

MANATEE COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

Notice of Public Hearing and Board of Supervisors Meeting of the Buckhead Trails II Community Development District

The Board of Supervisors (the "Board") of the Buckhead Trails II Community Development District (the "District") will hold a public hearing and a meeting on July 24, 2024, at 1:00 p.m. at the Harrison Ranch Clubhouse located at 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 [www.buckheadtrails2cdd.com](http://www.buckheadtrails2cdd.com), or may be obtained by contacting the District Manager's office via email at [Angie.Grunwald@inframark.com](mailto:Angie.Grunwald@inframark.com) or via phone at (813) 873-7300.

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.

Assessment Summary  
Fiscal Year 2025 vs. Fiscal Year 2024

ASSESSMENT ALLOCATION - BASED ON CURRENT BUDGET											
Product	Units	General Fund			Debt Service			Total Assessments per Unit			
		FY 2025	FY 2024	Dollar Change	FY 2025	FY 2024	Dollar Change	FY 2025	FY 2024	Dollar Change	Percent Change
Single Family 40'	348	\$ 257.43	\$ 99.75	\$ 157.68	-	-	-	\$ 257.43	\$ 99.75	\$ 157.68	158%
Single Family 50'	378	\$ 321.79	\$ 124.69	\$ 197.10	-	-	-	\$ 321.79	\$ 124.69	\$ 197.10	158%
Single Family 60'	295	\$ 386.14	\$ 149.62	\$ 236.52	-	-	-	\$ 386.14	\$ 149.62	\$ 236.52	158%
<b>1021</b>											

\*\*\* New Area is assessed solely on Admin fees

The O&M Assessments (in addition to debt assessments, if any) may appear on November 2024 Manatee 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 may 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. All affected property owners have the right to appear at the public hearing and to file written objections with the District within 20 days of publication of this notice.

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. There may be occasions when staff or Board members may participate by speaker telephone.

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. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

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.

Angie Grunwald  
District Manager



June 28, 2024 24-00980M

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 CHARRUA located at 919 21st Street Ct E in the City of Bradenton, Manatee County, FL 34208 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 20th day of June, 2024.  
Rogemar Group LLC  
June 28, 2024 24-00982M

FIRST INSERTION

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

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 897210 from Haval Farms, LLC, 5800 Lakewood Ranch Boulevard N, Sarasota, FL 34240. Application received: 6/21/2024. Proposed activity: Residential. Project name: North River Ranch Phase II-A. Project size: 153 acres Location: Section(s) 8, 9, 17, Township 33 South, Range 19 East, in Manatee County. Outstanding Florida Water: no. Aquatic preserve: no

The application is available for public inspection Monday through Friday at 7601 U.S. Highway 301 North, Tampa, Florida 33637 or through the "Application & Permit Search Tools" function on the District's website at [www.watermatters.org/permits/](http://www.watermatters.org/permits/). Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Bureau, 7601 U.S. Highway 301 North, Tampa, Florida 33637 or submit your request through the District's website at [www.watermatters.org](http://www.watermatters.org). The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Bureau at (813)985-7481 or 1(800)836-0797, TDD only 1(800)231-6103.  
June 28, 2024 24-01010M

FIRST INSERTION

715.105 NOTICE OF RIGHT TO RECLAIM ABANDONED PROPERTY  
(Certified Mail, Return Receipt Required and by Regular Mail)  
AND PUBLISHED PURSUANT TO F.S. 709.109(2)

COLONIAL MANOR MHC HOLDINGS, LLC  
900 9TH AVENUE EAST  
PALMETTO, FL 34221

TO: ROSEA REYES ZUNIGA, MARISOL MONDRAGON, AND ANY UNKNOWN PARTY(S) IN POSSESSION AT:  
900 9th Avenue East, LOT 81  
Palmetto, Manatee County, Florida 34221  
CMRR: 9589-0710-5270-0136-5655-86

When you vacated the premises at 900 9TH AVENUE EAST, LOT 81, PALMETTO, FL 34221 the following personal property remained:

1970 BLUE UNKNOWN MAKE UNKNOWN MODEL single wide mobile home,  
VIN# N1008; Title # 0003908699 and UNIDENTIFIED  
PERSONAL PROPERTY INSIDE IT.

If you own this property, you may claim it at: 900 9th AVENUE EAST, PALMETTO, FL 34221 (Main Office)

Unless you pay the reasonable costs of storage and advertising, if any, for all the above described property and take possession of the property which you claim, not later than **July 12, 2024** at 11:00 a.m., this property will be sold pursuant to Florida Statutes §715.109.

**PLEASE NOTE:** If you fail to reclaim the property, it will be sold at a Public Sale after notice of the sale has been given by this publication. You have the right to bid on the property at the sale. After the property is sold and the costs of storage, advertising, and sale are deducted, the remaining money will be paid over to the county. You may claim the remaining money at any time within one year after the county receives the money.

DATE: June 26, 2024  
COLONIAL MANOR MHC HOLDINGS, LLC  
CHERYL PEAKE, PARK MANAGER  
900 9th Avenue East  
Palmetto, FL 34221  
(941) 722-3191

THIS DOCUMENT WAS PREPARED BY:  
WILLIAM C. PRICE, III, P.A.  
522 12th STREET WEST  
BRADENTON, FL 34205  
June 28; July 5, 2024 24-01015M

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 Storage Printing Pro 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 26th day of July, 2024.  
Brian Russell  
June 28, 2024 24-01009M

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 SonicInet 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 21st day of June, 2024.  
Brian Russell  
June 28, 2024 24-00993M

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 GULF SHORE APPRAISAL : Located at 7069 W Country Club Dr N : Manatee County in the City of Sarasota : Florida, 34243-3514 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.  
Dated at Sarasota Florida, this June day of 19, 2024  
DECOTIIS MARIO  
June 28, 2024 24-00968M

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 TEAM HANSON REALTY : Located at 311 111th St E : Manatee County in the City of Bradenton : Florida, 34212-1628 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.  
Dated at Bradenton Florida, this June day of 19, 2024  
KENNETH WILLIAM HANSON PA  
June 28, 2024 24-00967M

FIRST INSERTION

Notice of Self Storage Sale

Please take notice Midgard Self Storage - Bradenton - Lena located at 5246 Lena Rd., Bradenton FL 34211 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.storageauctions.com](http://www.storageauctions.com) on 7/19/2024 at 1:00PM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Amy Lacey unit #1154; Kevin Ahles unit #1537; Katie Wilcox units #2576 & #3140; Summer Booth unit #401. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.  
June 28; July 5, 2024 24-00971M

FIRST INSERTION

NOTICE  
In Re: Estate of Louis Molinari,  
Deceased.

