cedar Hollow Circle
Bradenton, Florida 34203
CAROL BLACKWELL
Personal Representative
5424 31st Place
Meridian, MS 38305
Thomas A. Moseley
Attorney for Personal Representatives
Email:
tom@bradentonattorneyatlaw.com
Secondary Email: michoeh
@bradentonattorneyatlaw.com
Florida Bar No. 333689
Thomas A. Moseley, Chartered
1724 Manatee Avenue West
Bradenton, Florida 34205
Telephone: 941-747-8185
June 21, 28, 2024 24-00937M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-1410
Division Probate
IN RE: ESTATE OF
DIANE S. GANNOTT
Deceased.

The administration of the estate of Diane S. Gannott, deceased, whose date of death was April 25, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is P.O. Box 25400, Bradenton, Florida 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is June 21, 2024.

Personal Representative:
Laura R. Donovan
c/o Boyer & Boyer, P.A.
46 N Washington Blvd, Ste 21
Sarasota, FL 34236
Attorney for Personal Representative:
Katherine M. Fall, Esq.
Florida Bar Number: 1008504
BOYER & BOYER, P.A.
46 N Washington Blvd, Ste 21
Sarasota, FL 34236
Telephone: (941) 365-2304
Fax: (941) 364-9896
Email: kate@boyerboyer.com
Secondary Email:
service@boyerboyer.com
June 21, 28, 2024 24-00966M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-001180
Division Probate
IN RE: ESTATE OF
J. DAVID TUCKER,
aka JAMES D. TUCKER
Deceased.

The administration of the estate of J. DAVID TUCKER, also known as JAMES D. TUCKER, deceased, whose date of death was March 25, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is P.O. Box 25400, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: June 21, 2024.

Signed on this 26 day of April, 2024.
/s/ Sally M. Fitzsimon
SALLY M. FITZSIMON
Personal Representative
2123 Oak Wild St.
San Antonio, TX 78232
/s/ William E. Gaylor
William E. Gaylor, III
Attorney for Personal Representative
Florida Bar No. 0834350
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
June 21, 28, 2024 24-00929M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-1075
IN RE: ESTATE OF
ROBERT JEROME GIBSON
A/K/A ROBERT J. GIBSON,
Deceased.

The administration of the estate of ROBERT JEROME GIBSON A/K/A ROBERT J. GIBSON, deceased, whose date of death was MARCH 19, 2024, 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: June 21, 2024.

Personal Representative:
ROBERT ERIK GIBSON
Personal Representative
PO BOX 242,
TERRA CEIA, FL 34250
/S/ JJH
JENNIFER J. HENSLEY, ESQUIRE
Attorney for Personal Representative
Primary Email: tmlaw.jen@gmail.com
Secondary Email:
jhlaw.hisa@gmail.com
Florida Bar No. 1022202
5190 26th Street West, Suite D
Bradenton, FL 34207
Telephone: (941) 755-8583
June 21, 28, 2024 24-00959M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024CP000599AX
Division: PROBATE
IN RE: ESTATE OF
DAVID R. O'BRIEN,
Deceased.

The administration of the estate of David R. O'Brien, 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 1115 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 June 21, 2024.

Personal Representative:
Karen O'Brien
c/o The Payne Law Group, PLLC
766 Hudson Ave., Suite C
Sarasota, FL 34236
Attorney for Personal Representative:
Teresa A. Monfils, Esq.
Florida Bar Number: 1019949
The Payne Law Group, PLLC
766 Hudson Ave., Suite C
Sarasota, FL 34236
Telephone: (941) 487-2800
Fax: (941) 487-2801
E-Mail: tmonfils@lawnav.com
Secondary E-Mail:
nikkimonfils@lawnav.com
June 21, 28, 2024 24-00947M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-1031
Division Probate
IN RE: ESTATE OF
PEGGY JO DITARANTO,
Deceased.

The administration of the estate of PEGGY JO DITARANTO, deceased, whose date of death was September 6, 2021; File Number 2024-CP-1031, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is P.O. Box 3000, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: June 21, 2024.

Signed on this 19 day of June, 2024.
JAMES L. DITARANTO
Personal Representative
4060 Roberts Point Rd.
Sarasota, FL 34242
ROBIN L. DAVIS
Personal Representative
13127 Sydney Road
Dover, FL 33527
W. Lee McGinness
Attorney for Personal Representatives
Florida Bar No. 0520550
MacLeod McGinness & Bowman, P.A.
1800 Second Street
Sarasota, FL 34236
Telephone: 941-954-8788
Email: lee@mandm-law.com
Secondary Email:
jenny@mandm-law.com
June 21, 28, 2024 24-00964M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024 CP 1220 AX
Division Probate
IN RE: ESTATE OF
DAVID H. LEVI
Deceased.

The administration of the estate of David H. Levi, deceased, whose date of death was April 27, 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 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 June 21, 2024.

Personal Representative:
Laura Ellen Mitzelfelt
38 Peppercorn Lane
Guilford, Connecticut 06437
Attorney for Personal Representative:
Ira Stewart Wiesner, Esq.
Attorney
Florida Bar Number: 222887
ADVOCATES IN AGING
WIESNER SMITH PLLC
328 N Rhodes Avenue
Sarasota, Florida 34237
Telephone: (941) 365-9900
Fax: (941) 365-4479
E-Mail: sherri@wiesnerlaw.com
Secondary E-Mail:
rachel@wiesnerlaw.com
June 21, 28, 2024 24-00939M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023-CP-001996
Division Probate
IN RE: ESTATE OF
BARNEY J. MADDEN, A/K/A
BARNEY JOSEPH MADDEN
Deceased.

The administration of the estate of BARNEY J. MADDEN, a/k/a BARNEY JOSEPH MADDEN, deceased, whose date of death was October 31, 2019, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1051 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is June 21, 2024.

Personal Representative:
VIKKI L. HUDSON, a/k/a
VIKKI LYNN HUDSON
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, Attorney
Florida Bar Number: 1028517
Blalock Walters, P.A.
802 11th Street West
Bradenton, Florida 34205-7734
Telephone: (941) 748.0100
Fax: (941) 745.2093
E-Mail: jmelzter@blalockwalters.com
Secondary E-Mail:
jschembri@blalockwalters.com
Alternate Secondary E-Mail:
alepper@blalockwalters.com
June 21, 28, 2024 24-00952M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
Case No. 2024 CP 1288
JUDGE DIANA MORELAND
IN RE: ESTATE OF

WRILSHXER MENDOZA Deceased
The administration of the Estate of Wrilshxer Mendoza, deceased, whose date of death was February 9, 2024, 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 THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of 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 June 21, 2024.

Personal Representative:
CONNIE MENDOZA (AKA MARIE C. MENDOZA-JAMES)
4904 Forest Creek Trail
Parrish, Florida 34219
Attorney for Personal Representative:
JENNIFER L. HAMEY (0123046)
Jennifer L. Hamey, PA
3815 US Highway 301 N
Ellenton, FL 34222
(941) 932-6217
jenniferhamey@gmail.com
June 21, 28, 2024 24-00946M

--- ACTIONS ---

FIRST INSERTION

AMENDED NOTICE AND ORDER TO SHOW CAUSE

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

CASE NO.: 2023-CA-6233

SOUTHPOINTE OF MANATEE COUNTY COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government organized and existing under the laws of the State of Florida,

Plaintiff, v.
THE STATE OF FLORIDA, AND THE TAXPAYERS, PROPERTY OWNERS AND CITIZENS OF SOUTHPOINTE OF MANATEE COUNTY COMMUNITY DEVELOPMENT DISTRICT, INCLUDING NON-RESIDENTS OWNING PROPERTY OR SUBJECT TO TAXATION THEREIN, AND OTHERS HAVING OR CLAIMING ANY RIGHTS, TITLE OR INTEREST IN PROPERTY TO BE AFFECTED BY THE ISSUANCE OF THE BONDS HEREIN DESCRIBED, OR TO BE AFFECTED IN ANY WAY THEREBY,

Defendant.
TO THE STATE OF FLORIDA, AND THE TAXPAYERS, PROPERTY OWNERS AND CITIZENS OF SOUTHPOINTE OF MANATEE COUNTY COMMUNITY DEVELOPMENT DISTRICT, INCLUDING NON-RESIDENTS OWNING PROPERTY OR SUBJECT TO TAXATION THEREIN, AND OTHERS HAVING OR CLAIMING ANY RIGHT, TITLE OR INTEREST IN PROPERTY TO BE AFFECTED BY THE ISSUANCE OF SOUTHPOINTE OF MANATEE COUNTY COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS AND LEVY OF SPECIAL ASSESSMENTS, OR TO BE AFFECTED IN ANY WAY THEREBY:

