

MANATEE COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

ADVERTISEMENT OF SALE

Property described below will be sold per the Florida Self Storage Facility Act. Sale on Wednesday the 16th day of October, 2024 at 10:00 AM with bidding to take place on lockerfox.com. Payment and pickup at facility. Otter Self Storage - Whitfield Sarasota, 2024 Whitfield Park Dr, Sarasota, FL, 34243 RAUL ROMERO Sale is subject to cancellation in the event of settlement between owner and obligated party. Sept. 27; Oct. 4, 2024 24-01476M

FIRST INSERTION

EXHIBIT "A"
BOARD OF SUPERVISORS
MEETING AND WORKSHOP
DATES HARRISON RANCH
COMMUNITY
DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025

Clubhouse, 5755 Harrison Ranch Boulevard, Parrish, Florida 34219, at the below indicated times, on the following dates:

February 3, 2025
6:30PM Strategic Planning Workshop
April 23, 2025,
6:30 PM Budget Workshop

The Board of Supervisors of the Harrison Ranch Community Development District ("District") will hold their regular meetings for Fiscal Year 2024/2025 (beginning October 1, 2024, and ending September 30, 2025) at Harrison Ranch Clubhouse, 5755 Harrison Ranch Boulevard, Parrish, Florida 34219 at the below indicated times, for the purpose of considering any business that may come before the Board on the following dates:

October 21, 2024	6:30 PM
November 4, 2024	6:30 PM
December 9, 2024	6:30 PM
January 13, 2025	6:30 PM
February 10, 2025	6:30 PM
March 10, 2025	6:30 PM
April 14, 2025	6:30 PM
May 12, 2025	6:30 PM
June 9, 2025	6:30 PM
July 14, 2025	6:30 PM
August 11, 2025	6:30 PM
September 8, 2025	6:30 PM

Additionally, the Board of Supervisors for the District will hold workshops for the purpose of reviewing items on the agenda for the next scheduled meeting of the Board and discussing other District business. No decisions will be made, and no Board action will be taken, at the workshops. Each workshop will take place at the Harrison Ranch

The meetings and workshops are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings and workshops 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 and workshops may be obtained by contacting the District Office, Rizzetta & Company, Inc., by mail at 2700 S. Falkenburg Road Suite 2745, Riverview, FL 33578, or by phone at 813-533-2950, or by visiting the District's website: <https://www.harrisonranchcdd.org/>.

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 any meeting or workshop 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.
September 27, 2024 24-01514M

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 24-CP-481
IN RE: ESTATE OF
ELIZABETH SMITH
Deceased.

The administration of the estate of Elizabeth Smith, deceased, whose date of death was June 18, 2022, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Ave W, Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or 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 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 27, 2024.

Personal Representative:
s/ Scott Kuhn
Scott Kuhn, Esq.
6720 Winkler Rd.
Fort Myers, Florida 33919
Attorney for Personal Representative:
s/ Scott Kuhn
Scott Kuhn, Esq.
E-mail Addresses:
pleadings@kuhnlegal.com
Florida Bar No. 555436
Kuhn Law Firm PA
6720 Winkler Rd
Fort Myers, Florida 33919
Telephone: (239) 333-4529
Sept. 27; Oct. 4, 2024 24-01518M

FIRST INSERTION

Notice Under Fictitious Name Law
According to Florida Statute
Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Mad Rabbit Confabs located at 8458 Gardens Cir, Apt. 9 in the City of Sarasota, Manatee County, FL 34243 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 23rd day of September, 2024.
Julie Schmidt
September 27, 2024 24-01508M

FIRST INSERTION

Notice of Self Storage Sale

Please take notice Hide-Away Storage - Central located at 3760 Cortez Rd., West Bradenton, FL 34210 intends to hold a sale to sell the property stored at the Facility by the below Occupants whom are in default at an Auction. The sale will occur as an online auction via www.storageauctions.com on 10/16/2024 at 10:00AM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Jeri Kararick unit #00307; Vanessa M Davis unit #00902; Denny Burnham unit #01092; Martin Joseph unit #01670; William Hatch unit #01691. Certain terms and conditions apply. See manager for details.
Sept. 27; Oct. 4, 2024 24-01479M

FIRST INSERTION

Notice of Self Storage Sale

Please take notice Hide-Away Storage - 32nd Street located at 4305 32nd St. W., Bradenton, FL 34205 intends to hold a sale to sell the property stored at the Facility by the below list of Occupants whom are in default at an Auction. The sale will occur as an online auction via www.storageauctions.com on 10/16/2024 at 10:00AM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Taniya Woodberry unit #00224; Charles Hendershot unit #00677; Stephen Bennett unit #01088; Paula Isaza Castano unit #01309; Terry Carr unit #01394; Stephanie R Miller unit #01524; Tara Murrell units #01637 & #01822; David (Jeff) Lee unit #01703. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.
Sept. 27; Oct. 4, 2024 24-01480M

FIRST INSERTION

Notice of Self Storage Sale

Please take notice Hide-Away Storage - Ellenton, located at 2900 US 301 N., Ellenton, FL 34222 intends to hold a sale to sell the property stored at the Facility by the below Occupants whom are in default at an Auction. The sale will occur as an online auction via www.storageauctions.com on 10/16/2024 at 10:00AM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Christopher Bailey unit #00198; Laquelyn Green unit #00336; Lynda Milks unit #00564; Reginald Douglas unit #00741; Melissa Adams unit #00936; Jodi Rodgers unit #00937; Vicky Kornegay unit #01301 contents: 1998 CHEV S10 VIN: 1GCCS19X0W8233755. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.
Sept. 27; Oct. 4, 2024 24-01481M