If any attorneys in Sarasota or Manatee County, Florida or in Florida have prepared a subsequent Will or codicil after the date of July 30, 2010 for Louis Molinari with a last known Florida address is 2429 Whipoorwill Circle, Sarasota, FL 34231 and last known New Jersey address is 306 Mullica Hill Road, Glassboro, NJ 08028, or if there is any person who has knowledge of the existence of a possible subsequent Will or Codicil, please call Michelle A. Rowe, Esquire, The Law Offices of Lobeck & Hanson, P.A., at 941-955-5622 or email [dnolf@lobeckhanson.com](mailto:dnolf@lobeckhanson.com).  
June 28; July 5, 12, 19, 2024 24-00974M

FIRST INSERTION

Notice of Self Storage Sale

Please take notice Midgard Self Storage - Bradenton - Manatee located at 2330 Manatee Ave E/ 2305 9th St W Bradenton FL 34208 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.storageauctions.com](http://www.storageauctions.com) on 7/19/2024 at 1:00PM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Tocara Reed unit #A115; Katina Hickson unit #A122; Sarah Stoddard unit #B202; Ismael Garcia unit #C49; Louise Muselaire unit #D637; Christy Burchett unit #D668; Michael Ithier unit #M905; Ayonna Jackson unit #MD502; Salomon Q Sanchez unit #MG801. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.  
June 28; July 5, 2024 24-00972M

FIRST INSERTION

Notice of Self Storage Sale

Please take notice Midgard Self Storage - Lakewood Ranch located at 10810 Internet Pl., Bradenton, FL 34211 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.storageauctions.com](http://www.storageauctions.com) on 7/19/2024 at 1:00PM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Rebecca Galbraith unit #1224; Matthew Hill unit #3109. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.  
June 28; July 5, 2024 24-00973M

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 7/12/2024 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1974 ELDO HS 4322TA & 4322TB . Last Tenants: ROBERT CHARLES POND; MARION POND; THE ESTATE OF MARION POND, ALL UNKNOWN PARTIES, BENEFICIARIES, HEIRS, SUCCESSORS, AND ASSIGNS OF MARION POND, THE ESTATE OF ROBERT CHARLES POND AND ALL UNKNOWN PARTIES, BENEFICIARIES, HEIRS, SUCCESSORS, AND ASSIGNS OF ROBERT CHARLES POND. Sale to be at VILLA DEL SOL ASSOCIATES, L.P. DBA VILLA DEL SOL MOBILE HOME PARK, 6515 15TH STREET EAST, SARASOTA, FL 34243. 813-241-8269.  
June 28; July 5, 2024 24-01005M

FIRST INSERTION

NOTICE OF PUBLIC SALE

The following personal property of SRQ HOLDINGS COMPANY LLC, ROMINA A. RONDA, ALAN M. LOVERA and PEDRO MANCILLAS, if deceased any unknown heirs or assigns, will, on July 10, 2024, at 10:00 a.m., at 5210 14th Street West, Lot #59, Bradenton, Manatee County, Florida 34207; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:  
1970 MERC MOBILE HOME,  
VIN: MF2693D,  
TITLE NO.: 0003929849  
and all other personal property located therein  
PREPARED BY:  
Grace E. DiMeo  
Lutz, Bobo & Telfair, P.A.  
2 North Tamiami Trail, Suite 500  
Sarasota, Florida 34236  
[PO#4337-10017]  
June 28; July 5, 2024 24-01004M

FIRST INSERTION

NOTICE OF PUBLIC AUCTION:

Notice is hereby given that the undersigned will sell, in accordance with the Florida Self Service Storage Facility Act, to satisfy lien of the owner, at public sale by competitive bidding on **July 16th 2024 at 4:00pm** online at: [www.storageauctions.com](http://www.storageauctions.com) for the safeguard self-storage facility located at:  
SAFEGUARD SELF STORAGE  
4335 Royal Palm Drive  
Bradenton, FL 34210  
Tel: 941-254-3850  
Fax: 941-254-3868

**UNIT #144- KELVYN DE JESUS VIDAL BONILLA HOUSEHOLD GOODS, FURNITURE, BOXES, SPORTING GOODS**  
**UNIT #147- MIREN ITXASO MENCHACA BOXES, HOUSEHOLD GOODS, TOOLS**  
**UNIT #290- CAIDEN LEEVI THOMPSON BOXES, HOUSEHOLD GOODS, APPLIANCES**  
Purchases must be paid at the facility with Credit Card or Cash. All Purchases must be complete within 48 hours of the end of the online auction. A \$100.00 cash clearing deposit is required until all items in the unit are removed from the premises and verified by manager on duty. Sale subject to cancellation until the purchase is completed; company reserves the right to refuse any online bids.  
June 28; July 5, 2024 24-00970M

**HOW TO PUBLISH YOUR LEGAL NOTICE**  
IN THE BUSINESS OBSERVER

**CALL 941-906-9386**  
and select the appropriate County name from the menu option  
or e-mail [legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

**Business Observer**

--- PUBLIC SALES ---

FIRST INSERTION

Notice of Public Hearing and Board of Supervisors Meeting of the Buckhead Trails Community Development District

The Board of Supervisors (the "Board") of the Buckhead Trails Community Development District (the "District") will hold a public hearing and a meeting on July 24, 2024, at 1:00 p.m. at the Harrison Ranch Clubhouse located at 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 [www.buckheadtrailsccd.com](http://www.buckheadtrailsccd.com), or may be obtained by contacting the District Manager's office via email at [Angie.Grunwald@inframark.com](mailto:Angie.Grunwald@inframark.com) or via phone at (813) 873-7300.

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.

Assessment Summary  
Fiscal Year 2025 vs. Fiscal Year 2024

SERIES 2022 ASSESSMENT AREA										
Lot Size	Series 2022 Unit Count	O&M Unit Count	FISCAL YEAR 2024			FISCAL YEAR 2025			Total Increase / (Decrease) in Annual Assmt	
			Debt Service Per Unit	O&M Per Unit (1)	FY 2024 Total	Debt Service Per Unit	O&M Per Unit (1)	FY 2025 Total		
SINGLE FAMILY 40	18	18	\$1,276.31	\$110.21	\$1,386.53	\$1,276.31	\$441.01	\$1,717.33	\$330.80	
SINGLE FAMILY 45	122	122	\$1,435.85	\$123.99	\$1,559.84	\$1,435.85	\$496.14	\$1,931.99	\$372.15	
SINGLE FAMILY 50	47	47	\$1,595.39	\$137.76	\$1,733.16	\$1,595.39	\$551.27	\$2,146.66	\$413.50	
SINGLE FAMILY 52	237	237	\$1,659.21	\$143.28	\$1,802.48	\$1,659.21	\$573.32	\$2,232.53	\$430.04	
SINGLE FAMILY 60	136	136	\$1,914.47	\$165.32	\$2,079.79	\$1,914.47	\$661.52	\$2,575.99	\$496.20	
<b>SUBTOTAL</b>	<b>560</b>	<b>560</b>								

SERIES 2024 ASSESSMENT AREA										
Lot Size	Series 2024 Unit Count	O&M Unit Count	FISCAL YEAR 2024			FISCAL YEAR 2025				Total Increase / (Decrease) in Annual Assmt
			Debt Service Per Unit	O&M Per Unit (1)	FY 2024 Total	Debt Service Per Unit Pre-Paydown	O&M Per Unit Post-Paydown	O&M Per Unit (1)	FY 2025 Total	
SINGLE FAMILY 40	113	113	\$0.00	\$110.21	\$110.21	\$3,267.44	\$1,382.98	\$441.01	\$1,823.99	\$1,714
SINGLE FAMILY 50	75	75	\$0.00	\$137.76	\$137.76	\$4,084.30	\$1,728.72	\$551.27	\$2,279.99	\$2,142
SINGLE FAMILY 60	31	31	\$0.00	\$165.32	\$165.32	\$4,901.16	\$2,074.47	\$661.52	\$2,735.99	\$2,571
SINGLE FAMILY 40	107	107	\$0.00	\$110.21	\$110.21	\$0.00	\$1,382.98	\$441.01	\$1,823.99	\$1,714
SINGLE FAMILY 50	113	113	\$0.00	\$137.76	\$137.76	\$0.00	\$1,728.72	\$551.27	\$2,279.99	\$2,142
SINGLE FAMILY 60	11	11	\$0.00	\$165.32	\$165.32	\$0.00	\$2,074.47	\$661.52	\$2,735.99	\$2,571
<b>SUBTOTAL</b>	<b>450</b>	<b>450</b>								

The O&M Assessments (in addition to debt assessments, if any) may appear on November 2024 Manatee 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.