Southpointe of Manatee County Community Development District (the "District") having filed its Complaint for validation of not to exceed \$35,000,000 Southpointe of Manatee County Community Development District Special Assessment Bonds, in one or more series (the "Bonds") and the special assessments levied securing such Bonds pursuant to Chapters 170, 190, and 197, Florida Statutes (the "Special Assessments"), and it appearing in and from said Complaint and the Exhibits attached thereto that the District has adopted a resolution authorizing the issuance of the Bonds for the purpose of providing funds, together with other available funds, for paying the costs of planning, financing, acquiring, constructing, reconstructing, equipping and installing improvements as part of its Project (as defined in said Complaint), and it also appearing that all of

the facts required to be stated by said Complaint and the Exhibits by Chapter 75, Florida Statutes, are contained therein, and that the District prays that this Court issue an order as directed by said Chapter 75, and the Court being fully advised in the premises:

NOW, THEREFORE,

IT IS ORDERED that all taxpayers, property owners and citizens of the District, including non-residents owning property or subject to taxation, and others having or claiming any rights, title or interest in property to be affected by the issuance of the Bonds and levy of Special Assessments, or to be affected in any way thereby, and the State of Florida, through the State Attorney of the Twelfth Judicial Circuit, in and for Manatee County, Florida (the "Parties"), appear on Wednesday, August 28, 2024, at 1:30 p.m. before the Honorable Ryan Felix, via Zoom Application (information below), and show cause if any there be why the prayers of said Complaint for the validation of the Bonds should not be granted and the Bonds, the proceedings therefore, and other matters set forth in said Complaint, should not be validated as prayed for in said Complaint. The parties and public may access the hearing via the following Zoom link: [www.zoom.us](https://www.zoom.us/j/97105117699), Meeting ID: 971 0511 7699, Password 525253, or by calling (786) 635-1003 and using the aforementioned Meeting ID.

IT IS FURTHER ORDERED that prior to the date set for the hearing on said Complaint for validation, the Clerk of this Court shall cause a copy of this Amended Notice and Order to be published in a newspaper published and of general circulation in Manatee County, being the County wherein said Complaint for validation is filed, at least once each week for two (2) consecutive weeks, commencing with the first publication which shall not be less than twenty (20) days prior to the date set for said hearing.

IT IS FURTHER ORDERED that by such publication of this Amended Notice and Order, the State of Florida, and the several taxpayers, property owners and citizens of the District, including non-residents owning property or subject to taxation therein, and others having or claiming any rights, title or interest in property to be affected by the issuance of the Bonds and levy of Special Assessments, or to be affected in any way thereby, shall be and are made party defendants to this proceeding, and that this Court shall have jurisdiction of them to the same extent as if specifically and personally named as defendants in said Complaint and personally served with process in this cause.

DONE AND ORDERED in Manatee County, Florida this 13th day of June, 2024.

The Honorable Ryan Felix
Circuit Court Judge

June 21, 28, 2024 24-00936M

FIRST INSERTION

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

CASE NO.: 2024 CA 000690
NEWREZ LLC DBA SHELLPOINT MORTGAGE SERVICING,

Plaintiff, vs.
UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES, ASSIGNEE, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF MARION A. SPICER, DECEASED; et al.,

Defendant(s).
TO: Unknown Heirs, Beneficiaries, Devisees, Surviving Spouse, Grantees, Assignee, Lienors, Creditors, Trustees, and All Other Parties Claiming an Interest By, Through, Under, or Against The Estate of Marion A. Spicer, deceased
Last Known Residence: Unknown

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

LOT 8, BLOCK C, WINDSOR PARK, FIRST UNIT, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 12, PAGES 38 AND 39, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

has been filed against you and you are

required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484, on or before 30 days from first publication, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

Dated on June 13th, 2024.

Angelina Colonnese
Manatee County Clerk
of The Circuit Court
(SEAL) By: /s/ K. Gaffney
As Deputy Clerk

ALDRIDGE PITE, LLP,
Plaintiff's attorney,
5300 West Atlantic Avenue Suite 303
Delray Beach, FL 33484
1113-14652B Ref# 8189
June 21, 28, 2024 24-00931M

FIRST INSERTION

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

CASE NO. 412024CA000521CAAXMA
WELLS FARGO BANK N.A., AS TRUSTEE, FOR CARRINGTON MORTGAGE LOAN TRUST, SERIES 2006-NC2 ASSET-BACKED PASS-THROUGH CERTIFICATES, PLAINTIFF, VS.

CYNTHIA L. MISCHÉ A/K/A CYNTHIA LOUISE MISCHÉ, ET AL.

DEFENDANT(S).
TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNORS, CREDITORS AND TRUSTEES OF THE ESTATE OF JOHN M. PETROVIC A/K/A JOHN MICHAEL PETROVIC (DECEASED)
RESIDENCE: UNKNOWN
LAST KNOWN ADDRESS: 4516 57th Street West, Bradenton, FL 34210

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

LOT 22, CORTEZ ESTATES, FIRST ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 11, PAGE 73, 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 this action, on Tromberg, Morris & Poulin, PLLC, attorneys for Plaintiff, whose address is 600 West Hillsboro Boulevard, Suite 600, Deerfield Beach, FL 33441, and file the original with the Clerk of the Court, within

30 days after the first publication of this notice, otherwise a default may be entered against you for the relief demanded in the Complaint.

This notice shall be published once a week for two consecutive weeks in the Business Observer.

In and for Manatee County

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

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

Date: 6/12/2024

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

Tromberg, Morris & Poulin, PLLC
attorneys for Plaintiff
600 West Hillsboro Boulevard
Suite 600
Deerfield Beach, FL 33441
Our Case #: 23-001323/412024CA-000521CAAXMA/CMS
June 21, 28, 2024 24-00934M

FIRST INSERTION

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

CIRCUIT CIVIL DIVISION
CASE NO.: 2024CA620

U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE FOR LB-CABANA SERIES IV TRUST,

Plaintiff, v.
JANET LEE DAVIS A/K/A JANET DAVIS, et al.,

Defendants.

TO: JANET LEE DAVIS A/K/A JANET DAVIS
UNKNOWN SPOUSE OF JANET LEE DAVIS A/K/A JANET L. DAVIS
UNKNOWN TENANT #1
UNKNOWN TENANT #2
Last Known Address: 2208 1st Avenue East, Palmetto, FL 34221

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

LOTS 3 AND 7, BLOCK 11, HOUGHTON'S ADDITION TO THE TOWN OF NEW MEMPHIS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 147 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, IN THE NW 1/4 OF THE SW 1/4 OF SECTION 12, TOWNSHIP 34 SOUTH, RANGE 17 EAST OF SAID COUNTY, including the buildings, appurtenances, and fixture located thereon.

Property Address: 2208 1st Avenue East, Palmetto, FL 34221 (the "Property").

filed against you and you are required to serve a copy of your written defenses, if any, to it on HARRIS S. HOWARD, ESQ., of HOWARD LAW, Plaintiff's attorney, whose address is 4755 Technology Way, Suite 104 Boca Raton, FL

33431 no later than 30 days from the date of the first publication of this Notice of Action 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 Gulfoast Legal Services at (941) 746-6151 or www.gulfoastlegal.org, or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011.

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

WITNESS my hand and seal of this Court at Manatee, Florida on this 12TH day of June, 2024.

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

HARRIS S. HOWARD, ESQ.,
HOWARD LAW,
Plaintiff's attorney,
4755 Technology Way, Suite 104
Boca Raton, FL 33431
June 21, 28, 2024 24-00935M

FIRST INSERTION

NOTICE OF ACTION
(formal notice by publication)
IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION

File No. 2024-CP-000958

IN RE: ESTATE OF BONNIE JO MUSELLA, Deceased.

TO: UNKNOWN NIECE OF BONNIE JO MUSELLA

YOU ARE NOTIFIED that a Notice of Administration has been filed in this court. You are required to serve a copy of your written defenses, if any, on petitioner's attorney, whose name and address are: Robert D. Hines, Esq., Hines Norman Hines, P.L., 1312 W. Fletcher Avenue, Suite B, Tampa, FL 33612 on or before July 25, 2024, and to file the original of the written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice.

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.

Signed on this 13th day of June, 2024.

First Publication in Business Observer on: June 21, 2024.

Angelina Colonnese,
Manatee County Clerk
of The Circuit Court
(SEAL) By: /s/ K. Gaffney
As Deputy Clerk

Robert D. Hines, Esq.,
Hines Norman Hines, P.L.,
1312 W. Fletcher Avenue, Suite B,
Tampa, FL 33612
June 21, 28; July 5, 12, 2024
24-00932M

FIRST INSERTION

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

GENERAL JURISDICTION DIVISION
CASE NO. 412024CA000619CAAXMA

PENNYMAC LOAN SERVICES, LLC,

Plaintiff, vs.
MARY ANN PRATER A/K/A MARY PRATER, et al.,

Defendant.

TO: SHAVON TANIS WILLIAMS A/K/A SHAVON WILLIAMS, 5547 LANSDOWNE WAY, PALMETTO, FL 34221
LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN

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

LOT 134, WATERFORD PHASES IA, II AND IIA, ACCORDING TO THE PLAT THEREOF AS RECORDED AT PLAT BOOK 43, PAGES 172 THROUGH 178, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA

has been filed against you and you are required to file a copy of your written defenses, if any, to it on Morgan B Lea, Esq., McCalla Raymer Leibert Pierce, LLC, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above-styled Court on or before 30 days from the first publication, otherwise a Judge

ment may be entered against you for the relief demanded in the Complaint.

