

MANATEE COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF PUBLIC MEETING DATES TARA COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of Tara Community Development District will hold their regular monthly meetings for the Fiscal Year 2024/2025 at 10:00 a.m. and will be held at the Tara Community Center, located at 7340 Tara Preserve Lane, Bradenton, Florida 34203. The meeting dates are as follows:

- October 1, 2024
November 12, 2024
December 10, 2024
January 28, 2025
February 25, 2025
March 25, 2025
April 22, 2025
May 27, 2025
June 24, 2025
July 22, 2025
August 26, 2025
September 23, 2025

The meeting will be 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 in progress without additional published notice to a time, date and location stated on the record at the meeting.

A copy of the agenda may be obtained at the office of the District Manager, Inframark, located at 313 Campus Street, Celebration, FL 34747, (407) 566-1935, during normal business hours. There may be occasions when one or more Supervisors will participate by telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at least forty- eight (48) hours before the meeting by contacting the District Manager at (407) 566-1935. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting 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 the appeal is to be based.

Kristee Cole
District Manager
September 20, 2024

24-01443M

FIRST INSERTION

SOUTHPOINTE OF MANATEE COUNTY COMMUNITY DEVELOPMENT DISTRICT NOTICE OF THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD OF COLLECTION OF NON-AD VALOREM ASSESSMENTS

Notice is hereby given that the Southpointe of Manatee County Community Development District ("District") intends to use the uniform method of collecting non-ad valorem assessments to be levied by the District pursuant to Section 197.3632, Florida Statutes. The Board of Supervisors ("Board") of the District will conduct a public hearing on October 18, 2024 at 11:00 a.m., at Villa Amenity Center at Sweetwater, 18195 Cherished Loop, Lakewood Ranch, Florida 34211. The purpose of the public hearing is to consider the adoption of a resolution authorizing the District to use the uniform method of collecting non-ad valorem assessments to be levied by the District on properties located on land included in, or to be added to, the District.

The District may levy non-ad valorem assessments for the purpose of financing, acquiring, maintaining and/or operating community development facilities, services and improvements within and without the boundaries of the District, to consist of, among other things, roadways, stormwater management, water and sewer utilities, offsite improvements, amenity facilities, hardscaping, landscaping, irrigation, streetlighting and any other public improvements and lawful projects or services of the District as authorized.

Owners of the properties to be assessed and other interested parties may appear at the public hearing and be heard regarding the use of the uniform method of collecting such non-ad valorem assessments. This hearing is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The public hearing may be continued to a date, time, and location to be specified on the record at the hearing. There may be occasions when Supervisors or staff may participate by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the hearing and/or meeting is asked to contact the District Office at c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, at least 48 hours before the hearing and/or meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770, who can aid you 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 hearing 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.

District Manager
September 20, 27; October 4, 11, 2024

24-01455M

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 10/4/2024, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1970 NBLT mobile home bearing vehicle identification number N1642 and all personal items located inside the mobile home. Last Tenant: Kristine Marie Hansen. Sale to be held at: Trade Winds Mobile Home Court, 5917 14th Street West, Lot No. 301, Bradenton, Florida 34207, 941-758-7080. Sept. 20, 27, 2024 24-01467M

FIRST INSERTION

PUBLIC NOTICE

COPPERSTONE COMMUNITY DEVELOPMENT DISTRICT SPECIAL MEETING ATTORNEY/CLIENT SESSION MEETING MONDAY, OCTOBER 7, 2024 AT 6:00 PM HARRISON RANCH CLUBHOUSE, 5755 HARRISON RANCH BOULEVARD, PARRISH, FL 34219

A meeting will be held under the Attorney/Client Session provisions available under Florida's Sunshine Law, Section 286.011(8), Florida Statutes, on Monday, October 7, 2024, and beginning at 6:00 p.m. and lasting approximately ninety (90) minutes at the request of the District's Attorney. This meeting shall be held at the Harrison Ranch Clubhouse, 5755 Harrison Ranch Boulevard, Parrish, FL 34219. This meeting shall commence at an open meeting and then will move into an Attorney/Client Session limited in attendance to the District Attorneys, Mark Barnebey, Marisa Powers, Charles Johnson and Matthew Liebert and District Manager Stephanie DeLuna who will meet in private with the Board of Supervisors of the Copperstone Community Development District (Adam Bailey, Gerard Litrenta, Tom Fretz, Michael Fondario, Ryan Stulman), and a court reporter who will transcribe the full proceedings to be made part of the public record for release at the conclusion of the litigation for the purpose of discussing: settlement negotiations or strategy sessions related to litigation expenditures in the following court case: Copperstone Community Development District v. Crosscreek Environmental, Inc., et al, Case No.: 2023-CA-0041075. At the conclusion of the private portion of the meeting, the meeting shall then reopen in public.

PURSUANT TO SECTION 286.0105, FLORIDA STATUTES, IF AN INDIVIDUAL DECIDES TO APPEAL ANY DECISION MADE BY THE BOARD OF SUPERVISORS WITH RESPECT TO ANY MATTER CONSIDERED AT THIS MEETING, A RECORD OF THE PROCEEDINGS WILL BE REQUIRED AND THE INDIVIDUAL WILL NEED TO ENSURE THAT A VERBATIM TRANSCRIPT OF THE PROCEEDINGS IS MADE, WHICH RECORDING INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS BASED.

PURSUANT TO SECTION 286.26, FLORIDA STATUTES, IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT AND FLORIDA STATE STATUTES, PERSONS WITH DISABILITIES NEEDING SPECIAL ASSISTANCE TO PARTICIPATE IN THIS PROCEEDING SHOULD CONTACT THE DISTRICT MANAGER AT LEAST THREE BUSINESS DAYS PRIOR TO THE MEETING (813) 933-5571. September 20, 2024 24-01450M

FIRST INSERTION

NOTICE OF BOARD MEETING EAGLE POINTE COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors ("Board") of the Eagle Pointe Community Development District ("District") will hold a regular meeting of the Board of Supervisors on Thursday, October 3, 2024, at 6:00 PM at the Eagle Pointe Clubhouse, 11450 Moonsail Drive, Parrish, FL 34219.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. A copy of the agenda for this meeting may be obtained by contacting the District Manager by mail at 4530 Eagle Falls Place, Tampa, FL 33619 or by telephone at (813) 344-4844, or by visiting the District's website at eaglepointecd.org. This meeting may be continued to a date, time, and place to be specified on the record at the meeting.

Any member of the public interested in listening to and participating in the meetings remotely may do so by dialing in telephonically at (865) 606-8207 and entering the conference identification number 7700. Information about how the meetings will be held and instructions for connecting and participating may be obtained by contacting the District Manager's Office at (813) 344-4844 or mcgrath@gms-tampa.com. Additionally, participants are strongly encouraged to submit questions and comments to the District Manager's Office in advance to facilitate consideration of such questions and comments during the meetings.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting or to obtain access to the telephonic, video conferencing, or other communications media technology used to conduct this meeting is asked to advise the District Office at least forty-eight (48) hours prior to the meeting by contacting the District Manager at (813) 344-4844. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Richard McGrath, District Manager
Governmental Management Services - Tampa, LLC

September 20, 2024

24-01442M

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 10/4/2024 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1974 MANH mobile home bearing Vehicle Identification Number MH1073 and all personal items located inside the mobile home. Last Tenant: Janice Marie Reardon and Mario Alberto Lopez De Leon. Sale to be held at: Cortez Plaza, 616 Cortez Road West, Bradenton, Florida 34207, 727-315-0414. Sept. 20, 27, 2024 24-01468M

FIRST INSERTION

Notice of Sale

Pursuant to Florida Statute 713.585 F.S. United American Lien & Recovery as agent w/ power of attorney will sell the following vehicle(s) to the highest bidder; net proceeds deposited with the clerk of court; owner/lienholder has right to hearing and post bond; owner may redeem vehicle for cash sum of lien; all auctions held in reserve; Inspect 1 week prior @ lienor facility; cash or cashier check; any person interested ph (954) 563-1999

Sale date October 11th, 2024 @ 10:00 am 3411 NW 9th Ave Ft Lauderdale FL 33309

39688 2018 Toyota
VIN#: 4T1B11HK4JU520225
Lienor: Gettel Toyota
6323 14th St W Bradenton
941-756-5511 Lien Amt \$10,577.09
September 20, 2024 24-01430M

FIRST INSERTION

NOTICE OF SPECIAL MEETING OF THE BOARD OF SUPERVISORS OF WILLOW WALK COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Willow Walk Community Development District will hold a special meeting on Tuesday October 1, 2024, at 4:00 p.m. at The Harrison Ranch Clubhouse which is located at 5755 Harrison Ranch Blvd. Parrish, FL 34219. The Board of Supervisors of the District will hold its regular meeting to consider any business that properly comes before it.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for this meeting may be obtained 2700 S. Falkenburg Rd, Riverview, FL 33578. There may be an occasion where one or more supervisors will participate by speaker telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Office at (813) 533-2950, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 or 7-1-1 for aid in contacting the District Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such 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 the appeal is to be based.

Stephanie DeLuna
District Manager
Sept. 20, 2024

24-01469M

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 Wood 'N' Barrel Creations located at 11609 4th Ave E, in the County of Manatee, in the City of Bradenton, Florida 34212 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Bradenton, Florida, this 13th day of September, 2024.

Jeffrey Woodin
September 20, 2024 24-01458M

FIRST INSERTION

NOTICE OF MEETINGS

WATERLEFE COMMUNITY DEVELOPMENT DISTRICT SAFETY COMMITTEE

As Florida Sunshine Law requires, notice is hereby given that the Fiscal Year 2024/2025 regular meetings of the Waterlefe Community Development District Safety Committee are scheduled to be held at 10:00am at the Community Room at the Golf Club, 1022 Fish Hook Cove, Bradenton, Florida 34212, unless otherwise indicated as follows.

Meeting Dates:

- November 12, 2024
January 14, 2025
March 11, 2025
May 13, 2025
July 8, 2025
September 9, 2025

District Manager
Ruben Durand
September 20, 2024 24-01453M

FIRST INSERTION

PUBLIC NOTICE

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 898185 from Stephen Tiller Tunnel to Towers Foundation, Inc. Application received: July 8, 2024. Proposed activity: Residential. Project name: Tunnel to Towers - Bradenton Veterans Village. Project size: 8.7 acres Location: Section(s) 08 Township 35S, Range 17 East, in Manatee County. Outstanding Florida Water: No. Aquatic preserve: No. The application is available for public inspection Monday through Friday at 7601 U.S. Highway 301 North, Tampa, Florida 33637 or through the "Application & Permit Search Tools" function on the District's website at www.watermatters.org/permits/. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Bureau, 7601 U.S. Highway 301 North, Tampa, Florida 33637 or submit your request through the District's website at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Bureau at (813)985-7481 or (800)836-0797, TDD only 1(800)231-6103. September 20, 2024 24-01454M

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

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF PUBLIC HEARINGS TO CONSIDER THE IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SECTIONS 170.07 AND 197.3632, FLORIDA STATUTES, AND NOTICE OF SPECIAL MEETING, BY THE SOUTHPOINTE OF MANATEE COUNTY COMMUNITY DEVELOPMENT DISTRICT

District Manager

RESOLUTION 2024-32

In accordance with Chapters 170, 190 and 197, Florida Statutes, the Southpointe of Manatee County Community Development District's ("District") Board of Supervisors ("Board") hereby provides notice of the following public hearings and public meeting:

NOTICE OF PUBLIC HEARINGS
 DATE: October 18, 2024
 TIME: 11:00 a.m.
 LOCATION: Villa Amenity Center at Sweetwater
 18195 Cherished Loop
 Lakewood Ranch, Florida 34211

The purpose of the public hearings announced above is to consider the imposition of special assessments ("Debt Assessments"), and adoption of assessment rolls to secure proposed bonds, on benefited lands within the District, and, to provide for the levy, collection and enforcement of the Debt Assessments. The proposed bonds secured by the Debt Assessments are intended to finance certain public infrastructure improvements, including, but not limited to, stormwater management, water and sewer utilities, landscape, irrigation, lighting, and other infrastructure improvements (together, "Project"), benefiting certain lands within the District. The Project is described in more detail in the Engineer's Report, dated November 5, 2023 ("Engineer's Report"). Specifically, the Project includes a Capital Improvement Plan to provide public infrastructure benefitting all lands within the District, as identified in the Engineer's Report. The Debt Assessments are proposed to be levied as one or more assessment liens and allocated to the benefited lands within the District, as set forth in the Master Special Assessment Allocation Report, dated November 13, 2023 ("Assessment Report"). At the conclusion of the public hearings, the Board will, by resolution, levy and impose assessments as finally approved by the Board. A special meeting of the District will also be held where the Board may consider any other business that may properly come before it.