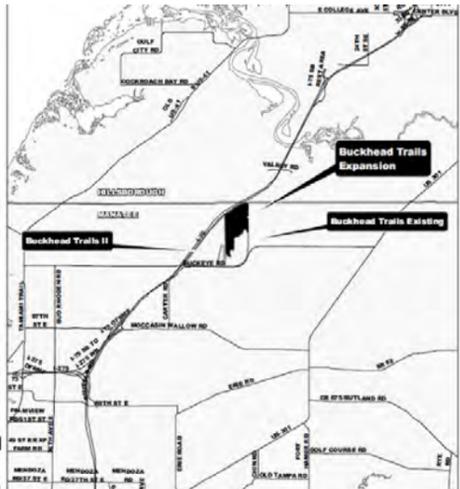
The County Tax Collector may collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be issued against the property which may result in a loss of title or a foreclosure action to be filed against the property. All affected property owners have the right to appear at the public hearing and to file written objections with the District within 20 days of publication of this notice.

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. There may be occasions when staff or Board members may participate by speaker telephone.

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. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

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.

Angie Grunwald  
District Manager



June 28, 2024

24-00981M

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. 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 and the agenda may be viewed on the District's website at least 2 days before the meeting <https://www.prosperitylakesccd.org>, or may be obtained by contacting the District Manager's office via email at [dbwallace@rizzetta.com](mailto:dbwallace@rizzetta.com) or via phone at (813) 533-2950.

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. There may be occasions when staff or Board members may participate by speaker telephone.

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 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

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  
June 28, 2024

24-00984M

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. 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 and the agenda may be viewed on the District's website at least 2 days before the meeting <https://www.stonegatepreserveccd.net>, or may be obtained by contacting the District Manager's office via email at [dbwallace@rizzetta.com](mailto:dbwallace@rizzetta.com) or via phone at (813) 533-2950.

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. There may be occasions when staff or Board members may participate by speaker telephone.

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Debby Bayne-Wallace  
District Manager  
June 28, 2024

24-00983M



WE  
SAW  
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Email your Legal Notice

[legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

Deadline Wednesday at noon • Friday Publication

SARASOTA • MANATEE  
HILLSBOROUGH • PASCO  
PINELLAS • POLK • LEE  
COLLIER • CHARLOTTE

FLORIDA'S NEWSPAPER FOR THE C-SUITE  
**Business Observer**

W20906\_V20

--- PUBLIC SALES ---

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 House Hopper located at 611 30th Ave N, in the County of Manatee, in the City of St. Petersburg, Florida 33704 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at St. Petersburg, Florida, this 26th day of June, 2024.

REGRIPIZ LLC  
June 28, 2024

24-01008M

FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 6424 14th St W, Bradenton, FL 34207, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 7/18/2024 at 2:30 pm Contents include personal property along with the described belongings to those individuals listed below.

Table with 3 columns: Unit, Name, and Description. Includes units B2003, B1003, B3006, C4043, C4071, C5057 and items like furniture, tools, and bags.

Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.

Please contact the property with any questions. (941)263-7814  
June 28; July 5, 2024

24-00994M

FIRST INSERTION

Notice of Public Meeting Lakewood Ranch Stewardship District

A meeting of the Board of Supervisors of the Lakewood Ranch Stewardship District will be held on Friday, July 12, 2024, at 9:00 a.m. at Schroeder-Manatee Ranch, Inc., 14400 Covenant Way, Lakewood Ranch, FL 34202. The meeting is open to the public and will be conducted in accordance with provisions of Florida Law for independent special districts. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Supervisors or staff may participate by speaker telephone.

A copy of the agenda for the meeting may be obtained at the offices of the District Manager, PFM Group Consulting LLC, located at 3501 Quadrangle Boulevard, Suite 270, Orlando 32817, (407) 723-5900, during normal business hours.

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

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

Jane Gaarlandt  
District Manager  
June 28, 2024

24-00995M

FIRST INSERTION

HERITAGE HARBOUR SOUTH COMMUNITY DEVELOPMENT DISTRICT NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING

A regular meeting of the Board of Supervisors (the "Board") of the Heritage Harbour South Community Development District ("CDD") is scheduled to be held on Wednesday, July 10, 2024, at 5:00 p.m., at the Stoneybrook Recreation Center located at 200 Golden Harbour Trail, Bradenton, Florida 34212.

A copy of the agenda, along with any meeting materials available in an electronic format, may be obtained at www.heritageharboursouthcdd.org.

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

There may be an occasion where one or more supervisors will participate by telephone. At the above location, there will be present a speaker telephone so that any Board Supervisor or staff member can attend the meeting and be fully informed of the discussions taking place either in person or by telephone communication.

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (954) 603-0033 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, for aid in contacting the District Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the 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.

Kristee Cole  
District Manager  
June 28, 2024

24-00969M

FIRST INSERTION

Notice of Public Hearing and Board of Supervisors Meeting of the Sawgrass Village Community Development District

The Board of Supervisors (the "Board") of the Sawgrass Village Community Development District (the "District") will hold a public hearing and a meeting on July 24, 2024, at 1:00 p.m. at the Harrison Ranch Clubhouse located at 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 www.sawgrassvillagecdd.com, or may be obtained by contacting the District Manager's office via email at Angie.Grunwald@inframark.com or via phone at (813) 873-7300.

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.

Assessment Summary Fiscal Year 2025 vs. Fiscal Year 2024

Table with 4 main sections: Assessment Area One-Parcels 1, 2, & 3; Assessment Area Two-Parcels 4A-4E; Assessment Area Three-Parcel 5. Each section has a sub-table for O&M Assessment and Debt Service Series 2023, comparing FY 2025 and FY 2024 values for various product types.

The O&M Assessments (in addition to debt assessments, if any) will appear on November 2024 Manatee 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.

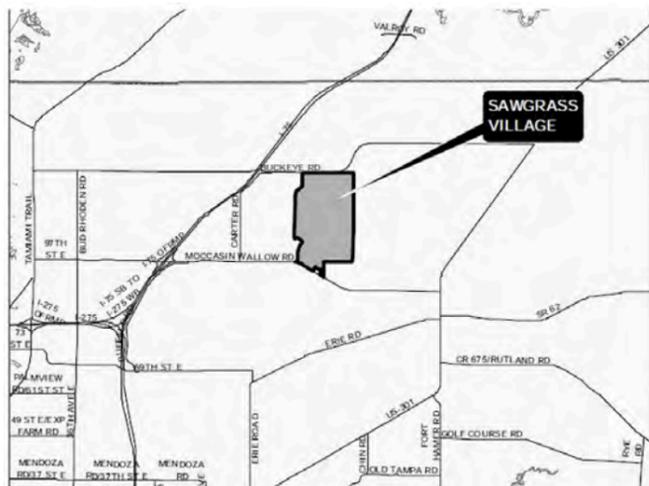
The County Tax Collector may collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be issued against the property which may result in a loss of title or a foreclosure action to be filed against the property. All affected property owners have the right to appear at the public hearing and to file written objections with the District within 20 days of publication of this notice.

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. There may be occasions when staff or Board members may participate by speaker telephone.

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. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

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.

Angie Grunwald  
District Manager



24-00979M

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

--- ESTATE ---

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2024 CP 000527  
Division Probate  
IN RE: ESTATE OF  
ANN I. EPLER Deceased.

The administration of the estate of Ann I. Epler, deceased, whose date of death was February 14, 2024, 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 28, 2024.

**Personal Representative:**  
**Gary Kehrer**  
7612 Lake Vista Court Unit 301  
Lakewood Ranch, Florida 34202  
Attorney for Personal Representative:  
Stephen F. Ellis, Attorney  
Florida Bar Number: 0262854  
Ellis Resolutions  
6710 Professional Parkway, Suite 201 B  
Sarasota, Florida 34240  
Telephone: (941) 366-7200  
E-Mail: steve@ellislawresolutions.com  
June 28; July 5, 2024 24-00999M

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 24-CP-000292  
IN RE: ESTATE OF  
CAROL A. ALBERS a/k/a/  
CAROL ALBERS a/k/a/  
CAROL ANN ALBERS, Deceased.