In and for Manatee County:

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

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

WITNESS my hand and seal of said Court on the 12th day of June, 2024.

Angelina Colonnese
CLERK OF THE CIRCUIT COURT
As Clerk of the Court
(SEAL) BY: Kris Gaffney
Deputy Clerk

Morgan B Lea, Esq.,
McCalla Raymer Leibert Pierce, LLC,
225 East Robinson Street,
Suite 155, Orlando, FL 32801
24-09318FL
June 21, 28, 2024 24-00926M

FIRST INSERTION

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

CASE NO.: 2024CA000385AX
MORTGAGE ASSETS MANAGEMENT, LLC

PLAINTIFF, VS.
UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF WANDA J. MCKINLEY A/K/A WANDA BAYS MCKINLEY A/K/A WANDA B. MCKINLEY A/K/A WANDA MCKINLEY A/K/A WANDA J. BAYS A/K/A WANDALENE JEANETTE MCKINLEY A/K/A WANDALENE JEANETTE BAYS MCKINLEY, ET AL.,

DEFENDANT(S).

TO: Unknown Heirs, Beneficiaries, Devisees, Assignees, Lienors, Creditors, Trustees and all others who may claim an interest in the estate of Wanda J. McKinley A/K/A Wanda Bays McKinley A/K/A Wanda B. McKinley A/K/A Wanda McKinley A/K/A Wanda J. Bays A/K/A Wandalene Jeanette McKinley A/K/A Wandalene Jeanette Bays McKinley
Last Known Address: 3078 Lake Bayshore Dr Bldg O-122, Bradenton, FL 34205
Current Residence: UNKNOWN

TO: Unknown Heirs, Beneficiaries, Devisees, Assignees, Lienors, Creditors, Trustees and All Others Who May Claim an Interest in The Estate of Jack R. McKinley Jr A/K/A Jack McKinley Jr A/K/A Jack P. McKinley
Last Known Address: 3078 Lake Bayshore Dr Bldg O-122, Bradenton, FL 34205
Current Residence: UNKNOWN

TO: Unknown Spouse of Jack R. McKinley Sr. A/K/A Jack Ray McKinley A/K/A Jack R. McKinley A/K/A Jack McKinley
Last Known Address: 3078 Lake Bayshore Dr Bldg O-122, Bradenton, FL 34205
Current Residence: UNKNOWN

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

UNIT 122, BUILDING O, BAYSHORE ON THE LAKE CONDOMINIUM APARTMENTS, PHASE III, SECTION 1, A CONDOMINIUM ACCORD-

ING TO THE DECLARATION OF CONDOMINIUM, RECORDED IN O.R. BOOK 1064, PAGES 1505 THROUGH 1531, AND RE-RECORDED IN O.R. BOOK 1064, PAGE 2802, AND ANY AND ALL AMENDMENTS THERETO, AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 15, PAGES 62 AND 63, 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, 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 Gulfoast Legal Services at (941) 746-6151 or www.gulfoastlegal.org, or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011.

If you are a person with a disability who needs any 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 June, 2024.

ANGELINA COLONNESO
As Clerk of 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
June 21, 28, 2024 24-00927M

Q&A

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

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

Rarely do consumers specifically search online for public notices.

VIEW NOTICES ONLINE AT
Legals.BusinessObserverFL.com

To publish your legal notice call:
941-906-9386

--- SALES ---

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA
CASE NO.
412022CA002411CAAXMA
PENNYMAC LOAN SERVICES, LLC;
Plaintiff, vs.
CHAD THOMAS WHITERMORE, JASMINE MARIE WHITERMORE, ET.AL;
Defendants
NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure dated April 10, 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 July 17, 2024, the following described property: Lot 319, Harmony at Lakewood Ranch, Phase II, Subphases A and B, according to the map or plat thereof, as recorded in Plat Book 60, Pages (s) 1 through 15, Inclusive, of the Public Records of Manatee County, Florida.
Property Address: 5221 HORIZON CV, BRADENTON, FL 34211
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.
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
MLG No.: 22-03442
June 21, 28, 2024 24-00961M

FIRST INSERTION

AMENDED 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 Judgment 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 10th day of July, 2024, the following described property as set forth in said Order or Final Judgment, 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 OF-

FICIAL RECORDS BOOK 1859, PAGE 5594 AND ACCORDING TO THE MASTER DECLARATION OF BOOK 1875 PAGE(S) 3302, AMENDMENTS THERETO 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
June 21, 28, 2024 24-00928M

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO.
412023CA002945CAAXMA
JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, Plaintiff, vs.
JAMES A. NEAL, et al. Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 15, 2024, and entered in 412023CA002945CAAXMA of the Circuit Court of the TWELFTH Judicial Circuit in and for Manatee County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST is the Plaintiff and JAMES A. NEAL; UNKNOWN SPOUSE OF JAMES A. NEAL; SAGE HOME LENDING CORPORATION; DOVE INVESTMENT CORP. are the Defendant(s). Angelina Colonneso as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.manatee.realforeclose.com, at 11:00 AM, on July 16, 2024, the following described property as set forth in said Final Judgment, to wit:
LOT 324 AND 325 OF WASHINGTON PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 128, OF THE PUB-

LIC RECORDS OF MANATEE COUNTY, FLORIDA.
2804 E 3RD AVE, 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 in accordance with Florida Statutes, Section 45.031.
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 18 day of June, 2024.
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: fmail@raslg.com
By: \S\Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email: dsalem@raslg.com
23-093176 - NaC
June 21, 28, 2024 24-00962M

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 Order Granting Plaintiff's Motion to Reschedule Foreclosure Sale dated June 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 Colonneso, will publicly sell to the highest and best bidder for cash at www.manatee.realforeclose.com beginning at 11:00 AM on July 30, 2024, the following described property as set forth in the Final Judgment for Lien Foreclosure:
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 PUB-

LIC 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 17 day of June 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
June 21, 28, 2024 24-00960M

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 2023CA003253AX
THE BANK OF NEW YORK MELLON, SUCCESSOR TRUSTEE TO JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, AS TRUSTEE F/B/O HOLDERS OF STRUCTURED ASSET MORTGAGE INVESTMENTS II INC., BEAR STEARNS ALT-A TRUST 2005-10, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-10, Plaintiff, vs.
LERA KOPYT; UNKNOWN SPOUSE OF LERA KOPYT; TOWD POINT MORTGAGE TRUST 2019-1, U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE; SABAL BAY ASSOCIATION, INC.; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s)
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed June 10, 2024 and entered in Case No. 2023CA003253AX, of the Circuit Court of the 12th Judicial Circuit in and for MANATEE County, Florida, wherein THE BANK OF NEW YORK MELLON, SUCCESSOR TRUSTEE TO JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, AS TRUSTEE F/B/O HOLDERS OF STRUCTURED ASSET MORTGAGE INVESTMENTS II INC., BEAR STEARNS ALT-A TRUST 2005-10, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-10 is Plaintiff and LERA KOPYT; UNKNOWN SPOUSE OF LERA KOPYT; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; TOWD POINT MORTGAGE TRUST 2019-1, U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE; SABAL BAY ASSOCIATION, INC.; are defendants. ANGELINA (ANGEL) COLONNESO, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.MANATEE.REALFORECLOSE.COM at 11:00 A.M., on July 11, 2024, the following described property as set forth

in said Final Judgment, to wit:
UNIT 6-2, PHASE 4, SABAL BAY, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM AS RECORDED IN OFFICIAL RECORDS BOOK 2011, PAGE 7150, AS AMENDED BY FIRST AMENDMENT TO DECLARATION RECORDED IN OFFICIAL RECORDS BOOK 2033, PAGE 1795, AS AMENDED BY AMENDMENT TO DECLARATION RECORDED IN OFFICIAL RECORDS BOOK 2043, PAGE 1710, AS AMENDED BY AMENDMENT TO DECLARATION RECORDED IN OFFICIAL RECORDS BOOK 2058, PAGE 1031 AND ANY AMENDMENTS THEREOF, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO, ALL RECORDED IN THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the Clerk reports the surplus as unclaimed.
If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.
Dated this 17th day of June 2024.
Marc Granger, Esq.
Bar No.: 146870
Kahane & Associates, P.A.
1619 NW 136th Avenue, Suite D-220
Sunrise, Florida 33323
Telephone: (954) 382-3486
Telefacsimile: (954) 382-5380
Designated service email: notice@kahaneandassociates.com
File No.: 23-00012 SPS
June 21, 28, 2024 24-00949M