The District is located entirely within Manatee County, Florida, and consists of approximately 137 +/- acres. The site is generally located west of I-75 on the side of Moccasin Wallow Road and directly north of the Buffalo Canal. A geographic depiction of the District is shown below. All lands within the District are expected to be improved in accordance with the reports identified above.

A description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the "District's Office" located at c/o Rizzetta & Company, Inc., 3434 Colwell Ave., Unit 200, Tampa, Florida 33614, (888)208-5008. Also, a copy of the agendas and other documents referenced herein may be obtained from the District Office.

Proposed Debt Assessments

The proposed Debt Assessments are in the total principal amount of \$35,000,000 (not including interest or collection costs), and are as follows:

Product Type	Number of Units	ERU	Maximum Principal Bond Assessments	Maximum Annual Bond Assessments
SF 20'	84	0.5	\$34,750	\$2,858
SF 36'	112	0.9	\$62,550	\$5,144
SF 40'	164	1.0	\$69,500	\$5,715
SF 50'	164	1.2	\$83,400	\$6,858
TOTALS	524			

*Amount includes principal only, and not interest or collect costs
 **Amount includes estimated 3% County collection costs and 4% early payment discounts

NOTE: THE DISTRICT RESERVES ALL RIGHTS TO CHANGE THE LAND USES, NUMBER OF UNITS, EQUIVALENT ASSESSMENT OR RESIDENTIAL UNIT ("EAU/ERU") FACTORS, AND ASSESSMENT AMOUNTS AT THE PUBLIC HEARING, WITHOUT FURTHER NOTICE.

The assessments shall be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments will be collected on the County tax roll by the Tax Collector. Alternatively, the District may choose to directly collect and enforce these assessments.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Office 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, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings 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.

FIRST INSERTION

Notice of FY 2024/2025 Meeting Schedule
Mandarin Grove Community Development District

933-5571, one week prior to the meeting. There may be occasions when one or more Supervisors will participate by telephone.

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2024/2025, regular meetings of the Board of Supervisors of the Mandarin Grove Community Development District are scheduled to be held at 2:00 p.m. at 6015 Exchange Way Bradenton, FL 34202, as follows:

November 7, 2024
 February 6, 2025
 May 1, 2025
 August 7, 2025

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District's management company office, Rizzetta & Company at (813) 933-5571 at least two (2) business days prior to the date of the hearing and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District.

The meetings will be open to the public and will be conducted in accordance with the provision of Florida Law for community development districts. Any meeting may be continued to a date, time, and place to be specified on the record at the meeting. Copies of the agendas for the meetings listed above may be obtained from Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 or (813)

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

September 20, 2024 24-01435M

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

Public notices in newspapers are serendipitous. When readers page through a newspaper, they will find important public notice information they otherwise would not find anywhere else. Rarely do consumers specifically search online for public notices.

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOUTHPOINTE OF MANATEE COUNTY COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; DESIGNATING THE NATURE AND LOCATION OF THE PROPOSED IMPROVEMENTS; DECLARING THE TOTAL ESTIMATED COST OF THE IMPROVEMENTS, THE PORTION TO BE PAID BY ASSESSMENTS, AND THE MANNER AND TIMING IN WHICH THE ASSESSMENTS ARE TO BE PAID; DESIGNATING THE LANDS UPON WHICH THE ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT AND A PRELIMINARY ASSESSMENT ROLL; ADDRESSING THE SETTING OF PUBLIC HEARINGS; PROVIDING FOR PUBLICATION OF THIS RESOLUTION; AND ADDRESSING CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Southpointe of Manatee County Community Development District ("District") is a local unit of special-purpose government organized and existing under and pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the District is authorized by Chapter 190, Florida Statutes, to finance, fund, plan, establish, acquire, install, equip, operate, extend, construct, or reconstruct roadways, sewer and water distribution systems, stormwater management/earthwork improvements, landscape, irrigation and entry features, conservation and mitigation, street lighting and other infrastructure projects, and services necessitated by the development of, and serving lands within, the District; and

WHEREAS, the District hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the portion of the infrastructure improvements comprising the District's overall capital improvement plan as described in the District Engineer's Report, dated November 5, 2023 ("Project"), which is attached hereto as Exhibit A and incorporated herein by reference; and

WHEREAS, it is in the best interest of the District to pay for all or a portion of the cost of the Project by the levy of special assessments ("Assessments") using the methodology set forth in that Master Special Assessment Allocation Report, dated November 13, 2023, which is attached hereto as Exhibit B, incorporated herein by reference, and on file with the District Manager at c/o Rizzetta & Company, 3434 Colwell Ave. #200, Tampa, Florida 33614 ("District Records Office");

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SOUTHPOINTE OF MANATEE COUNTY COMMUNITY DEVELOPMENT DISTRICT:

- 1. AUTHORITY FOR THIS RESOLUTION; INCORPORATION OF RECITALS.** This Resolution is adopted pursuant to the provisions of Florida law, including without limitation Chapters 170, 190 and 197, Florida Statutes. The recitals stated above are incorporated herein and are adopted by the Board as true and correct statements.
- 2. DECLARATION OF ASSESSMENTS.** The Board hereby declares that it has determined to undertake the Project and to defray all or a portion of the cost thereof by the Assessments.
- 3. DESIGNATING THE NATURE AND LOCATION OF IMPROVEMENTS.** The nature and general location of, and plans and specifications for, the Project are described in Exhibit A, which is on file at the District Records Office. Exhibit B is also on file and available for public inspection at the same location.
- 4. DECLARING THE TOTAL ESTIMATED COST OF THE IMPROVEMENTS, THE PORTION TO BE PAID BY ASSESSMENTS, AND THE MANNER AND TIMING IN WHICH THE ASSESSMENTS ARE TO BE PAID.**

A. The total estimated cost of the Project is **\$27,789,300** ("Estimated Cost").

B. The Assessments will defray approximately **\$35,000,000**, which is the anticipated maximum par value of any bonds and which includes all or a portion of the Estimated Cost, as well as other financing-related costs, as set forth in Exhibit B, and which is in addition to interest and collection costs. On an annual basis, the Assessments will defray no more than **\$2,680,210** per year, again as set forth in Exhibit B.

C. The manner in which the Assessments shall be apportioned and paid is set forth in Exhibit B, as may be modified by supplemental assessment resolutions. The Assessments will constitute a "master" lien, which may be imposed without further public hearing in one or more separate liens each securing a series of bonds, and each as determined by supplemental assessment resolution. With respect to each lien securing a series of bonds, the special assessments shall be paid in not more than (30) thirty yearly installments. The special assessments may be payable at the same time and in the same manner as are ad-valorem taxes and collected pursuant to Chapter 197, Florida Statutes; provided, however, that in the event the uniform non ad-valorem assessment method of collecting the Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law, including but not limited to by direct bill. The decision to collect special assessments by any particular method - e.g., on the tax roll or by direct bill - does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

5. DESIGNATING THE LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED. The Assessments securing the Project shall be

FIRST INSERTION

BOARD OF SUPERVISORS MEETING DATES PALMA SOLA TRACE COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2024/2025

The Board of Supervisors of the Palma Sola Trace Community Development District ("District") will hold their regular meetings for Fiscal Year 2024/2025 (beginning October 1, 2024, and ending September 30, 2025) at the Palma Sola Trace Clubhouse located at 7408 Hamilton Road, Bradenton, Florida 34209 at 1:30 p.m. unless otherwise indicated, for the purpose of considering any business that may come before the Board on the following dates:

October 24, 2024
 December 19, 2024
 February 27, 2025
 April 24, 2025
 June 26, 2025
 August 28, 2025

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be ob-

tained from the District Office, Rizzetta & Company, at 2700 S. Falkenburg Road, Suite 2745, Riverview, FL 33578 or by calling 813-533-2950.

There may be occasions when one or more Board supervisors or staff will participate by speaker telephone. Pursuant to provisions of 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 813-533-2950 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting 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.

Ruben Durand
 District Manager
 September 20, 2024 24-01434M

levied on the lands within the District, as described in Exhibit B, and as further designated by the assessment plat hereinafter provided for.

6. ASSESSMENT PLAT. Pursuant to Section 170.04, Florida Statutes, there is on file, at the District Records Office, an assessment plat showing the area to be assessed certain plans and specifications describing the Project and the estimated cost of the Project, all of which shall be open to inspection by the public.

7. PRELIMINARY ASSESSMENT ROLL. Pursuant to Section 170.06, Florida Statutes, the District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in Exhibit B hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll.

8. PUBLIC HEARINGS DECLARED; DIRECTION TO PROVIDE NOTICE OF THE HEARINGS. Pursuant to Sections 170.07 and 197.3632(4)(b), Florida Statutes, among other provisions of Florida law, there are hereby declared two public hearings to be held as follows:

NOTICE OF PUBLIC HEARINGS
 DATE: October 18, 2024
 TIME: 11:00 a.m.
 LOCATION: Villa Amenity Center at Sweetwater
 18195 Cherished Loop
 Lakewood Ranch, Florida 34211

The purpose of the public hearings is to hear comment and objections to the proposed special assessment program for District improvements as identified in the preliminary assessment roll, a copy of which is on file and as set forth in Exhibit B. Interested parties may appear at that hearing or submit their comments in writing prior to the hearings at the District Records Office.

Notice of said hearings shall be advertised in accordance with Chapters 170, 190 and 197, Florida Statutes, and the District Manager is hereby authorized and directed to place said notice in a newspaper of general circulation within the County in which the District is located (by two publications one week apart with the first publication at least twenty (20) days prior to the date of the hearing established herein). The District Manager shall file a publisher's affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give thirty (30) days written notice by mail of the time and place of this hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all assessments may be ascertained at the District Records Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.

9. PUBLICATION OF RESOLUTION. Pursuant to Section 170.05, Florida Statutes, the District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) weeks) in a newspaper of general circulation within the County in which the District is located and to provide such other notice as may be required by law or desired in the best interests of the District.

10. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

11. SEVERABILITY. If any section or part of a section of this resolution be declared invalid or unconstitutional, the validity, force, and effect of any other section or part of a section of this resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

12. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

[SIGNATURES ON THE FOLLOWING PAGE]

PASSED AND ADOPTED this 16th day of August 2024.

ATTEST: SOUTHPOINTE OF MANATEE COUNTY
 COMMUNITY DEVELOPMENT DISTRICT

Secretary/Asst. Secretary Chairman

Exhibit A: Engineer's Report, dated November 5, 2023
 Exhibit B: Master Special Assessment Allocation Report, dated November 13, 2023



September 20, 27, 2024 24-01441M

FIRST INSERTION

NOTICE OF PUBLIC MEETING DATES WATERLEFE COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of Waterlefe Community Development District will hold their Regular Monthly Meetings for the Fiscal Year 2024-2025 on the dates as follows:

October 21, 2024
 November 18, 2024
 December 16, 2024
 January 20, 2025
 February 17, 2025
 March 17, 2025
 April 21, 2025
 May 19, 2025
 June 16, 2025
 July 21, 2025
 August 18, 2025
 September 15, 2025

All meetings will convene at 2:00 p.m. Unless conducted remotely, meetings will be held at 1022 Fish Hook Cove, Bradenton, Florida 34212.

The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for each meeting may be obtained by contacting the District Manager, 2700 S. Falkenburg Road, Suite 2745, Riverview, FL 33578 or by

phone at (813) 533-2950. There may be occasions when one or more Supervisors will participate by telephone. At the above location, if the meeting is not remote, there will be present a speaker telephone so that any person can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in any meeting is asked to advise the District Office at (813) 933-5571, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, who can aid you in contacting the District Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at a meeting is advised that this same 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 the appeal is to be based.