FIRST INSERTION

Notice of Self Storage Sale

Please take notice iStorage 7106 located at 1102 53rd Ave. W. Bradenton FL 34207 intends to hold a sale to sell the property stored at the Facility by the below list of Occupants whom are in default at an Auction. The sale will occur as an online auction via www.storageauctions.com on 10/16/2024 at 10:00AM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Jose Sanchez unit #3006; Angelica Leyva unit #3073; Shatundria Outing unit #4007; Wendy Young unit #4049; Bettina Volmar unit #4099; Charles McGee unit #5015; Robin Ruggiero unit #5017; Mark Crigley units #5028 & #5049; Amy Gross unit #5033; Brian Beck unit #5043. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.
Sept. 27; Oct. 4, 2024 24-01488M

FIRST INSERTION

Notice Under Fictitious Name Law
According to Florida Statute
Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of The Garden located at 7115 Boca Grove Pl #203 in the City of Bradenton, Manatee County, FL 34202 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 18th day of September, 2024.
Barbara Liberatore
September 27, 2024 24-01478M

FIRST INSERTION

Notice of Self Storage Sale

Please take notice Hide-Away Storage - Lakewood Ranch located at 14710 SR 64 East, Bradenton FL 34212 intends to hold a sale to sell the property stored at the Facility by the below Occupants whom are in default at an Auction. The sale will occur as an online auction via www.storageauctions.com on 10/16/2024 at 10:00AM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Matthew Brady unit #00245; Dylan Lee Suber unit #2128. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.
Sept. 27; Oct. 4, 2024 24-01482M

FIRST INSERTION

Notice of Self Storage Sale

Please take notice Hide-Away Storage - Palmetto located at 2015 8th Ave. W., Palmetto FL 34221 intends to hold a sale to sell the property stored at the Facility by the below Occupants whom are in default at an Auction. The sale will occur as an online auction via www.storageauctions.com on 10/16/2024 at 10:00AM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Jose Ramirez unit #A034; Emiliano Raygoza unit #B015; Kavonte Packer unit #C077; Darlene Jeanette Hall unit #C079; Kris Clark unit #C083; Tiffany Elaine Hammond unit #D070; Pamela Katha Mays unit #J23; Liliana Campero Mayen unit #J66. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.
Sept. 27; Oct. 4, 2024 24-01483M

FIRST INSERTION

Notice of Self Storage Sale

Please take notice Hide-Away Storage - West located at 8400 Cortez Rd., West Bradenton, FL 34210 intends to hold a sale to sell the property stored at the Facility by the below Occupants whom are in default at an Auction. The sale will occur as an online auction via www.storageauctions.com on 10/16/2024 at 10:00AM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Alexandria Miclisse unit #00106; Jade Knittel unit #00145; Patricia Ann Kalson unit #00179; Amber M Daniel unit #00630; Shawn Wall unit #01528; Christy James unit #01532; Joy Brevard unit #01551; Tony K Moore unit #LT900. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.
Sept. 27; Oct. 4, 2024 24-01485M

FIRST INSERTION

Notice of Self Storage Sale

Please take notice Midgard Self Storage - Bradenton - Manatee located at 2330 Manatee Ave E/ 2305 9th St W Bradenton FL 34208 intends to hold a sale to sell the property stored at the Facility by the below Occupants whom are in default at an Auction. The sale will occur as an online auction via www.storageauctions.com on 10/18/2024 at 1:00PM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Carolyn Armstrong unit #A101; Edurado Perez unit #A112; Tina Stewart unit #A133; Brandon R Lloyd unit #B204; Lori L Peterson unit #B205; Estate Of Belinda L Nash unit #B207; Chantale Jean unit #C412; Emmanuela Philippe unit #C481; Bridgett "Bee" Adams unit #D687; Carlos Hernandez unit #MA131B; Annie L McNeal unit #ME657; Demetra McDaniel unit #MG802; Carmen Rizzo unit #MG803. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.
Sept. 27; Oct. 4, 2024 24-01494M

FIRST INSERTION

Notice of Self Storage Sale

Please take notice iStorage 7103 located at 10415 Portal Crossing, Bradenton, FL 34211 intends to hold a sale to sell the property stored at the Facility by the below Occupants whom are in default at an Auction. The sale will occur as an online auction via www.storageauctions.com on 10/16/2024 at 10:00AM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Alexander Wright unit #4011. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.
Sept. 27; Oct. 4, 2024 24-01487M

FIRST INSERTION

Notice of Self Storage Sale

Please take notice Midgard Self Storage - Bradenton - SR70 located at 5246 E State Rd 70, Bradenton, FL 34202 intends to hold a sale to sell the property stored at the Facility by the below Occupants whom are in default at an Auction. The sale will occur as an online auction via www.storageauctions.com on 10/18/2024 at 1:00PM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Paige Rollins unit #7202; Anthony Sappracone unit #7215. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.
Sept. 27; Oct. 4, 2024 24-01493M