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
CIVIL DIVISION
Case #: 2017-CA-003911
DIVISION: D
Wilmington Trust, National Association, as Successor Trustee to CitiBank, N.A., as Trustee to Lehman XS Trust Mortgage Pass-Through Certificates, Series 2005-6 Plaintiff, vs.-
Dorothy T. Nemeth; Unknown Spouse of Dorothy T. Nemeth; Manatee County, Florida; Summerfield/Riverwalk Village Association, Inc.; Unknown Parties in Possession #1, If living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) who are not known to be dead or alive, whether said Unknown Parties may claim an interest as Spouse, Heirs, Devisees, Grantees, or Other Claimants; Unknown Parties in Possession #2, If living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) who are not known to be dead or alive, whether said Unknown Parties may claim an interest as Spouse, Heirs, Devisees, Grantees, or Other Claimants Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2017-CA-003911 of the Circuit Court of the 12th Judicial Circuit in and for Manatee County, Florida, wherein Wilmington Trust, National Association, as Successor Trustee to CitiBank, N.A., as Trustee to Lehman XS Trust Mortgage Pass-Through Certificates, Series 2005-6, Plaintiff and Dorothy T. Nemeth are defendant(s), I, Clerk of Court, Angelina Colonneso, will sell to the highest and best bidder for cash VIA THE INTERNET AT WWW.MANATEE.REALFORECLOSE.COM, AT 11:00 A.M. on July 31, 2024, the following described property as set forth in said Final Judgment, to-wit:

LOT 84, RIVERWALK VILLAGE CYPRESS BANKS, SUBPHASE H, UNITS 1 & 2, ACCORDING TO THE PLAT THEREOF IN PLAT BOOK 35, PAGES 7 THROUGH 14, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED.
Pursuant to Fla. R. Jud. Admin. 2.516(b)(1)(A), Plaintiff's counsel hereby designates its primary email address for the purposes of email service as: FLeService@logs.com
Pursuant to the Fair Debt Collection Practices Act, you are advised that this office may be deemed a debt collector and any information obtained may be used for that purpose.
If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.
LOGS LEGAL GROUP LLP
Attorneys for Plaintiff
750 Park of Commerce Blvd., Suite 130
Boca Raton, Florida 33487
Telephone: (561) 998-6700 Ext. 66841
Fax: (561) 998-6707
For Email Service Only: FLeService@logs.com
For all other inquiries: ldiskin@logs.com
By: /s/ Amanda Friedlander, Esq.
Amanda Friedlander, Esq.
FL Bar # 72876
17-309059 FCO1 CXE
June 21, 28, 2024 24-00951M

FIRST INSERTION

RE-NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
CASE NO.:
412023CA000875CAAXMA
WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR SOUNDVIEW HOME LOAN TRUST 2007-OPT1, ASSET-BACKED CERTIFICATES, SERIES 2007-OPT1, Plaintiff, vs.
PATRICK A. THRASHER A/K/A PATRICK THRASHER A/K/A PATRICK A. TRASHER; HEATHER THRASHER; UNKNOWN SPOUSE OF HEATHER THRASHER; ASHLAND CREDIT UNION; CAPITAL ONE, NATIONAL ASSOCIATION F/K/A CAPITAL ONE BANK (USA), N.A.; MIDLAND FUNDING LLC, Defendant(s).
NOTICE OF SALE IS HEREBY GIVEN pursuant to the order of Uniform Final Judgment of Foreclosure dated April 9, 2024, and entered in Case No. 412023CA000875CAAXMA of the Circuit Court of the 12TH Judicial Circuit in and for Manatee County, Florida, wherein Wells Fargo Bank, National Association as Trustee for Soundview Home Loan Trust 2007-OPT1, Asset-Backed Certificates, Series 2007-OPT1, is Plaintiff and Patrick A. Thrasher a/k/a Patrick Thrasher a/k/a Patrick A. Trasher; Heather Thrasher; Unknown Spouse of Heather Thrasher; Ashland Credit Union; Capital One, National Association f/k/a Capital One Bank (USA), N.A.; Midland Funding LLC, are Defendants, the Office of the Clerk, Manatee County Clerk of the Court will sell via online auction at www.manatee.realforeclose.com at 11:00 a.m. on the

14th day of August, 2024, the following described property as set forth in said Final Judgment, to wit:
THE WEST 1/2 OF LOT 21 ALL OF LOT 22, BLOCK 50, WHITEFIELD ESTATES, LESS ANY PART LYING WITHIN THE RIGHT OF WAY OF JUNGLE WAY, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 6 PAGE 33 PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.
Property Address: 211 Jungle Way, Sarasota, Florida 34243
and all fixtures and personal property located therein or thereon, which are included as security in Plaintiff's mortgage.
Any person claiming an interest in the surplus funds from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.
If you are a person with a disability who needs any accommodations in order to participate in this 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.
Dated: 6/14/2024
McCabe, Weisberg & Conway, LLC
By: Craig Stein
Craig Stein, Esq.
Fl Bar No. 120464
McCabe, Weisberg & Conway, LLC
3222 Commerce Place, Suite A
West Palm Beach, Florida, 33407
Telephone: (561) 713-1400
Email: FLpleadings@mwc-law.com
File No: 22-400564
June 21, 28, 2024 24-00940M

PUBLISH YOUR LEGAL NOTICE

We publish all Public sale, Estate & Court-related notices

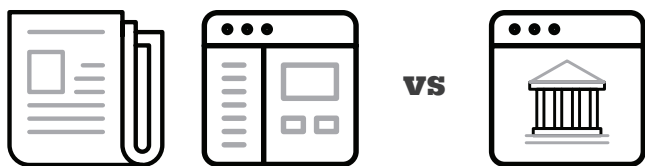
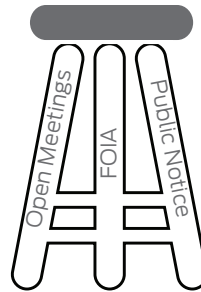
- We offer an online payment portal for easy credit card payment
- Service includes us e-filing your affidavit to the Clerk's office on your behalf

Call 941-906-9386 and select the appropriate County name from the menu option or email legal@businessobserverfl.com

FLORIDA'S NEWSPAPER FOR THE C-SUITE

Why Public Notice Should Remain in Newspapers

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



This is not about “newspapers vs the internet”.

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

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



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

prevent government officials from hiding information

they would prefer the public not to see

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



Accessibility



Independence

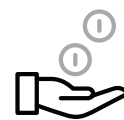


Verifiability



Archivability

Publishing notices on the internet is neither cheap nor free



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



Types Of Public Notices

Citizen Participation Notices



Government Meetings and Hearings



Land and Water Use



Meeting Minutes or Summaries



Creation of Special Tax Districts



Agency Proposals



School District Reports



Proposed Budgets and Tax Rates



Zoning, Annexation and Land Use Changes

Commercial Notices



Unclaimed Property, Banks or Governments



Delinquent Tax Lists, Tax Deed Sales



Government Property Sales



Permit and License Applications

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To publish your legal notice call: 941-906-9386 or Legal@BusinessObserverFL.com

SUBSEQUENT INSERTIONS

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024CP1116
Division PROBATE
IN RE: ESTATE OF
BETTY P. DAY, Deceased.

The administration of the estate of Betty P. Day, deceased, whose date of death was June 24th, 2016, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is P.O. Box 25400, Bradenton, Florida 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is June 14, 2024.

J. Robert Day
P.O. Address: 3732 Torrey Pines Way,
Sarasota, FL 34238

Personal Representative
ROBERT W. DARNELL
ATTORNEY AT LAW

Attorneys for Personal Representative
2639 FRUITVILLE ROAD
SUITE 201
SARASOTA, FL 34237

Telephone: (941) 365-4950
Florida Bar No. 0611999
June 14, 21, 2024 24-00908M

SECOND INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT,
TWELFTH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY,
FLORIDA PROBATE DIVISION

File Number: 2023-CP-4041
IN RE: ESTATE OF
KELLEY JOSEPH ELWER,
Deceased.

TO ALL PERSONS HAVING CLAIMS
OR DEMANDS AGAINST ABOVE ES-
TATE:

You are hereby notified that an Order of Summary Administration has been entered in this estate of KELLEY JOSEPH ELWER, deceased, Case File No.: 2023-CP-4041, Probate Division: ___ that is pending in the Circuit Court, in and for Duval County, Florida, Probate Division, the address of which is Manatee County Judicial Center, Probate Division, 1115 Manatee Avenue West, Bradenton, Florida 34205; that the decedent's date of death was September 24, 2023; that the total value of the estate is \$27,733.63, and that the names and addresses of those to whom it has been assigned by such order are:

NAME ADDRESS
Justin Alan Elwer
Address Unknown
Joshua Kyle Elwer
5844 Paint Creek Way,
Hilliard, OH 43026
Jenna Marie Elwer
415 Jackson Street,
Wapakoneta, OH 45895

ALL INTERESTED PERSONS ARE
NOTIFIED THAT:

All creditors of the estate of the decedent and other persons having claims or demands against decedent's estate 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 CLAIM AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER DECEDENT'S DATE OF DEATH IS BARRED.

The date of the first Publication of this notice is June 14, 2024.