Ruben Durand
 District Manager

September 20, 2024 24-01436M

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF PUBLIC HEARING TO CONSIDER REALLOCATION OF CERTAIN DEBT SPECIAL ASSESSMENTS PURSUANT TO CHAPTERS 170 AND 197, FLORIDA STATUTES, BY THE NORTHLAKE STEWARDSHIP DISTRICT; AND

NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION OF A REVISED ASSESSMENT ROLL PURSUANT TO SECTION 197.3632(4)(b), FLORIDA STATUTES, BY THE NORTHLAKE STEWARDSHIP DISTRICT; AND

NOTICE OF REGULAR MEETING OF NORTHLAKE STEWARDSHIP DISTRICT

The Board of Supervisors ("Board") of the Northlake Stewardship District (the "District"), as successor in interest to Rye Ranch Community Development District, will hold public hearings and a regular meeting at 5:00 p.m. on October 16, 2024, at 6102 162nd Avenue E, Parrish, Florida 34219, to consider the adoption of a revised assessment methodology, revised assessment roll, the reallocation of debt special assessments on certain benefited property within the District, and to provide for the levy, collection and enforcement of certain debt special assessments. The streets and areas to be improved and the property subject to the Assessments (defined below) are geographically depicted below (the "Property") and in the District's Engineer's Report, defined hereinafter. The public hearings are being conducted pursuant to Chapters 170 and 197, Florida Statutes. All persons interested may ascertain the description of each property to be assessed and the amount to be assessed to each piece or parcel of property from the District Manager, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0010 ("District Manager's Office"), during normal business hours. A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it, and a copy of the agenda may also be obtained at District Manager's Office.

The District is a unit of special-purpose local government responsible for providing infrastructure improvements for lands within the District. The improvements include, but are not limited to roadway improvements, stormwater management facilities, water, wastewater and reuse utilities, hardscape, landscape and irrigation improvements, undergrounding of electrical utilities, recreational amenities, conservation/mitigation, and other related public infrastructure (the "Improvements"), all as more particularly described in the District's Master Engineer's Report - Pod B Project dated March 2023, as supplemented by the Supplemental Engineer's Report (Pod B 2023 Project), dated September 2023 (together, the "Engineer's Report"), on file and available during normal business hours at the District Manager's Office.

For the purpose of funding the construction, installation, and/or acquisition of certain District Improvements, the District previously levied special assessments (the "Assessments") on property specially benefited by construction, installation and/or acquisition of District improvements, pursuant to the Pod B Project Master Special Assessment Methodology Report, dated March 15, 2023 ("Original Master Report") as supplemented by the Pod B 2023 Project Final First Supplemental Special Assessment Methodology Report, dated September 12, 2023 ("Pod B 2023 Supplemental Report"), and together with the Original Master Report, the "Assessment Report". It is now anticipated that an additional product type consisting of 60' single-family units, will be developed on certain portions of the District (the "New Units") known as "Pod B", as first anticipated in the Assessment Report. The New Units will alter the total number and types of units set forth in the Assessment Report, as well as the Assessments allocated to each product type. Implementation of the New Units will require a designation of ERUs and a corresponding reallocation of the Assessments under the Assessment Report. To address this change and resulting benefit, on August 21, 2024, the District adopted Resolution 2024-13, declaring the reallocation of the Assessments on certain property known as Pod B within the District (the "Assessment Area"). A copy of that resolution is being published with this notice. The purpose of the Assessments, to secure the bonds issued or hereinafter to be issued to fund the Improvements, remains unchanged.

In connection with the change in the product types and corresponding unit numbers, the District desires to reallocate a portion of the Assessments against certain property located within the Assessment Area in proportion to the benefit received. The District intends to assess the property in the manner set forth in the District's Assessment Report as supplemented by that Supplemental to Pod B Project Master Special Assessment Methodology Report and Pod B Project Amended Final First Supplemental Special Assessment Methodology Report dated August 21, 2024 ("Supplemental Assessment Report" and together with the Assessment Report, the "Revised Assessment Report"), as may be further revised by the Board at the public hearings. A copy of the Supplemental Assessment Report, which includes the preliminary assessment roll, is available from the District Manager's office.

The Revised Assessment Report identifies each parcel within the Assessment Area of the District and assessments per parcel for each land use category that is currently expected to be assessed. The method of allocating assessments for the Improvements to be funded by the District is described in the Revised Assessment Report. As also explained in more detail in the Revised Assessment Report, the reallocated assessments will be levied against the Property in a manner that is consistent with the level of benefit received by that parcel, just as all benefited properties are assessed. Please consult the Revised Assessment Report for more details.

The annual principal Assessment levied against each parcel will be based on repayment over thirty (30) years of the total debt allocated to each parcel. From the imposition of reallocated assessments, the District expects to collect sufficient revenues to retire no more than \$6,150,000 in debt to be assessed by the District, exclusive of fees and costs of collection or enforcement, discounts for early payment, and interest. The proposed schedule of reallocated assessments is as follows:

Table with 4 columns: Product Type, ERU (per unit), Maximum Principal (per unit), Maximum Annual Installment (per unit)*. Rows include SF 40', SF 50', SF 60'.

*includes collection fees and early payment discount allowances

The Assessments may be prepaid in whole at any time, or in some instances in part, or may be paid in not more than thirty (30) annual installments subsequent to the

FIRST INSERTION NOTICE OF MEETINGS WATERLEFE COMMUNITY DEVELOPMENT DISTRICT GOLF COMMITTEE As Florida Sunshine Law requires, notice is hereby given that the Fiscal Year 2024/2025 regular meetings of the Waterlefe Community Development District Golf Committee are scheduled to be held at 12:00 p.m. at the Community Room in the Golf Club, 1022 Fish Hook Cove, Bradenton, Florida 34212, unless otherwise indicated as follows. Meeting Dates: October 17, 2024, November 14, 2024, December 12, 2024, January 9, 2025, February 13, 2025, March 13, 2025, April 17, 2025, May 15, 2025, June 12, 2025, July 17, 2025, August 14, 2025, September 11, 2025. District Manager Ruben Durand September 20, 2024 24-01452M

FIRST INSERTION NOTICE OF MEETINGS WATERLEFE COMMUNITY DEVELOPMENT DISTRICT LANDSCAPE COMMITTEE As Florida Sunshine Law requires, notice is hereby given that the Fiscal Year 2024/2025 regular meetings of the Waterlefe Community Development District Landscape Committee are scheduled to be held at 1:00 p.m. in the Community room in the Golf Club, 1022 Fish Hook Cove, Bradenton, Florida 34212, unless otherwise indicated as follows. Meeting Dates: October 4, 2024, November 1, 2024, December 6, 2024, January 3, 2025, February 7, 2025, March 14, 2025, April 4, 2025, May 2, 2025, June 6, 2025, July 11, 2025. District Manager Ruben Durand September 20, 2024 24-01451M

issuance of debt to finance the District's improvements. These annual assessments may be collected on the Manatee County tax roll by the Manatee County Tax Collector. Alternatively, the District may choose to directly collect and enforce these assessments. For delinquent assessments that were directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year's county tax bill. The decision to collect special assessments by any particular method - e.g., on the tax roll or by direct bill - does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices. Failure to pay the Assessments will cause a tax certificate to be issued against the property which may result in loss of title. Alternatively, if the assessments are directly collected, the failure to pay such direct bill invoice may result in the District pursuing a foreclosure action, which may result in a loss of title. All affected property owners have the right to appear at the public hearing and the right to file written objections with the District within twenty (20) days of the publication of this notice.

The public hearings and the regular Board meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearings and/or the regular Board meeting may be continued to a date, time and place to be specified on the record at the hearing.

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

Any person requiring special accommodations at the hearings and meeting because of a disability or physical impairment should contact the District Manager's Office at (561) 571-0010 at least 48 hours prior to the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770 for aid in contacting the District Manager's Office.

NORTHLAKE STEWARDSHIP DISTRICT

RESOLUTION 2023-09

[DECLARING RESOLUTION - MASTER ASSESSMENTS FOR POD B PROJECT]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RYE RANCH COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; DESIGNATING THE NATURE AND LOCATION OF THE PROPOSED IMPROVEMENTS; DECLARING THE TOTAL ESTIMATED COST OF THE IMPROVEMENTS, THE PORTION TO BE PAID BY ASSESSMENTS, AND THE MANNER AND TIMING IN WHICH THE ASSESSMENTS ARE TO BE PAID; DESIGNATING THE LANDS UPON WHICH THE ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT AND A PRELIMINARY ASSESSMENT ROLL; ADDRESSING THE SETTING OF PUBLIC HEARINGS; PROVIDING FOR PUBLICATION OF THIS RESOLUTION; AND ADDRESSING CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Rye Ranch Community Development District ("District") is a local unit of special-purpose government organized and existing under and pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the District is authorized by Chapter 190, Florida Statutes, to finance, fund, plan, establish, acquire, install, equip, operate, extend, construct, or reconstruct roadways, sewer and water distribution systems, stormwater management/earthwork improvements, recreational improvements, landscape, irrigation and entry features, conservation and mitigation, street lighting and other infrastructure projects, and services necessitated by the development of, and serving lands within, the District; and

WHEREAS, the District hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the portion ("Project") of the District's overall capital improvement plan for all benefited lands within what is known as "Pod B" of the District ("Assessment Area"), as described in the Master Engineer's Report - Pod B Project, dated March 2023, which is attached hereto as Exhibit A and incorporated herein by reference; and

WHEREAS, it is in the best interest of the District to pay for all or a portion of the cost of the Project by the levy of special assessments ("Assessments") on the Assessment Area, using the methodology set forth in that "Pod B Project" Master Special Assessment Methodology Report, dated March 15, 2023, which is attached hereto as Exhibit B, incorporated herein by reference, and on file with the District Manager at c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("District Records Office");

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE RYE RANCH COMMUNITY DEVELOPMENT DISTRICT:

1. AUTHORITY FOR THIS RESOLUTION; INCORPORATION OF RECITALS. This Resolution is adopted pursuant to the provisions of Florida law, including without limitation Chapters 170, 190 and 197, Florida Statutes. The recitals stated above are incorporated herein and are adopted by the Board as true and correct statements.

2. DECLARATION OF ASSESSMENTS. The Board hereby declares that it has determined to make the Project and to defray all or a portion of the cost thereof by the Assessments.

3. DESIGNATING THE NATURE AND LOCATION OF IMPROVEMENTS. The nature and general location of, and plans and specifications for, the Project are described in Exhibit A, which is on file at the District Records Office. Exhibit B is also on file and available for public inspection at the same location.

4. DECLARING THE TOTAL ESTIMATED COST OF THE IMPROVEMENTS, THE PORTION TO BE PAID BY ASSESSMENTS, AND THE MANNER AND TIMING IN WHICH THE ASSESSMENTS ARE TO BE PAID.

A. The total estimated cost of the Project is \$38,000,000 ("Estimated

Cost").

B. The Assessments will defray approximately \$52,320,000, which is the anticipated maximum par value of any bonds and which includes all or a portion of the Estimated Cost, as well as other financing-related costs, as set forth in Exhibit B, and which is in addition to interest and collection costs. On an annual basis, the Assessments will defray no more than \$4,647,451 per year, again as set forth in Exhibit B.

C. The manner in which the Assessments shall be apportioned and paid is set forth in Exhibit B, as may be modified by supplemental assessment resolutions. The Assessments will constitute a "master" lien, which may be imposed without further public hearing in one or more separate liens each securing a series of bonds, and each as determined by supplemental assessment resolution. With respect to each lien securing a series of bonds, the special assessments shall be paid in not more than (30) thirty yearly installments. The special assessments may be payable at the same time and in the same manner as are ad-valorem taxes and collected pursuant to Chapter 197, Florida Statutes; provided, however, that in the event the uniform non ad-valorem assessment method of collecting the Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law, including but not limited to by direct bill. The decision to collect special assessments by any particular method - e.g., on the tax roll or by direct bill - does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

5. DESIGNATING THE LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED. The Assessments securing the Project shall be levied on the Assessment Area (a/k/a "Pod B"), as described in Exhibit B, and as further designated by the assessment plat hereinafter provided for.

6. ASSESSMENT PLAT. Pursuant to Section 170.04, Florida Statutes, there is on file, at the District Records Office, an assessment plat showing the area to be assessed (i.e., the Assessment Area), with certain plans and specifications describing the Project and the estimated cost of the Project, all of which shall be open to inspection by the public.

7. PRELIMINARY ASSESSMENT ROLL. Pursuant to Section 170.06, Florida Statutes, the District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in Exhibit B hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll.