FIRST INSERTION

Notice of Self Storage Sale

Please take notice Midgard Self Storage - Bradenton - Lena located at 5246 Lena Rd., Bradenton FL 34211 intends to hold a sale to sell the property stored at the Facility by the below Occupants whom are in default at an Auction. The sale will occur as an online auction via www.storageauctions.com on 10/18/2024 at 1:00PM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Alembert Pierre unit #1545; Kayla Benson unit #3160; Melissa Okeson unit #3194; Tampa Bay Psychiatric Services unit #3505. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.
Sept. 27; Oct. 4, 2024 24-01495M

FIRST INSERTION

Notice of Self Storage Sale

Please take notice Hide-Away Storage - SR70 located at 4660 53rd Ave. E., Bradenton, FL 34203 intends to hold a sale to sell the property stored at the Facility by the below Occupants whom are in default at an Auction. The sale will occur as an online auction via www.storageauctions.com on 10/16/2024 at 10:00AM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Connie Kaufold unit #2039; Joey Albritton unit #4032; Keyon Williams unit #6100; Kristine Gorriss unit #7014; Trinity Wood unit #7090; Remice Guerrier unit #9013; Michol Digan Zak unit #9042. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.
Sept. 27; Oct. 4, 2024 24-01484M

FIRST INSERTION

NOTICE OF PUBLIC AUCTION:

Notice is hereby given that the undersigned will sell, in accordance with the Florida Self Service Storage Facility Act, to satisfy lien of the owner, at public sale by competitive bidding on **OCTOBER 22ND 2024 at 4:00 PM** online at: www.storageauctions.com for the safeguard self-storage facility located at:

SAFEGUARD SELF STORAGE
4335 Royal Palm Drive
Bradenton, FL 34210

Unit #144 **KEVLVYN DE JESUS VIDAL BONILLA** Household goods,
Furniture Tools, Boxes

Unit #147 **MIREN ITEXASO MENCHACA** Household goods,
Tools, Boxes

Unit #144 **KELVYN DE JESUS VIDAL BONILLA** Household goods,
Furniture Tools, Boxes

Purchases must be paid at the facility with Credit Card. All Purchases must be complete within 48 hours of the end of the online auction. A \$100.00 cash cleaning deposit is required until all items in the unit are removed from the premises and verified by the manager on duty. Sale subject to cancellation until the purchase is completed; company reserves the right to refuse any online bids.
Sept. 27; Oct. 4, 2024 24-01477M

FIRST INSERTION

Notice Under Fictitious Name Law
According to Florida Statute
Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Bloom Consulting Service located at 6316 Milestone Loop in the City of Palmetto, Manatee County, FL 34221 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 24th day of September, 2024.
Taylor Owens
September 27, 2024 24-01516M

FIRST INSERTION

Notice of Self Storage Sale

Please take notice Midgard Self Storage - Lakewood Ranch located at 10810 Internet Pl., Bradenton, FL 34211 intends to hold a sale to sell the property stored at the Facility by the below list of Occupants whom are in default at an Auction. The sale will occur as an online auction via www.storageauctions.com on 10/18/2024 at 1:00PM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Rebecca Galbraith unit #1224. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.
Sept. 27; Oct. 4, 2024 24-01496M

FIRST INSERTION

Notice of Self Storage Sale

Please take notice iStorage 7102 located at 8709 Old Tampa Rd., Parrish, FL 34219 intends to hold a sale to sell the property stored at the Facility by the below list of Occupants whom are in default at an Auction. The sale will occur as an online auction via www.storageauctions.com on 10/16/2024 at 10:00AM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Troy Penn unit #1024; Andrew Bocchiaro unit #2007; Whitney Matthews unit #4017; Courtney Burke unit #7007. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.
Sept. 27; Oct. 4, 2024 24-01486M

FIRST INSERTION

BOARD OF SUPERVISORS
MEETING DATES
SUMMER WOODS COMMUNITY
DEVELOPMENT DISTRICT FOR
THE FISCAL YEAR 2024-2025

The Board of Supervisors of the Summer Woods Community Development District will hold their regular meetings for the Fiscal Year 2024-2025 at the Harrison Ranch Clubhouse, located at 5755 Harrison Ranch Boulevard, Parrish, FL 34219 at the dates and times indicated as follows:

October 3, 2024, at 10:00 a.m.
December 5, 2024, at 6:00 p.m.
February 6, 2025, at 10:00 a.m.
April 3, 2025, at 6:00 a.m.
May 1, 2025, at 10:00 a.m. (Budget Workshop)
June 3, 2025, at 6:00 p.m.
July 31, 2025, at 6:00 p.m.
September 4, 2025, at 10:00 a.m.

The meetings are open to the public and will be conducted in accordance with the provisions 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 obtained from Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 or by calling (813) 533-2950 ("District Office").

There may be occasions when one or more Supervisors or staff will participate by 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) 334-4844 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.

Matthew O'Nolan
District Manager
September 27, 2024 24-01497M



How much do legal notices cost?

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

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

VIEW NOTICES ONLINE AT
Legals.BusinessObserverFL.com

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

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE
12TH JUDICIAL CIRCUIT IN AND
FOR MANATEE COUNTY, FLORIDA
PROBATE DIVISION
FILE NO. 2024 CP 001964 AX
Division PROBATE
IN RE: ESTATE OF
DONALD LEE COURTNEY
Deceased.

The administration of the estate of Donald Lee Courtney, deceased, whose date of death was June 14, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is Manatee County Judicial Center, 1051 Manatee Avenue West, Bradenton, Florida, 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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 27, 2024.

Personal Representative:

Brian Douglas Courtney

2308 162nd Street East

Bradenton, Florida 34211

Attorney for Personal Representative:

Stacey Maloney, Esq.