Kristy Bliss
Petitioner

1244 Linkside Drive
Atlantic Beach, Florida 32233
Terrence L. Ivey, Esquire,
Attorney for Petitioner
Florida Bar No. 0983160
4720 Salisbury Road, Suite 202
Jacksonville, FL 32256

E-MAIL:
info@theiveylegalfirm.com
June 14, 21, 2024 24-00893M

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY,
FLORIDA
Case No. 2024 CP 001211 AX
PROBATE DIVISION
IN RE: ESTATE OF
**LOUISE M. SBAFFONI/
Deceased.**

The administration of the estate of Louise M. Sbaffoni, 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 1051 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the personal representatives 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 June 14, 2024.

John W. MacGloan
Personal Representative

3342 17th Street
Sarasota, FL 34235
Eric R. Hoonhout, Esq
Attorney for Personal Representative
Florida Bar No. 0087422

Hoonhout Law, Chartered
1219 South East Avenue, Suite 202
Sarasota, FL 34239
Telephone: (941) 237-0099
Email: Eric@hooonhoutlaw.com

June 14, 21, 2024 24-00906M

SECOND INSERTION

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

File No. 2024-CP-001010
Division Probate
IN RE: ESTATE OF
LUCINDA POWELL MILLER
DECEASED.

The administration of the Estate of Lucinda Powell Miller, deceased, File Number 2024-CP-001010, is pending in the Circuit Court for Manatee County, Florida, the address of which is 101 Old Main Street, 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 claim 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: June 14, 2024.

Personal Representative
/s/ Jeremy C Birdwell
(Jun 10, 2024 08:26 EDT)

Jeremy C. Birdwell
12304 Bramfield Drive
Riverview, Florida 33579

Attorney for Personal Representative
/s/ Morgan M. McQueen
Morgan M. McQueen, Esq.
Florida Bar No. 1026045
Legacy Protection Lawyers, LLP
100 - 2nd Avenue South, Suite 900
St. Petersburg, Florida 33701
Telephone: (727) 471-5868
Email: Morgan@
LegacyProtectionLawyers.com
June 14, 21, 2024 24-00901M

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024CP1117
Division PROBATE
IN RE: ESTATE OF
**JAMES P. GUNNING, JR.,
Deceased.**

The administration of the estate of James P. Gunning, Jr., deceased, whose date of death was January 13th, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is P.O. Box 25400, Bradenton, Florida 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is June 14, 2024.

Christopher James Gunning
P.O. Address:

2595 University Parkway, Apt. 404,
Sarasota, FL 34243

Personal Representative
ROBERT W. DARNELL
ATTORNEY AT LAW

Attorneys for Personal Representative
2639 FRUITVILLE ROAD
SUITE 201
SARASOTA, FL 34237

Telephone: (941) 365-4950
Florida Bar No. 0611999
June 14, 21, 2024 24-00910M

SECOND INSERTION

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

File No. 2024 CP 1101
Division Probate
IN RE: ESTATE OF
ALAN JOEL COHN
Deceased.

The administration of the estate of ALAN JOEL COHN, 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 P.O. Box 25400, Bradenton, Florida 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 WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this notice is June 14, 2024.

Personal Representative:
KATHERINE RICHMOND

3326 39th Place W
Bradenton FL 34205

Attorney for Personal Representative
KATHERINE RICHMOND:
Lori M. Dorman, Esq.
DORMAN LAW, P.A.
Florida Bar No. 075401
Email address:
lori@dormanlawpa.com
Email address:
dormanlawpa@gmail.com
410 43rd Street W, Suite N
Bradenton FL 34209
Tel: (941) 375-3565
June 14, 21, 2024 24-00902M

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-001323 AX
Probate Division
IN RE: ESTATE OF
**Yoko Okanuma,
Deceased.**

The administration of the estate of Yoko Okanuma, deceased, whose date of death was February 11, 2024, 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 June 14, 2024.

Personal Representative:
Jake J. Okanuma

1151 Longfellow Road
Sarasota, FL 34243

Attorney for Personal Representative
James E. Johnson II

Email Address:
jjohnson@manateelgal.com

Email Address:
cgodfrey@manateelgal.com

Florida Bar No. 0061621
Greene Hamrick

Schermer & Johnson, P.A.
410 43rd Street West, Suite N
Bradenton, FL 34209

Telephone: (941) 747-1871
June 14, 21, 2024 24-00916M

--- PUBLIC SALES ---

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 6/28/2024 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1974 CLAS HS 261A & 261B . Last Tenants: PEGGY L BAKER and all unknown parties beneficiaries heirs . Sale to be at MHC COLONY COVE LLC, 101 AMSTERDAM AVENUE, ELLENTON, FL 34222. 813-282-5925.
June 14, 21, 2024 24-00898M

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 6/28/2024 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1981 SCHU HS S176513A & S176513B . Last Tenants: WILLIAM HAROLD HILEMAN AND VIRGINIA LOUISE DAVALL and all unknown parties beneficiaries heirs . Sale to be at MHC COLONY COVE LLC, 101 AMSTERDAM AVENUE, ELLENTON, FL 34222. 813-282-5925.
June 14, 21, 2024 24-00897M

SECOND INSERTION

NOTICE OF SALE OF MOBILE HOME/ABANDONED PROPERTY

Pursuant to Florida Statutes §715.104 and 715.109, notice is hereby given that the undersigned, JET MOBILE HOME PARK, will, on the 2nd day of July 2024, at 9 a.m. at 10 Tennessee, Jet Mobile Home Park, 506 5th Ave. West Palmetto, Florida, offer for sale and sell at public outcry to the highest and best bidder for cash, the following described property situated in Manatee County, Florida, to wit: 36' DETR. Year: 1960, Mobile Home, VIN #CK10WCAP11302, Decal 12853353, Title #0043857186, pursuant to the Notice to Owner of Mobile Home/ Notice of Right to Reclaim Abandoned Property of EVELYN M. MISENIS AND DANIEL J. WADE, former tenants. Should you have any interest in or intend to bid on the mobile home or other abandoned property scheduled for sale, please contact the attorney listed herein, W. Nelson Kirkland, Esquire, Dye, Harrison, Knowles, Kirkland, Pratt & DePaola, PLLC, P. O. Box 400, Bradenton, FL 34206-0400, (941) 746-1167, Attorney for Jet Mobile Home Park.
June 14, 21, 2024 24-00915M

--- ACTIONS ---

THIRD INSERTION

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

CASE NO.: 2024-CA852
**IN RE: ANNA MARIA ISLAND
POWER SQUADRON, INC., a
Dissolved Florida Corporation**
TO: ANY UNKNOWN INTERESTED
PARTIES claiming an interest in the
real Property described herein.

YOU ARE NOTIFIED that an action to appoint a corporate trustee for the purpose of transferring real property located at 1200 71st Street NW, Bradenton, Florida 34209, and whose legal description is as follows:

Commence at the NE corner of the SW 1/4 of the SE 1/4 of Section 19, Township 34 South, Range 17 East; thence go West 418.27 feet; thence South 208.72 feet; thence East 418.27 feet; and thence North 208.72 feet to the Point of Beginning, Less and except existing road right-of-way.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Matthew F. Liebert, Esquire, Blalock Walters, P.A., the Plaintiffs attorney, whose address is 802 11th Street West, Bradenton, Florida 34205, on or before JULY 10TH, 2024, and file the original with the Clerk of this Court either before service on the Plaintiff or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Petition.

In and for Manatee County:
If you cannot afford an attorney, contact
Gulfcoast Legal Services at (941) 746-

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

This notice shall be published once each week for four (4) consecutive weeks in the Business Observer; legal@businessobserver.com

"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 on the 29TH day of MAY, 2024.

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

Matthew F. Liebert, Esquire
mliebert@blalockwalters.com;
eservice@blalockwalters.com
Blalock Walters, P.A.
802 11th Street West
Bradenton, Florida 34205
4767553v1
OFN: 46098.000
June 7, 14, 21, 28, 2024 24-00840M

--- PUBLIC SALES ---

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 6/28/2024 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1987 SAND HS LFLSW2AH277906925 & LFLSW2BH277906925 . Last Tenants: JORGE F VALDIVIESO AND LAURETTA D VALDIVIESO and all unknown parties beneficiaries heirs . Sale to be at MHC COLONY COVE LLC, 101 AMSTERDAM AVENUE, ELLENTON, FL 34222. 813-282-5925.
June 14, 21, 2024 24-00899M

SECOND INSERTION

NOTICE OF Public Sale

Pursuant F.S. 328.17, United American Lien & Recovery as agent w/ power of attorney will sell the following vessel(s) to the highest bidder. Inspect 1 week prior @ marina; cash or cashier check; all auctions are held w/ reserve; any persons interested ph 954-563-1999

Sale Date July 5, 2024 @ 10:00 am
3411 NW 9th Ave #707 Ft Lauderdale
FL 33309

V13073 1985 Hat Hull ID#:
HATCS353D585 DO#: 686520
inboard pleasure diesel fiberglass 52ft
R/O A to Z Autos Lienor: Twin Dolphin
Marina 1000 1st Ave W Bradenton
June 14, 21, 2024 24-00877M

SECOND INSERTION

NOTICE OF PUBLIC SALE

PREPARED BY:
J. Matthew Bobo
Lutz, Bobo & Telfair, P.A.
2 North Tamiami Trail, Suite 500
Sarasota, Florida 34236
June 14, 21, 2024 24-00891M