The administration of the estate of CAROL A. ALBERS a/k/a CAROL ALBERS a/k/a CAROL ANN ALBERS, deceased, whose date of death was March 2, 2023, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the address of which is 1115 Manatee Ave. W, Bradenton, FL 34205.

The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

A Personal Representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211.

The date of first publication of this notice is June 28, 2024.

**Personal Representative:**  
**TIMOTHY C. ALBERS**  
5137 Butte St.  
Lehigh Acres, Florida 33971  
Attorney for Personal Representative:  
STEPHEN W. BUCKLEY, ESQUIRE  
Florida Bar Number: 117747  
GOLDSTEIN, BUCKLEY, CECHMAN,  
RICE & PURTZ, P.A.  
Post Office Box 2366  
Fort Myers, Florida 33902  
Telephone: (239) 334-1146  
Fax: (239) 334-3039  
E-Mail: sbuckley@gbclaw.com  
Secondary E-Mail: lmintz@gbclaw.com  
June 28; July 5, 2024 24-00992M

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT IN AND  
FOR MANATEE COUNTY, FLORIDA  
PROBATE DIVISION  
CASE NO: 2024-CP-1269  
IN RE: THE ESTATE OF:  
TERRY DAVID ANDERSON,  
Deceased.

The administration of the estate of TERRY DAVID ANDERSON, deceased, whose date of death was February 10, 2024, and whose Social Security Number is xxx-xx-5752, is pending in the Circuit Court in and for Manatee County, Florida, Probate Division, the address of which is Post Office Box 25400, Bradenton, Florida 34206. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against 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 6/28/24

**Personal Representative**  
**BRADLEY MARTIN**  
c/o Richard Barton Ray,  
Registered Agent  
6108 26th Street West, Suite 2  
Bradenton, Florida 34207  
Attorney for Personal Representative  
s/ Richard Barton Ray  
RICHARD BARTON RAY, Esquire  
6108 26th Street West, Suite 2  
Bradenton, Florida 34207  
(941)755-3731  
Florida Bar No: 0717381  
June 28; July 5, 2024 24-00997M

FIRST INSERTION

**NOTICE TO CREDITORS**  
(summary administration)  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2024-CP-1133  
IN RE: ESTATE OF:  
CLIFFORD F. TOWELL Deceased.

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:

You are hereby notified that an Order of Summary Administration has been entered in the estate of CLIFFORD F. TOWELL, deceased, Case Number: 2024-CP-1133; by the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205; that the decedent's date of death was January 23, 2024; that the total value of the estate is \$22,558.28 and that the names of those to whom it has been assigned by such order are:

NAME ADDRESS  
Creditors:  
None  
Beneficiaries:  
NAME ADDRESS  
FLETCHER W. TOWELL as  
Trustee of the CLIFFORD F.  
TOWELL REVOCABLE TRUST  
dated November 12, 2003  
5N701 Farrier Point Lane  
Saint Charles, IL 60175  
ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

The date of first publication of this Notice is June 28, 2024

**Person Giving Notice:**  
**FLETCHER W. TOWELL**  
5N701 Farrier Point Lane  
Saint Charles, Illinois 60175  
Attorney for Person Giving Notice:  
Thomas A. Moseley  
Attorney for Petitioner  
Email:  
tom@bradentonattorneyatlaw.com  
Secondary Email: michoeh@bradentonattorneyatlaw.com  
Florida Bar No. 0333689  
Thomas A. Moseley, Chartered  
1724 Manatee Avenue West  
Bradenton, Florida 34205  
Telephone: 941-747-8185  
June 28; July 5, 2024 24-00996M

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2024-CP-1470  
IN RE: ESTATE OF  
BRYAN P. KELLY,  
Deceased.

The administration of the estate of BRYAN P. KELLY, deceased, whose date of death was MAY 24, 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 28, 2024.

/S/ LK  
**LAUREN M. KELLY**  
Personal Representative  
618 137th Street NE  
Bradenton, FL 34212  
/S/ JHH  
JENNIFER J. HENSLEY, ESQUIRE  
Attorney for Personal Representative  
Primary Email: tmlaw.jen@gmail.com  
Secondary Email:  
jhlaw.lisa@gmail.com  
Florida Bar No. 1022202  
5190 26th Street West, Suite D  
Bradenton, FL 34207  
Telephone: (941) 755-8583  
June 28; July 5, 2024 24-01000M

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE  
TWELFTH JUDICIAL CIRCUIT  
IN AND FOR MANATEE COUNTY,  
FLORIDA  
PROBATE DIVISION  
CASE NO. 2024-CP-001457  
IN RE: ESTATE OF  
DAVID F. DAHLQUIST A/K/A  
DAVID FREDERICK DAHLQUIST  
A/K/A DAVID DAHLQUIST,  
DECEASED.

The administration of the estate of DAVID F. DAHLQUIST A/K/A DAVID FREDERICK DAHLQUIST A/K/A DAVID DAHLQUIST, deceased, whose date of death was May 8, 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 has been served must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE TME 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 THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this Notice is June 28, 2024.

Signed on this 14 day of June, 2024.  
**Personal Representative:**  
**DENA M. DAHLQUIST A/K/A**  
**DENA ULIANA DAHLQUIST**  
137 Crescent Drive  
Anna Maria, FL 34216  
Attorney for Personal Representative:  
JAMES D. JACKMAN, ESQUIRE  
Florida Bar No. 521663  
JAMES D. JACKMAN, P.A.  
5008 Manatee Avenue West, Suite A  
Bradenton, Florida 34209  
Telephone: (941) 747-9191  
Facsimile: (941) 747-1221  
Email: jackmanleadings@gmail.com  
June 28; July 5, 2024 24-01006M

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2024 CP 1453  
Division Probate  
IN RE: ESTATE OF  
EVA M PRESLEY  
Deceased.

The administration of the estate of EVA M PRESLEY, also known as EVA MAE PRESLEY, deceased, whose date of death was May 15, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is PO 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 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: Friday, June 28, 2024.

Signed on this 25th day of June, 2024.

**CECLIA CUMMINGS**  
Personal Representative  
307 59TH AVENUE TER WEST  
BRADENTON, FLORIDA 34207  
Katie L. Cok  
Attorney for Personal Representative  
Florida Bar No. 1032226  
Hamilton Price, PA  
2400 Manatee Avenue West  
Bradenton, Florida 34205  
Telephone: 941-748-0550  
Email: Katie@hamiltonpricelaw.com  
June 28; July 5, 2024 24-01012M

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2024-CP-001414  
Division Probate  
IN RE: ESTATE OF  
DAVID ERNEST FAGNANT  
Deceased.

The administration of the estate of DAVID ERNEST FAGNANT, deceased, whose date of death was May 29, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, P. O. Box 25400, Bradenton, FL 34206. The names and addresses of the personal representatives' attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE 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 28, 2024.

**Personal Representatives:**  
**Jackie Novak**  
1446 S. Grant St. - Apt #608  
Arlington, VA 22202-7010  
**Karl Fagnant**  
241 Rossitter St.  
Shreveport, LA 71105-4803  
Attorney for Personal Representatives:  
Dana Laganella Gerling, Esq.  
Florida Bar No. 0503991  
Affordable Attorney  
Gerling Law Group Chartered  
6148 State Road 70 East,  
Bradenton, FL 34203  
Telephone: (941) 756-6600  
Email:  
dlaganella@gerlinglawgroup.com  
June 28; July 5, 2024 24-01011M

FIRST INSERTION

**NOTICE TO CREDITORS**  
(summary administration)  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2024-CP-001321  
Division Probate  
IN RE: ESTATE OF  
LARRY CAMPBELL  
a/k/a LARRY K. CAMPBELL  
Deceased.