Attorney for Brian Douglas Courtney

Florida Bar Number: 1022354

The Law Office of Stacey Maloney,

PLLC

1990 Main St., Ste. 750

Sarasota, FL 34236

Telephone: (941) 301-8877

E-Mail: stacey@maloneylegalfl.com

Sept. 27; Oct. 4, 2024 24-01499M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2024CP2041
Division Probate
IN RE: ESTATE OF
DIANA K. GUTHRIE
Deceased.

The administration of the estate of Diana K. Guthrie, deceased, whose date of death was July 23, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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 27, 2024.

Personal Representative:

/s/ David Roger Guthrie

(Sep 18, 2024 11:18 EDT)

David Roger Guthrie

2915 Florida Blvd.

Bradenton, Florida 34207

Attorney for Personal Representative:

/s/William Galarza

William Galarza, Esq.

Florida Bar Number: 0760501

6151 Lake Osprey Drive, Suite 300

Sarasota, FL 34240

Telephone: (941) 487 8602

Fax: (941) 296 8017

E-Mail: wgalarza@galarzalaw.com

Secondary E-Mail:

galarzawilliam@gmail.com

Sept. 27; Oct. 4, 2024 24-01498M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2024 CP 2205
Division Probate
IN RE: ESTATE OF
JOSEPH GIGLIOTTI a/k/a
GIUSEPPE GIGLIOTTI Deceased.

The administration of the estate of Joseph Gigliotti a/k/a Giuseppe Gigliotti, deceased, whose date of death was July 14, 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 27, 2024.

Personal Representative:

James Scarpo II

2807 Wilder Meadows Lane

Plant City, Florida 33566

Attorney for Personal Representative:

Thomas W. Harrison, Attorney

Florida Bar Number: 334375

DYE HARRISON KNOWLES

KIRKLAND PRATT & DEPAOLA,

PLLC

1206 Manatee Avenue West

Bradenton, FL 34205

Telephone: (941) 746-1167

Fax: (941) 747-0583

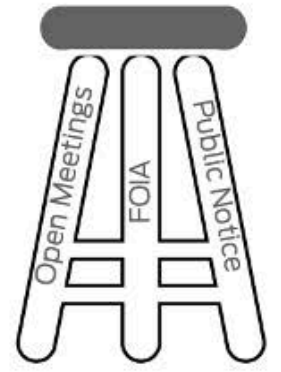
E-Mail: twh@dye-harrison.com

rferronyalka@dye-harrison.com

Sept. 27; Oct. 4, 2024 24-01511M

Why Public Notice Should Remain in Newspapers

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



This is not about “newspapers vs the internet”.

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



Requiring independent, third-party newspapers to ensure that public notices run in accordance with the law helps **prevent government officials from hiding information** they would prefer the public not to see



SAVE TIME

E-mail your Legal Notice
legal@businessobserverfl.com

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

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-2095
Division Probate
IN RE: ESTATE OF
JANICE E. MYERS
Deceased.

The administration of the estate of Janice E. Myers, deceased, whose date of death was August 14, 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 27, 2024.

Personal Representative:**Scott D. Myers**3425 Yawkey Avenue
Sarasota, Florida 34232

Attorney for Personal Representative:

Gerald F O'Brien

Florida Bar Number: 0768820

O'BRIEN & BENNETT, P.A.

2750 Ringling Blvd., Ste. 3

Sarasota, Florida 34237

Telephone: (941) 316-9200

Fax: (941) 308-0202

E-Mail: gerald@obrienbennett.com

Secondary:

service@obrienbennett.com

Sept. 27; Oct. 4, 2024 24-01490M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024 CP 2117
Division Probate
IN RE: ESTATE OF
Patricia A. Thomas
Deceased.

The administration of the estate of PATRICIA A. THOMAS, deceased, whose date of death was May 27, 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.

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 27, 2024.

Personal Representative:**GERALD E. THOMAS**5113 27th Street W.
Bradenton, FL 34207

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. 27; Oct. 4, 2024 24-01504M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-1860
IN RE: ESTATE OF
JAMES P. NOWAK
Deceased.

The administration of the estate of James P. Nowak, deceased, whose date of death was May 7, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is September 27, 2024.

Personal Representative:**Rena Novak**9415 Sarazen Place
Palmetto, FL 34221

Attorney for Personal Representative:

Alexander A. Stewart, Attorney

Florida Bar Number: 122110

Stewart & St. Paul Estate Law, PLLC

1201 6th Avenue West, Suite 100

Bradenton, Florida 34205

Telephone: (941) 217-7654

E-Mail: steward@sspestatelaw.com

Sept. 27; Oct. 4, 2024 24-01489M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
UNC #: 412024CP000748CPAXMA
Ref. #: 2024CP000748AX
IN RE: The Estate of
Ronald Cervantes Deceased.

The administration of the estate of RONALD CERVANTES deceased, whose date of death was January 26, 2024, and whose social security number is xxx-xx-0741 is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the address of which is 1115 Manatee Ave W, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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 27, 2024.

Personal Representative:**LOIS MEYERS**Attorney for Personal Representative
Paul Christopher Grivas, Esq.

Florida Bar No. 41108

Grivas Law Group, PA

924 7th Avenue East

Bradenton, FL 34208

Email: grivaslaw@gmail.com

Telephone: (941) 251-6030

Sept. 27; Oct. 4, 2024 24-01502M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
UNC #: 412024CP001826CPAXMA
Ref. #: 2024CP001826AX
IN RE: The Estate of
Jose A. Flores, Sr. Deceased.