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 6/28/2024 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1981 SCHU HS S176513A & S176513B . Last Tenants: WILLIAM HAROLD HILEMAN AND VIRGINIA LOUISE DAVALL and all unknown parties beneficiaries heirs . Sale to be at MHC COLONY COVE LLC, 101 AMSTERDAM AVENUE, ELLENTON, FL 34222. 813-282-5925.
June 14, 21, 2024 24-00897M

SECOND INSERTION

NOTICE OF SALE OF MOBILE HOME/ABANDONED PROPERTY

Pursuant to Florida Statutes §715.104 and 715.109, notice is hereby given that the undersigned, JET MOBILE HOME PARK, will, on the 2nd day of July 2024, at 9 a.m. at 10 Tennessee, Jet Mobile Home Park, 506 5th Ave. West Palmetto, Florida, offer for sale and sell at public outcry to the highest and best bidder for cash, the following described property situated in Manatee County, Florida, to wit: 36' DETR. Year: 1960, Mobile Home, VIN #CK10WCAP11302, Decal 12853353, Title #0043857186, pursuant to the Notice to Owner of Mobile Home/ Notice of Right to Reclaim Abandoned Property of EVELYN M. MISENIS AND DANIEL J. WADE, former tenants. Should you have any interest in or intend to bid on the mobile home or other abandoned property scheduled for sale, please contact the attorney listed herein, W. Nelson Kirkland, Esquire, Dye, Harrison, Knowles, Kirkland, Pratt & DePaola, PLLC, P. O. Box 400, Bradenton, FL 34206-0400, (941) 746-1167, Attorney for Jet Mobile Home Park.
June 14, 21, 2024 24-00915M



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.

VIEW NOTICES ONLINE AT
Legals.BusinessObserverFL.com

To publish your legal notice call:
941-906-9386

-- ESTATE --

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 412024CP001255CPAXMA
IN RE: ESTATE OF
KEITH R. KUIPER JR.
Deceased.

The administration of the estate of Keith R. Kuiper Jr., deceased, whose date of death was March 7, 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 June 14, 2024

Personal Representative:**Kevin S. Kuiper**

52311 Fulton Rd.

Leonidas, Michigan 49066

Attorney for Personal Representative:

/s/ Andrej Cuturic

Andrej Cuturic

Attorney

Florida Bar Number: 1018523

801 E Venice Ave, Ste. 2

Venice, Florida 34285

Telephone: (941) 441-9193

Fax: (941) 214-2629

E-Mail: ac@legacylifelegal.com

Secondary E-Mail:

stephanie@legacylifelegal.com

June 14, 21, 2024

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
12TH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 412024cp000711cpaxma
IN RE: ESTATE OF
LISA ELLEN JANZ,
Deceased.

The administration of the estate of LISA ELLEN JANZ, Deceased, whose date of death was August 28, 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 June 14, 2024.

EDWARD E. JANZ,**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@srblawyers.com

Secondary Email:

angelica@srblawyers.com

June 14, 21, 2024

24-00886M

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
12TH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 412024CP000871CPAXMA
IN RE: ESTATE OF
ROSE E MULLINS,
Deceased.

The administration of the estate of ROSE E MULLINS, Deceased, whose date of death was July 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. 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 June 14, 2024.

TANA MULLINS,**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@srblawyers.com

Secondary Email:

angelica@srblawyers.com

June 14, 21, 2024

24-00894M

SECOND INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2024CP1324
IN RE: ESTATE OF
CHRISTINA MARIE
CARMICHAEL
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 Circuit Court for Manatee County, Florida, Probate Division, the address of which is Post Office Box 25400, Bradenton, Florida 34206; that the decedent's date of death was February 18, 2024, that the estate consists of only exempt property and that the names and address of those to whom it has been assigned by such order are:

Alan D. Carmichael, 2206 14th St W, Palmetto, FL 34221

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE.

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 June 14, 2024.

Persons Giving Notice**LYNN CARMICHAEL**

512 W Grove St # 311

Boise, ID 83702

Attorney for Person Giving Notice:

JAMES WM. KNOWLES, ESQ.

KNOWLES BOUZLANE & SHAFER PLLC

2812 Manatee Ave W

Bradenton, FL 34205

Florida Bar No. 0296260

941-746-4454

June 14, 21, 2024

24-00889M

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2024CP560
IN RE: ESTATE OF
RUDOLPH N. CAMINITE
Deceased

The administration of the Estate of RUDOLPH N. CAMINITE, deceased, is pending in the Circuit Court for Manatee County, Florida, Probate Division, P. O. Box 25400, Bradenton, Florida 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS: June 14, 2024.

Personal Representative:**ANTHONY J. CAMINITE****JOANNE D. MOORE**

403 62ND St NW

Bradenton, FL 34209

Attorney for Personal Representative:

JAMES WM. KNOWLES, ESQ.

KNOWLES BOUZLANE & SHAFER PLLC

2812 Manatee Ave W

Bradenton, FL 34205

941-746-4454

June 14, 21, 2024

24-00890M

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
FILE NO.:
412024CP001259CPAXMA
IN RE: ESTATE OF
SUSAN M. MCDOWELL,
Deceased.

The administration of the Estate of Susan M. McDowell, deceased, whose date of death was December 3, 2023, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is P.O. Box 25400, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the Decedent and other persons having claims or demands against Decedent's estate on whom a copy of this notice is required to be served must file their claims with this court 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 June 14, 2024.

Personal Representative:**Terry Moriarty****c/o: Bennett Jacobs & Adams, P.A.**

Post Office Box 3300

Tampa, Florida 33601

Attorney for Personal Representative:

Linda Muralt, Esquire

Florida Bar No.: 0031129

Bennett Jacobs & Adams, P.A.

Post Office Box 3300

Tampa, Florida 33601

Telephone: (813) 272-1400

Facsimile: (866) 844-4703

E-mail: LMuralt@bj-a-law.com

June 14, 21, 2024

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024 CP 1152
Division Probate
IN RE: ESTATE OF
JEFFREY RONALD JONES
Deceased.

The administration of the estate of JEFFREY RONALD JONES, deceased, whose date of death was November 30, 2023, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, FL 34206. The names and addresses of the ancillary personal representative and the ancillary personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is June 14, 2024.

Ancillary Personal Representative:**BRENDA MCCRAW JONES**

745 Windsor Place Circle

Grayson, GA 30017

Attorney for

Ancillary 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

June 14, 21, 2024

24-00892M

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 23-CP-002421
Division PROBATE
IN RE: ESTATE OF
CAROLINE HOFMANS
Deceased.

The administration of the estate of CAROLINE HOFMANS, deceased, whose date of death was January 7, 2023, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is June 14, 2024.

Personal Representative:**FRANCINE HOFMANS**

55064 ASHBERRY CT.

SHELBY TWP, Michigan 48316

Attorney for Personal Representative:

Scott Faden, Esq.

Attorney

Florida Bar Number: 20069

THE LAW OFFICES OF SCOTT N.

FADEN

1342 COLONIAL BLVD., STE. C17

FORT MYERS, FL 33907

Telephone: (239) 243-0677

Fax: (239) 243-0477

E-Mail: scottfaden@gmail.com

June 14, 21, 2024

24-00888M

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-000528
IN RE: ESTATE OF
PATRICIA ANN MCVOY
Deceased.

The administration of the estate of PATRICIA ANN McVOY, deceased, whose date of death was January 2, 2024, 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 JUNE 14, 2024.

Personal Representative:**/s/ Robin A McVoy****ROBIN A. MCVOY**

3305 Semmes Avenue

Richmond, Virginia 23225

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

June 14, 21, 2024

24-00879M

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No.
412024CP001172CPAXMA
IN RE: ESTATE OF
JOSEPH D. MILLER, A/K/A</

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF FORFEITURE PROCEEDINGS
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
Case No.: 2024-CA-000130
Judge: Felix
IN RE: FORFEITURE OF: \$12,898.00 (Twelve Thousand Eight Hundred Ninety-Eight Dollars) in U.S. Currency
ALL PERSONS who claim an interest

in the following property: \$12,898.00 (Twelve Thousand Eight Hundred Ninety-Eight Dollars) in U.S. Currency, which was seized because said property is alleged to be contraband as defined by Sections 932.701 (2)(a)(1-6), Florida Statutes, by the Department of Highway Safety and Motor Vehicles, Division of Florida Highway Patrol, on or about January 11, 2024, in Manatee County, Florida. Any owner, entity, bona fide lienholder, or person in possession of the property when seized has

the right to request an adversarial preliminary hearing for a probable cause determination within fifteen (15) days of initial receipt of notice, by providing such request to Angeline Attila, Assistant General Counsel, Department of Highway Safety and Motor Vehicles, 7322 Normandy Boulevard, Jacksonville, Florida 32205, by certified mail return receipt requested. A complaint for forfeiture has been filed in the above styled court.
June 14, 21, 2024 24-00912M