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:

You are hereby notified that an Order of Summary Administration has been entered in the estate of LARRY CAMPBELL a/k/a LARRY K. CAMPBELL, deceased, File Number 2024-CP-001321 by the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1051 Manatee Avenue West, Bradenton, Florida 34205; that the decedent's date of death was December 9, 2023; that the total value of the estate is \$0.00 and that the names and addresses of those to whom it has been assigned by such order are:

NAME ADDRESS  
KATHY COVERDALE c/o Jenna  
Kyle Meltzer, Esquire Blalock Walters,  
P.A. 802 11th Street West Bradenton,  
Florida 34205-7734  
GREG CAMPBELL 9999 East U.S.  
Highway 40 Apt. #4 Terra Haute, Indiana  
47803  
CHERYL MARTIN 3426 S. Oaklawn  
Circle Bloomington, Indiana 47401  
SHEILA BROWN 40 Coldbrook  
Drive Lafayette, Indiana 47909  
DANIEL KEITH HAYES 4377 State  
Road 158 Bedford, Indiana 47421

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE  
TWELFTH JUDICIAL CIRCUIT  
IN AND FOR MANATEE COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 2024-CP-1425  
IN RE: ESTATE OF  
DORINE BARBARA AMES,  
also known as DORINE B. AMES,  
Deceased.

The administration of the estate of DORINE BARBARA AMES, also known as DORINE B. AMES, deceased, whose date of death was March 1, 2024, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the street address of which is 1115 Manatee Avenue West, Probate Division, Bradenton, Florida 34205 and the mailing address of which is P.O. Box 25400, Probate Division, 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 28, 2024.

**Personal Representative**  
4720 Country Oaks Boulevard  
Sarasota, Florida 34243  
Kevin M. Colver  
Attorney for Personal Representative  
Florida Bar No. 0104450  
BARNES WALKER, GOETHE,  
PERRON, SHEA & ROBINSON, PLLC  
3119 Manatee Avenue West  
Bradenton, FL 34205  
Telephone: (941) 741-8224  
Email: kcolver@barneswalker.com  
Secondary Email:  
swix@barneswalker.com  
June 28; July 5, 2024 24-00998M

JUSTIN MICHAEL HAYES P.O. Box  
291 Battleground, Indiana 47920  
ALL INTERESTED PERSONS ARE  
NOTIFIED THAT:

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

The date of first publication of this Notice is June 28, 2024.

**Person Giving Notice:**  
**KATHY COVERDALE**  
c/o Jenna Kyle Meltzer, Esquire  
**Blalock Walters, P.A.**  
802 11th Street West  
Bradenton, Florida 34205-7734  
Attorney for Person Giving Notice:  
JENNA KYLE MELTZER  
E-mail Address:  
jmelzter@blalockwalters.com  
Secondary E-mail Address:  
jschembri@blalockwalters.com  
Alternate Secondary E-mail:  
alepper@blalockwalters.com  
Florida Bar No. 1028517  
Blalock Walters, P.A.  
802 11th Street West  
Bradenton, Florida 34205-7734  
June 28; July 5, 2024 24-00988M

FIRST INSERTION

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 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 personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Community Property Rights at Death Act as described in ss. 732.216-732.228 applies, or may apply, unless a written demand is made by a creditor or a beneficiary as specified under s. 732.2211.

The date of first publication of this notice is: June 28, 2024.

**Ned J. Christensen**  
**Personal Representative**  
4720 Country Oaks Boulevard  
Sarasota, Florida 34243  
Kevin M. Colver  
Attorney for Personal Representative  
Florida Bar No. 0104450  
BARNES WALKER, GOETHE,  
PERRON, SHEA & ROBINSON, PLLC  
3119 Manatee Avenue West  
Bradenton, FL 34205  
Telephone: (941) 741-8224  
Email: kcolver@barneswalker.com  
Secondary Email:  
swix@barneswalker.com  
June 28; July 5, 2024 24-00998M



**Do I need to register my business' name?**

Yes. The "fictitious name" or "dba" you register must be advertised at least once in a newspaper that is located within the county where your principal place of business is located prior to conducting business in the state of Florida.

**VIEW NOTICES ONLINE AT**  
**Legals.BusinessObserverFL.com**

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

## --- ESTATE ---

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 24-CP-000640  
Division PROBATE  
IN RE: ESTATE OF  
PHILIP C. BLUM  
Deceased.

The administration of the estate of Philip C. Blum, deceased, whose date of death was January 15, 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 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 28, 2024.

**Personal Representative:**

**Sheila Blum Pollica**  
646 Weatherhead Hollow Road  
Guilford, Vermont 05301  
Attorney for Personal Representative:  
Robert T. Kleinknecht  
Attorney  
Florida Bar Number: 0181330  
Oakstone Law PL  
225 Banyan Blvd, Suite 230  
Naples, Florida 34102  
Telephone: (239) 206-3454  
E-Mail:  
rkleinknecht@oakstonelaw.com  
Secondary E-Mail:  
asmith@oakstonelaw.com  
June 28; July 5, 2024 24-00977M

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2024-CP-001395  
Division Probate  
IN RE: ESTATE OF  
ROGER W. SIMONIS  
Deceased.

The administration of the estate of ROGER W. SIMONIS, deceased, whose date of death was May 23, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, P. O. Box 25400, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF 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 28, 2024.

**Personal Representative:**

**KARLA LADYN**  
1912 55th Avenue  
Bradenton, FL 34207  
Attorney for Personal Representative:  
Dana Laganella Gerling, Esq.  
Florida Bar No. 0503991  
Affordable Attorney  
Gerling Law Group Chartered  
6148 State Road 70 East,  
Bradenton, FL 34203  
Telephone: (941) 756-6600  
Email:  
dlaganella@gerlinglawgroup.com  
June 28; July 5, 2024 24-01007M

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2024CP000585  
Division: Probate  
IN RE: ESTATE OF  
WAYNE STEWART SHERIFF  
Deceased.

The administration of the estate of WAYNE STEWART SHERIFF, deceased, whose date of death was December 11, 2023, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Ave W, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is June 28, 2024.

**Personal Representative:**

**MAURA ELLEN AYALA**  
6714 De Anza Ave,  
Riverside, CA 92506  
Attorney for Personal Representative:  
THOMAS R. WALSER, ESQ.  
Attorney for Personal Representative  
E-mail Addresses:  
trwals@floridaprobatefirm.com  
Florida Bar No. 116596  
Florida Probate Law Firm, PLLC  
6751 N. Federal Highway, Ste. 101,  
Boca Raton, FL 33487  
Telephone: (561) 210-5500  
June 28; July 5, 2024 24-01016M

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2024 CP 1413  
Division Probate  
IN RE: ESTATE OF  
CAROLYN GAIL MONDAY  
Deceased.

The administration of the estate of CAROLYN GAIL MONDAY, deceased, whose date of death was March 22, 2023, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, P. O. Box 25400, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is June 28, 2024.

**Personal Representative:**

**LEE M. MONDAY**  
10904 Wicker Park Place  
Palmetto, FL 34221  
Attorney for Personal Representative:  
Dana Laganella Gerling, Esq.  
Florida Bar No. 0503991  
Affordable Attorney  
Gerling Law Group Chartered  
6148 State Road 70 East,  
Bradenton, FL 34203  
Telephone: (941) 756-6600  
Email:  
dlaganella@gerlinglawgroup.com  
June 28; July 5, 2024 24-00986M

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT IN AND  
FOR MANATEE COUNTY, FLORIDA  
FILE NO. 2024 CA 001391  
IN RE: THE ESTATE OF  
DOROTHY B. MCKINLEY  
DECEASED

The administration of the estate of Dorothy B. McKinley, deceased, whose date of death was 11 February 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, P. O. Box 25400, Bradenton, 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 §733.702 OF THE FLORIDA STATUTES WILL BE FOREVER BARRED.