The administration of the estate of JOSE A. FLORES, SR. deceased, whose date of death was June 26, 2024, and whose social security number is xxx-xx-7790 is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the address of which is 1115 Manatee Ave W, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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 27, 2024.

Personal Representative:**EVALYN ESTEVEZ**Attorney for Personal Representative
Paul Christopher Grivas, Esq.

Florida Bar No. 41108

Grivas Law Group, PA

924 7th Avenue East

Bradenton, FL 34208

Email: grivaslaw@gmail.com

Telephone: (941) 251-6030

Sept. 27; Oct. 4, 2024 24-01501M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File Number: 2024-CP-002251-AX
IN RE: ESTATE OF
CAROLANN SHEETS
RICHARDSON,
deceased

The administration of the estate of CAROLANN SHEETS RICHARDSON, deceased, whose date of death was March 22, 2024, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, FL 34205. The names and addresses of the co-personal representatives and the co-personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is September 27, 2024.

Co-Personal Representatives:**NATALIE C. PORTER**6615 Oakbrooke Circle
Bradenton, FL 34202**ETHAN J. PORTER**6615 Oakbrooke Circle
Bradenton, FL 34202

Attorney for

Co-Personal Representatives:

J. Kevin Drake of

J. Kevin Drake, P.A.

Florida Bar No: 705055

1432 First Street

Sarasota, FL 34236

(941) 954-7750

kdrake@drakelawyers.com

dussher@drakelawyers.com

Sept. 27; Oct. 4, 2024 24-01510M

FIRST INSERTION

NOTICE TO CREDITORS
THE CIRCUIT COURT FOR THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
CASE NO.: 2024-CP-002174
IN RE: THE ESTATE OF
NANCY L. SCARANO A/K/A
NANCY L. TALMADGE-SCARANO,
DECEASED.

The administration of the estate of NANCY L. SCARANO A/K/A NANCY L. TALMADGE SCARANO, deceased, whose date of death was June 16, 2024 is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this Notice is September 27, 2024.

Signed on this 30 day of August, 2024.

Personal Representative:**Francis J Scarano**

(Aug 30, 2024 11:42 EDT)

FRANCIS J. SCARANO

A/K/A FRANCIS SCARANO

511 High Street

Hackettstown, NJ 07840

Attorney for Personal Representative:

JAMES D. JACKMAN, ESQUIRE

Florida Bar No. 521663

JAMES D. JACKMAN, P.A.

5008 Manatee Avenue West, Suite A

Bradenton, FL 34209

Telephone: (941) 747-9191

Facsimile: (941) 747-1221

Email: jackmanplendings@gmail.com

Sept. 27; Oct. 4, 2024 24-01513M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-2076
IN RE: ESTATE OF
MARY JEAN BRAINE
Deceased.

The administration of the estate of MARY JEAN BRAINE, deceased, whose date of death was August 7, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is P. O. Box 25400, Manatee Ave. W. 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.

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 27, 2024.

Personal Representative:**EMMA VICTORIA LETCHWORTH**8732 54th Avenue West
Bradenton, Florida 34210

Attorney for Personal Representative:

ANNE SHEFFLER DOUGLASS

Attorney

Florida Bar Number: 0239143

4501 Manatee Ave #229

Bradenton, FL 34209

Telephone: (941) 725-2853

E-Mail: annedouglasslaw@gmail.com

Sept. 27; Oct. 4, 2024 24-01500M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-2011-AX
Division Probate
IN RE: ESTATE OF
PHYLLIS MAE CORRELL
A/K/A PHYLLIS M. SCHNECK,
Deceased.

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

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court 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 27, 2024.

Personal Representative:**Clarissa Gross**11445 Rolling Green Drive
Bradenton, FL 34211

Attorney for Personal Representative:

Sunny Dingman

E-Mail Addresses:

SDingman@shutts.com

cmbcourts@shutts.com

Florida Bar No. 1018528

Shutts & Bowen LLP

1858 Ringling Blvd. Ste 300

Sarasota, FL 34236

Telephone: (941) 552-3786

Sept. 27; Oct. 4, 2024 24-01517M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-002003
IN RE: ESTATE OF
WILLIAM H. FREELAND
Deceased.

The administration of the estate of WILLIAM H. FREELAND, deceased, whose date of death was June 30, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue W, Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

A personal representative or curator has no duty to discover whether any property held at the time of

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 2024-CA-001395
DIVISION: B
HIGH DESERT FINANCIAL, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY
Plaintiff, vs.
EQUITY TRUST COMPANY CUSTODIAN FBO 200360784 IRA, Defendants.
NOTICE IS HEREBY GIVEN, pursuant to an Order of Final Judgment of foreclosure dated August 28, 2024, and entered in Case No.: 2024-CA-001395 of the Circuit Court of the Twelfth Judicial Circuit in and for Manatee County, Florida, wherein the property will sell to the highest and best bidder for cash at www.manatee.realforeclose.com, the Clerk's website for on-line auctions at 11:00 a.m. on the 16th day of October, 2024, the following described property as set forth in said Order or Final Judgment, to wit:
(LEGAL DESCRIPTION)
LOT 4157 RIVER CLUB SOUTH, SUBPHASE IV, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 32, PAGE 85, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.
PARCEL ID: 587644956
The above is to be published in the Business Observer. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens, must file a claim within sixty (60) days after the sale.
If you are a person with a disability who needs any accommodations in order to participate in this 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,
Charles R. Pinson, Esq.
Pinson Law, P.A.
7821 N. Dale Mabry Hwy, Ste 110
Tampa, FL 33614
Phone: (813) 574-7736
Fax: (813) 200-1057
Charles@pinsonlawpa.com
Fla. Bar No.: 125279
Attorney for Plaintiff
Sept. 27; Oct. 4, 2024 24-01492M