8. PUBLIC HEARINGS DECLARED; DIRECTION TO PROVIDE NOTICE OF THE HEARINGS. Pursuant to Sections 170.07 and 197.3632(4)(b), Florida Statutes, among other provisions of Florida law, there are hereby declared two public hearings to be held as follows:

NOTICE OF PUBLIC HEARINGS DATE: April 19, 2023 TIME: 5:00 p.m. LOCATION: 6102 162nd Ave. East Parrish, Florida 34219

The purpose of the public hearings is to hear comment and objections to the proposed special assessment program for District improvements as identified in the preliminary assessment roll, a copy of which is on file and as set forth in Exhibit B. Interested parties may appear at that hearing or submit their comments in writing prior to the hearings at the District Records Office.

Notice of said hearings shall be advertised in accordance with Chapters 170, 190 and 197, Florida Statutes, and the District Manager is hereby authorized and directed to place said notice in a newspaper of general circulation within Manatee County (by two publications one week apart with the first publication at least twenty (20) days prior to the date of the hearing established herein). The District Manager shall file a publisher's affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give thirty (30) days written notice by mail of the time and place of this hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all assessments may be ascertained at the District Records Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.

9. PUBLICATION OF RESOLUTION. Pursuant to Section 170.05, Florida Statutes, the District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) weeks) in a newspaper of general circulation within Manatee County and to provide such other notice as may be required by law or desired in the best interests of the District.

10. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

11. SEVERABILITY. If any section or part of a section of this resolution be declared invalid or unconstitutional, the validity, force, and effect of any other section or part of a section of this resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

12. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

PASSED AND ADOPTED this 15th day of March, 2023.

ATTEST: RYE RANCH COMMUNITY DEVELOPMENT DISTRICT

/s/ Crag Wrathell Secretary/Assistant Secretary /s/ Stephen J Cerven Chair/Vice Chair, Board of Supervisors

Exhibit A: Master Engineer's Report - Pod B Project, dated March 2023 Exhibit B: "Pod B Project" Master Special Assessment Methodology Report, dated March 15, 2023

September 20, 27, 2024 24-01465M

FIRST INSERTION

NOTICE OF PUBLIC MEETING DATES HERITAGE HARBOUR SOUTH COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of Heritage Harbour South Community Development District will hold their regular monthly meetings for the Fiscal Year 2024/2025 at 5:00 p.m. and will be held at the Stoneybrook Recreation Center, 200 Golden Harbour Trail, Bradenton, FL 34212. The meeting dates are as follows:

- October 1, 2024
November 5, 2024
December 3, 2024
February 4, 2025
March 4, 2025
April 1, 2025
May 6, 2025
June 3, 2025
July 1, 2025
August 5, 2025
September 2, 2025

The meeting will be 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 in progress without additional published notice to a time, date and location stated on the record at the meeting.

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

--- ESTATE ---

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-1972
IN RE: ESTATE OF
BALLARD CARISLE SPENCER,
JR., also known as
BALLARD C. SPENCER, JR.,
Deceased.

The administration of the estate of BALLARD CARISLE SPENCER, JR., also known as BALLARD C. SPENCER, JR., deceased, whose date of death was March 26, 2024, is pending in the Circuit Court for MANATEE COUNTY, Florida, Probate Division, the street address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205 and the mailing 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 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: September 20, 2024.
Emily Catherine Spencer
Personal Representative
203 53rd Street West
Bradenton, FL 34209

Jeffrey S. Goethe
Attorney for Personal Representative
Florida Bar No. 0861420
BARNES WALKER, GOETHE,
PERRON, SHEA, & ROBINSON,
PLLC
3119 Manatee Avenue West
Bradenton, FL 34205
Telephone: (941) 741-8224
Email: jgoethe@barneswalker.com
Secondary Email:
rbattle@barneswalker.com
Sept. 20, 27, 2024 24-01433M

SAVE TIME
Email your Legal Notice
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
LN20906_V9



Legal Notice

Deadline Wednesday at noon
Friday Publication

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

FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business
Observer
LN20906_V9

FIRST INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP1790
Division Probate
IN RE: ESTATE OF
Lela J. Lach
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 Lela J. Lach, deceased, File Number 2024-CP-1790 by the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, P. O. Box 25400, Bradenton Florida; that the decedent's date of death was July 8, 2024; that the total value of the estate is \$37,150.49 and that the names and address of those to whom it has been assigned by such order are:

NAME	ADDRESS
Brenda Noellert, as Trustee of the Lela J. Lach Revocable Living Trust dated November 1, 2006, as amended	5207 10th Avenue Dr. W. Bradenton, FL 34209-4211

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA STATUTES. 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 September 20, 2024

Person Giving Notice:
Brenda C. Noellert
5207 10th Avenue Drive West
Bradenton, FL 34209

Attorney for Person Giving Notice:
Dana Laganella Gerling, Esq.
Florida Bar No. 0503991
Affordable Attorney
Gerling Law Group Chartered
6148 State Road 70 East
Bradenton, Florida 34203
Telephone: (941) 756-6600
Email:
dlaganella@gerlinglawgroup.com
Sept. 20, 27, 2024 24-01473M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP 2130
Division Probate
IN RE: ESTATE OF
RUSSELL A. JOHNSON
Deceased.

The administration of the estate of RUSSELL A. JOHNSON, deceased, whose date of death was August 2, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is PO BOX 25400, BRADENTON, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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: September 20, 2024.

Signed on this 29th day of August, 2024.

BRENDA F. HUGHES
Personal Representative
3411 57th Terrace W
Bradenton, Florida 34210

Katie L. Cok
Attorney for Personal Representative
Florida Bar No. 1032226
Hamilton Price, P.A.
2400 Manatee Avenue West
Bradenton, Florida 34205
Telephone: 941-748-0550
Email: Katie@hamiltonpricelaw.com
Secondary Email:
Ellen@hamiltonpricelaw.com
Sept. 20, 27, 2024 24-01447M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
Case No. 2024 CP 1917
JUDGE DIANA MORELAND
IN RE: ESTATE OF
BROOK D. BUNDY
Deceased

The administration of the Estate of Brook D. Bundy, deceased, whose date of death was July 4, 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 THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS AND DEMANDS NOT SO FILED 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 Sept 20, 2024.

Personal Representative:
TYLER BUNDY (PR)
6040 36th Court East
Ellenton, Florida 34222

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
Sept. 20, 27, 2024 24-01472M

FIRST INSERTION

NOTICE TO CREDITORS
(summary administration)
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-002209 CPAXMA
IN RE: ESTATE OF
REBECCA A. BUEHLER,
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 REBECCA A. BUEHLER, deceased, 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 July 19, 2024; that the total value of the estate is \$30,000.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name	Address
Frederick L. Buehler and Rebecca A. Buehler Trust Agreement dated 12/05/2018	c/o Rande Buehler, Trustee 6232 Chaney Drive Toledo, OH 43615

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: September 20, 2024.

Rande Buehler
Personal Representative
6232 Chaney Drive
Toledo, OH 43615

Lorna A. McGeorge
Attorney for Personal Representative
Florida Bar No. 1012328
GrayRobinson, P.A.
999 Vanderbilt Beach Rd., Suite 612
Naples, FL 34108
Telephone: (239) 598-3601
E-Mail:
lorne.mcgeorge@gray-robinson.com
Secondary E-Mail:
kathy.rose@gray-robinson.com
Sept. 20, 27, 2024 24-01470M

FIRST INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
Case No. 2024CP2171
IN RE: ESTATE OF
TAMARA V. HIGGINS
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 TAMARA V. HIGGINS, deceased, by the Circuit Court for Manatee County, Florida, Probate Division; the address of which is P. O. Box 25400, Bradenton, Florida, 34206; that the decedent's date of death was July 28, 2024; that the only assets of the estate are decedent's homestead and exempt property which passed by court order to the following heirs of decedent:

NAME	Address
Jeff Higgins	13313 49th Lane E, Parrish, FL 34219

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 payment was made in the Order of Summary Administration must file their claims with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED.

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

THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS September 20, 2024.

Person Giving Notice
JEFF HIGGINS
13313 49th Lane E
Parrish, FL 34219

Attorney for Person Giving Notice
DAVID J. BOUZIANE, JR.
Florida Bar No. 58865
Knowles Bouziane & Shaffer
PLLC
2812 Manatee Avenue West
Bradenton, Florida 34205
941-494-4940
Sept. 20, 27, 2024 24-01431M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-001577-AX
IN RE: ESTATE OF
DOROTHEA E TIMSON,
Deceased

The administration of the estate of Dorothea E. Timson, deceased, whose date of death was April 15, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is: 1501 Manatee Ave W, Bradenton, Florida 34205. 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 WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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 September 20, 2024.

Personal Representative:
Charles R Timson
32 Smith St.
Greenlawn, NY 11740

Attorney for Personal Representative
CATHERINE E. BLACKBURN
Florida Bar Number: 940569
BLACKBURN LAW FIRM, PLLC
5230 Central Avenue
St. Petersburg, FL 33707
Telephone: (727) 826-0923
E-Mail: Cathy@lifeplanlaw.com
Sept. 20, 27, 2024 24-01445M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-001793
IN RE: ESTATE OF:
MADELINE A. SCHNEIDER
Deceased.

The summary administration of the estate of MADELINE A. SCHNEIDER, deceased, whose date of death was April 26, 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 petitioner and the petitioner's attorney are set forth below.

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN 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: September 20, 2024.

SANDRA L. ALONSO,
Petitioner
2210 70th Street Court East
Bradenton, Florida 34208

THOMAS A. MOSELEY
Attorney for Petitioner
Email:
tom@bradentonattorneyatlaw.com
Florida Bar No. 0333689
Thomas A. Moseley, Chartered
1724 Manatee Avenue West
Bradenton, Florida 34205
Telephone: 941.747.8185
Sept. 20, 27, 2024 24-01446M

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 1787
IN RE: ESTATE OF
Betty L. Polizzi,
Deceased.

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THIS ESTATE:

You are notified that the administration of the Estate of Betty L. Polizzi, deceased, case number 2024 CP 1787, is pending in the Circuit Court of the Twelfth Judicial Circuit, in and for Manatee County, Florida, Probate Division, the address of which is 1051 Manatee Avenue West, Bradenton, FL 34205; that the Decedent's date of death is May 31, 2024; and that the name and address to whom it has been assigned by such order is: Deborah Merrick, c/o Esposito Law Group, P.A., 537 10th Street West, Bradenton, Florida 34205.

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

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

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

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

The date of first publication of this notice is September 20, 2024.

/s/ Janelle L. Esposito
Janelle L. Esposito, Esq.,
FBN 0035631
Attorney for Personal Representative
Esposito Law Group, P.A.
P. O. Box 9266,
Bradenton, Florida 34206
(941) 251-0000 / (941) 251-4044 (Fax)
janelle@espositolegal.com
dcoereview@espositolegal.com
Sept. 20, 27, 2024 24-01432M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
FIRST JUDICIAL CIRCUIT, IN AND
FOR MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-1848
IN RE: THE ESTATE OF
BRADLEY A. MOORE,

The administration of the estate of BRADLEY A. MOORE, deceased, File Number 2024-CP-1848, is pending in the Clerk of Court, Manatee County Courthouse, P.O. Box 25400, Bradenton, Florida 34206. The name and address of the petitioner and the petitioner's attorney are set forth below.

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

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

The date of first publication of this Notice was September 20, 2024.

Signed on September 11, 2024.

Nancy Moore
Petitioner

Damian M. Ozark, Esquire
The Ozark Law Firm, P.A.
Florida Bar No. 0582387
1904 Manatee Avenue West, Ste. 300
Bradenton, Florida 34205
Telephone: (941)750-9760
dmozark@ozarklawfirm.com
Sept. 20, 27, 2024 24-01438M

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-2148
IN RE: ESTATE OF
GEORGE ROBERT BORSARI, JR.,
also known as
GEORGE R. BORSARI, JR.,
Deceased.

The administration of the estate of GEORGE ROBERT BORSARI, JR., also known as GEORGE R. BORSARI, JR., deceased, whose date of death was May 12, 2024, is pending in the Circuit Court for MANATEE COUNTY, Florida, Probate Division, the street address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205 and the mailing 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.

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, Florida Statutes.

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: September 20, 2024.

Anne Thomas Paxson
Personal Representative
11208 Upper Manatee River Road
Bradenton, FL 34212-9782

Jeffrey S. Goethe
Attorney for Personal Representative
Florida Bar No. 0861420
BARNES WALKER, GOETHE,
PERRON, SHEA, & ROBINSON,
PLLC
3119 Manatee Avenue West
Bradenton, FL 34205
Telephone: (941) 741-8224
Email: jgoethe@barneswalker.com
Secondary Email:
rbattle@barneswalker.com
Sept. 20, 27, 2024 24-01464M

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2024 CP 2033 Division Probate IN RE: ESTATE OF Marcus Wayne Hargett Deceased.