SECOND INSERTION

RE-NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA
CASE NO. 412023CA006654CAAXMA
AURORA FINANCIAL GROUP, INC.,
Plaintiff, vs.
DEREK C. RUETZ; ET AL.
Defendants
NOTICE IS HEREBY GIVEN pursuant to an Order on Plaintiff's Motion to Cancel the May 17, 2024 Foreclosure Sale and Rescheduling Foreclosure Sale dated May 8, 2024, and entered in Case No. 412023CA006654CAAXMA, of the Circuit Court of the Twelfth Judicial Circuit in and for MANATEE County, Florida. AURORA FINANCIAL GROUP, INC., is Plaintiff and DEREK C. RUETZ; COPPERSTONE MASTER ASSOCIATION, INC.; COPPERSTONE TOWNHOME HOMEOWNERS ASSOCIATION, INC., are defendants. Angelina M. Colonnese, Clerk of the Circuit Court for MANATEE County, Florida will sell to the highest and best bidder for cash via the Internet at www.manatee.realforeclose.com at 11:00 a.m., on the 10TH day of JULY, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 98, COPPERSTONE PHASE I, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 51, PAGES 178 THROUGH 201, INCLUSIVE, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.
If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.
Si usted es una persona minusválida que necesita algún acomodamiento para poder participar en este procedimiento, usted tiene derecho, sin tener gastos propios, a que se le provea cierta ayuda. Tenga la amabilidad de ponerse en contacto Manatee County Jury Office, P.O. Box 25400, Bradenton,

Florida 34206, (941)741- 4062, por lo menos 7 días antes de la cita fijada para su comparecencia en los tribunales, o inmediatamente después de recibir esta notificación si el tiempo antes de la comparecencia que se ha programado es menos de 7 días; si usted tiene discapacidad del oído o de la voz, llame al 711.
Si o se you moun ki enfim ki bezwen akomodasyon pou w ka patisipe nan pwosedi sa, ou kalifye san ou pa gen okenn lajan pou w peye, gen pwovizyon pou jwen kèk èd. Tanpri kontakte Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941)741-4062 nan 7 jou anvan dat ou gen randevou pou parèt nan tribunal la, oubyen imedyatman apre ou fin resewva konvokasyon an si lè ou gen pou w parèt nan tribunal la mwens ke 7 jou; si ou gen pwoblèm pou w tande oubyen pale, rele 711.
Dated this 5th day of June, 2024.
VAN NESS LAW FIRM, PLLC
1239 E. Newport Center Drive, Suite 110
Deerfield Beach, Florida 33442
Ph: (954) 571-2031
PRIMARY EMAIL:
Pleadings@vanlawfl.com
/s/ Mark Elia
Mark C. Elia, Esq.
Bar Number: 695734
FH19273-23FB/sap
June 14, 21, 2024 24-00882M

SECOND INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
CASE NO.: 2020CA003285AX
DEED STREET CAPITAL, LLC,
Plaintiff, vs.
AMANDA WEST; UNKNOWN SPOUSE OF AMANDA WEST; MANATEE RAINTREE ASSOCIATION, INC.; UNKNOWN TENANT #1; UNKNOWN TENANT #2; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS
Defendant(s).
NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on November 29, 2021 in Civil Case No. 2020CA003285AX, of the Circuit Court of the Twelfth Judicial Circuit in and for Manatee County, Florida, wherein, DEED STREET CAPITAL, LLC is the Plaintiff, and AMANDA WEST; UNKNOWN SPOUSE OF AMANDA WEST; MANATEE RAINTREE

ASSOCIATION, INC.; UNKNOWN TENANT #1; UNKNOWN TENANT #2; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS are Defendants.
The Clerk of the Court, Angelina "Angel" Colonnese will sell to the highest bidder for cash at www.manatee.realforeclose.com on August 7, 2024 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:
UNIT 317, RAINTREE CONDOMINIUM, AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 6, PAGES 40-47 INCLUSIVE, AND THE CONDOMINIUM DECLARATION RECORDED IN OFFICIAL RECORDS BOOK 756, PAGE 498, ET SEQ., OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, TOGETHER WITH ITS RESPECTIVE SHARE OF THE COMMON ELEMENTS THEREIN.
TOGETHER WITH COVERED CARPORT NO. 201, RAINTREE CONDOMINIUM. THIS CARPORT IS ADDITIONAL SECURITY FOR THE FAITHFUL

PERFORMANCE OF THE COVENANTS CONTAINED IN THE PROMISSORY NOTE AND MORTGAGE
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.
If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.
Dated this 11 day of, 2024.
ALDRIDGE PITE, LLP
Attorney for Plaintiff
5300 West Atlantic Avenue
Suite 303
Delray Beach, FL 33484
Telephone: 561-392-6391
Facsimile: 561-392-6965
By: Zachary Ullman
Date: 2024.06.11 13:48:21-04'00'
FBN: 106751
Primary E-Mail:
ServiceMail@aldridgepite.com
1667-001B
June 14, 21, 2024 24-00913M

SECOND INSERTION

NOTICE OF ACTION FORECLOSURE PROPERTY
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
CIVIL DIVISION
Case#: 412024CA000387CAAXMA
DIVISION: B
Trust Bank
Plaintiff, vs.-
Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Deborah J. Humphreys a/k/a Deborah Jean Humphreys a/k/a Deborah H. Humphreys f/k/a Deborah Jean Hazelbake, Deceased, and All Other Person Claiming By and Through, Under, Against The Named Defendant(s); Christopher John Humphreys a/k/a Christopher J. Humphreys; Randall Duane Humphreys; Lori Ruth Humphreys; Unknown Spouse of Christopher John Humphreys a/k/a Christopher J. Humphreys; Unknown Spouse of Randall Duane Humphreys; Unknown Spouse of Lori Ruth Humphreys; ISPC, Inc.; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s).
TO: Unknown Heirs, Devisees, Grant-ees, Assignees, Creditors, Lienors, and Trustees of Deborah J. Humphreys a/k/a Deborah Jean Humphreys a/k/a

Deborah H. Humphreys f/k/a Deborah Jean Hazelbake, Deceased, and All Other Person Claiming By and Through, Under, Against The Named Defendant(s): LAST KNOWN ADDRESS: UNKNOWN
Residence unknown, if living, including any unknown spouse of the said Defendants, if either has remarried and if either or both of said Defendants are dead, their respective unknown heirs, devisees, grantees, assignees, creditors, lienors, and trustees, and all other persons claiming by, through, under or against the named Defendant(s); and the aforementioned named Defendant(s) and such of the aforementioned unknown Defendants and such of the aforementioned unknown Defendants as may be infants, incompetents or otherwise not sui juris.
YOU ARE HEREBY NOTIFIED that an action has been commenced to foreclose a mortgage on the following real property, lying and being and situated in Manatee County, Florida, more particularly described as follows:
LOT 210, MANATEE PALMS SUBDIVISION, UNIT 5, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 20, PAGES 103 AND 104, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.
This more commonly known as 6511 3rd Avenue Northeast, Bradenton, FL 34208.
This action has been filed against you and you are required to serve a copy of your written defense, if any, upon LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, whose address is 750 Park of Commerce Blvd., Suite 130, Boca Raton, FL 33487, within thirty (30) days

after the first publication of this notice and file the original with the clerk of this Court either before with 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 Gulfoast Legal Services at (941) 746-6151 or www.gulfoastlegal.org, or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011.
If you are a person with a disability who needs any 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 seal of this Court on the 12TH day of June, 2024.
Angelina Colonnese
Circuit and County Courts (SEAL) By: Kris Gaffney
Deputy Clerk
LOGS LEGAL GROUP LLP
Attorneys for Plaintiff
750 Park of Commerce Blvd., Suite 130
Boca Raton, FL 33487
June 14, 21, 2024 24-00914M

FOURTH INSERTION

NOTICE OF ASSIGNMENT FOR THE BENEFIT OF CREDITORS
IN THE CIRCUIT COURT OF THE 12th JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY, FLORIDA CIVIL DIVISION
Case No. 2024-CA-000849
In re:
BEDO GROUP, LLC,
Assignor, to
LARRY S. HYMAN, Assignee.
TO: ALL CREDITORS AND OTHER INTERESTED PARTIES:
1. PLEASE TAKE NOTICE that on or about May 28, 2024, a Petition was

filed commencing an Assignment for the Benefit of Creditors, pursuant to Chapter 727, Fla. Stat., made by BEDO GROUP, LLC, Assignor, with its principal place of business at 8730 54th Ave. E., Bradenton, FL 34211, to Larry S. Hyman, Assignee, whose address is PO Box 18625, Tampa, FL 33679. The Petition was filed in the Circuit Court of Manatee County.
2. YOU ARE HEREBY FURTHER NOTICED that pursuant to Fla. Stat. §727.105, no proceeding may be commenced against the Assignee except as provided in Chapter 727, and excepting

the case of the secured creditor enforcing its rights in collateral under Chapter 679, there shall be no levy, execution, attachment or the like, in connection with any judgment or claim against assets of the Estate, other than real property, in the possession, custody or control of the Assignee.
3. YOU ARE HEREBY FURTHER NOTIFIED that in order to receive any dividend in this proceeding, you must file a Proof of Claim with the Assignee on or before September 25, 2024.
May 31; June 7, 14, 21, 2024
24-00834M