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

A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in Florida Statutes §732.216 through §732.228, applies, or may apply, unless a written demand is made by a creditor as specified under §732.221 of the Florida Statutes.

The date of first publication of this notice is 28 June 2024.

**Personal Representative:**

**David Copeland**  
6019 45th St W  
Bradenton, FL 34210  
Attorney for Personal Representative:  
Feldman & Roback  
3908 26th St. W.,  
Bradenton, FL 34205  
(941) 758-8888 •  
Fax (941) 870-1622  
by: Marc H. Feldman  
Marc H. Feldman •  
Florida Bar No. 276537  
June 28; July 5, 2024 24-00991M

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2024 CP 001280  
Division Probate  
IN RE: ESTATE OF  
ROBIN MARY MURPHY Deceased.

The administration of the estate of Robin Mary Murphy, deceased, whose date of death was April 24, 2024 is pending in the Circuit Court for Sarasota 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 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 28, 2024.

**Personal Representatives**

**Brent Mirikatani**  
8495 Idlewood Court  
Lakewood Ranch, FL 34202  
**Morgan Carroll**  
8495 Idlewood Court  
Lakewood Ranch, FL 34202  
Attorney for Personal Representative:  
Neil T. Lyons, Esq;  
Florida Bar No. 91826  
Luhrs Goldberg, LLC  
6954 Professional Parkway  
Lakewood Ranch, Florida 34240  
Email Address:  
ntl@lawpoweredbywomen.com  
June 28; July 5, 2024 24-00975M

## FIRST INSERTION

**FIRST AMENDED NOTICE TO CREDITORS (Summary Administration)**  
IN THE CIRCUIT COURT,  
TWELFTH JUDICIAL CIRCUIT  
IN AND FOR MANATEE COUNTY,  
FLORIDA

PROBATE DIVISION  
File Number: 2023-CP-4140  
IN RE: ESTATE OF  
KELLEY JOSEPH ELWER,  
Deceased.

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST ABOVE ESTATE:

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-4140, Probate Division: that is pending in the Circuit Court, in and for Manatee 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 28, 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@theiveyleagueawfirm.com  
June 28; July 5, 2024 24-00990M

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2024 CP 1434  
IN RE: ESTATE OF  
JEFFREY T. BAIRD  
Deceased.

The administration of the estate of JEFFREY T. BAIRD, deceased, whose date of death was April 1, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is Post Office 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 28, 2024.

**David R. Hocker**

9110 64th Ave. E.  
Bradenton, FL 34202  
Bowman, George, Scheb,  
Kimbrough, Koach & Chapman, PA  
David G. Bowman, Jr., Esq.  
2750 Ringling Blvd., Suite 3  
Sarasota, FL 34237  
(941) 366-5510  
Florida Bar No. 801933  
dbowmanj@bowmangeorge.com  
Attorneys for Personal Representative  
June 28; July 5, 2024 24-00989M

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2024-CP-001315  
Division PROBATE  
IN RE: ESTATE OF  
MICHAEL G. BARBOUR  
Deceased.

The administration of the estate of MICHAEL G. BARBOUR, deceased, whose date of death was May 10, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Ave. W., Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.221.

The date of first publication of this notice is June 28, 2024.

**Personal Representative:**

**KATHY BARBOUR**  
7026 West Country Club Drive N.  
Sarasota, Florida 34243  
Attorney for Personal Representative:  
BART SCOVILL  
Attorney  
Florida Bar Number: 0985716  
8031 Cooper Creek Blvd., Suite 101  
University Park, FL 34201  
Telephone: (941) 365-2253  
E-Mail: bart@scovills.com  
Secondary E-Mail:  
melissa@scovills.com  
June 28; July 5, 2024 24-00976M

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE  
TWELFTH JUDICIAL CIRCUIT  
IN AND FOR MANATEE COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 2024-CP-000672-AX  
IN RE: ESTATE OF  
RODNEY PAUL FRANKLIN,  
Deceased.

The administration of the estate of RODNEY PAUL FRANKLIN, deceased, whose date of death was January 4, 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 28, 2024.

Signed on this 26th day of June, 2024.

**TARA WILLIAMS**

**Personal Representative**  
2008 E. Timberlane Dr.  
Plant City, FL 33563  
JOHN J. WASKOM, ESQ.  
Attorney for Personal Representative  
Florida Bar No. 0962181  
ICARD, MERRILL, CULLIS, TIMM,  
FUREN & GINSBURG, P.A.  
8470 Enterprise Circle, Suite 201  
Lakewood Ranch, FL 34202  
Telephone: 941-907-0006  
Email: jwaskom@icardmerrill.com  
Secondary Email:  
gbugayev@icardmerrill.com  
June 28; July 5, 2024 24-01013M

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2024-CP-1029  
Division Probate  
IN RE: ESTATE OF  
LEONARD C. DITARANTO, SR,  
Deceased.

The administration of the estate of LEONARD C. DITARANTO, SR, deceased, whose date of death was January 19, 2024; File Number 2024-CP-1029, 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 representatives and the personal representatives' attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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 28, 2024.

Signed on this 20 day of June, 2024.

**JAMES L. DITARANTO**

**Personal Representative**  
4060 Roberts Point Road  
Sarasota, FL 34242  
**ROBIN L. DAVIS**  
**Personal Representative**  
13127 Sydney Rd.  
Dover FL 33527  
W. Lee McGinness  
Attorney for Personal Representatives  
Florida Bar No. 0520550  
MacLeod, McGinness & Bowman, P.A.  
1800 Second Street, Ste 971  
Sarasota, FL 34236  
Telephone: 941-954-8788  
Email: lee@mandm-law.com  
Secondary Email:  
jenny@mandm-law.com  
June 28; July 5, 2024 24-00987M

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE  
TWELFTH JUDICIAL CIRCUIT  
IN AND FOR MANATEE COUNTY,  
FLORIDA  
PROBATE DIVISION  
CASE NO.: 2024-CP-000582  
IN RE: ESTATE OF  
FLORYDA ELIZABETH MURRAY  
A/K/A FLORYDA E. MURRAY  
A/K/A FLORYDA MURRAY  
A/K/A FLORIDA MURRAY,  
DECEASED.

The administration of the estate of FLORYDA ELIZABETH MURRAY A/K/A FLORYDA E. MURRAY A/K/A FLORYDA MURRAY A/K/A FLORIDA MURRAY, deceased, whose date of death was January 6, 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 has been served must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE TIME 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 THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of the first publication of this Notice is June 28, 2024.

Signed on this 11 day of March, 2024.

**Personal Representative:**

**FLORETTA E. MAYS**  
802 19th Street Court East  
Bradenton, FL 34208  
Attorney for Personal Representative:  
JAMES D. JACKMAN, ESQUIRE  
Florida Bar No. 521663  
JAMES D. JACKMAN, P.A.  
5008 Manatee Avenue West, Suite A  
Bradenton, Florida 34209  
Telephone: (941) 747-9191  
Facsimile: (941) 747-1221  
Email: jackmanpleadings@gmail.com  
June 28; July 5, 2024 24-01014M

--- ACTIONS / SALES ---

FIRST INSERTION

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

Case No. 2024CA000592AX  
NDetail Capital, LLC Plaintiff, vs.  
Andrea Lee Suarez a/k/a Andrea Suarez, as Trustee of the Andrea Lee Suarez, Revocable Trust under agreement dated the 9th day of May, 2022; et al Defendants.  
TO: Andrea Lee Suarez a/k/a Andrea Suarez, as Trustee of the Andrea Lee Suarez, Revocable Trust under agreement dated the 9th day of May, 2022  
Last Known Address: 4003 Riverview Boulevard Bradenton, FL 34209