FIRST INSERTION

NOTICE OF ACTION FOR PETITION FOR ADOPTION OF A MINOR RELATIVE (Including Termination of Parental Rights) IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY FLORIDA
Case No: 2024DR2287
IN THE MATTER OF THE ADOPTION OF: R.A.M. III DOB 10/07/2019
Adoptee Minor Child, NIKI LYNN DERRICK, Aunt, Petitioner, and RICHARD ALLEN MYERS, JR., Father, Respondent.
TO: RICHARD ALLEN MYERS, JR. Last Known Address: 4619 US HWY 19, Palmetto, FL 34221
Current Address: Unknown
YOU ARE NOTIFIED that a Petition for Adoption of a Minor Relative (Including Termination of Parental Rights) 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, the Petitioner, NIKI LYNN DERRICK, on or before 10/25/2024 and file the original with the Clerk of this Court at: Manatee County Clerk of Court, 1115 Manatee Ave. 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 minor child identified as follows:
R.A.M. III DOB 10/07/2019
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
By: (SEAL) C. Gaskin
Deputy Clerk
Sept. 27; Oct. 4, 11, 18, 2024 24-01475M

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
CASE NO. 2024-CA-1253
MIDFLORIDA CREDIT UNION, Plaintiff, v.
THE ESTATE OF EILEEN J. REED; DAVID J. CROSBY, PERSONAL REPRESENTATIVE OF THE ESTATE OF EILEEN REED; THE UNKNOWN HEIRS OF THE ESTATE OF EILEEN J. REED; THE ACTING TRUSTEE(S) OF THE EILEEN J. REED TRUST DATED JUNE 20, 2023; TENANT #1; TENANT #2; TIMBER CREEK CONDOMINIUM ASSOCIATION, INC.; AND ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, AND UNDER, AND AGAINST THE HEREIN-NAMED DEFENDANTS WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS, Defendants.
TO: ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, AND UNDER, AND AGAINST THE HEREIN NAMED DEFENDANTS WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS, DEFENDANTS
YOU ARE HEREBY NOTIFIED that an action to foreclose on the following real property in Manatee County, Florida:
Unit 603, Timber Creek Condominium No. One, together with an undivided interest in the common elements, according to the Declaration of Condominium recorded in Official Records Book 928, Pages 1899 through 1984, inclusive, and all amendments thereto, and as per plat thereof recorded in Condominium Book 9, Pages 8 through 14, inclusive, of the Public Records of Manatee County, Florida.
Parcel Identification No.: 5181510701
Property Address: 4526 Timber Lane, Unit 603, Bradenton, Florida 34210
has been filed against you in the Circuit Court of the Twelfth Judicial Circuit, Manatee County, Florida, and you are required to serve a copy of your written defenses to the Complaint, if any, to Gregory A. Sanoba, Esquire, 422 South Florida Avenue, Lakeland, Florida 33801, on or before 30 days from first publication, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint.
In and for Manatee County:
If you cannot afford an attorney, contact Gulfcoast Legal Services at (941) 746-6151 or www.gulfcoastlegal.org, or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011.
If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.
DATE: 9/20/2024
ANGELINA "ANGEL" COLONNESO
Clerk of the Circuit Court and Comptroller
By: Deputy Clerk
Gregory A. Sanoba, Esquire,
422 South Florida Avenue,
Lakeland, Florida 33801
Sept. 27; Oct. 4, 2024 24-01519M

FIRST INSERTION

NOTICE OF ACTION OF FORECLOSURE PROCEEDINGS-PROPERTY
IN THE COUNTY COURT FOR THE 12TH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
CASE: 2024CC001253
HERON CREEK NEIGHBORHOOD ASSOCIATION, INC., a not-for-profit Florida corporation, Plaintiff, vs.
MOMEN SAYED AHMED; LARISA ALEXANDROVNA AHMED; AND UNKNOWN TENANT(S), Defendant.
TO: MOMEN SAYED AHMED
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 58, HERON CREEK, PHASE I, according to the Plat thereof as recorded in Plat Book 58, Pages 42 through 47, inclusive, of the Public Records of Manatee County, Florida, and any subsequent amendments to the aforesaid.
Property Address: 3719 76th St. E., Palmetto, FL 34221
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 Gulfcoast Legal Services at (941) 746-6151 or www.gulfcoastlegal.org, or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011.
If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.
WITNESS my hand and seal of this Court on the 23rd day of September, 2024
Angelina Colonnese
Circuit and County Courts (SEAL) By: Kris Gaffney
Deputy Clerk
MANKIN LAW GROUP
Attorneys for Plaintiff
2535 Landmark Drive, Suite 212
Clearwater, FL 33761
Sept. 27; Oct. 4, 2024 24-01509M