SECOND INSERTION

NOTICE OF JUDICIAL SALE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
CASE NO: 2024CA000647AX
ORLANDO ASSETS ONE TRUST,
Plaintiff(s), v.
MANHATTAN PALMS ASSOCIATION ONE 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 August 8, 2024:
CONDOMINIUM UNIT 8,

BUILDING 1, IN PHASE ONE, SERENDIPITY SECTION ONE, A CONDOMINIUM, TOGETHER WITH AN UNDIVIDED SHARE IN COMMON ELEMENTS APPURTENANT THERETO, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN THE OFFICIAL RECORDS BOOK 1111, PAGE 3364, AND AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA
Parcel Identification Number: 4778210452
Property Address: 304 34th Avenue DR E, Bradenton, FL 34208 ("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 June 6, 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
June 14, 21, 2024 24-00903M

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
Case No. 2023 CA 3191
Freedom Mortgage Corporation,
Plaintiff, vs.
Cynthia Bodenborn, et al.,
Defendants.
NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2023 CA 3191 of the Circuit Court of the Twelfth Judicial Circuit, in and for Manatee County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Cynthia Bodenborn; Shane Bodenborn; Carpentras at the Villages of Avignon Homeowners Association, Inc. are the Defendants, that Angelina Colonnese,

Manatee County Clerk of Court will sell to the highest and best bidder for cash at www.manatee.realforeclose.com, beginning at 11:00 AM on the 10th day of July, 2024, the following described property as set forth in said Final Judgment, to wit:
LOT 114, OAK VIEW PHASE I, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE 103 THROUGH 112, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.
TAX ID: 774102459
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.
If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to

you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.
Dated this 6th day of June, 2024.
BROCK & SCOTT, PLLC
Attorney for Plaintiff
2001 NW 64th St, Suite 130
Ft. Lauderdale, FL 33309
Phone: (954) 618-6955, ext. 4766
Fax: (954) 618-6954
FLCourtDocs@brockandscott.com
By /s/Justin J. Kelley
Justin J. Kelley, Esq.
Florida Bar No. 32106
File # 23-F00525
June 14, 21, 2024 24-00905M

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2023 CA 005026
OAKWOOD VILLAS CONDOMINIUM OWNER'S ASSOCIATION, INC., a Florida not-for-profit corporation,
Plaintiff, vs.
PATRICK FRANKLIN A/K/A PATRICK IAN FRANKLIN; et al
Defendant(s).
NOTICE IS HEREBY GIVEN that pursuant to the Final Judgment of Lien Foreclosure dated June 4, 2024, and entered in Case No. 2023CA005026 of the Circuit Court of the Twelfth Judicial Circuit in and for Manatee County, Florida, the Clerk of the Court, Angelina "Angel" Colonnese, will publicly sell to the highest and best bidder for cash at www.manatee.realforeclose.com beginning at 11:00 AM on July 9, 2024, the following described property:

UNIT 65 OF OAKWOOD VILLAS, SECTION D, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 604, PAGE(S) 784, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, 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.
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 5 day of June 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:
abaker@najmythompson.com
Attorney for Plaintiff
June 14, 21, 2024 24-00881M

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA
Case No.: 2023 CA 003197
AMY LI LEI LAWSON,
Plaintiff, v.
GAO CHAO HOLDINGS LLC,
Defendant.
NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment dated November 6, 2023, and order resetting sale dated April 9, 2024, entered in the above captioned cause in the Circuit Court of Manatee County, Florida, the Clerk of Court will sell to the highest bidder in an online sale at www.manatee.realforeclose.com, in Manatee County, Florida at 11:00 a.m., on July 24, 2024, the following described property:
LOTS 1 through 10, inclusive, Block A, WHITFIELD ESTATES BUSINESS DISTRICT, a subdivision of Lots 20 through 25, inclusive, Block 1, and Lots 8 through 15, inclusive, Block 23, Unit 1, WHITFIELD ESTATES, as per Plat thereof recorded in Plat Book 6, Page 32, Public Records of Manatee County, Florida.
The vacated portion of SCOTT AVENUE (platted as Sunset Drive) lying north of and adjacent to LOTS 1 through 10, BLOCK A, WHITFIELD ESTATES BUSINESS DISTRICT, a subdivision of Lots 20 through 25, inclusive, Block 1, and Lots 8 through 15, inclusive, Block 23, Unit 1, WHITFIELD ESTATES, as per plat thereof recorded in Plat Book 6, Page 32, Public Records of Manatee County, Florida.
The vacated 25 foot alley or Street lying south of and adjacent to LOTS 1 through 10, BLOCK A, WHITFIELD ESTATES BUSI-

NESS DISTRICT, a subdivision of Lot 20 through 25, inclusive, Block 1, and Lots 8 through 15, inclusive, Block 23, Unit 1, WHITFIELD ESTATES, as per plat thereof recorded in Plat Book 6, Page 32, Public Records of Manatee County, Florida.
The 50 foot wide vacated GRANA-DA TERRACE lying west of and adjacent to LOT 1 of BLOCK A, WHITFIELD ESTATES BUSINESS DISTRICT, a subdivision of Lots 20 through 25, inclusive, Block 1, and Lots 8 through 15, inclusive, Block 23, Unit 1, WHITFIELD ESTATES, as per plat thereof recorded in Plat Book 6, Page 32, Public Records of Manatee County, Florida.
The vacated portion of SCOTT AVENUE (platted as Sunset Drive) lying north of and adjacent to LOTS 1 through 10, BLOCK A, WHITFIELD ESTATES BUSINESS DISTRICT, a subdivision of Lots 20 through 25, inclusive, Block 1, and Lots 8 through 15, inclusive, Block 23, Unit 1, WHITFIELD ESTATES, as per plat thereof recorded in Plat Book 6, Page 32, Public Records of Manatee County, Florida. The said vacated portion of SCOTT AVENUE being the south 15 feet more or less

of the platted 80 foot right-of-way.
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 WITH THE CLERK OF COURT WITHIN 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.
ATTORNEY FOR PLAINTIFF
Gregg M. Horowitz, P.A.
2197 Ringling Blvd.
Sarasota, Florida 34237
(941) 365-2094
Service E-Mail:
gregg.horowitz@verizon.net
June 14, 21, 2024 24-00904M



Newsprint is inherently superior to the internet for public notice because reading a newspaper is a serendipitous process.

We find things in newspapers we weren't expecting to see. On the internet, we search for specific information and ignore everything else.

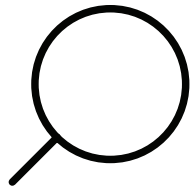


Citizens continue to learn about vital civic matters from newspaper notices.

Documented examples of people taking action and alerting their community after reading a newspaper notice are reported on a regular basis.

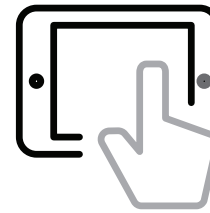
Verifying publication is difficult-to-impossible on the web.

That's why the courts subject digital evidence to far greater scrutiny than evidence published in newspapers



Significant numbers of people in rural areas still lack high-speed internet access.

Those who are older than 65 or who have lower incomes or lack high-school diplomas are also cut off from the internet in far higher numbers than the average.



Moreover, the real digital divide for public notice is growing

due to the massive migration to smartphones and other small-screen digital devices

Governments aren't very good at publishing information on the internet.

Unlike newspaper publishers, public officials aren't compelled by the free market to operate effective websites.



Types Of Public Notices

Citizen Participation Notices

- Government Meetings and Hearings
- Meeting Minutes or Summaries
- Agency Proposals
- Proposed Budgets and Tax Rates
- Land and Water Use
- Creation of Special Tax Districts
- School District Reports
- Zoning, Annexation and Land Use Changes

Commercial Notices

- Unclaimed Property, Banks or Governments
- Delinquent Tax Lists, Tax Deed Sales
- Government Property Sales
- Permit and License Applications

Court Notices

- Mortgage Foreclosures
- Name Changes
- Probate Rulings
- Divorces and Adoptions
- Orders to Appear in Court

Stay Informed, It's Your Right to Know.

For legal notice listings go to: Legals.BusinessObserverFL.com

To publish your legal notice call: 941-906-9386 or Legal@BusinessObserverFL.com

ESSENTIAL ELEMENTS OF A PUBLIC NOTICE

Federal and state public notice statutes generally establish four fundamental criteria for a public notice.

Each of these elements are critical aspects of the checks and balances that public notice was designed to foster.



1. Accessible

Every citizen in the jurisdiction affected by the notice must have a realistic opportunity to read it



2. Archivable

Notices must be capable of being archived in a secure and publicly available format for the use of the judicial system, researchers and historians



3. Independent

Notices must be published by organizations independent of the government body or corporation whose plans or actions are the subject of the notice



4. Verifiable

There must be a way to verify that each notice was an original, unaltered notice and actually published in accordance with the law



Types Of Public Notices

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To publish your legal notice call: 941-906-9386 or Legal@BusinessObserverFL.com