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Manatee County, Florida:  
LOTS 4, 12 AND THAT PART

OF LOT 13 MORE PARTICULARLY DESCRIBED AS FOLLOWS, OF BLOCK C, RIVERSIDE TERRACE, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 69, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA  
BEGIN AT THE SOUTHWEST CORNER OF LOT 13, THENCE EASTERLY ALONG THE SOUTH LINE OF LOT 13, 25.0 FEET; THENCE NORTHERLY ALONG A LINE PARALLEL TO AND 25.0 FEET EASTERLY OF THE WEST LINE OF SAID LOT 13, 86.13 FEET; THENCE NORTHEASTERLY 35.20 FEET TO THE NORTHEAST CORNER OF LOT 13; THENCE NORTHWESTERLY ALONG THE NORTH LINE OF SAID LOT 13, 52.0 FEET; THENCE SOUTH ALONG THE WESTERLY LINE OF LOT 13, 125.7 FEET TO THE POINT OF BEGINNING.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Julie York, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 2001 NW 64th St, Suite 130, Ft. Lauderdale, FL 33309, within thirty (30) days of the first date of publication and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS  
In and for Manatee County:  
If you cannot afford an attorney, contact Gulfcoast Legal Services at (941) 746-6151 or www.gulfcoastlegal.org, or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-

8011.  
If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.  
DATED on 6/24/2024.

Angelina Colonnese  
As Clerk of the Court  
(SEAL) By Kris Gaffney  
As Deputy Clerk  
Julie York, Esquire,  
Brock & Scott, PLLC.,  
the Plaintiff's attorney,  
2001 NW 64th St, Suite 130,  
Ft. Lauderdale, FL 33309  
File # 24-F00105  
June 28; July 5, 2024 24-01003M

FIRST INSERTION

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

CASE NO.:  
412023CA003595CAAXMA  
GRANITE HILLS VENTURES, LLC SOLELY IN ITS CAPACITY AS SEPARATE TRUSTEE OF TEXTBOOK HOLDINGS TRUST, Plaintiff, v.  
ANTONY KENNETH STEFAN OSEITUTU, PLLC, et al., Defendants.

NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Amended Uniform Final Judgment of Mortgage Foreclosure dated June 11, 2024, issued in and for Manatee County, Florida, in Case No. 412023CA003595CAAXMA, wherein GRANITE HILLS VENTURES, LLC SOLELY IN ITS CAPACITY AS SEPARATE TRUSTEE OF TEXTBOOK HOLDINGS TRUST is the Plaintiff, and ANTONY KENNETH STEFAN OSEITUTU, PLLC are the Defendants.

The Clerk of the Court, ANGELINA COLONNOSO, will sell to the highest and best bidder for cash, in accordance with Section 45.031, Florida Statutes, on July 31, 2024, at electronic sale beginning at 11:00 AM, at www.manatee.realforeclose.com the following-described real property as set forth in said Amended Uniform Final Judgment of Mortgage Foreclosure, to wit:  
LOT 6, BLOCK 5, S.C. COBB, ACCORDING TO THE MAP OR PLAT THEREOF AS RE-

CORDED IN PLAT BOOK 1, PAGE 181, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.  
Property Address: 5623 Gulf Dr, Holmes Beach, FL 34217

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 20th day of June, 2024.  
Respectfully submitted,  
HOWARD LAW  
4755 Technology Way, Suite 104  
Boca Raton, FL 33431  
Telephone: (954) 893-7874  
Facsimile: (888) 235-0017  
Designated Service E-Mail: Pleadings@HowardLaw.com  
By: /s/ Matthew B. Klein  
Matthew B. Klein, Esq.  
Florida Bar No.: 73529  
E-Mail: Matthew@HowardLaw.com  
June 28; July 5, 2024 24-00985M

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR MANATEE COUNTY  
GENERAL JURISDICTION DIVISION  
CASE NO.

CASE NO. 41-2024-CA-000608  
DEUTSCHE BANK NATIONAL TRUST COMPANY, AS INDENTURE TRUSTEE, ON BEHALF OF THE HOLDERS OF THE TERWIN MORTGAGE TRUST 2006-8, ASSET-BACKED SECURITIES, SERIES 2006-8, Plaintiff, vs.  
JOSEFINA P MELCHER, et al., Defendant.

To: GLENDA B. BOONE  
212 53RD AVE EAST  
BRADENTON FL 34203  
UNKNOWN SPOUSE OF GLENDA B. BOONE  
212 53RD AVE EAST  
BRADENTON FL 34203  
MICHAEL CUMMINGS  
2426 1ST AVE N  
SAINT PETERSBURG FL 33713  
MICHAEL CUMMINGS  
630 HERITAGE LN APT B  
LARGO FL 33770  
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 1, BLOCK 2, SUNNILAND SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 10, PAGE 1, 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 Nicholas J Van-

hook, 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 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

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

If you are a person with a disability who needs any 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 24TH day of June, 2024.  
Angelina Colonnese  
CLERK OF THE CIRCUIT COURT  
As Clerk of the Court  
(SEAL) BY: Kris Gaffney  
Deputy Clerk  
Nicholas J Vanhook, Esq.,  
McCalla Raymer Leibert Pierce, LLC,  
225 East Robinson Street, Suite 155,  
Orlando, FL 32801  
23-08960FL  
June 28; July 5, 2024 24-01001M

FIRST INSERTION

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

CASE NO.  
412024CA000565CAAXMA  
PENTAGON FEDERAL CREDIT UNION, Plaintiff, vs.  
COSETTE M. BROWN-GARCIA, AS TRUSTEE OF THE SATURNINO GARCIA REVOCABLE TRUST DATED SEPTEMBER 13, 2011, et al. Defendant(s).

TO: UNKNOWN BENEFICIARIES OF THE SATURNINO GARCIA REVOCABLE TRUST DATED SEPTEMBER 13, 2011,  
whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:  
LOT 10, BLOCK K, BROOKSIDE ADDITION TO WHITFIELD, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 17, PAGES 33 THROUGH 36, INCLUSIVE, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 30 days from Date of First Publication of this Notice and file

the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.

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

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

WITNESS my hand and seal of this Court at County, Florida, this 24TH day of June, 2024.

Angelina Colonnese  
Manatee County Clerk  
of The Circuit Court  
(SEAL) BY: Kris Gaffney  
DEPUTY CLERK  
ROBERTSON, ANSCHUTZ, AND SCHNEID, PL  
ATTORNEY FOR PLAINTIFF  
6409 CONGRESS AVE., SUITE 100  
BOCA RATON, FL 33487  
PRIMARY EMAIL:  
FLMAIL@RASLG.COM  
24-180633  
June 28; July 5, 2024 24-01002M

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA  
CIVIL DIVISION  
CASE NO.:

412024CA000479CAAXMA  
VILLAGE CAPITAL & INVESTMENT LLC, Plaintiff, vs.  
UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF MICHAEL J. GASPARRE, et al., Defendants.