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CIVIL ACTION
CASE NO.: 2024-CA-000941
DLC MORTGAGES III, LLC, Plaintiff, vs.
THE UNKNOWN SPOUSE, HEIRS, DEVISEES, BENEFICIARIES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF DONNA WELCH, DECEASED, et al, Defendants.
TO: THE UNKNOWN SPOUSE, HEIRS, DEVISEES, BENEFICIARIES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF DONNA WELCH, DECEASED
Whose last known residence(s) is: 2203 48th Ave W, Bradenton, FL 34207
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 SPOUSE, HEIRS, HEIRS OF THE NAMED DEFENDANTS, DEVISEES, GRANTEEES, BENEFICIARIES OR OTHER CLAIMANTS
Whose last known residence(s) is/are: Unknown
YOU ARE HEREBY required to file your answer or written defenses, if any, in the above proceeding with the Clerk of this Court, and to serve a copy thereof upon Plaintiff's attorney, Damian G. Waldman, Esq., Law Offices of Damian G. Waldman, P.A., PO Box 5162, Largo, FL 33779, telephone (727) 538-4160, or email to service@dwaldmanlaw.com, within thirty (30) days of the first publication of this Notice in the Business Observer the nature of this proceeding being a suit for foreclosure of mortgage against the following described property, to wit:
LOT 9, BLOCK 20, CORRECTION PLAT OF BLOCK 20 OF HOLIDAY HEIGHTS SECOND ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGE 23, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.
PARCEL ID# 5277800008
A/K/A: 2203 48TH AVE W, BRADENTON, FL 34207-1844
If you fail to file your response or answer, if any, in the above proceeding with the Clerk of this Court, and to serve a copy thereof upon the Plaintiff's attorney, Damian G. Waldman, Esq., Law Offices of Damian G. Waldman, P.A., PO Box 5162, Largo, FL 33779, telephone (727) 538-4160, facsimile (727) 240-4972, or email to service@dwaldmanlaw.com, within thirty (30) days of the first publication of this Notice in the Business Observer, a default will be entered against you for the relief demanded in the Complaint or petition.
In and for Manatee County:
If you cannot afford an attorney, contact Gulfcoast Legal Services at (941) 746-6151 or www.gulfcoastlegal.org, or Legal Aid of Manasota at (941) 747-1628 or www.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 at Manatee County this 24th day of September, 2024.
Angelina Colonnese
Clerk of the Circuit Court (SEAL) By: Kris Gaffney
Deputy Clerk
Plaintiff's attorney,
Damian G. Waldman, Esq.,
Law Offices of
Damian G. Waldman, P.A.,
PO Box 5162,
Largo, FL 33779,
telephone (727) 538-4160,
facsimile (727) 240-4972,
service@dwaldmanlaw.com
Sept. 27; Oct. 4, 2024 24-01515M

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
CIVIL DIVISION
Case #: 2023CA005606AX
DIVISION: B
United Wholesale Mortgage Plaintiff, -vs.-
Jennacca Turpin a/k/a Jennacca L. Turpin a/k/a Jennacca Lynn Turpin; Lynnette Boyd a/k/a Lynnette S. Boyd; Unknown Spouse of Jennacca Turpin a/k/a Jennacca L. Turpin a/k/a Jennacca Lynn Turpin; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2023CA005606AX of the Circuit Court of the 12th Judicial Circuit in and for Manatee County, Florida, wherein United Wholesale Mortgage, Plaintiff and Jennacca Turpin a/k/a Jennacca L. Turpin a/k/a Jennacca Lynn Turpin are defendant(s), I, Clerk of Court, Angelina Colonnese, will sell to the highest and best bidder for cash VIA THE INTERNET AT WWW.MANATEE.REALFORECLOSE.COM, AT 11:00 A.M. on December 11, 2024, the following described property as set forth in said Final Judgment, to-wit:
LOT 5, BLOCK F, CRESCENT LAKES SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGE 155, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.
DA.
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED.
Pursuant to Fla. R. Jud. Admin. 2.516(b)(1)(A), Plaintiff's counsel hereby designates its primary email address for the purposes of email service as: FLEService@logs.com
Pursuant to the Fair Debt Collection Practices Act, you are advised that this office may be deemed a debt collector and any information obtained may be used for that purpose.
If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.
LOGS LEGAL GROUP LLP
Attorneys for Plaintiff
750 Park of Commerce Blvd., Suite 130
Boca Raton, Florida 33487
Telephone: (561) 998-6700 Ext. 55139
Fax: (561) 998-6707
For Email Service Only:
FLEService@logs.com
For all other inquiries:
mtebbi@logs.com
By: /s/ Amanda Friedlander, Esq.
Amanda Friedlander, Esq.
FL Bar # 72876
23-329903 FC01 CEN
Sept. 27; Oct. 4, 2024 24-01512M