The administration of the estate of MARCUS WAYNE HARGETT A/K/A M. WAYNE HARGETT, deceased, whose date of death was April 2, 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 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.

The personal representative 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 ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

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 September 20, 2024.

Personal Representative: BETTY J. WAGNER 625 S. Highland Avenue Sidney, OH 45365

Attorney for Personal Representative: Rodney D. Gerling, Esq. Florida Bar No. 0554340

Affordable Attorney Gerling Law Group Chartered 6148 State Road 70 East, Bradenton, FL 34203 Telephone: (941) 756-6600

Email: rgerling@gerlinglawgroup.com Sept. 20, 27, 2024 24-01437M

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 24 CP 002150 Division Probate IN RE: ESTATE OF RONALD MESSEN Deceased.

The administration of the estate of Ronald Messen, deceased, whose date of death was July 31, 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.

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 September 20, 2024.

Personal Representative: John A. Moran 22 S. Links Ave Sarasota, Florida 34236

Attorney for Personal Representative: John A. Moran, Esq.

Attorney Florida Bar Number: 0718335 Dunlap & Moran, P.A. 22 S. Links Ave, Suite 300 Sarasota, Florida 34236 Telephone: (941) 366-0115 Fax: (941) 366-4660

E-Mail: jmoran@dunlapmoran.com Secondary E-Mail: dmprobate@dunlapmoran.com

Sept. 20, 27, 2024 24-01439M

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2024CP002016AX IN RE: ESTATE OF HELENE KAYE Deceased.

The administration of the estate of Helene Kaye, deceased, whose date of death was July 2, 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.

The personal representative 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 ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

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 September 20, 2024.

Personal Representative: /s/ Andrej Cuturic Andrej Cuturic 801 E Venice Ave, Ste. 2 Venice, Florida 34285

Attorney for Personal Representative: /s/ Andrej Cuturic Andrej Cuturic

Attorney Florida Bar Number: 1018523 801 E Venice Ave, Ste. 2 Venice, Florida 34285 Telephone: (941) 441-9193 Fax: (941) 214-2629

E-Mail: ac@legacylifellegal.com Secondary E-Mail: stephanie@legacylifellegal.com

Sept. 20, 27, 2024 24-01448M

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA File No. 2024-CP-002079 AX Probate Division IN RE: ESTATE OF Luen-Chi Menerey, Deceased.

The administration of the estate of Luen-Chi Menerey, deceased, whose date of death was August 16, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is Manatee County Courthouse, Probate Division, P.O. Box 25400, Bradenton, FL 34206-5400. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative 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 ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

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 September 20, 2024.

Personal Representative: Michael M. Hamrick 410 43rd Street West, Suite N Bradenton, FL 34209

Attorney for Personal Representative: Michael M. Hamrick

Email Address: mhamrick@manateelegal.com Email Address: cgodfrey@manateelegal.com Florida Bar No. 0290556

Greene Hamrick Schermer & Johnson, P.A. 410 43rd Street West, Suite N Bradenton, FL 34209 Telephone: 941-747-1871

Sept. 20, 27, 2024 24-01456M

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA File No. 2024-CP-002089 AX Probate Division IN RE: ESTATE OF Eileen Williams, Deceased.

The administration of the estate of Eileen Williams, deceased, whose date of death was June 18, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is Manatee County Courthouse, Probate Division, P.O. Box 25400, Bradenton, FL 34206-5400. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative 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 ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

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 September 20, 2024.

Personal Representative: Britton H. Williams 3618 2nd Avenue West Bradenton, FL 34205

Attorney for Personal Representative: Michael M. Hamrick

Email Address: mhamrick@manateelegal.com Email Address: cgodfrey@manateelegal.com Florida Bar No. 0290556

Greene Hamrick Schermer & Johnson, P.A. 410 43rd Street West, Suite N Bradenton, FL 34209 Telephone: 941-747-1871

Sept. 20, 27, 2024 24-01457M

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-002008 IN RE: ESTATE OF LINDA DIANE SCHWANINGER, A/K/A LINDA D. SCHWANINGER Deceased.

The administration of the estate of Linda Diane Schwaninger, a/k/a Linda D. Schwaninger, deceased, whose date of death was June 8, 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.

The personal representative 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 ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

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 September 20, 2024.

Personal Representative: /s/Sandra D. Price 29688 Schwaninger Rd. Easton, Maryland 21601

Attorney for Personal Representative: /s/Richard A. Venditti Richard A. Venditti

Florida Bar Number: 280550 500 East Tarpon Avenue Tarpon Springs, FL 34689 Telephone: (727) 937-3111 Fax: (727) 938-9575

E-Mail: richard@tarponlaw.com Secondary E-Mail: celeste@tarponlaw.com

Sept. 20, 27, 2024 24-01459M

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF ACTION FOR TERMINATION OF PARENTAL RIGHTS AND ADOPTION BY RELATIVE

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

Case No.: 2024 DR 930

Division: 4

IN RE: ADOPTION OF LEHIN MORALES RAMIREZ,

Adoptee and

ALVARO GIOVANNI

Respondent

TO: Alvaro Giovanni

YOU ARE NOTIFIED that a Joint

Petition for Adoption by Wilmer Morales Rodrigues and Ernestina Candelaria Ramirez de Morales, has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on William Galarza, Esq., whose address is 6151 Lake Osprey Drive, Suite 300, Sarasota, FL 34240, on or before 10/24/2024, and file the original with the clerk of this Court at Manatee County Courthouse, 1115 Manatee Ave West, Bradenton, Florida 34205, before service on Petitioners or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

The minor child is identified as fol-

lows: Name Lehin Morales Ramirez Date of Birth 04/01/2024 Place of Birth Bradenton, Manatee County, Florida Physical Description of Respondent: Age: UNKNOWN Race: UNKNOWN Hair Color: UNKNOWN Eye Color UNKNOWN Approximate Height: UNKNOWN Approximate Weight: UNKNOWN Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request. You must keep the Clerk of the Cir-

cuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address on record at the clerk's office.

Dated: SEPTEMBER 12, 2024

Angelina Colonnese Manatee County Clerk of The Circuit Court CLERK OF THE CIRCUIT COURT (SEAL) By: C. Gaskin Deputy Clerk

Sept. 20, 27; Oct. 4, 11, 2024 24-01466M

FIRST INSERTION

NOTICE OF ACTION FOR PETITION FOR DISSOLUTION OF MARRIAGE WITH NO DEPENDENT OR MINOR CHILD(REN) OR PROPERTY

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

Case No 2024DR2288

IN RE THE MARRIAGE OF: KEITH BYRAM WALKER MONROE,

Petitioner/Husband, and

MIRANDA MONROE,

Respondent/Wife.

TO: MIRANDA MONROE

Last Known Address: Unknown

Current Address: Unknown

YOU ARE NOTIFIED that a Petition for Dissolution of Marriage With no Dependent or Minor Child(ren) or Property has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Robert D. Stein, Esquire, attorney for Petitioner, whose address is 1201 6th Ave. West Suite 110, Bradenton, FL 34205 c/o, Petitioner, KEITH BYRAM WALKER MONROE, on or before 10/25/2024 and file the original with the Clerk of this Circuit Court at: Manatee County Clerk of Court, 1115 Manatee Avenue W, Bradenton, FL 34205, before service on Petitioner or immediately thereafter. If you fail to

do so, a default may be entered against you for the relief demanded in the Petition.

The action is asking the court to decide how the following real or personal property should be divided: None.

Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed

to the addresses on record at the clerk's office.

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

Dated: SEPTEMBER 13, 2024

Angelina Colonnese Manatee County Clerk of The Circuit Court CLERK OF THE CIRCUIT COURT (SEAL) By: (SEAL) C. Gaskin Deputy Clerk

Sept. 20, 27; Oct. 4, 11, 2024 24-01474M

FIRST INSERTION

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

CASE NO.: 2023 CA 004907 AX DIVISION: B

CARL PETRAT and ALLISON PETRAT, Plaintiffs, v. JAMIE L. FURST and ONEMAIN FINANCIAL GROUP LLC, a Servicer for WILMINGTON TRUST NA as Issuer Loan Trustees for OneMain Financial Issuance

Trust 2019-2, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Order to Reschedule Foreclosure Sale dated September 17, 2024 and Final Judgment/Order of Foreclosure dated March 8, 2024, entered in Civil Case No. 2023 CA 004907 AX of the Circuit Court of the Twelfth Judicial Circuit in and for Manatee County, Florida, wherein Carl Petrat and Allison Petrat, are Plaintiffs, and Jamie L. Furst and OneMain Financial Group LLC, a Servicer for Wilmington Trust NA as Issuer Loan Trustees for OneMain Financial Issuance Trust 2019-2, et al., are Defendants.

Angelina M. Colonnese, Clerk of the Circuit Court, will sell the following property located in MANATEE County, Florida: Lot 65, NORTH RIVER RANCH, PHASE 1B & 1D- EAST, according to the Plat thereof as recorded in Plat Book 68, Page 125, of the Public Records of Manatee County, Florida

To the highest and best bidder via Internet: https://www.manatee.

realforeclose.com/ at 11:00 A.M on October 22, 2024. The highest bidder shall immediately post with the Clerk, a deposit equal to 5% of the final bid. The deposit must be cash or cashier's check payable to the Clerk of the Circuit Court. Final payment must be made on or before 4:00 p.m. eastern standard time, of the date of the sale by cash or cashier's check.

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

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

Dated this 17th day of September 2024. /s/ Laurie B. Sams Laurie B. Sams, Esq. Florida Bar No. 136001

Van Winkle & Sams, P.A. 3859 Bee Ridge Road, Suite 202 Sarasota, FL 34233 lauriesams@comcast.net

(941) 923-1685-Phone (941) 923-0174-Fax Sept. 20, 27, 2024 24-01471M



What is a public notice?

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

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

--- ACTIONS / SALES ---

FIRST INSERTION

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

CIVIL ACTION CASE NO. 23-CA-006076 SUNCOAST CREDIT UNION, Plaintiff, THE UNKNOWN HEIRS, DEVISEES AND BENEFICIARIES OF THE ESTATE OF HARRY E. HELTON, DECEASED; UNKNOWN SPOUSE OF HARRY E. HELTON; DUSTIN EUGENE HELTON; GREEN TREE FINANCIAL SERVICING CORPORATION; THE INDEPENDENT SAVINGS PLAN COMPANY d/b/a ISPC; GEORGIA'S OWN CREDIT UNION; and ANY UNKNOWN PERSONS IN POSSESSION, Defendants.

Notice is hereby given that, pursuant to Uniform Final Judgment of Mortgage Foreclosure entered in this cause in the Circuit Court of Manatee County, Florida, the Clerk of the Circuit Court of Manatee County, Florida will sell at public sale to the highest and best bidder for cash, online at www.manatee.realforeclose.com, on October 9, 2024, 2024 at 11:00 A.M. the property situated in Manatee County, Florida described as follows:

Lot 10, Block H, Bayshore Gardens Subdivision, Section 19, as per plat thereof recorded in

Plat Book 12, Pages 76 and 77, of the Public Records of Manatee County, Florida.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim within sixty (60) days after the sale.

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

DATED this 30th day of August, 2024. HENDERSON, FRANKLIN, STARNES & HOLT, P.A.

Attorneys for Suncoast Credit Union Post Office Box 280 Fort Myers, Florida 33902-0280 Telephone: 239.344.1116 / Facsimile: 239.344.1509 By:/s/ Shannon M. Puopolo Shannon M. Puopolo Florida Bar No. 0070359 Primary E-mail: shannon.puopolo@henlaw.com Sept. 20, 27, 2024 24-01462M

FIRST INSERTION

NOTICE OF ACTION FOR Dissolution of Marriage with Dependent or Minor Children IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA

Case No.: 2024 DR 1351 KRISTINA MCKINNEY, Petitioner, and JEREMY JAMES MCKINNEY, Respondent.

YOU ARE NOTIFIED that an action for Dissolution of Marriage with Dependent or Minor Children has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on KRISTINA MCKINNEY, whose address is 11710 Little River Way, Parrish, FL 34219, on or before 10/24/24, and file the original with the clerk of this Court at 2000 Main Street, Sarasota, FL 34237, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

2015 Toyota Highlander, Sarasota County, FL VIN # 5TDDKRFH3FS089615.

Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address on record at the clerk's office.