TO:  
UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF MICHAEL J. GASPARRE  
THE ESTATE OF MICHAEL J. GASPARRE AND ALL KNOWN AND UNKNOWN AUTHORIZED REPRESENTATIVES IN THE ESTATE OF MICHAEL J. GASPARRE

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:  
THE NORTH 10 FEET OF LOT 3 AND THE SOUTH 56.30 FEET OF LOT 4, BLOCK B, REPLAT OF AZALEA TERRACE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 50, 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 De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is PO BOX 5026, CORAL SPRINGS, FL 33310 at least thirty

(30) days after the first publication of this Notice in the (Please publish in BUSINESS OBSERVER) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

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

WITNESS my hand and the seal of this Court this 20TH day of June, 2024.  
ANGELINA M. COLONNOSO  
As Clerk of the Court  
(SEAL) By Kris Gaffney  
As Deputy Clerk  
De Cubas & Lewis, P.A.  
Attorney for Plaintiff  
PO BOX 5026  
CORAL SPRINGS, FL 33310  
24-01117  
June 28; July 5, 2024 24-00978M



WE  
WANT  
TO  
SEE  
YOU



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legal@businessobserverfl.com

Deadline Wednesday at noon • Friday Publication

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CALL 941-906-9386

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Observer

11/20/24

SUBSEQUENT INSERTIONS

--- PUBLIC SALES ---

SECOND 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 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. Ana Maria Germanson unit #00226; Jennifer R Fretz-Smith unit #00905; Jesus Moreno 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 conditions apply. See manager for details. June 21, 28, 2024 24-00917M

SECOND 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 household goods, furnishings and garage essentials. Tahree' Yawn unit #00182; Jacole Snyder unit #00781; Mykeal Blaine Agirre unit #00837; Tom Scholz unit #01276; Joe Gavel unit #LT063; Ana L Flores unit #LT075. 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

SECOND 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 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. Nancy Rhine unit #A422; Richard Fuels unit #RVC22 contents: 2008 KZRV Travel trailer VIN: 4EXFS322087115431. 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

SECOND 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.storagetreasures.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

SECOND 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.storagetreasures.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

SECOND 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.storagetreasures.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

SECOND 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 pursuant to F.S. 715.109. 1960 TRTWD HS B144 . Last Tenants: JANICE E MERRITT, THOMAS W MERRITT SR, ESTATE OF THOMAS W MERRITT SR AND ALL UNKNOWN PARTIES, BENEFICIARIES, HEIRS, SUCCESSORS, AND ASSIGNS OF THOMAS W MERRITT SR. Sale to be at CITRUS GROVE HOME OWNERS ASSOCIATION INC DBA CITRUS GROVE ESTATES, 12 PALMWOOD, BRADENTON, FL 34208. 813-241-8269. June 21, 28, 2024 24-00958M

SECOND 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 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 household goods, furnishings and garage essentials. Frank Santos unit #A028; Obi Able Tarwoe Sr unit #A080; Jennifer Alana Ball unit #B059; Keyunna Zaccare 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

SECOND 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 MARIE R. HESS, deceased, whose date of death was November 23, 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 representatives and the personal representatives' attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate 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 Representatives:
W. DALE HESS JR.
3349 Fallston Road

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 Representatives:
W. DALE HESS JR.
3349 Fallston Road

Fallston, MD 21047
PATRICK L. HESS
3021 Clayton Road
Joppa, MD 21085
MARTHA SCHUMACHER
3357 Fallston Road
Fallston, MD 21047
PHILLIP HESS
13640 3rd Avenue NE
Bradenton, FL 34212
Attorney for
Personal Representatives:
RIC GREGORIA
Florida Bar No. 0908551
Williams Parker Harrison
Dietz & Getzen
50 Central Avenue, Eighth Floor
Sarasota, FL 34236
Telephone: 941-366-4800
Designation of Email
Addresses for service:
Primary:
rgregoria@williamsparke.com
Secondary:
ltraver@williamsparke.com
June 21, 28, 2024 24-00965M

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 Moysey a/k/a
David Moysey, Deceased a/k/a
David G. Moysey a/k/a
David G. Moysey, Deceased
Any and All Known and Unknown Heirs, Devises, Grantees or Assignees of David Moysey a/k/a
David Moysey, Deceased a/k/a
David G. Moysey a/k/a
David G. Moysey, Deceased
The Estate of David Moysey a/k/a
David Moysey, Deceased a/k/a
David G. Moysey a/k/a
David G. Moysey, Deceased
Any and All Known and Unknown Heirs, Devises, Grantees or Assignees of the Estate of David Moysey a/k/a
David Moysey, Deceased a/k/a
David G. Moysey a/k/a
David G. Moysey, Deceased
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 described real property located in MANATEE COUNTY, STATE OF FLORIDA: Unit Numbers and Week Numbers (as described on attached Exhibit "A") of Gulf Stream Beach Resort, a condominium, according to the Declaration of Condominium thereof recorded

SECOND INSERTION
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 appropriate action with regard to this foreclosure matter, you risk losing ownership of your timeshare interest through the trustee foreclosure procedure established in §721.855, Florida Statutes. You may choose to sign and send to the trustee an objection form exercising 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 objection form, the foreclosure of the lien with respect to the default specified in this action shall be subject to the judicial 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 procedure, you will not be subject to a deficiency 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 writing. Objections are to be mailed to the trustee, Theresa A. Deeb, Esquire, at 6677 13th Avenue North, Suite 3A, St.

Petersburg, FL 33710 within 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 Moysey a/k/a
David Moysey, Deceased a/k/a
David G. Moysey a/k/a
David G. Moysey, Deceased
Any and All Known and Unknown Heirs, Devises, Grantees or Assignees of David Moysey a/k/a
David Moysey, Deceased a/k/a
David G. Moysey a/k/a
David G. Moysey, Deceased
The Estate of David Moysey a/k/a
David Moysey, Deceased a/k/a
David G. Moysey a/k/a
David G. Moysey, Deceased
Any and All Known and Unknown Heirs, Devises, Grantees or Assignees of the Estate of David Moysey a/k/a
David Moysey, Deceased a/k/a
David G. Moysey a/k/a
David G. Moysey, 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



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

--- ESTATE ---

SECOND 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 unmaturing, 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 unmaturing, 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

SECOND 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

SECOND 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

SECOND 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

**Personal Representative:**

**JAMES SIEGFRIED**  
7246 Cedar Hollow Circle  
Bradenton, Florida 34203  
**CAROL BLACKWELL**  
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

SECOND 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

SECOND 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.

**Personal Representative:**

**Sally M. Fitzsimon**  
**SALLY M. FITZSIMON**  
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

SECOND 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

SECOND 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

SECOND 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.

**Personal Representative:**

**JAMES L. DITARANTO**  
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

SECOND 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

SECOND 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

SECOND 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

## SECOND 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

## FOURTH 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 Plaintiff's 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 Gulfoast Legal Services at (941) 746-

6151 or [www.gulfoastlegal.org](http://www.gulfoastlegal.org), or Legal Aid of Manasota at (941) 747-1628 or [www.legalaidofmanasota.org](http://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@businessobserverfl.com](mailto:legal@businessobserverfl.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  
[mlielbert@blalockwalters.com](mailto:mlielbert@blalockwalters.com);  
[eservice@blalockwalters.com](mailto: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

## --- ACTIONS ---

## SECOND 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

## SECOND 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

## SECOND 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").  
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.

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](http://www.gulfoastlegal.org), or Legal Aid of Manasota at (941) 747-1628 or [www.legalaidofmanasota.org](http://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

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](http://www.gulfoastlegal.org), or Legal Aid of Manasota at (941) 747-1628 or [www.legalaidofmanasota.org](http://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

## SECOND 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.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.L.,  
1312 W. Fletcher Avenue, Suite B,  
Tampa, FL 33612  
June 21, 28; July 5, 12, 2024  
24-00932M

## SECOND 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 Judgment may be entered against you for the relief demanded in the Complaint.

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](http://www.gulfoastlegal.org), or Legal Aid of Manasota at (941) 747-1628 or [www.legalaidofmanasota.org](http://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

## SECOND 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 J. Bays A/K/A Wanda J. Bays 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 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](http://www.gulfoastlegal.org), or Legal Aid of Manasota at (941) 747-1628 or [www.legalaidofmanasota.org](http://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



### 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.

--- SALES ---

SECOND 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

SECOND 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

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.**  
**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

SECOND INSERTION

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

SECOND INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA  
**CIVIL DIVISION**  
**CASE NO. 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

SECOND 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

SECOND 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](mailto:legal@businessobserverfl.com)

FLORIDA'S NEWSPAPER FOR THE C-SUITE