FIRST INSERTION

RE-NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA CIVIL DIVISION
CASE NO. 2023CA003253AX
THE BANK OF NEW YORK MELLON, SUCCESSOR TRUSTEE TO JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, AS TRUSTEE F/B/O HOLDERS OF STRUCTURED ASSET MORTGAGE INVESTMENTS II INC., BEAR STEARNS ALT-A TRUST 2005-10, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-10, Plaintiff, vs.
LERA KOPYT; UNKNOWN SPOUSE OF LERA KOPYT; TOWD POINT MORTGAGE TRUST 2019-1, U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE; SABAL BAY ASSOCIATION, INC.; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s)
NOTICE IS HEREBY GIVEN pursuant to an Order rescheduling Foreclosure Sale filed August 15, 2024 and entered in Case No. 2023CA003253AX, of the Circuit Court of the 12th Judicial Circuit in and for MANATEE County, Florida, wherein THE BANK OF NEW YORK MELLON, SUCCESSOR TRUSTEE TO JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, AS TRUSTEE F/B/O HOLDERS OF STRUCTURED ASSET MORTGAGE INVESTMENTS II INC., BEAR STEARNS ALT-A TRUST 2005-10, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-10 is Plaintiff and LERA KOPYT; UNKNOWN SPOUSE OF LERA KOPYT; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; TOWD POINT MORTGAGE TRUST 2019-1, U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE; SABAL BAY ASSOCIATION, INC.; are defendants. ANGELINA (ANGEL) COLONNESO, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.MANATEE.REALFORECLOSE.COM, at 11:00 A.M., on October 22, 2024, the following described property as set forth in said Final Judgment, to wit:
UNIT 6-2, PHASE 4, SABAL BAY, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM AS RECORDED IN OFFICIAL RECORDS BOOK 2011, PAGE 7150, AS AMENDED BY FIRST AMENDMENT TO DECLARATION RECORDED IN OFFICIAL RECORDS BOOK 2033, PAGE 1795, AS AMENDED BY AMENDMENT TO DECLARATION RECORDED IN OFFICIAL RECORDS BOOK 2043, PAGE 1710, AS AMENDED BY AMENDMENT TO DECLARATION RECORDED IN OFFICIAL RECORDS BOOK 2058, PAGE 1031 AND ANY AMENDMENTS THEREOF, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO, ALL RECORDED IN THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the Clerk reports the surplus as unclaimed.
If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.
DATED this 23rd day of September 2024.
Marc Granger, Esq.
Bar. No.: 146870
Kahane & Associates, P.A.
1619 NW 136th Avenue, Suite D-220
Sunrise, Florida 33323
Telephone: (954) 382-3486
Telefacsimile: (954) 382-5380
Designated service email:
notice@kahaneandassociates.com
File No.: 23-00012 SPS
Sept. 27; Oct. 4, 2024 24-01507M



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SUBSEQUENT INSERTIONS

--- PUBLIC SALES ---

SECOND 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

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"), benefitting 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.

District Manager

RESOLUTION 2024-32

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

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



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--- PUBLIC SALES ---

SECOND 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:

Product Type	ERU (per unit)	Maximum Principal (per unit)	Maximum Annual Installment (per unit)*
SF 40'	0.80	\$8,462.76	\$1,454.02
SF 50'	1.00	\$10,578.45	\$1,817.52
SF 60'	1.20	\$12,694.14	\$2,181.03

*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

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, 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").

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 /s/ Stephen J Cerven
 Secretary/Assistant Secretary 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

SECOND 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

24-01465M

IV20906_V11

SAVE TIME

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

--- ACTIONS / SALES ---

SECOND 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; 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 yon moun ki enfim ki bezwen akomodasyon pou w ka patisipe nan pwosedi sa, ou kalifye san ou pa gen okenn lajan pou w peye, gen pwovizyon pou jwen kèk èd. Tanpri kontakte Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941)741-4062 nan 7 jou anvan dat ou gen randevou pou parèt nan 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

SECOND 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,
DEWISEES 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,
STARNE & 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

SECOND 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.

TO: JEREMY JAMES MCKINNEY
5045 96th St. E., Palmetto, FL 34221

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 # 5TDDKRFH3F089615.

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

--- ESTATE ---

SECOND 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

THIRD 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 complaint 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, inconvenience, loss of capacity for the enjoyment of life, incurred expenses for hospitalization, 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 compensatory 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 response is received by the deadline.

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.

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

THIRD 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 Declaratory Judgment against you in the Circuit 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 FREEMAN, if any, to it on McFARLANE LAW, whose address is 210 N. University 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 demanded in the Complaint for Declaratory 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, 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 this 9th day of September, 2024.

Angelina "Angel" Colonnese
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 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, DEWISEES,
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 M BROWN A/K/A
RUTH BROWN, DECEASED, et al.
Defendants.

TO: UNKNOWN HEIRS, DEWISEES, 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 much do legal notices cost?**

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

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

VIEW NOTICES ONLINE AT Legals.BusinessObserverFL.com

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

--- ESTATE ---

SECOND 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

SECOND 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

SECOND 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@legacylifelegal.com
Secondary E-Mail:
stephanie@legacylifelegal.com
Sept. 20, 27, 2024 24-01448M

SECOND 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

SECOND 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

SECOND 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 ---

SECOND 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 Rodriguez 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 Colnneso
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

SECOND 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. Colnneso, 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 vision 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

SECOND 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 Colnneso
Manatee County Clerk
of The Circuit Court
CLERK OF THE CIRCUIT COURT
By: (SEAL) C. Gaskin
Deputy Clerk
Sept. 20, 27; Oct. 4, 11, 2024
24-01474M



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.

--- ESTATE ---

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-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

Sept. 20, 27, 2024 24-01473M

SECOND 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

SECOND 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

SECOND 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

SECOND 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:
lorna.mcgeorge@gray-robinson.com
Secondary E-Mail:
kathy.rose@gray-robinson.com
Sept. 20, 27, 2024 24-01470M

SECOND 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

SECOND 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 and the personal representatives' attorney are set forth below.

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

SECOND 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

SECOND 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.

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

SECOND 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,
Deceased.

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

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-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

**SAVE
TIME**



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legal@businessobserverfl.com

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