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

Dated: 9/12/24. Angelina Colonnese CLERK OF THE CIRCUIT COURT (SEAL)

Sept. 20, 27; Oct. 4, 11, 2024 24-01461M

FIRST INSERTION

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

CASE NO.: 2024 CA 1302 DIVISION: B

JAMES WEBB, Plaintiff, vs. TRACY WALLACE, Defendant.

TO: TRACY WALLACE and to all others to whom it may concern

YOU ARE HEREBY NOTIFIED of the institution of this action for partition and accounting by Plaintiff against you involving the following property in Manatee County, Florida:

Unit 202, Bayview Inn, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 2600, Page 1786, and all amendments thereto, and as per plat thereof recorded in Condominium Plat Book 40, Pages 97 and 98, both of the Public Records of Manatee County, Florida, together with an undivided interest in the common elements appurtenant thereto Parcel ID No: 7732400709 Property Address: 308 2ND ST N UNIT 202 BRADENTON BEACH, FL 34217 including the buildings, appurtenances, and fixtures located thereon.

You are required to serve a copy of your written defenses, if any, to it on LORI M. DORMAN, ESQ., DORMAN LAW, P.A., whose address is 410 43rd Street W, Suite N, Bradenton FL 34209, plaintiff's attorney, on or before 10/23/2024, and file the original

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

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

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

DATED on 9/11/2024. Angelina Colonnese Clerk of the Court (SEAL) By: Kris Gaffney As Deputy Clerk

LORI M. DORMAN, ESQ., DORMAN LAW, P.A., 410 43rd Street W, Suite N, Bradenton FL 34209, plaintiff's attorney Sept. 20, 27; Oct. 4, 11, 2024 24-01449M

--- ESTATE ---

FIRST INSERTION

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

File No. 2024-CP-001747 IN RE: ESTATE OF JOHN J. MCCABE aka JOHN MCCABE 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 JOHN J. MCCABE aka JOHN MCCABE, deceased, File Number 2024-CP-001747 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 March 26, 2024; that the total value of the estate is \$12,000.00 and that the names and addresses of those to whom it has been assigned by such order are:

NAME ADDRESS JOHN F. MCCABE c/o Jenna Kyle Meltzer, Esquire Blalock Walters, P.A. 802 11th Street West Bradenton, Florida 34205-7734

PATRICIA COLE 10010 S. Cedar Road Spokane, Washington 99224 GREGORY MCCABE 143 Saint Mary Street Watertown, New York 13601

MICHAEL MCCABE 1325 Sherman Street Watertown, New York 13601 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 September 20, 2024.

Person Giving Notice: JOHN F. MCCABE 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: jmeltzer@blalockwalters.com Secondary E-mail Address: jschembri@blalockwalters.com Alternate Secondary E-mail: mchapman@blalockwalters.com Florida Bar No. 1028517 Blalock Walters, P.A. 802 11th Street West Bradenton, Florida 34205-7734 Sept. 20, 27, 2024 24-01460M

FIRST INSERTION

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

CASE NO. 2023CA000504AX DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR THE REGISTERED HOLDERS OF GSAMP TRUST 2004-HE1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-HE1, Plaintiff, vs.

UNKNOWN HEIRS OF CLARY LEE TRUEWELL; UNKNOWN SPOUSE OF CLARY LEE TRUWELL; MANATEE COUNTY, FLORIDA; AQUA FINANCE, INC.; STATE OF FLORIDA, DEPARTMENT OF REVENUE; CLERK OF THE CIRCUIT COURT OF MANATEE COUNTY; EDWARD BANKS; GLORIA JEAN VALANTIN; MARY RUTLEDGE; ANTHONY LEE TRUWELL; GEORGE TRUEWELL, III Defendants

NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Mortgage Foreclosure dated August 8, 2024, and entered in Case No. 2023CA000504AX, of the Circuit Court of the Twelfth Judicial Circuit in and for MANATEE County, Florida. DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR THE REGISTERED HOLDERS OF GSAMP TRUST 2004-HE1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-HE1, is Plaintiff and UNKNOWN HEIRS OF CLARY LEE TRUEWELL; UNKNOWN SPOUSE OF CLARY LEE TRUWELL; MANATEE COUNTY, FLORIDA; AQUA FINANCE, INC.; STATE OF FLORIDA, DEPARTMENT OF REVENUE; CLERK OF THE CIRCUIT COURT OF MANATEE COUNTY, FLORIDA; ANGELINA COLONNOSO, CLERK OF THE CIRCUIT COURT (SEAL)

FLORIDA; AQUA FINANCE, INC.; STATE OF FLORIDA, DEPARTMENT OF REVENUE; CLERK OF THE CIRCUIT COURT OF MANATEE COUNTY; EDWARD BANKS; GLORIA JEAN VALANTIN; MARY RUTLEDGE; ANTHONY LEE TRUWELL; GEORGE TRUEWELL, III, are defendants. Angelina M. Colonnese, Clerk of Circuit Court for MANATEE, County Florida will sell to the highest and best bidder for cash Via the Internet at www.manatee.realforeclose.com, at 11:00 a.m., on the 16TH day of OCTOBER, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 1, BLOCK C, H. W. HARRISON'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGE 48, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

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

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

Si usted es una persona minusválida

que necesita algún acomodamiento para poder participar en este procedimiento, usted tiene derecho, sin tener gastos propios, a que se le provea cierta ayuda. Tenga la amabilidad de ponerse en contacto Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941)741-4062, por lo menos 7 días antes de la cita fijada para su comparecencia en los tribunales, o inmediatamente después de recibir esta notificación si el tiempo antes de la comparecencia que se ha programado es menos de 7 días; si usted tiene discapacidad del oído o de la voz, llame al 711.

Si ou se you moun ki enfim ki bezwen akomodasyon pou w ka patisipe nan pwosedè sa, ou kalifye san ou pa gen okenn lajan pou w peye, gen pwovizyon pou jwen kèk ed. Tanpri kontakte Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941)741-4062 nan 7 jou anvan dat ou gen randevou pou parèt nan tribinal la, oubyen imedyatman apre ou fin resevwa konvokasyon an si lè ou gen pou w parèt nan tribinal la mwens ke 7 jou; si ou gen pwoblèm pou w tande oubyen pale, rele 711.

Dated this 16th day of September, 2024 VAN NESS LAW FIRM, PLC 1239 E. Newport Center Drive, Suite 110 Deerfield Beach, Florida 33442 Ph: (954) 571-2031 PRIMARY EMAIL: Pleadings@vanlawfl.com /s/ J. Anthony Van Ness J. Anthony Van Ness, Esq. Florida Bar #: 695734 Email: MELia@vanlawfl.com PHH17550-22/sap Sept. 20, 27, 2024 24-01463M

SUBSEQUENT INSERTIONS

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF ACTION OF FORECLOSURE PROCEEDINGS-PROPERTY

IN THE COUNTY COURT OF THE 12th JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CASE NO: 2024-CC-2205 KINGSFIELD HOMEOWNER'S ASSOCIATION, INC., a not-for-profit Florida corporation, Plaintiff, vs. NATALIA SLOBODYNSKY; UNKNOWN SPOUSE OF NATALIA SLOBODYNSKY; AND UNKNOWN TENANT(S), Defendant.

TO: NATALIA SLOBODYNSKY; YOU ARE HEREBY NOTIFIED that an action has been commenced to foreclose a Claim of Lien on the following real property, lying and being and situated in Manatee County, Florida, more particularly described as follows:

Lot 20, Block N of KINGSFIELD, PHASE V, according to the Plat thereof as recorded in Plat Book 38, Pages 27-33, of the Public Records of Manatee County, Florida, and any subsequent amendments

to the aforesaid. Property Address: 12073 Warwick Circle, Parrish, FL 34219

This action has been filed against you and you are required to serve a copy of your written defense, if any, upon MANKIN LAW GROUP, Attorneys for Plaintiff, whose address is 2535 Landmark Drive, Suite 212, Clearwater, FL 33761, within thirty (30) days after the 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.

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

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

WITNESS my hand and seal of this Court on the 10th day of September, 2024

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

MANKIN LAW GROUP Attorneys for Plaintiff 2535 Landmark Drive, Suite 212 Clearwater, FL 33761 Sept. 13, 20, 2024 24-01425M

SECOND INSERTION

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

CASE NO.: 412023CA003952CAAXMA SERVIS ONE, INC. DBA BSI FINANCIAL SERVICES, Plaintiff, v. JARROD MICHAEL BAGGS, ET AL., Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated August 30, 2024 entered in Civil Case No. 412023CA003952CAAXMA in the Circuit Court of the Twelfth Judicial Circuit in and for Manatee County, Florida, wherein SERVIS ONE, INC. DBA BSI FINANCIAL SERVICES, Plaintiff and JARROD MICHAEL BAGGS; ROBIN ELIZABETH BAGGS; SARAPALMS HOMEOWNERS' ASSOCIATION, INC.; MV REALTY PBC, LLC; MANATEE COUNTY, FLORIDA; AMERICAN EXPRESS, NATIONAL BANK; UNKNOWN TENANT #1 N/K/A JOHN HIGGINS;

UNKNOWN TENANT #2 N/K/A BILL BALDWIN are defendants, Angelina Colonnese, Clerk of Court, will sell the property at public sale Bradenton, FL, 34206 beginning at 11:00 AM on October 1, 2024 the following described property as set forth in said Final Judgment, to-wit:

LOT 57, SARAPALMS, A SUB-DIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 26, PAGES 121 THROUGH 125, IN THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

Property Address: 6928 43rd Ct E, Sarasota, FL 34243 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.

Kelley Kronenberg 10360 West State Road 84 Fort Lauderdale, FL 33324 Phone: (954) 370-9970 Fax: (954) 252-4571 Service E-mail: fltravelprop@kelleykronenberg.com /s/ Jordan Shealy Jordan Shealy, Esq. FBN: 1039538 File No: 02301231-JMV Sept. 13, 20, 2024 24-01401M

FIRST INSERTION

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

Case No. 41-2024-CA-001028 SUNCOAST CREDIT UNION, A FEDERALLY INSURED STATE CHARTERED CREDIT UNION Plaintiff, vs.

DIERDRE A ANDERSON, UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS AND TRUSTEES OF RUTH MARTIN A/K/A RUTH MARTIN BROWN A/K/A RUTH M BROWN A/K/A RUTH BROWN, DECEASED, DIERDRE A ANDERSON A/K/A DIERDRE ANDERSON, AS KNOWN HEIR RUTH MARTIN A/K/A RUTH MARTIN BROWN A/K/A RUTH MARTIN BROWN A/K/A RUTH M BROWN A/K/A RUTH BROWN, DECEASED, et al. Defendants.

TO: UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS AND TRUSTEES OF RUTH MARTIN A/K/A RUTH MARTIN BROWN A/K/A RUTH M BROWN A/K/A RUTH BROWN, DECEASED CURRENT RESIDENCE UNKNOWN

You are notified that an action to foreclose a mortgage on the following property in Manatee County, Florida: LOT 14, BLOCK "D", SINGLE-TARY SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 70, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

commonly known as 218 11TH AVE WEST, BRADENTON, FL 34205 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Ryan Sutton of

Kass Shuler, P.A., plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, 30 days from the first date of publication, whichever is later) 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.

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

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

Dated: September 11, 2024. CLERK OF THE COURT Honorable Angelina M. Colonnese 1115 Manatee Avenue West Bradenton, Florida 34205-7803 (SEAL) By: K. Gaffney Deputy Clerk Ryan Sutton of Kass Shuler, P.A., plaintiff's attorney, P.O. Box 800, Tampa, Florida 33601, (813) 229-0900 Sept. 20, 27, 2024 24-01440M

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER CALL 941-906-9386 and select the appropriate County name from the menu option or e-mail legal@businessobserverfl.com Business Observer

--- ACTIONS / SALES ---

SECOND INSERTION

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

CASE NO. 2024CA810
BEVERLY JEAN WILLIAMS
BOSTIC
Plaintiff, v.
CHIOMA IHEANYI NDUKWE
Defendant.
PLEASE TAKE NOTICE that a complain-
ant has been filed by Beverly Jean
Williams Bostic, Plaintiff, against you,
Chioma Inheanyi Nduke, in the Manatee
County Court. This action arises
from allegations of auto negligence related
to a motor vehicle accident that occurred
on July 12, 2023, in the City of Palmetto,
Manatee County.

As a direct, proximate, and foreseeable
result of the negligence of the Defendant,
Chioma Inheanyi Nduke, Plaintiff Beverly
Jean Williams Bostic has suffered bodily
injury and resulting pain and suffering,
disability, physical impairment,
disfigurement, mental anguish, inconve-
nience, loss of capacity for the enjoyment
of life, incurred expenses for hospitaliza-
tion, medical, chiropractic, and nursing
care, loss of earnings, loss of ability to
earn money, and aggravation of a previously
existing condition. Plaintiff's losses are
either permanent or continuing, and it is
anticipated that Plaintiff will continue to
suffer these losses in the future.

Relief Sought: Plaintiff seeks com-
pensatory damages, costs, and any other
relief deemed appropriate by the Court.

You are required to respond to this
complaint no later than October 04,
2024. This notice is issued due to your
current whereabouts being unknown. If

you wish to contest this matter or seek
further information, please contact the
Manatee County Court or the Plaintiff's
attorney.

Note: This publication serves as a legal
notice and may be used to proceed
with the case in your absence if no re-
sponse is received by the deadline.

In and for Manatee County:
If you cannot afford an attorney, con-
tact Gulfoast Legal Services at (941)
746-6151 or www.gulfoastlegal.org,
or Legal Aid of Manasota at (941) 747-
1628 or www.legalaidofmanasota.org.
If you do not qualify for free legal assis-
tance 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 noti-
fication if the time before the sched-
uled appearance is less than seven
(7) days; if you are hearing or voice
impaired, call 711.

Contact information:
Plaintiff Attorney's
The Levy Firm, PLLC
6499 Powerline Rd., Suite 202
Fort Lauderdale, FL 33309
Telephone: (954) 615-0866
Email: thelevyfirmpllc@gmail.com
Sept. 13, 20, 27; Oct. 4, 2024

24-01418M

SECOND INSERTION

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

CASE NO.: 412024CA001080CAAXMA
PENNYMAC LOAN SERVICES,
LLC,
Plaintiff, vs.
UNKNOWN HEIRS,
BENEFICIARIES, DEVISEES,
ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES, AND
ALL OTHERS WHO MAY CLAIM
AN INTEREST IN THE ESTATE OF
MISTY HAMMONDS A/K/A MISTY
DAWN HAMMONDS, et al.,
Defendants.
TO: SPENCER LEE BECHTEL, FATHER AND NATURAL GUARDIAN
OF PORTER HARRISON BECHTEL,
A MINOR

YOU ARE NOTIFIED that an action
for Foreclosure of Mortgage on the fol-
lowing described property:

LOT 15, BLOCK 3, POINCIANA
PARK, ACCORDING TO THE
MAP OF PLAT THEREOF, AS
RECORDED IN PLAT BOOK 8,
PAGE 8, OF THE PUBLIC RE-
CORDS OF MANATEE COUNTY,
FLORIDA.

has been filed against you and you are
required to serve a copy of your writ-
ten defenses, if any, to it, on De Cubas
& Lewis, P.A., Attorney for Plaintiff,
whose address is PO BOX 5026, COR-
AL 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 at-

torney or immediately thereafter; oth-
erwise a default will be entered against
you for the relief demanded in the com-
plaint.

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

If you are a person with a disability
who needs any accommodations in
order to participate in this proceed-
ing, you are entitled, at no cost to you,
to the provision of certain assis-
tance. 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 noti-
fication if the time before the sched-
uled 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 6th day of September,
2024.

ANGELINA M. COLONNESO
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
24-01823
Sept. 13, 20, 2024

24-01405M

SECOND INSERTION

RE-NOTICE OF FORECLOSURE
SALE

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

CIRCUIT CIVIL DIVISION
CASE NO.: 2023CA004171
CROSSCOUNTRY MORTGAGE,
LLC

Plaintiff(s), vs.
CATHERINE STANCIL; EARL
ROBERT STANCIL, JR.;
Defendant(s).

NOTICE IS HEREBY GIVEN THAT,
pursuant to the Order Granting
Motion to Reschedule Foreclosure Sale
entered on July 10, 2024 in the above-
captioned action, the Clerk of Court,
Angelina "Angel" Colonneso, will sell
to the highest and best bidder for cash
at www.manatee.realforeclose.com in
accordance with Chapter 45, Florida
Statutes on the 1st day of October,
2024 at 11:00 AM on the following
described property as set forth in said
Final Judgment of Foreclosure or order,
to wit:

THE FOLLOWING DE-
SCRIBED LAND, SITUATE,
LYING AND BEING IN THE
MANATEE COUNTY, FLORI-
DA, TO-WIT: LOT 26, BLOCK
C, FRESH MEADOWS SUBDI-
VISION, PHASE I, ACCORD-
ING TO THE MAP OR PLAT
THEREOF, AS RECORDED IN
PLAT BOOK 25, PAGE(S) 63
THROUGH 67, INCLUSIVE,
OF THE PUBLIC RECORDS
OF MANATEE COUNTY,
FLORIDA.

Property address: 6006 66th
Street Circle East, Palmetto, FL
34221

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

Pursuant to the Fla. R. Jud. Ad-
min. 2.516, the above signed counsel
for Plaintiff designates attorney@
padgettlawgroup.com as its primary e-
mail address for service, in the above
styled matter, of all pleadings and docu-
ments required to be served on the parties.

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

Respectfully submitted,
PADGETT LAW GROUP
BETZY FALGAS, ESQ.
Florida Bar # 76882
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
(850) 422-2520 (telephone)
(850) 422-2567 (facsimile)
attorney@padgettlawgroup.com
Attorney for Plaintiff
TDP File No. 23-005351-1
Sept. 13, 20, 2024

24-01400M

SECOND INSERTION

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

CASE NO.:
412024CA000555CAAXMA
DIRECT GENERAL INSURANCE
COMPANY,
Plaintiff, v.
ANDY SANTIAGO BLANCO
GONZALEZ, AMANDA LEE
FREEMAN, AND WESTLAKE
SERVICES, LLC D/B/A WESTLAKE
FINANCIAL SERVICES,
Defendants.

TO: AMANDA LEE FREEMAN; 1748
W. 26th Street, Yuma, AZ 85364; 2621
S. Virginia Dr, Apt 133, Yuma, AZ
85364; and 5720 E. 32nd Street, Yuma,
AZ 85365;

YOU ARE NOTIFIED THAT DIRECT
GENERAL INSURANCE COMPANY
has instituted an Action for Declara-
tory Judgment against you in the Cir-
cuit Civil in and for Manatee County
and you are required to serve a copy of
your written defenses and responses to
Plaintiff's First Request for Admissions
to Defendant, AMANDA LEE FREE-
MAN, if any, to it on McFARLANE
LAW, whose address is 210 N. Univer-
sity Drive, 6th Floor, Coral Springs, FL
33071, and file the original with the
Clerk of Court at 1115 Manatee Avenue
W, Bradenton, FL 34205 on or before
10/21/2024, either before service on
Plaintiff's attorney or immediately
thereafter; otherwise a default will be
entered against you for the relief de-
manded in the Complaint for Declara-
tory Judgment.

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

In and for Manatee County:
If you cannot afford an attorney, con-
tact Gulfoast Legal Services at (941)
746-6151 or www.gulfoastlegal.org,
or Legal Aid of Manasota at (941) 747-
1628 or www.legalaidofmanasota.org.
If you do not qualify for free legal assis-
tance 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, Braden-
ton, Florida 34206, (941) 741-4062,
at least seven (7) days before your sched-
uled court appearance, or immediately
upon receiving this notification if the
time before the scheduled appearance
is less than seven (7) days; if you are
hearing or voice impaired, call 711.

Witness my hand and seal of this
Court on this 9th day of September,
2024.

Angelina "Angel" Colonneso
As Clerk of the Court
(SEAL) By: Kris Gaffney
As Deputy Clerk

McFARLANE LAW,
210 N. University Drive, 6th Floor,
Coral Springs, FL 33071
Sept. 13, 20, 27; Oct. 4, 2024

24-01413M

SECOND INSERTION

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

412024CA000547CAAXMA
NEWREZ LLC D/B/A
SHELLPOINT MORTGAGE
SERVICING,
Plaintiff, v.

MARY JANETH HERNANDEZ
BURGOIN; UNKNOWN SPOUSE
OF MARY JANETH HERNANDEZ
BURGOIN; UNITED STATES
OF AMERICA, ON BEHALF OF
SECRETARY OF HOUSING AND
URBAN DEVELOPMENT; ALL
UNKNOWN PARTIES CLAIMING
INTERESTS BY, THROUGH,
UNDER OR AGAINST A NAMED
DEFENDANT TO THIS ACTION,
OR HAVING OR CLAIMING TO
HAVE ANY RIGHT, TITLE OR
INTEREST IN THE PROPERTY
HEREIN DESCRIBED; UNKNOWN
TENANT #1; UNKNOWN TENANT
#2,
Defendant(s),

NOTICE IS HEREBY GIVEN pursuant
to a Final Judgment dated August
26, 2024 entered in Civil Case No.
412024CA000547CAAXMA in the
Circuit Court of the 12th Judicial
Circuit in and for Manatee County,
Florida, wherein NEWREZ LLC
D/B/A SHELLPOINT MORTGAGE
SERVICING, Plaintiff and MARY
JANETH HERNANDEZ BURGOIN;
UNITED STATES OF AMERICA,
ON BEHALF OF SECRETARY
OF HOUSING AND URBAN
DEVELOPMENT; UNKNOWN
TENANT #1 N/K/A BENITO PLACA
are defendants, Angelina Colonneso,
Clerk of Court, will sell the property
at public sale at www.manatee.
realforeclose.com beginning at 11:00
AM on October 10, 2024 the following
described property as set forth in said
Final Judgment, to-wit:.

LOT 4, BLOCK 13, OF HOUGH-
TON'S ADDITION TO NEW
MEMPHIS, ACCORDING TO
THE PLAT THEREOF, AS RE-
CORDED IN PLAT BOOK 1,
AT PAGE 147, OF THE PUB-
LIC RECORDS OF MANATEE
COUNTY, FLORIDA.

Property Address: 2111 1st Ave
E, Palmetto, FL 34221

ANY PERSON CLAIMING AN IN-
TEREST IN THE SURPLUS FROM
THE SALE, IF ANY, OTHER THAN
THE PROPERTY OWNER AS OF
THE DATE OF THE LIS PENDENS
MUST FILE A CLAIM 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 PUB-
LISHED AS PROVIDED HEREIN.

If you are a person with a disability
who needs any accommodations in
order to participate in this proceed-
ing, you are entitled, at no cost to
you, to the provision of certain as-
sistance. 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 noti-
fication if the time before the sched-
uled appearance is less than seven
(7) days; if you are hearing or voice
impaired, call 711.

Kelley Kronenberg
10360 West State Road 84
Fort Lauderdale, FL 33324
Phone: (954) 370-9970
Fax: (954) 252-4571

Service E-mail:
flrealprop@kelleykronenberg.com
/s/ Jordan Shaily
Jordan Shaily, Esq.
FBN: 1039538
File No: 2390.000007
Sept. 13, 20, 2024

24-01426M

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 9/27/2024 at 10:30 am, the following mobile
home will be sold at public auction pursuant to F.S. 715.109. 1970 MANA HS
0609664005 . Last Tenants: RANDY ALLEN HOWARD and all unknown parties
beneficiaries heirs . Sale to be at MHC COLONY COVE, LLC, 101 AMSTERDAM
AVENUE, ELLENTON, FL 34222. 813-282-5925.

Sept. 13, 20, 2024

24-01417M

FOURTH INSERTION

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

CASE NO: 2024-CA-548
STEP PROPERTIES, INC., a Florida
profit corporation, Plaintiff, v.
BERNARD S. HIRD, JR.;
GWENDOLYN S. HIRD; BRILL L.
ABDUL-JAAMI; ASALENA SMITH,
AS TEMPORARY GUARDIAN OF
MINOR CHILD D.B.;
UNKNOWN PARTIES
CLAIMING BY THROUGH UNDER
OR AGAINST THE ESTATE OF
BERNARD S. HIRD A/K/A
BERNARD SYLVESTER HIRD, SR.
A/K/A BERNARD S. HIRD, SR.,
DECEASED, WHETHER SAID
UNKNOWN PARTIES CLAIM AS
SPOUSES, HEIRS, DEVISEES,
GRANTEES, ASSIGNEES,
CREDITORS, TRUSTEES, OR
OTHER CLAIMANTS; and ANY
AND ALL UNKNOWN PARTIES
CLAIMING BY, THROUGH,
UNDER, AND AGAINST THE
HEREIN NAMED INDIVIDUAL
DEFENDANT(S) WHO ARE NOT
KNOWN TO BE DEAD OR ALIVE,
WHETHER SAID UNKNOWN
PARTIES MAY CLAIM AN
INTEREST AS SPOUSES HEIRS,

TO: Unknown Parties Claiming By,
Through, Under Or Against The Estate
Of Bernard Hird A/K/A Bernard Syl-
vester Hird, Sr. A/K/A Bernard S. Hird,
Sr., Deceased, Whether Said Unknown
Parties Claim As Spouses, Heirs, De-
visees, Grantees, Assignees, Creditors,
Trustees Or Other Claimants; and Un-
known Parties Claiming By, Through,
Under Or Against The Herein Named
Individual Defendant(s) Who Are Not
Known To Be Dead Or Alive, Whether
Said Unknown Parties May Claim An
Interest As Spouses, Heirs, Devisees,
Grantees, Or Other Claimants
727 15th Street East
Bradenton, Florida 34208
Brill Abdul-Jaami
Residence Unknown
Bernard S. Hird, Jr.
Residence Unknown

YOU ARE NOTIFIED that an action
to quiet and confirm title of Step Prop-
erties, Inc, in and to the following real
property situated in Manatee County,
Florida:
COM AT THE NW COR OF
LOT 7 BLK P OF CH DAVIS
RESUB, PB 1 P OF 27, TH RUN E
ALGN LN OF SD LOT 7 A DIST
OF 114.8 FT, TH S A DIST OF 5

SECOND INSERTION

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

PROBATE DIVISION
File No. 2024CP001376AX
Division: PROBATE
IN RE: ESTATE OF
BRENDA LEONARD,
Deceased.

The administration of the estate of
Brenda Leonard, deceased, whose date
of death was March 14, 2024, is pend-
ing 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 represen-
tative and the personal representative's
attorney are set forth below.

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

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

All other creditors of the decedent
and other persons having claims or de-
mands against decedent's estate must
file their claims with this court 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 SEC-
TION 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 September 13, 2024.

Personal Representative:
Bank of America, N.A.
c/o Payne Law Group, PLLC
766 Hudson Ave., Suite C
Sarasota, FL 34236

Attorney for Personal Representative:
Teresa A. Monfils, Esq.
Florida Bar Number: 1019949
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
Sept. 13, 20, 2024

24-01410M

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on
9/27/2024 at 10:30 am, the follow-
ing mobile home will be sold at public au-
ction pursuant to F.S. 715.109. A 1962
SKYL mobile home bearing the vehicle
identification number F46X1293 and
all personal items located inside the
mobile home. Last Tenant: Thomas
Czapp. Sale to be held at: Trade Winds
Mobile Home Court, 5917 14th Street
West, Lot No. 301, Bradenton, Florida
34207, 941-758-7080.
September 13, 20, 2024

24-01415M

SECOND INSERTION

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

File No. 2024-CP-2147
IN RE: ESTATE OF
HALVARD JOHN GREENLUND,
Deceased.

The administration of the estate of
HALVARD JOHN GREENLUND,
deceased, whose date of death was No-
vember 10, 2023, is pending in the Cir-
cuit Court for MANATEE County, Flori-
da, Probate Division, the street address
of which is 1115 Manatee Avenue West,
Bradenton, FL 34205 and the mailing
address of which is P.O. Box 25400,
Bradenton, FL 34206. The names and
addresses of the personal representative
and the personal representative's attor-
ney are set forth below.

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

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

The personal representative or cura-
tor has no duty to discover whether any
property held at the time of the deced-
ent's death by the decedent or the de-
cedent'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 un-
der s. 732.2211, Florida Statutes.

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

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

The date of first publication of this
notice is: September 13, 2024.

Kristin Greenlund
Personal Representative
3619 17th Street West
Bradenton, FL 34205

M. Brandon Robinson, Esq.
Attorney for Personal Representative
Florida Bar No. 0119364
BARNES WALKER, GOETHE,
PERRON, SHEA & ROBINSON, PLLC
3119 Manatee Avenue West
Bradenton, FL 34205
Telephone: 941-741-8224
Email: brobinson@barneswalker.com
Secondary Email:
mcarmichael@barneswalker.com
Sept. 13, 20, 2024

24-01427M

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on
09/27/2024, at 10:30 a.m., the follow-
ing property will be sold at public auc-
tion pursuant to F.S. 715.109: A 1962
SKYL mobile home bearing the vehicle
identification number F46X1293 and
all personal items located inside the
mobile home. Last Tenant: Thomas
Czapp. Sale to be held at: Trade Winds
Mobile Home Court, 5917 14th Street
West, Lot No. 301, Bradenton, Florida
34207, 941-

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-CP-001688
IN RE: ESTATE OF
ROBERT JOSEPH VAN SLYKE,
aka **ROBERT JOSEPH VANSLYKE**
Deceased.

The administration of the estate of **ROBERT JOSEPH VAN SLYKE**, also known as **ROBERT JOSEPH VANSLYKE**, deceased, whose date of death was September 6, 2023, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is PO Box 25400, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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: September 13, 2024.

ANDREW VAN SLYKE
Personal Representative

4825 Commercial Plaza Street
Winston-Salem, NC 27104

Robert D. Hines, Esq.
Attorney for Personal Representative

Florida Bar No. 0413550
Hines Norman Hines, P.L.

1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612

Telephone: 813-265-0100
Email: rhines@hnh-law.com

Secondary Email:
jrvera@hnh-law.com

Sept. 13, 20, 2024 24-01399M

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
Case No. 2024-CP-1919
JUDGE **DIANA MORELAND**
IN RE: ESTATE OF
OUIDA WILLIAMS CARTER
Deceased.

The administration of the Estate of **Ouida Williams Carter**, deceased, whose date of death was April 24, 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 Sept 13, 2024.

Personal Representative:
LAURIE DUPUY

11040 MJ Road
Myakka City, Florida 34251

Attorney for Personal Representative:
JENNIFER L. HAMEY (0123046)

Jennifer L. Hamey, PA
3815 US Highway 301 N

Ellenton, FL 34222
(941) 932-6217

jennifershamey@gmail.com

Sept. 13, 20, 2024 24-01407M

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2024-CP-2154
Division Probate
IN RE: ESTATE OF
TRACY L. FULGHUM
Deceased.

The administration of the estate of **Tracy L. Fulghum**, deceased, whose date of death was June 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 September 13, 2024.

Personal Representative:
Kristy Fulghum

c/o **Boyer & Boyer, P.A.**
46 N Washington Blvd, Ste 21

Sarasota, FL 34236
Attorney for Personal Representative:

Andrew R. Boyer, Esq.
Florida Bar Number: 35409

BOYER & BOYER, P.A.
46 N Washington Blvd, Ste 21

Sarasota, FL 34236
Telephone: (941) 365-2304

Fax: (941) 364-9896
Email: aboyer@boyerboyer.com

Secondary Email:
service@boyerboyer.com

Sept. 13, 20, 2024 24-01412M

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2024-CP-1701
IN RE: ESTATE OF
AMELIA GUARINO,
Deceased.

The administration of the estate of **AMELIA GUARINO**, deceased, whose date of death was May 9, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1051 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 September 13, 2024.

Personal Representative:
Bernadette Guarino

c/o **MACKEY LAW GROUP P.A.**
1402 3RD AVE W

BRADENTON, FL 34205
Telephone: (941) 746-6225

Fax: (941) 748-6584
Attorney for Personal Representative:

Catherine Z. Mackey, Esq.
Florida Bar Number: 657123

MACKEY LAW GROUP P.A.
1402 3RD AVE W

BRADENTON, FL 34205
Telephone: (941) 746-6225

Fax: (941) 748-6584

Sept. 13, 20, 2024 24-01398M

SECOND INSERTION

NOTICE TO CREDITORS
THE CIRCUIT COURT FOR THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY,
FLORIDA
Case No. 24-CP-001191-AX
IN RE: THE ESTATE OF
MARIA GOLDES,
Deceased.

The administration of the estate of **Maria Golde**, deceased, whose date of death was December 16, 2023, is pending in the Circuit Court for the Twelfth Judicial Circuit, Manatee County, Florida, Probate Division, the address of which is 1051 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 September 13, 2024.

Personal Representative:
Irina Piven

279 Saint Lucia Drive
Bradenton, FL 34209-5973

Attorney for Personal Representative:

Mark Hanks
FBN: 0727342

9600 Koger Blvd North, Suite 104
St. Petersburg, FL 33702

Telephone: (727) 578-8529
Primary: mhanks@attorneyhanks.com

Secondary:
kshupp@attorneyhanks.com

Sept. 13, 20, 2024 24-01403M

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT IN AND
FOR MANATEE COUNTY, FLORIDA
PROBATE DIVISION
CASE NO: 2024 CP 1869
IN RE: THE ESTATE OF:
JAMES STUART DODD,
Deceased.

The administration of the estate of **JAMES STUART DODD**, deceased, whose date of death was May 8, 2024, and whose Social Security Number is xxx-xx-4865, 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 the first publication of this Notice is 9/13/24.

Personal Representative
GREGORY DODD

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

Sept. 13, 20, 2024 24-01409M

NOTICE TO CREDITORS

(Summary Administration)
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA PROBATE DIVISION
File No. 2024 CP 1697
Division Probate
IN RE: ESTATE OF

SHIRLEY M. BABICH 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 **Shirley M. Babich**, deceased, File Number 2024 CP 1697, by the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1051 Manatee Ave. W., Bradenton, FL 34205; that the decedent's date of death was April 7, 2024; that the total value of the estate is \$9,130.26 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
Ricky L. Sluga 15237 Eileen Circle

SECOND INSERTION

Sarasota, FL 34240
Rhonda L. Brandt 1413 22nd St.
Kenosha, WI 53140

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.

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 September 13, 2024.

Persons Giving Notice:
DocuSigned by: Ricky L. Sluga

15237 Eileen Circle
Sarasota, Florida 34240

DocuSigned by: Rhonda L. Brandt
1413 22nd St. Kenosha, WI 53140

Attorney for Persons Giving Notice

/s/ Christopher D. Smith, Esq.
Christopher D. Smith, Esq.

Attorney for Beneficiaries
Florida Bar Number: 0605433

1561 Lakefront Dr Unit 204
SARASOTA, FL 34240

Telephone: (941) 202-2222
Fax: (941) 907-3040

E-Mail: smith@chrissmith.com
Secondary E-Mail:

catherine@chrissmith.com
Sept. 13, 20, 2024 24-01411M

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2024-CP-001804
IN RE: ESTATE OF

RAY Q. BUMGARNER,
a/k/a **RAY Q. BUMGARNER JR**
Deceased.

The administration of the estate of **RAY Q. BUMGARNER, a/k/a RAY Q. BUMGARNER JR**, deceased, whose date of death was June 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 is required to be served, must file their claims with this court ON OR BEFORE THE

SECOND INSERTION

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 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 270 Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand 272 is made by a creditor as specified under s. 732.2211. Section 13.

The date of first publication of this notice is: September 13, 2024.

JULIE CODUS
Personal Representative

6320 Venture Drive, Suite 104
Lakewood Ranch, Florida 34202

Joseph L. Najmy, Esq.

Attorney for

Personal Representative
Florida Bar No. 0847283

Najmy Thompson, P.L.

6320 Venture Drive, Suite 104
Lakewood Ranch, Florida 34202

Telephone: (941) 907-3999
Email: jnajmy@najmythompson.com

Secondary Email:
carias@najmythompson.com

Alternate Secondary Email:
alepper@najmythompson.com

Sept. 13, 20, 2024 24-01424M

HOW TO PUBLISH YOUR LEGAL NOTICE
IN THE BUSINESS OBSERVER

CALL 941-906-9386
and select the appropriate County
name from the menu option

OR E-MAIL:
legal@businessobserverfl.com

Business
Observer

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 9/27/2024 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 115.109. 1977 RAMA HS 20620191AK & 20620191BK . Last Tenants: JOSEPHINE HILTON CREWS, CHRISTINE HILTON AND MELODY HILTON and all unknown parties beneficiaries heirs . Sale to be at MHC COLONY COVE, LLC, 101 AMSTERDAM AVENUE, ELLENTON, FL 34222. 813-282-5925.
Sept. 13, 20, 2024 24-01416M